



**RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)**

RAJUK Bhaban, Dhaka-1000

**Preparation of Detailed Area Plan (DAP) for  
Dhaka Metropolitan Development Plan (DMDP) of  
Location-4**

**Report - V (Final Report)**

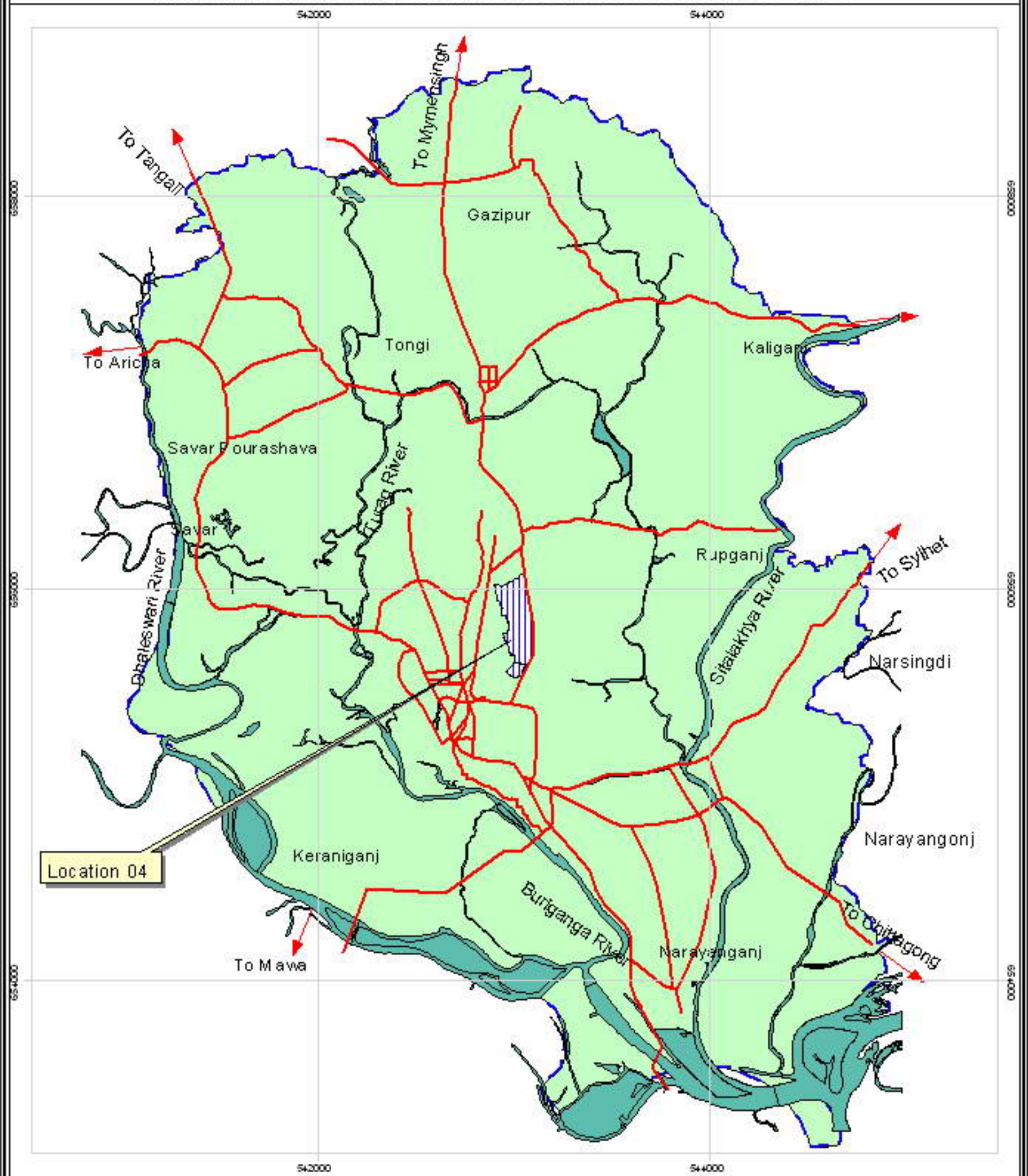
May 2010


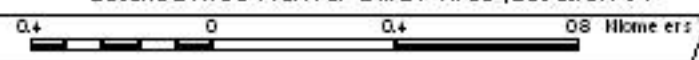








**Development Design Consultants Ltd.**

47 Mohakhali Commercial Area  
Dhaka-1212

**MAP 1.1: LOCATION MAP OF THE STUDY AREA IN CONTEXT OF DMDP**



<p><b>CONSULTANT</b>   Development Design Consultants Ltd.                  7/100, East 2nd Street, Dhaka-1000</p>	<p><b>Detailed Area Plan for DMDP Area ,Location-04</b></p> <p>0+ 0 0+ 08 Meters</p> 	<p><b>CLIENT</b>   Government of the People's Republic of Bangladesh                  Ministry of Housing and Public Works                  Rajshahi Urban Corporation (RAJUC)</p>																
<p><b>INDEX MAP IN CONTEXT OF BANGLADESH</b></p>  <p>Study area</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Study boundary Location 04</li> <li> Main Road Network</li> <li> Dmdp River</li> <li> DMDP Boundary</li> </ul>	<p><b>NOTES</b></p> <p><b>Data Source</b>                  GPS &amp; Total Station based geomatics engineering field measurement and satellite survey conducted by Development Design Consultants Ltd.</p> <p><b>Reference Bench Mark (BM)</b>                  1) CG 13 CA-2477 and SOD 13 CA-1423 for Easting &amp; Northing &amp; Longitude                  2) SOD 542 and SOD-0559 for Reduced Level (RL) measurement</p> <p><b>Projection Parameters</b></p> <table border="0"> <tr> <td>Projection System</td> <td>Bangladesh Transverse Mercator (BTM)</td> </tr> <tr> <td>Spheroid</td> <td>Spheroid: Everest</td> </tr> <tr> <td>Scale Factor</td> <td>Scale: 10000</td> </tr> <tr> <td>Central Meridian</td> <td>90 degree East</td> </tr> <tr> <td>False Easting</td> <td>500 000 Meter</td> </tr> <tr> <td>False Northing</td> <td>2000 000 Meter</td> </tr> <tr> <td>Latitude of Origin</td> <td>0 degree (Equator)</td> </tr> <tr> <td>Severe warnings for User Defined Datum</td> <td>200 720 135 042, 200 140 000 000, 0 0 0, 1 0</td> </tr> </table>	Projection System	Bangladesh Transverse Mercator (BTM)	Spheroid	Spheroid: Everest	Scale Factor	Scale: 10000	Central Meridian	90 degree East	False Easting	500 000 Meter	False Northing	2000 000 Meter	Latitude of Origin	0 degree (Equator)	Severe warnings for User Defined Datum	200 720 135 042, 200 140 000 000, 0 0 0, 1 0
Projection System	Bangladesh Transverse Mercator (BTM)																	
Spheroid	Spheroid: Everest																	
Scale Factor	Scale: 10000																	
Central Meridian	90 degree East																	
False Easting	500 000 Meter																	
False Northing	2000 000 Meter																	
Latitude of Origin	0 degree (Equator)																	
Severe warnings for User Defined Datum	200 720 135 042, 200 140 000 000, 0 0 0, 1 0																	

**MAP 1.2: SHOWING DIFFERENT ADMINISTRATIVE BOUNDARY OF THE STUDY AREA**



**CONSULTANT**  
 Development Design Consultants Ltd.  
 7, Park Road, Dhaka 1000, Bangladesh

**Detailed Area Plan for DMDP Area ,Location-04**

0+ 0 0+ 08 Meters

**CLIENT**  
 Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
 Rajshahi Urban Corporation (RAJUK)



**LEGEND**

— Adm. boundary

**NOTES**

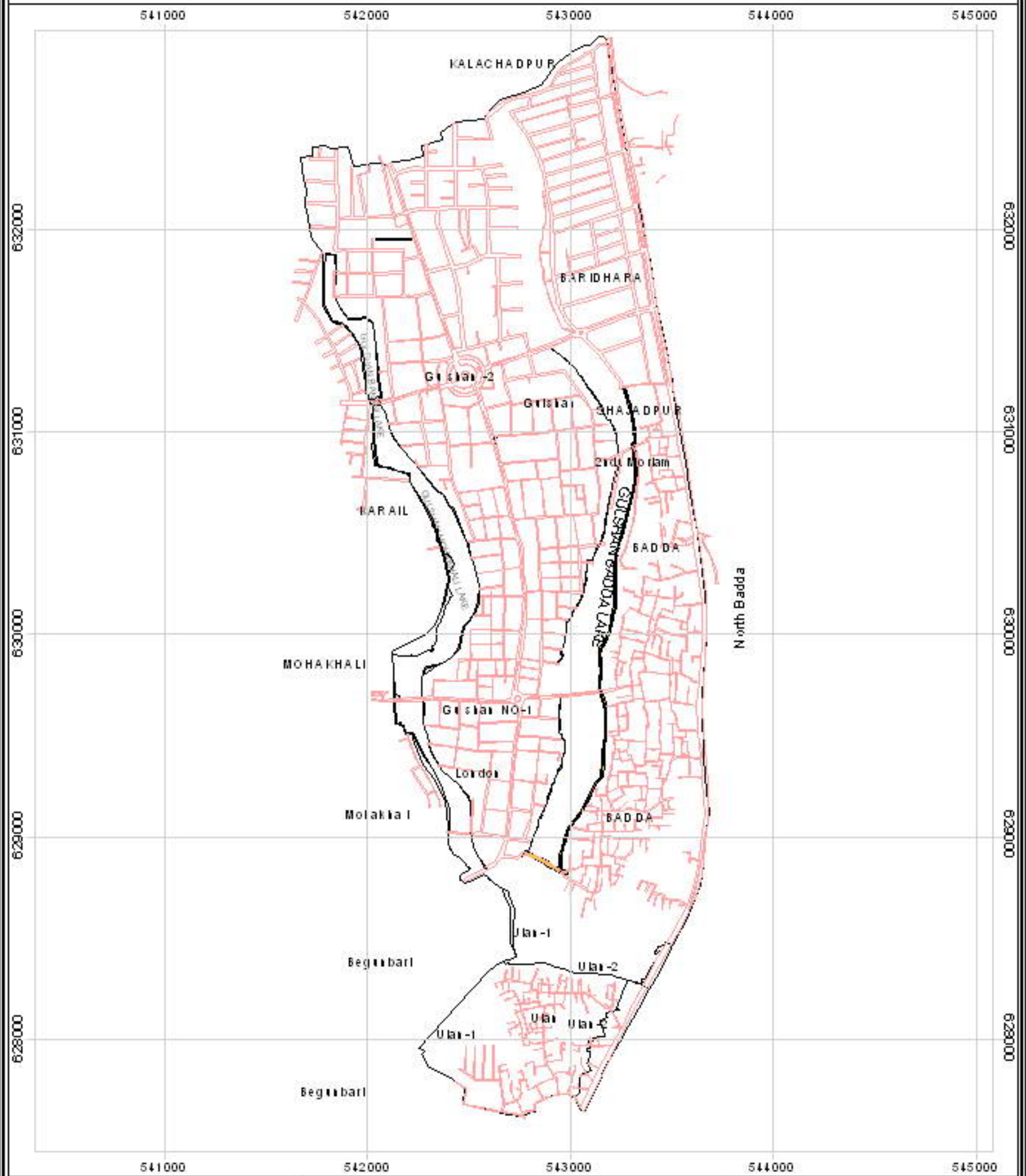
**Data Source**  
 GPS & Total Station based cadastral survey data of the area and satellite survey conducted by Development Design Consultants Ltd.

**Reference Bench Mark (BM)**  
 \* S.O. 13 CA-2477 and S.O. 13 CA-2478 for Latitudes, Northing & Longitudes  
 \* S.O. 542 and S.O. 559 for Reduced Level (RL) elevations

**Projection Parameters**

Projection System	Bangladesh Transverse Mercator (BTM)
Spheroid	Spheroid: WGS 84
Scale Factor	0.9998
Central Meridian	90 degree East
False Easting	500 000 Meter
False Northing	200 000 Meter
Latitude of Origin	0 degree (Equator)
Severeys name on the User Defined Datum	201 729 135 042, 201 743 00, 0 0 00, 1 0

# MAP 3.1: PROPOSED ROAD & FOOTPATH FOR THE STUDY AREA



**CONSULTANT**  
 Development Design Consultants Ltd.  
 10/10, Badda, Dhaka-1212, Bangladesh

**Detailed Area Plan for DMDP Area, Location-04**

**CLIENT**  
 Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
 Rajshahi, Uttaman Kartripaksha (RAJUK)



**LEGEND**

- Study Boundary
- Existing Road Network
- Proposed Road (Fee)
- 40
- Proposed Walkway (Fee)
- 10

**NOTES**

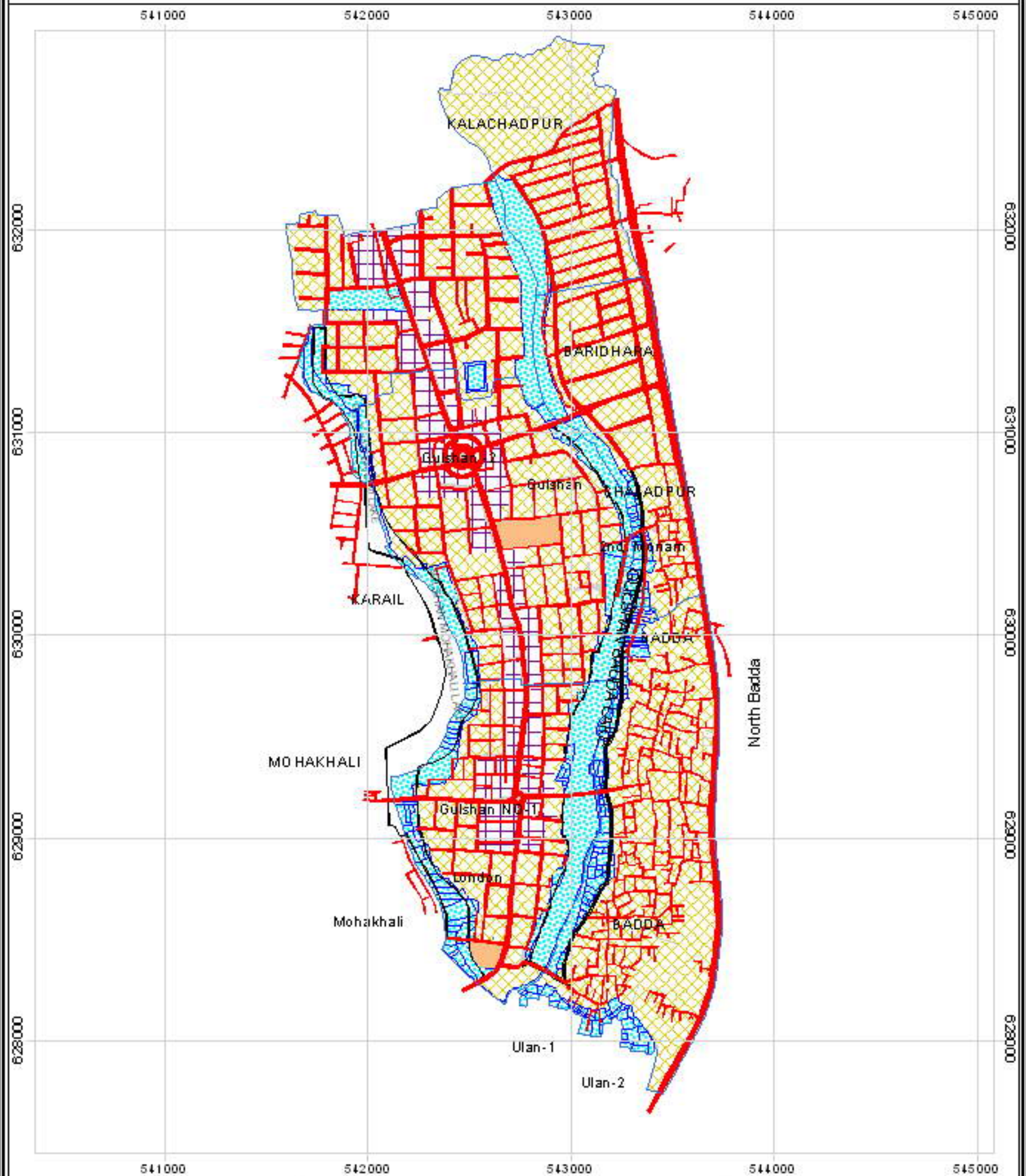
**Data Source**  
 GPS & Total Station based measurements, aerial photography and historical survey conducted by Development Design Consultants Ltd.

**Reference Bench Mark (BM)**  
 1) CG 13 CA 2477 and CG 13 CA 2478 for Latitude, Bearing & Longitude  
 2) CG 542 and CG 0559 for Reduced Level (RL) Elevation

**Projection Parameters**

Projection System	Bangladesh Transverse Mercator (BTM)
Spheroid	Spheroid: WGS 84
Scale Factor	0.99994
Central Meridian	90 degree East
False Easting	500,000 Meter
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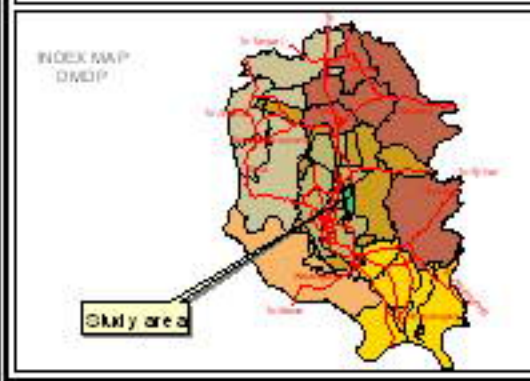
**MAP 3.2: PROPOSED LAND USE ZONING FOR THE STUDY AREA**



**CONSULTANT**  
 Development Design Consultants Ltd.  
 100, Badda, Dhaka-1212, Bangladesh

**Detailed Area Plan for DMDP Area, Location-04**  
 0+ 0 0+ 08 Meters

**CLIENT**  
 Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
 Rajshahi, Uttaman Kartripaksha (RAJUK)



**LEGEND**

[Red line]	Existing Road Network	[Green line]	Proposed Road Network
[Yellow box]	Zone A	[Blue box]	Zone B
[Purple line]	Proposed Road (10m)	[Red line]	Proposed Road (15m)
[Green line]	Proposed Road (20m)	[Blue line]	Proposed Road (25m)
[Red line]	Proposed Road (30m)	[Blue line]	Proposed Road (35m)
[Green line]	Proposed Road (40m)	[Blue line]	Proposed Road (45m)
[Red line]	Proposed Road (50m)	[Blue line]	Proposed Road (55m)
[Green line]	Proposed Road (60m)	[Blue line]	Proposed Road (65m)
[Red line]	Proposed Road (70m)	[Blue line]	Proposed Road (75m)
[Green line]	Proposed Road (80m)	[Blue line]	Proposed Road (85m)
[Red line]	Proposed Road (90m)	[Blue line]	Proposed Road (95m)
[Green line]	Proposed Road (100m)	[Blue line]	Proposed Road (105m)
[Red line]	Proposed Road (110m)	[Blue line]	Proposed Road (115m)
[Green line]	Proposed Road (120m)	[Blue line]	Proposed Road (125m)
[Red line]	Proposed Road (130m)	[Blue line]	Proposed Road (135m)
[Green line]	Proposed Road (140m)	[Blue line]	Proposed Road (145m)
[Red line]	Proposed Road (150m)	[Blue line]	Proposed Road (155m)
[Green line]	Proposed Road (160m)	[Blue line]	Proposed Road (165m)
[Red line]	Proposed Road (170m)	[Blue line]	Proposed Road (175m)
[Green line]	Proposed Road (180m)	[Blue line]	Proposed Road (185m)
[Red line]	Proposed Road (190m)	[Blue line]	Proposed Road (195m)
[Green line]	Proposed Road (200m)	[Blue line]	Proposed Road (205m)
[Red line]	Proposed Road (210m)	[Blue line]	Proposed Road (215m)
[Green line]	Proposed Road (220m)	[Blue line]	Proposed Road (225m)
[Red line]	Proposed Road (230m)	[Blue line]	Proposed Road (235m)
[Green line]	Proposed Road (240m)	[Blue line]	Proposed Road (245m)
[Red line]	Proposed Road (250m)	[Blue line]	Proposed Road (255m)
[Green line]	Proposed Road (260m)	[Blue line]	Proposed Road (265m)
[Red line]	Proposed Road (270m)	[Blue line]	Proposed Road (275m)
[Green line]	Proposed Road (280m)	[Blue line]	Proposed Road (285m)
[Red line]	Proposed Road (290m)	[Blue line]	Proposed Road (295m)
[Green line]	Proposed Road (300m)	[Blue line]	Proposed Road (305m)
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[Green line]	Proposed Road (360m)	[Blue line]	Proposed Road (365m)
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[Green line]	Proposed Road (380m)	[Blue line]	Proposed Road (385m)
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[Green line]	Proposed Road (420m)	[Blue line]	Proposed Road (425m)
[Red line]	Proposed Road (430m)	[Blue line]	Proposed Road (435m)
[Green line]	Proposed Road (440m)	[Blue line]	Proposed Road (445m)
[Red line]	Proposed Road (450m)	[Blue line]	Proposed Road (455m)
[Green line]	Proposed Road (460m)	[Blue line]	Proposed Road (465m)
[Red line]	Proposed Road (470m)	[Blue line]	Proposed Road (475m)
[Green line]	Proposed Road (480m)	[Blue line]	Proposed Road (485m)
[Red line]	Proposed Road (490m)	[Blue line]	Proposed Road (495m)
[Green line]	Proposed Road (500m)	[Blue line]	Proposed Road (505m)
[Red line]	Proposed Road (510m)	[Blue line]	Proposed Road (515m)
[Green line]	Proposed Road (520m)	[Blue line]	Proposed Road (525m)
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[Red line]	Proposed Road (550m)	[Blue line]	Proposed Road (555m)
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[Red line]	Proposed Road (570m)	[Blue line]	Proposed Road (575m)
[Green line]	Proposed Road (580m)	[Blue line]	Proposed Road (585m)
[Red line]	Proposed Road (590m)	[Blue line]	Proposed Road (595m)
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[Red line]	Proposed Road (610m)	[Blue line]	Proposed Road (615m)
[Green line]	Proposed Road (620m)	[Blue line]	Proposed Road (625m)
[Red line]	Proposed Road (630m)	[Blue line]	Proposed Road (635m)
[Green line]	Proposed Road (640m)	[Blue line]	Proposed Road (645m)
[Red line]	Proposed Road (650m)	[Blue line]	Proposed Road (655m)
[Green line]	Proposed Road (660m)	[Blue line]	Proposed Road (665m)
[Red line]	Proposed Road (670m)	[Blue line]	Proposed Road (675m)
[Green line]	Proposed Road (680m)	[Blue line]	Proposed Road (685m)
[Red line]	Proposed Road (690m)	[Blue line]	Proposed Road (695m)
[Green line]	Proposed Road (700m)	[Blue line]	Proposed Road (705m)
[Red line]	Proposed Road (710m)	[Blue line]	Proposed Road (715m)
[Green line]	Proposed Road (720m)	[Blue line]	Proposed Road (725m)
[Red line]	Proposed Road (730m)	[Blue line]	Proposed Road (735m)
[Green line]	Proposed Road (740m)	[Blue line]	Proposed Road (745m)
[Red line]	Proposed Road (750m)	[Blue line]	Proposed Road (755m)
[Green line]	Proposed Road (760m)	[Blue line]	Proposed Road (765m)
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[Green line]	Proposed Road (780m)	[Blue line]	Proposed Road (785m)
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[Green line]	Proposed Road (800m)	[Blue line]	Proposed Road (805m)
[Red line]	Proposed Road (810m)	[Blue line]	Proposed Road (815m)
[Green line]	Proposed Road (820m)	[Blue line]	Proposed Road (825m)
[Red line]	Proposed Road (830m)	[Blue line]	Proposed Road (835m)
[Green line]	Proposed Road (840m)	[Blue line]	Proposed Road (845m)
[Red line]	Proposed Road (850m)	[Blue line]	Proposed Road (855m)
[Green line]	Proposed Road (860m)	[Blue line]	Proposed Road (865m)
[Red line]	Proposed Road (870m)	[Blue line]	Proposed Road (875m)
[Green line]	Proposed Road (880m)	[Blue line]	Proposed Road (885m)
[Red line]	Proposed Road (890m)	[Blue line]	Proposed Road (895m)
[Green line]	Proposed Road (900m)	[Blue line]	Proposed Road (905m)
[Red line]	Proposed Road (910m)	[Blue line]	Proposed Road (915m)
[Green line]	Proposed Road (920m)	[Blue line]	Proposed Road (925m)
[Red line]	Proposed Road (930m)	[Blue line]	Proposed Road (935m)
[Green line]	Proposed Road (940m)	[Blue line]	Proposed Road (945m)
[Red line]	Proposed Road (950m)	[Blue line]	Proposed Road (955m)
[Green line]	Proposed Road (960m)	[Blue line]	Proposed Road (965m)
[Red line]	Proposed Road (970m)	[Blue line]	Proposed Road (975m)
[Green line]	Proposed Road (980m)	[Blue line]	Proposed Road (985m)
[Red line]	Proposed Road (990m)	[Blue line]	Proposed Road (995m)
[Green line]	Proposed Road (1000m)	[Blue line]	Proposed Road (1005m)

**NOTES**

**Data Source**  
 GPS & Total Station based survey data collected by the consultant and verified survey conducted by Development Design Consultants Ltd.

**Reference Bench Mark (BM)**  
 TSOB (JCA-247) and SOB (JCA-248) for Latitude, Longitude & Elevation  
 TSOB 542 and SOB-059 for Station Level (RL) datum

**Projection Parameters**

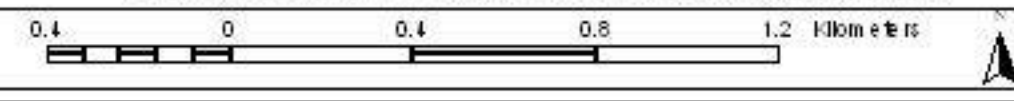
Projection System	Bangladesh Transverse Mercator (BTM)
Datum	Adhikar 1958
Scale Factor	0.9998
Central Meridian	90 degree East
False Easting	500,000 Meter
False Northing	200,000 Meter
Latitude of Origin	0 degree (Equator)
Spheroid Name and the User Defined Datum	201129 135042 201143 60 0 0 0 1 0

# MAP 3.3: INTEGRATED PLANNING MAP FOR THE STUDY AREA



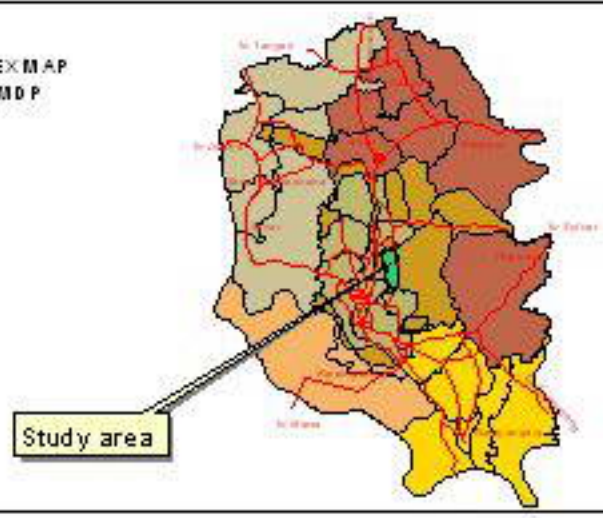
**CONSULTANT**  
 Development Design Consultants Ltd.  
 47 Mohammad Ali, Dhaka-1212, Bangladesh

### Detailed Area Plan for DMDP Area ,Location-04



**CLIENT**  
 Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
 Rajdhan Udayan, Kartipakhira (RAJUK)

**INDEX MAP**  
DMDP



**LEGEND**

- Existing Road Network
- Proposed Road (Feet)
- 10
- 40
- Proposed Land Use
- Urban Residential Zone
- Commercial Zone (Office)
- Commercial Zone (Business)
- Administration Area
- General Industrial Zone
- Heavy Industrial Zone
- Institutional Area
- Mixed Use (Residential & Commercial)
- Mixed Use (Res. Co S.I.)
- Recreational Area
- Restricted Area
- Special Use Zone
- Water Body
- Water Retention Area
- Utility Services
- Forest Area
- Flood Flow Zone
- Agriculture with Rural Homestead
- Urban Deferred
- Service Activity
- Diplomatic Zone

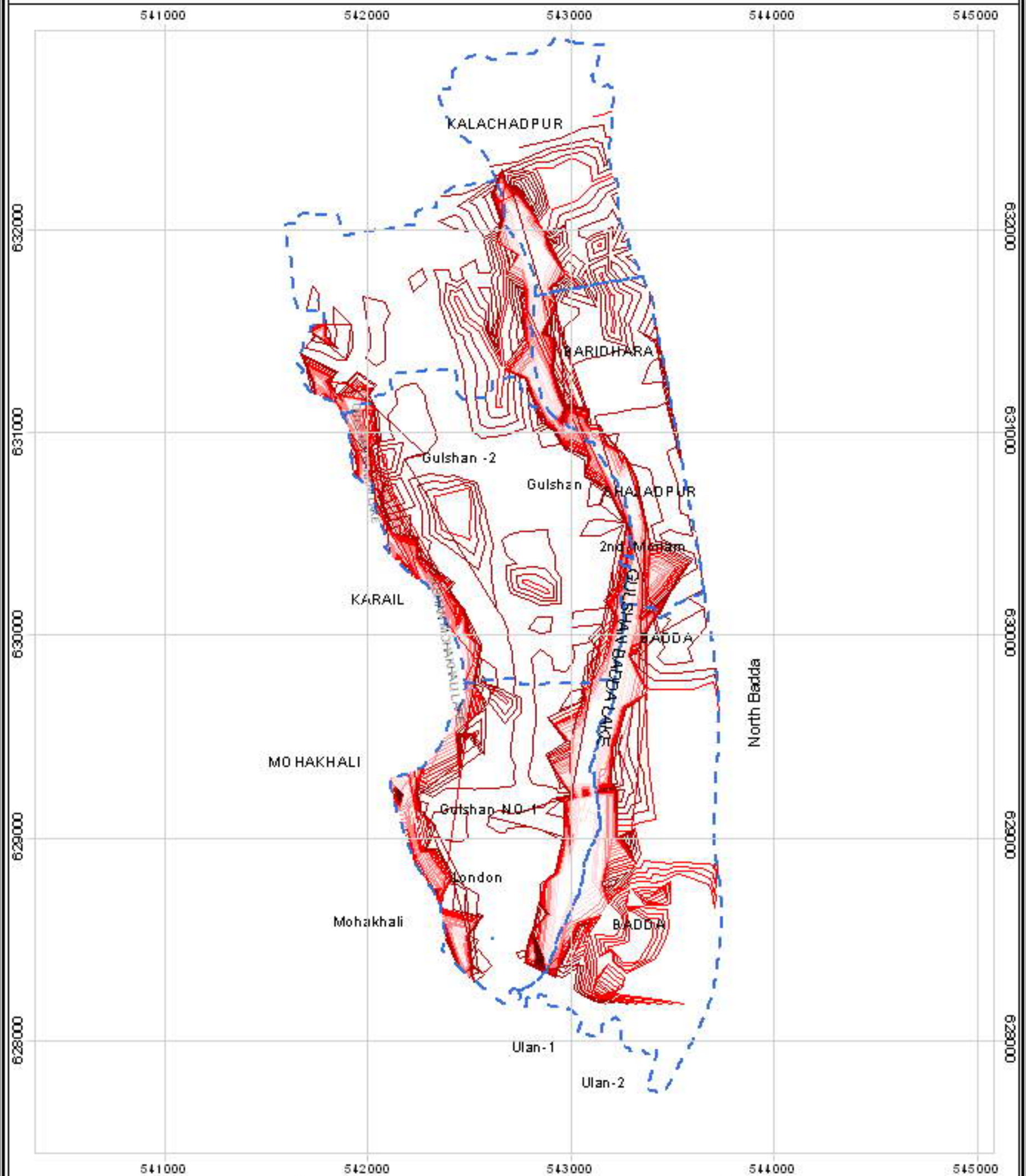
**NOTES**

Data Source : GPS & Total Station based advanced topographic physical feature and land use survey conducted by Development Design Consultants Ltd.

Reference Bench Mark (BM)  
 \* GO B (JICA)-3407 and GO B (JICA)-3469 for Latitude (Northing & Longitude/Easting)  
 \* GO B-542 and GO B-639 for Reduce Level (R.D. adjustment)

Projection Parameters  
 Projection System : Bangladesh Transverse Mercator (BTM)  
 Spheroid : Bessel 1830  
 Scale Factor : 0.9996  
 Central Meridian : 90 degree East  
 False Easting : 500,000 Meter  
 False Northing : -2000,000 Meter  
 Latitude of Origin : 0 degree (Equator)  
 Geocentric Parameters for User Defined Datum : 283.729, 735.942, 251.143, 0.0, 0.0, 0.0, 1.0

**MAP 1.3: EXISTING CONTOUR FOR THE STUDY AREA**



**CONSULTANT**  
 Development Design Consultants Ltd.  
 7, Park Road, Dhaka-1000, Bangladesh

**Detailed Area Plan for DMDP Area ,Location-04**

0+ 0 0+ 08 Meters

**CLIENT**  
 Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
 Rajshahi, Uttaman Kartripaksha (RAJUK)



**LEGEND**

- Admin boundary
- Contour Line (0.5m Interval)**
  - 0 - 2.1
  - 2.1 - 3.9
  - 3.9 - 5.4
  - 5.4 - 7.5
  - 7.5 - 11.1

**NOTES**

**Data Source**  
 GPS & Total Station based elevation survey data collected from ground survey conducted by Development Design Consultants Ltd.

**Reference Bench Mark (BM)**  
 7506 (3 CA-247) and 506 (3 CA-142) for Easting & Northing & Longitude  
 7506 542 and 506-059 for Reduced Level (RL) respectively

**Projection Parameters**

Projection System	Bangladesh Transverse Mercator (BTM)
Spheroid	Spheroid: 1958
Scale Factor	0.9998
Central Meridian	90 degree East
False Easting	500 000 Meter
False Northing	200 000 Meter
Latitude of Origin	0 degree (Equator)
Severeys name on the User Defined Datum	201 729 135 042, 201 743 00, 0 0 00, 1 0