

WELCOME

to

Presentation

on

Transportation Section of Sylhet Divisional Town Master Plan (2010-2030)

By

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Urban Development Directorate (UDD)

Ministry of Housing and Public Works

Governments of the People's Republic of Bangladesh

- **Project Name: Preparation of Structure Plan, Urban Area Plan & Detailed Area Plan for Sylhet Divisional Town**
- **Signing of Agreement: 27th July, 2006**
- **Project Cost (Sylhet): BDT 2 Crore 27.1416 Lac**
- **Final Plan Approval by UDD: June- 2010**
- **Gazette of Master Plan: 27th November, 2011.**

রেজিস্টার্ড নং ডি এ-১

বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

বৃহস্পতিবার, নভেম্বর ১৭, ২০১১

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
গৃহায়ন ও গণপূর্ত মন্ত্রণালয়
পরিকল্পনা শাখা-৩
প্রজ্ঞাপন

তারিখ, ৮ কার্তিক ১৪১৮/২৩ অক্টোবর ২০১১

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

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

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

রাষ্ট্রপতির আদেশক্রমে

মোঃ গোলাম মোছাদ্দেক
সিনিয়র সহকারী প্রধান।

মোহাম্মদ জাকীর হোসেন (উপ-সচিব), উপ-পরিচালক, বাংলাদেশ সরকারি মুদ্রণালয়, ঢাকা কর্তৃক মুদ্রিত।

আবদুর রশিদ (উপ-সচিব), উপ-পরিচালক, বাংলাদেশ ফরম ও প্রকাশনা অফিস,

তেজগাঁও, ঢাকা কর্তৃক প্রকাশিত। web site: www.bgpress.gov.bd

(১৪৭৯৭)

মূল্য : টাকা ২.০০



নগর উন্নয়ন অধিদপ্তর, সিলেট আঞ্চলিক অফিস, সিলেট

আমাদের সম্পর্কে | আমাদের সেবা | অন্যান্য কার্যালয় | ই-সেবা | গ্যালারি | যোগাযোগ | মতামত | জেলা অফিস



সিলেট বিভাগ
সংস্করণ ১০০



করোনাভাইরাস মোকাবিলায়
মাননীয় প্রধানমন্ত্রী শেখ হাসিনার ৩১ দফা নির্দেশনা

- সেবা সহজিকরণ
- ই-সেবার আবেদন
- চাকুরি (০)
- টেন্ডার (০)
- বিজ্ঞাপন (০)
- কেন্দ্রীয় ই-সেবা
- জেলা ই-সেবা কেন্দ্র
- আন্তর্জাতিক ই-সেবা
- ইনোভেশন কর্ণার
- আপনার মতামত
- বসবসু কুইজ

আরো দেখুন | ডাউনলোড করুন Corona Tracer BD অ্যাপ | ডাউনলোড করতে ক্লিক



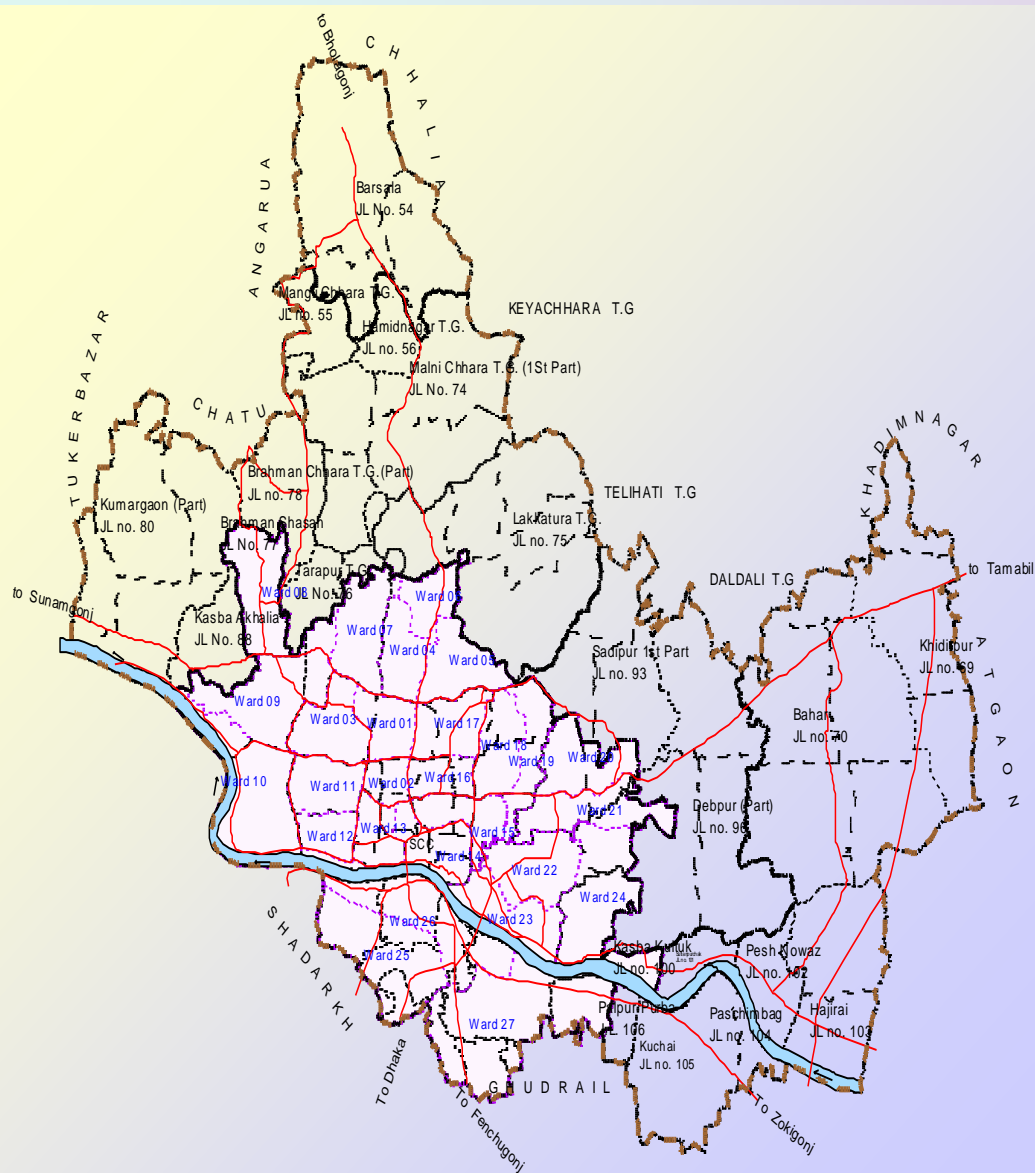
নোটিশ বোর্ড

- বার্ষিক কর্মসম্পাদন চুক্তি (এপিএ) ত্রৈমাসিক/ প্রথম কোয়ার্টার (জুলাই ২০ - সেপ্টেম্বর...)
- সিলেট বিভাগীয় শহরের মাস্টার প্ল্যান ২০১০-২০৩০ পাঠ্যক্রম পরিমার্জন
- সিলেট বিভাগীয় শহরের মাস্টার প্ল্যান ২০১০-২০৩০ (৩য় অংশ)
- সিলেট বিভাগীয় শহরের মাস্টার প্ল্যান ২০১০-২০৩০ (২য় অংশ)
- সিলেট বিভাগীয় শহরের মাস্টার প্ল্যান ২০১০-২০৩০ (১ম অংশ)



আজকের প্রশ্ন

Brief Description of Sylhet Divisional Town



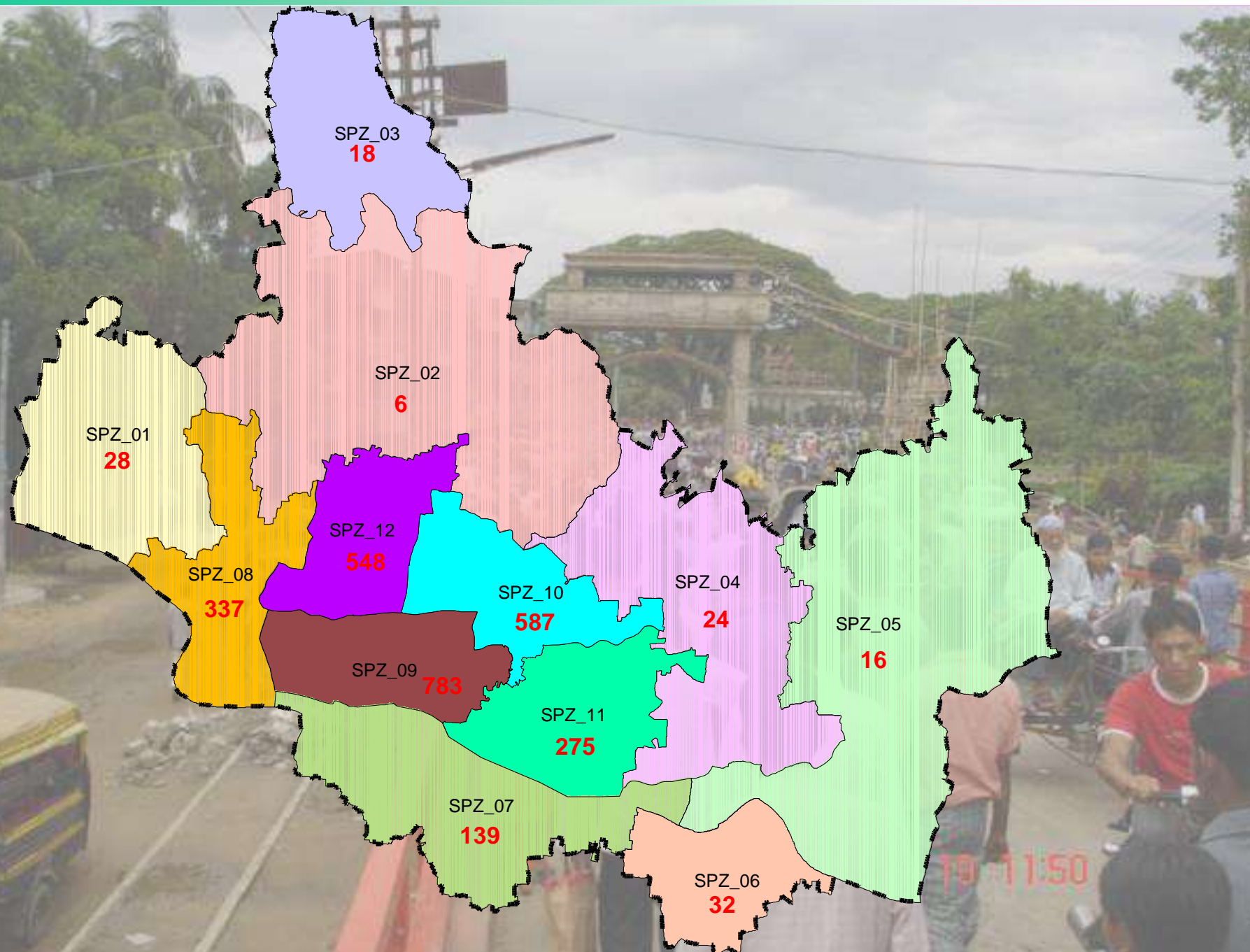
- Municipality Established: **1878.**
- 5 wards to 13 wards **(1995).**
- Divisional town: **1996.**
- Upgraded to City Corporation: **2002.**
(with 27 wards & 278 Mohallahs)
- Sylhet City Corporation area: **26.5 sq. km**
- Project area: **appx. 21,039 acres**
(appx. 85.17 sq. km) with 36 mouzas.
- Projected Population in 2009:
 - **Population – 601,135 ;**
 - **Household- 104,545;**
 - **Density- 29 popⁿ/acre.**

Projected Population of Structure Plan & Urban Plan Area

Plan Area	Area (In Acre)	Pop'10	PPA	Pop'20	PPA	Pop'30	PPA
<i>Urban Plan Area</i>	10118	606194	60	1313408	130	2874053	284
<i>Structure Plan Area</i>	21039	647583	31	1376768	65	2971047	141



Projected Population Density (ppa) in 2030



19 11:50

20

PLANNING TYPOLOGY AND FEATURES OF THREE TYPE OF PLANS

<i>Plan</i>	<i>Time Frame</i>	<i>Area Coverage</i>	<i>Contents</i>
<i>Structure Plan</i>	Long-term (20 years)	Sylhet Divisional Town & Surroundings	Macro Policies
<i>Urban Area Plan</i>	Mid-term (10 years)	Urban & Sub- urban Area	Intermediate Policies & Development Proposals
<i>Detailed Area Plan</i>	Short-term (5 Years)	Urban Area	Local Area Strategic Development Proposals

Traffic and Transportation

Transport and Communication Policies

- Policy TC/1: *Existing narrow local roads need to be widened*
- Policy TC/2: *New local road development should follow standard width not below 20 ft.*
- Policy TR/3: *Improvement of Road Intersections*
- Policy TR/4: *Development of pedestrian facilities*
- Policy TC/5 : *Major roads passing through existing or potential commercial areas*
- Policy TC/6: *New road links should be established in unplanned areas*
- Policy TC/7: *Care should be taken to enforce traffic rules strictly*
- Policy TC/8: *Incremental road network development towards achieving the final recommendation*
- Policy TC/9: *Introduction of More Public Transport (bus) System within the City*

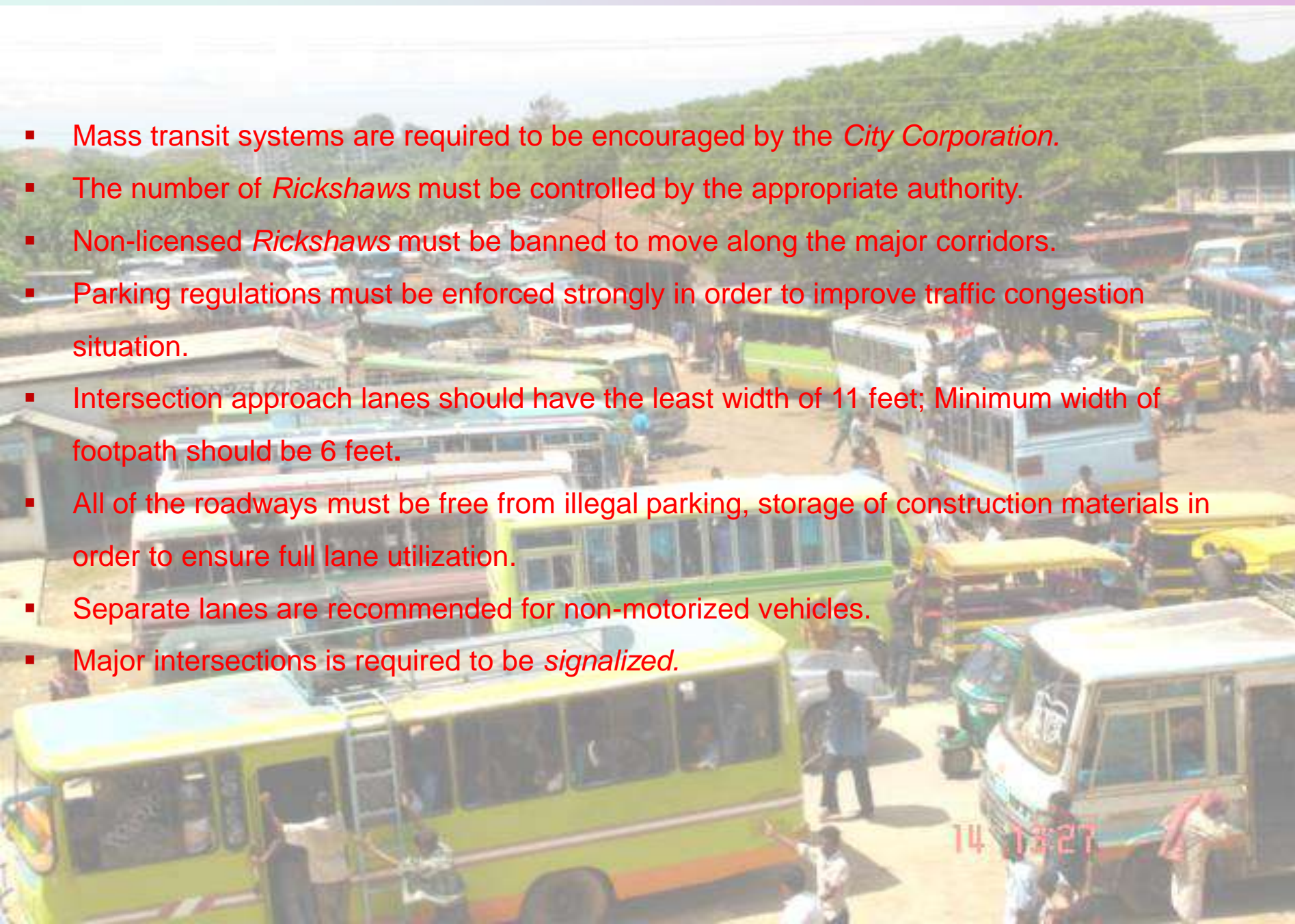
Traffic Management Strategy

- No Rickshaw during peak hour: Bandar Bazar, Ambarkhana Point, Zindabazar Point.
- No truck during day time, till 7:00 pm. No loading – unloading.
- No shops in the footpaths.
- Number of buses to be increased in different routes.
- Number of CNG driven Auto-Rickshaws to be controlled.

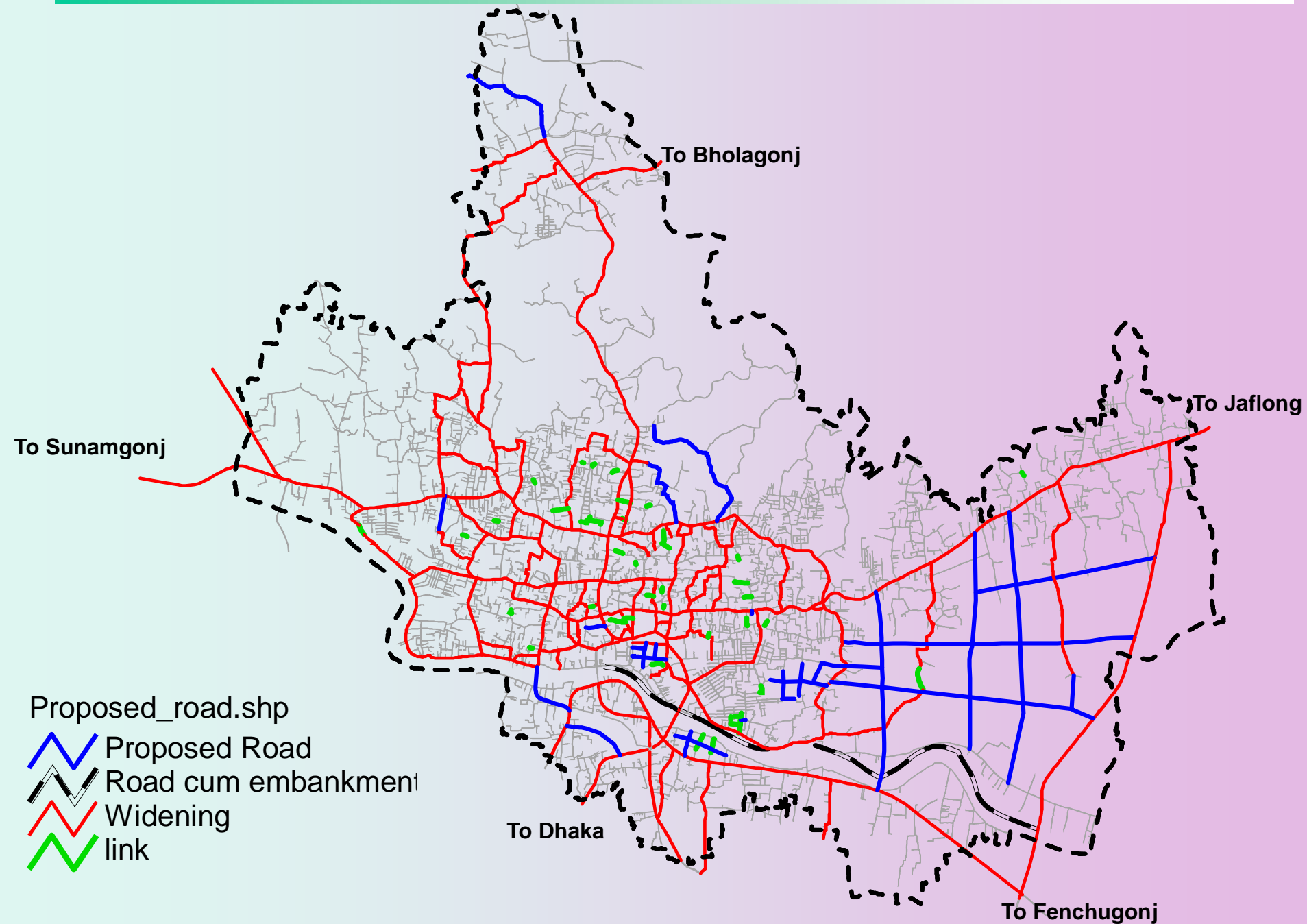


Recommendations for Traffic Management

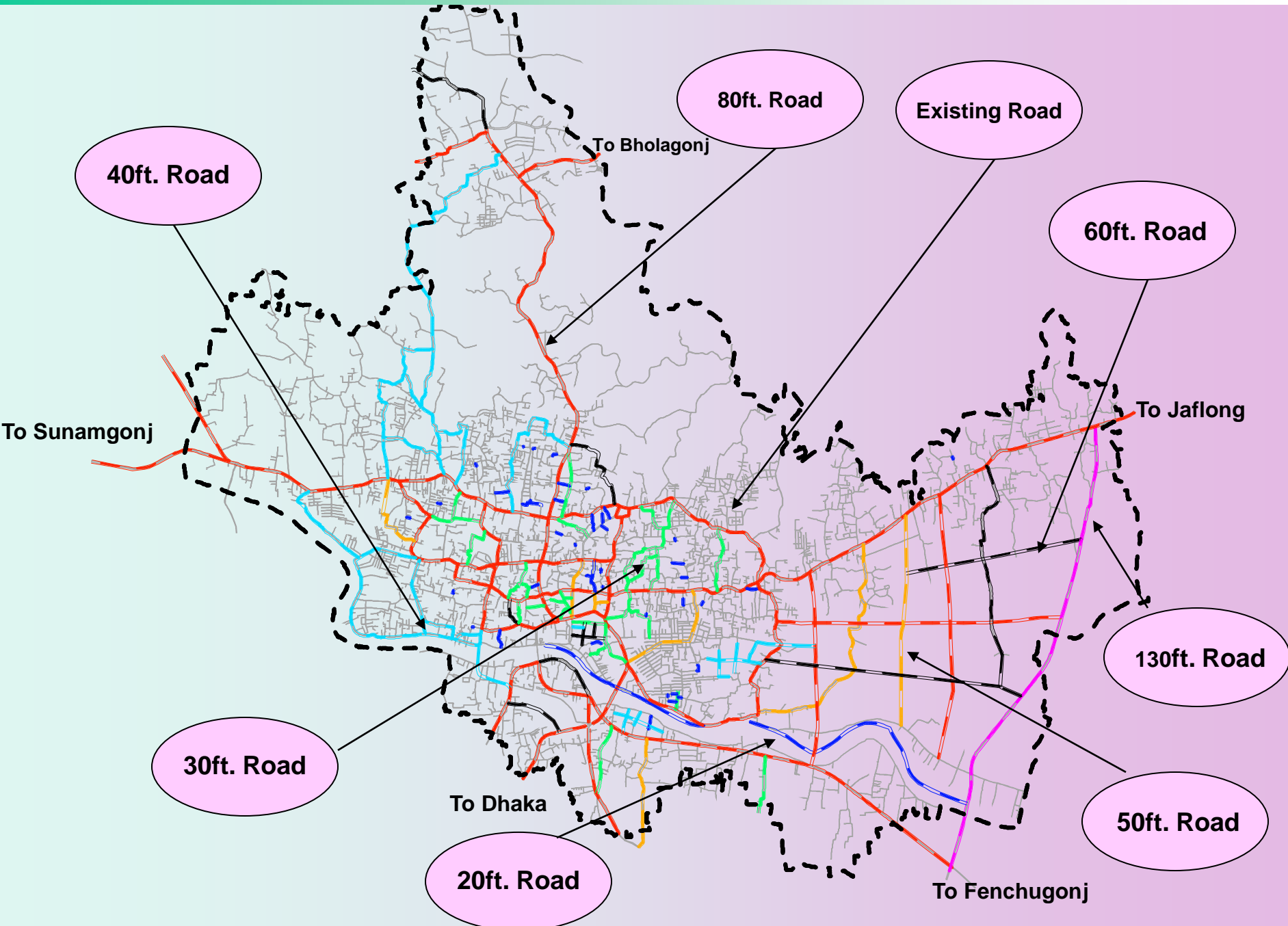
- Mass transit systems are required to be encouraged by the *City Corporation*.
- The number of *Rickshaws* must be controlled by the appropriate authority.
- Non-licensed *Rickshaws* must be banned to move along the major corridors.
- Parking regulations must be enforced strongly in order to improve traffic congestion situation.
- Intersection approach lanes should have the least width of 11 feet; Minimum width of footpath should be 6 feet.
- All of the roadways must be free from illegal parking, storage of construction materials in order to ensure full lane utilization.
- Separate lanes are recommended for non-motorized vehicles.
- Major intersections is required to be *signalized*.



Existing and Proposed Road Network



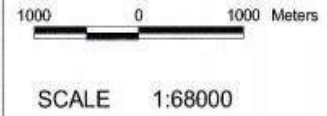
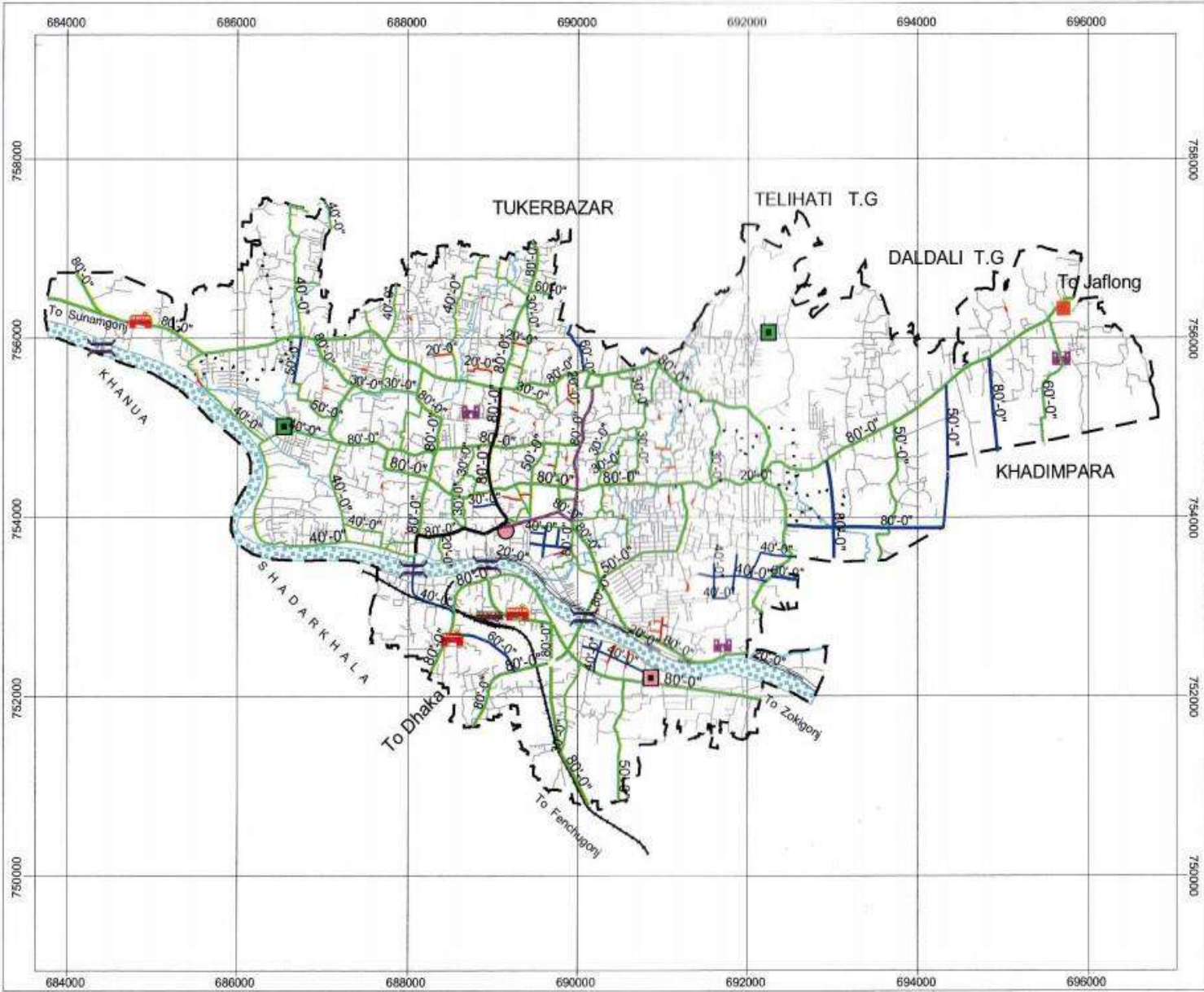
Road Proposal for Master Plan Area



Road Proposal for Master Plan Area

Map - 6.4

Road Development Proposal for Urban Plan Area



LEGEND

- Urban Area Plan Boundary
- SCC Boundary
- Existing Road
- Railway
- Proposed Road
- Widening_Road
- Link_Road
- Road cum embankment
- Flyover_1st_Phase(Proposed by RHD)
- Flyover_2nd_Phase(Proposed by RHD)
- Bus Terminal
- City Corporation Office
- Divisional Headquarters
- Union Parishad Office
- University
- Railway Station
- Bridge
- Mazar/Dargah
- Major Waterbody

**Preparation of Master Plan
for Sylhet Divisional Town**

Consultants:
Consortium
of
SHELTECH (PVT.) LTD.
&
Engineering and Planning Consultants

Determination of Planning Standards

Use	Standards in Recent Metropolitan Plans		Recommendation for Sylhet Master Plan	Comment
	Khulna City Master Plan, 2001-2010	Dhaka Metropolitan Development Plan, 1995-2015		
Open Space	Minimum 2 acres / 1000 population	0.16 acre / 1000 Population	1.5 acre / 1000 Population	-
Road				
Primary Road	ROW 80-150 ft.	-	ROW 60 – 100 ft.	
Secondary Road	ROW 60-80 ft.	-	ROW 40 ft.	
Collector Road	ROW 40-50 ft.	-	ROW 30 ft.	
Access Road			ROW 20 ft.	

Present and Proposed Bus Routes

Present Bus Routes

Route- 1: Up & Down : *Bondorbazar to Tukerbazar .*

Route- 2: Up & Down : *Bondorbazar to Jalalpur.*

Route-3: Up & Down : *Bondorbazar to Boteshwar*

Route-4: Up & Down : *Bondorbazar to Hatimganj*

Proposed Bus Routes

Route- 1: Up & Down : *Sobhanighat to Airport via Niorpool, Shahieidgah and Chowkidekhi*

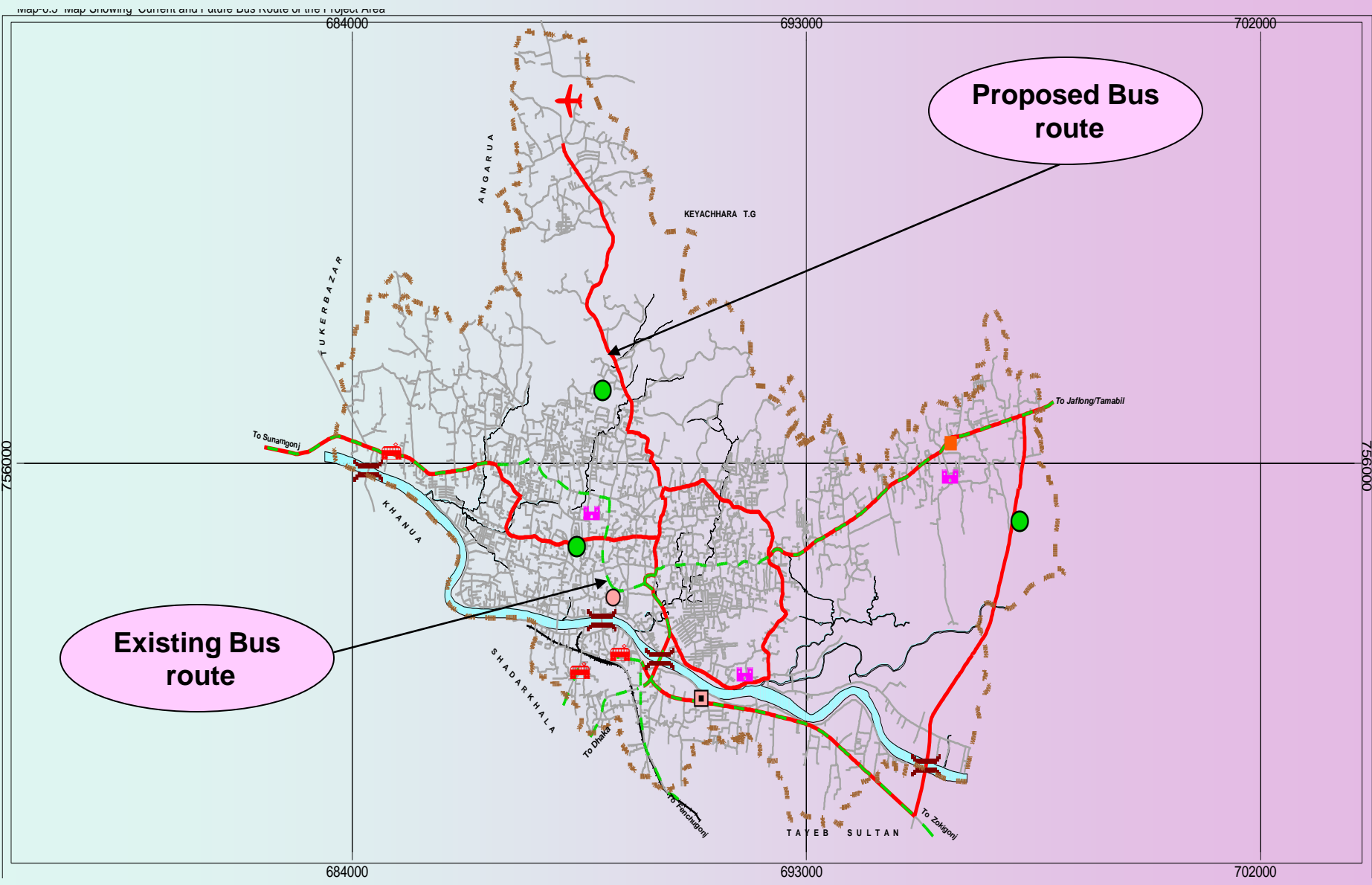
Route- 2: Up & Down : *Mehendibag to Shah Poran Mazar via Mirabazar and Tilaghor*

Route-3: Up & Down : *Kadamtoli to Airport via Mehdiabag and Baluchor*

Route-4: Up & Down : *Islampur to Kadamtoli via Sylhet-Jaflong Bypas Road*

Route-5: Up & Down : *Sobhanighat to Kumargaon*

Present and Proposed Bus Routes



Proposed Bus route

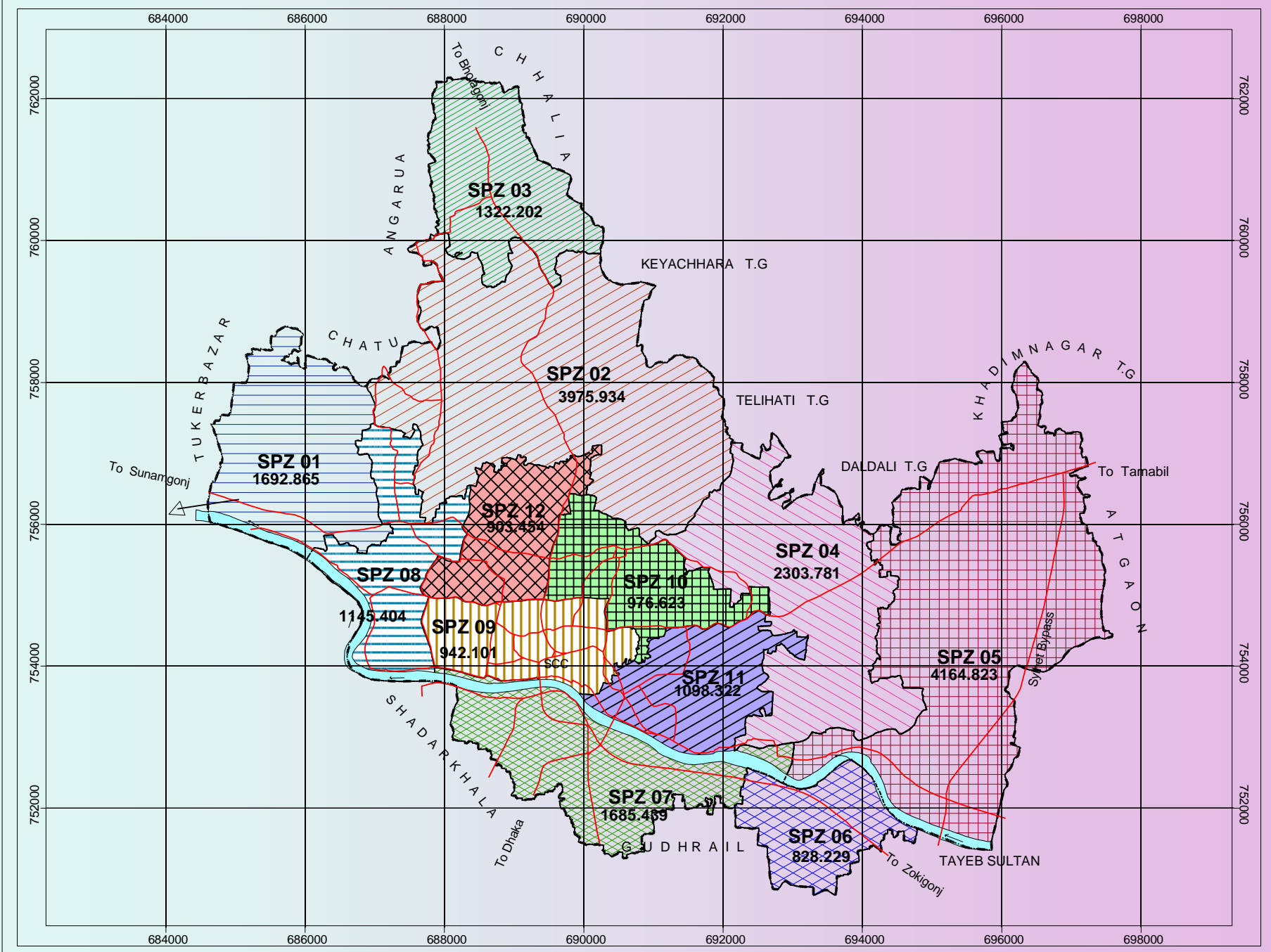
Existing Bus route

Proposed Strategic Planning Zone (SPZ)

Delineation of SPZ on the basis of

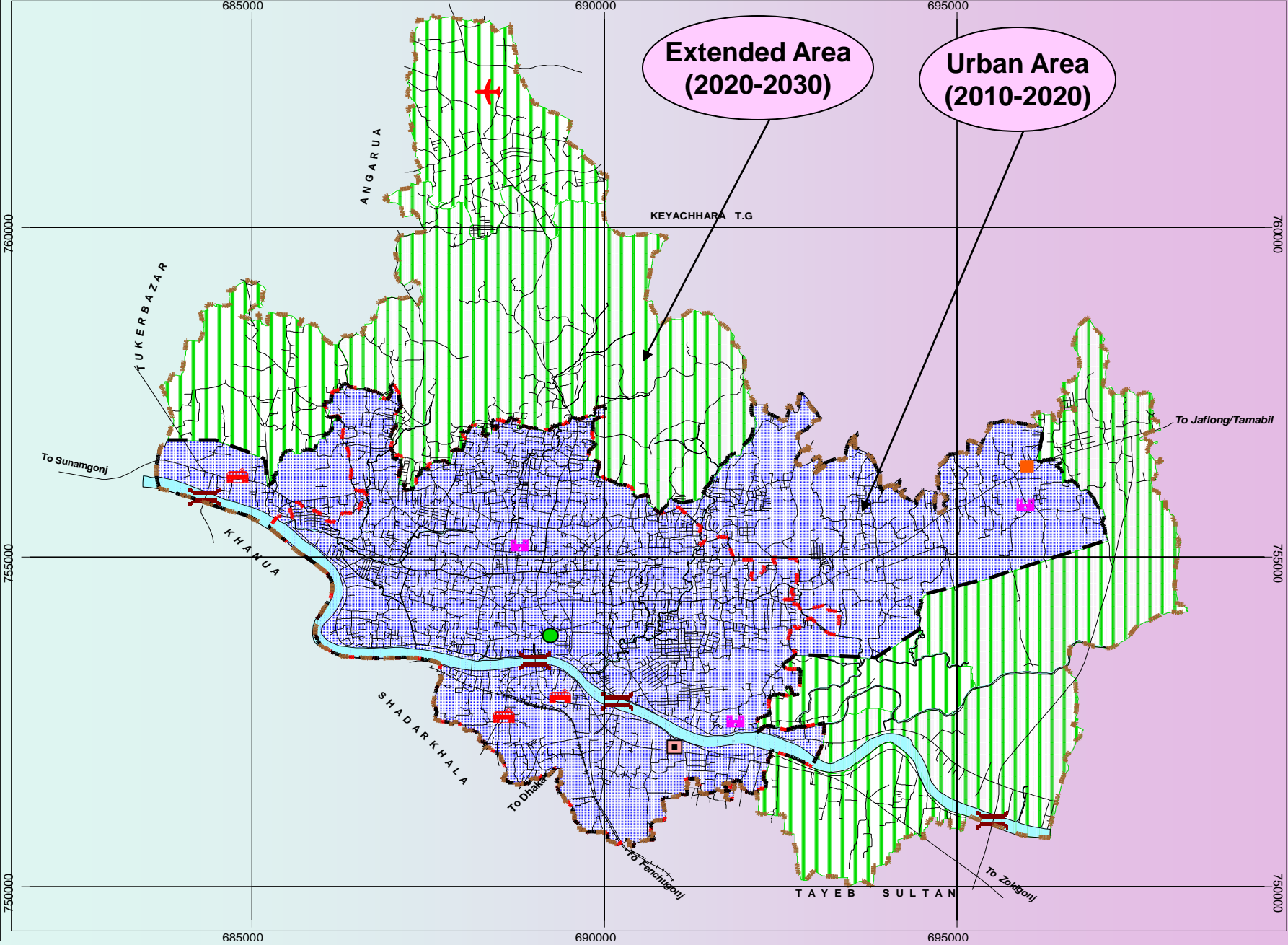
1. Population growth rate and Density
2. Economic activity
3. Development pressure
4. Road network
5. Landuses, mainly economic denominator and their heterogeneity
6. Potential development opportunity

Proposed Strategic Planning Zone (SPZ)

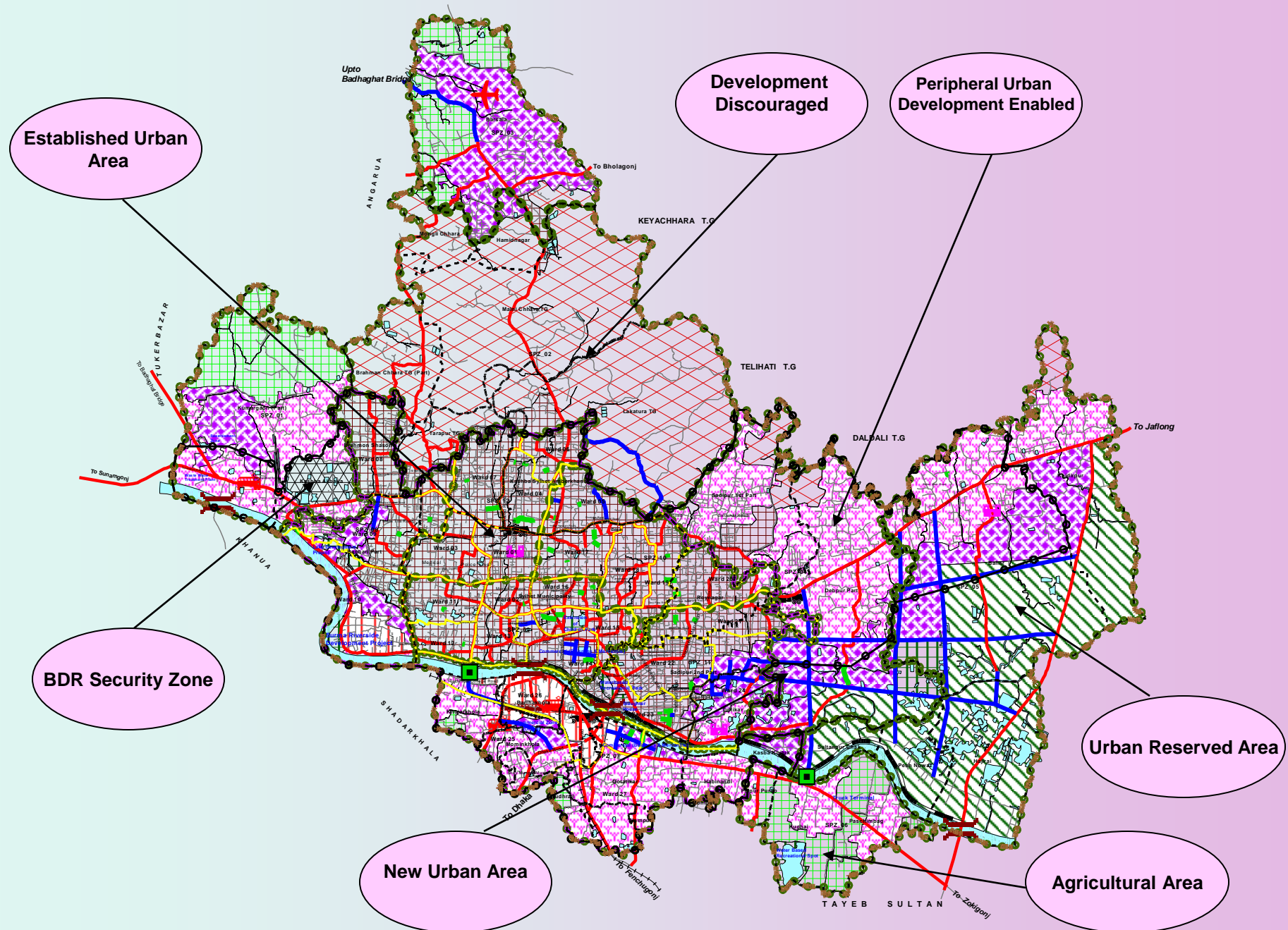


Phasing and Direction of Urban Growth of Sylhet Divisional Town

Map-6.2 Map Showing Phasing of Urban Growth in the Project Area



Master Plan Map Sylhet Divisional Town

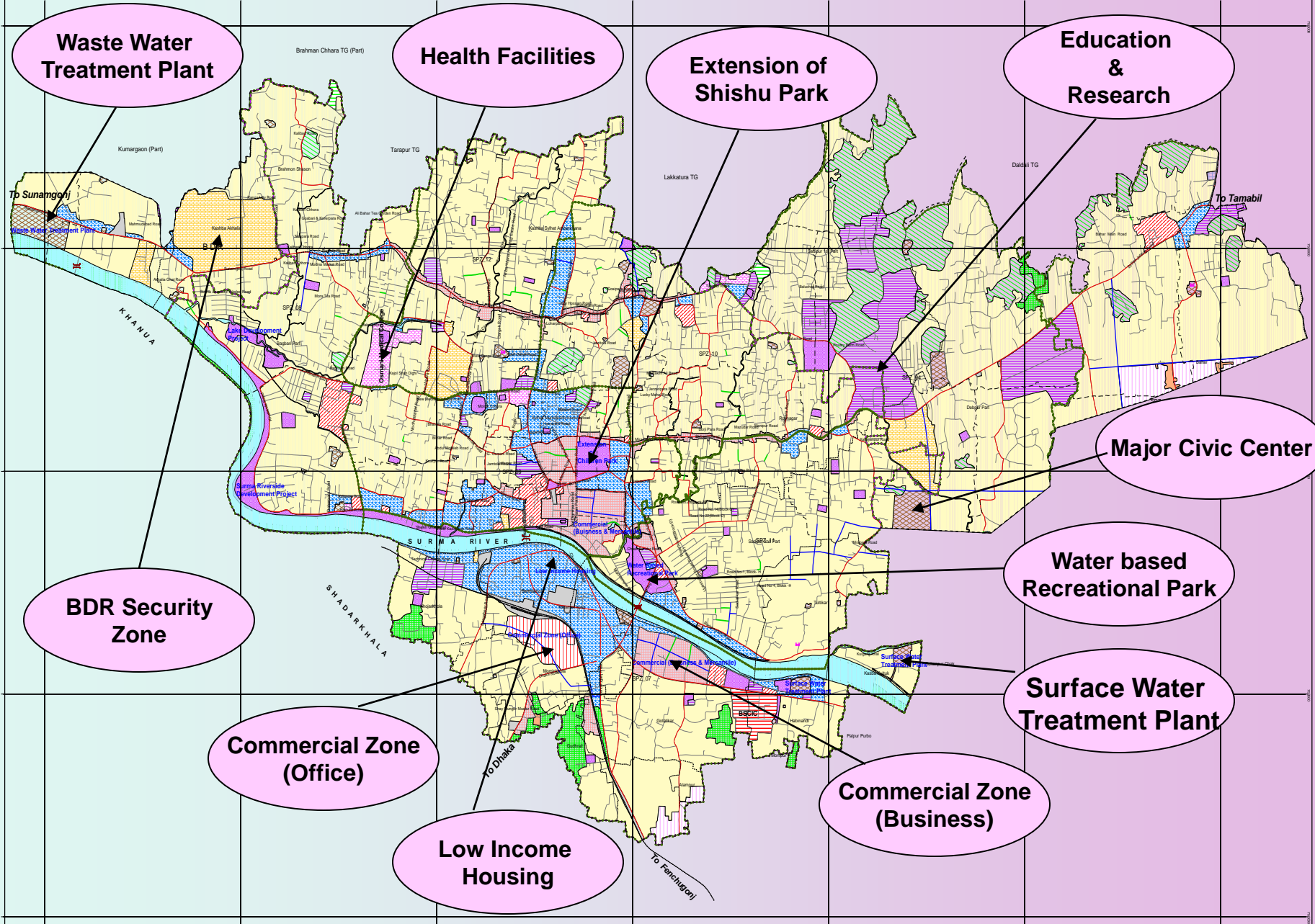


Proposed Landuse of Structure Plan Area

SL. No.	Landuse Category	Area in Acres	Area in Hectares	%
1	<i>Urban Residential Zone</i>	7744.70	3134.18	36.81 _(22.98)
2	<i>Tea Garden</i>	3699.90	1497.30	17.59
3	<i>Urban Reserve Area</i>	1691.21	684.41	8.04
4	<i>Agricultural Zone</i>	1438.78	582.26	6.84 _(21.5)
5	<i>Waterbody</i>	1313.28	531.47	6.24
6	<i>Rural Homestead</i>	860.04	348.05	4.09
7	<i>Tilla/Hilly Area</i>	685.25	277.31	3.26
8	<i>Existing Road Network</i>	584.95	236.72	2.78
9	<i>Transport & Communication</i>	429.52	173.82	2.04
10	<i>Proposed Road Network</i>	346.00	140.02	1.64
11	<i>Education & Research</i>	527.96	213.66	2.51
12	<i>Recreational Area</i>	381.10	154.23	1.81
13	<i>Mixed Use (Residential cum Commercial)</i>	344.50	139.41	1.64
14	<i>Defence & Security</i>	298.86	120.95	1.42
15	<i>Commercial (Buisness & Mercantile)</i>	252.59	102.22	1.20
16	<i>Overlay Zone</i>	142.10	57.51	0.68
17	<i>Administrative Services</i>	134.00	54.23	0.64
18	<i>General Industiral Zone</i>	65.47	26.49	0.31
19	<i>Health Care Services</i>	57.61	23.31	0.27
20	<i>Commercial Zone (Office)</i>	42.02	17.01	0.20
21	Total	21039.84	8514.55	100.00

Urban Area Plan Map of Sylhet Divisional Town

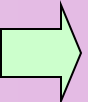
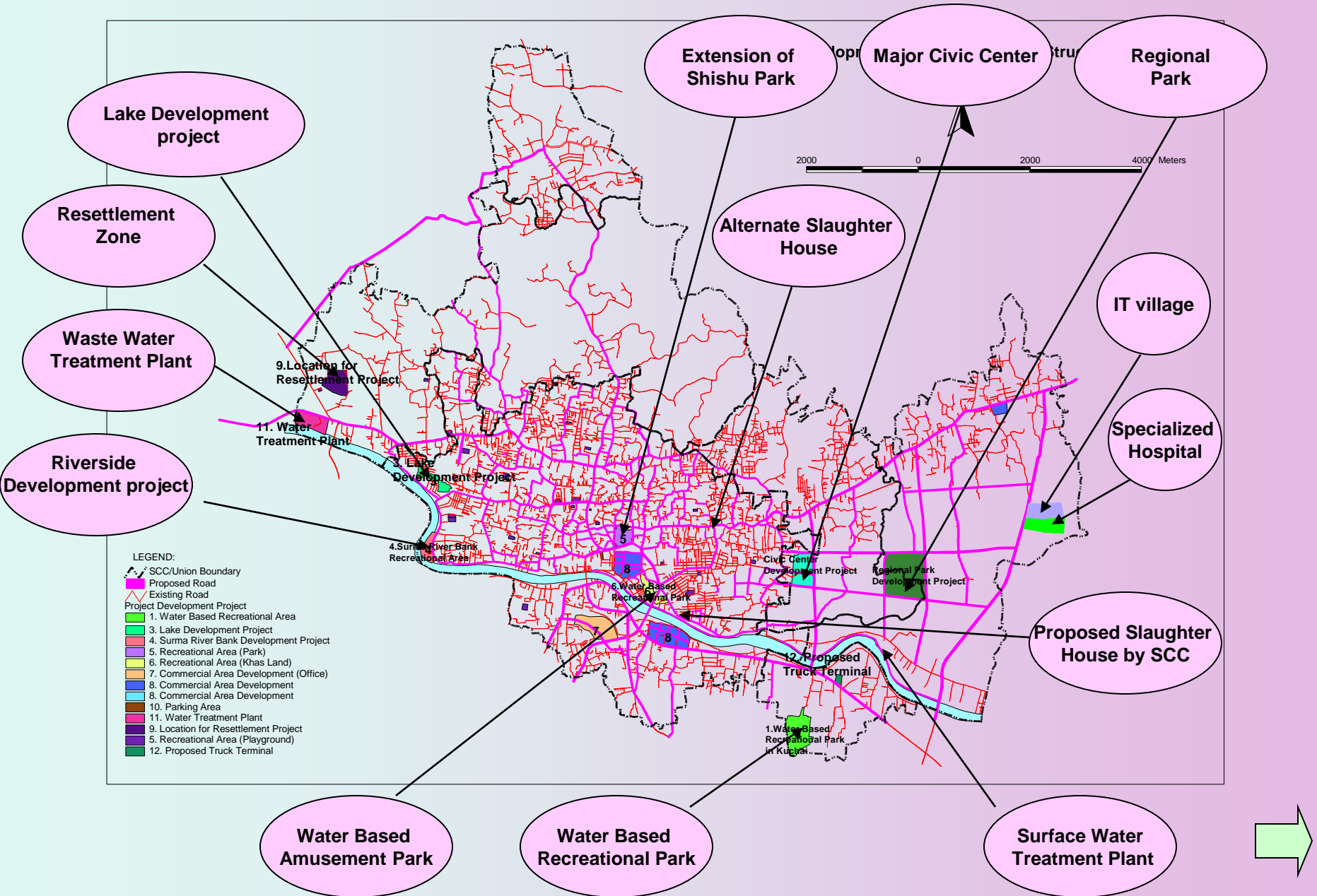
Annex 6.1: Urban Area Plan Map of the Project Area



Proposed Landuse of Urban Plan Area

SL. No.	Landuse Category	Area in Acres	Area in Hectares	%
1	Urban Residential Zone	6295.74	2548.88	62.28
2	Water body	725.56	293.75	7.18
3	Tilla/Hilly Area	435.62	176.36	4.31
4	Existing Road Network	426.40	172.63	4.22
5	Education & Research	353.93	143.29	3.50
6	Mixed Use (Residential cum Commercial)	343.33	139.00	3.40
7	Defense & Security	264.51	107.09	2.62
8	Commercial (Business & Mercantile)	261.49	105.87	2.59
9	Proposed Road Network	190.87	77.28	1.89
10	Recreational Area	174.46	70.63	1.73
11	Agricultural Zone	159.15	64.43	1.57
12	Administrative Services	111.67	45.21	1.10
13	Overlay Zone	79.29	32.10	0.78
14	Urban Deferred Area	71.63	29.00	0.71
15	Health Care Services	54.69	22.14	0.54
16	Transport & Communication	45.90	18.58	0.45
17	Commercial Zone (Office)	42.02	17.01	0.42
18	Rural Homestead	35.10	14.21	0.35
19	General Industrial Zone	27.14	10.99	0.27
20	Tea Garden	10.53	4.26	0.10
21	Total	10109.02	4092.72	100.00

Different Bankable Projects for Urban Development



Projected volume-capacity ratio for 2030

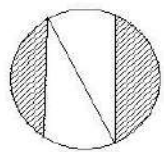
<i>Intersection</i>	<i>Volume – Capacity Ratio for Year 2030</i>			
	NB	SB	EB	WB
Humayun Rashid Chattar	0.83	1.22	0.71	1.33
Rikavibazar	0.93	1.42	2.99	1.05
Zindabazar	1.59	0.25	1.28	1.70
Court Point at Bandar Bazar	1.80	0.74	1.61	
Nayorpul	2.32	1.98	1.56	2.98
Taltola	1.15	0.93	1.83	1.77
Ambarkhana	1.11	1.12	1.13	1.44
Subhanighat	2.85	2.22	1.50	0.75
Chouhatta	1.33	1.10	0.88	1.46
Lamabazar	1.59	1.48	1.09	2.59

Additional Lane Requirement at different intersections

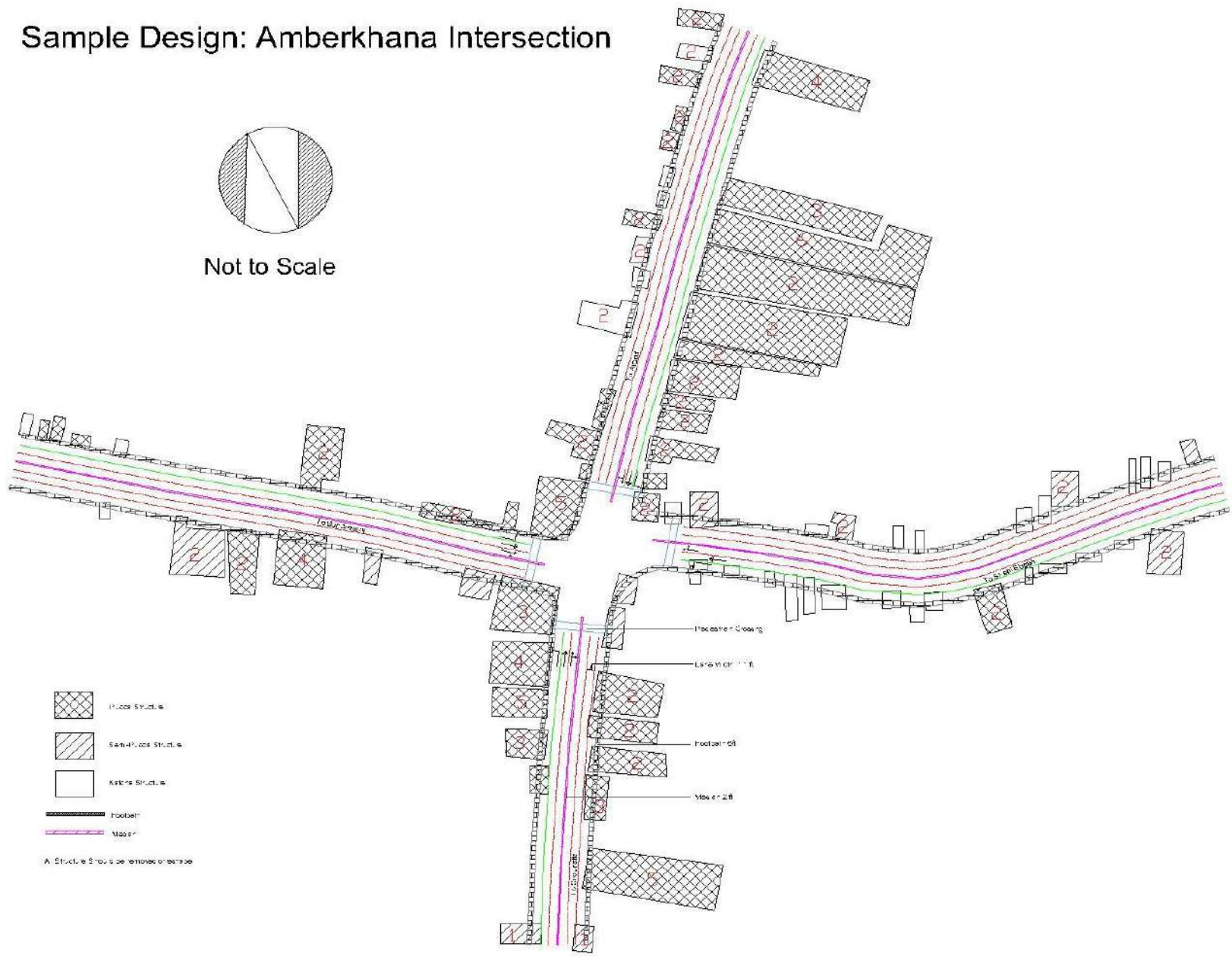
<i>Intersection</i>	<i>Additional Lane Requirement</i>			
	<i>NB</i>	<i>SB</i>	<i>EB</i>	<i>WB</i>
Humayun Rashid Chattar	0	1	0	1
Rikavibazar	0	1	2	0
Zindabazar	1	0	1	1
Court Point at Bandar Bazar	1	0	1	0
Nayorpul	2	1	1	2
Ambarkhana	1	1	1	1
Taltola	1	0	1	1
Subhanighat	2	2	1	0
Chouhatta	1	1	0	1
Lamabazar	1	1	1	2

Sample Design of Amberkhana Intersection

Sample Design: Amberkhana Intersection



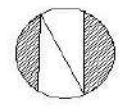
Not to Scale



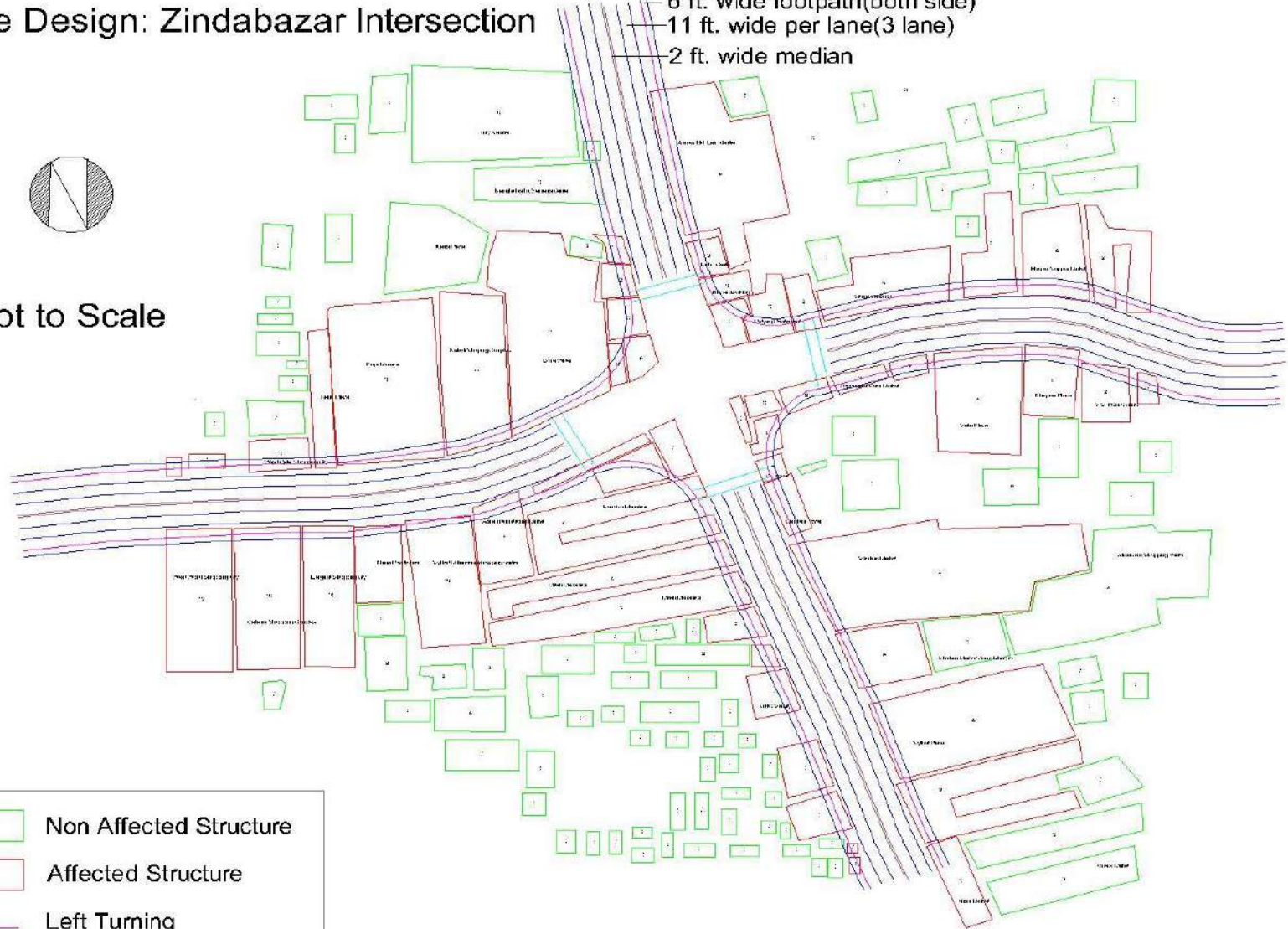
Sample Design of Zindabazar Intersection

Sample Design: Zindabazar Intersection

- 6 ft. wide footpath(both side)
- 11 ft. wide per lane(3 lane)
- 2 ft. wide median



Not to Scale



	Non Affected Structure
	Affected Structure
	Left Turning
	Median
	Zebra Crossing

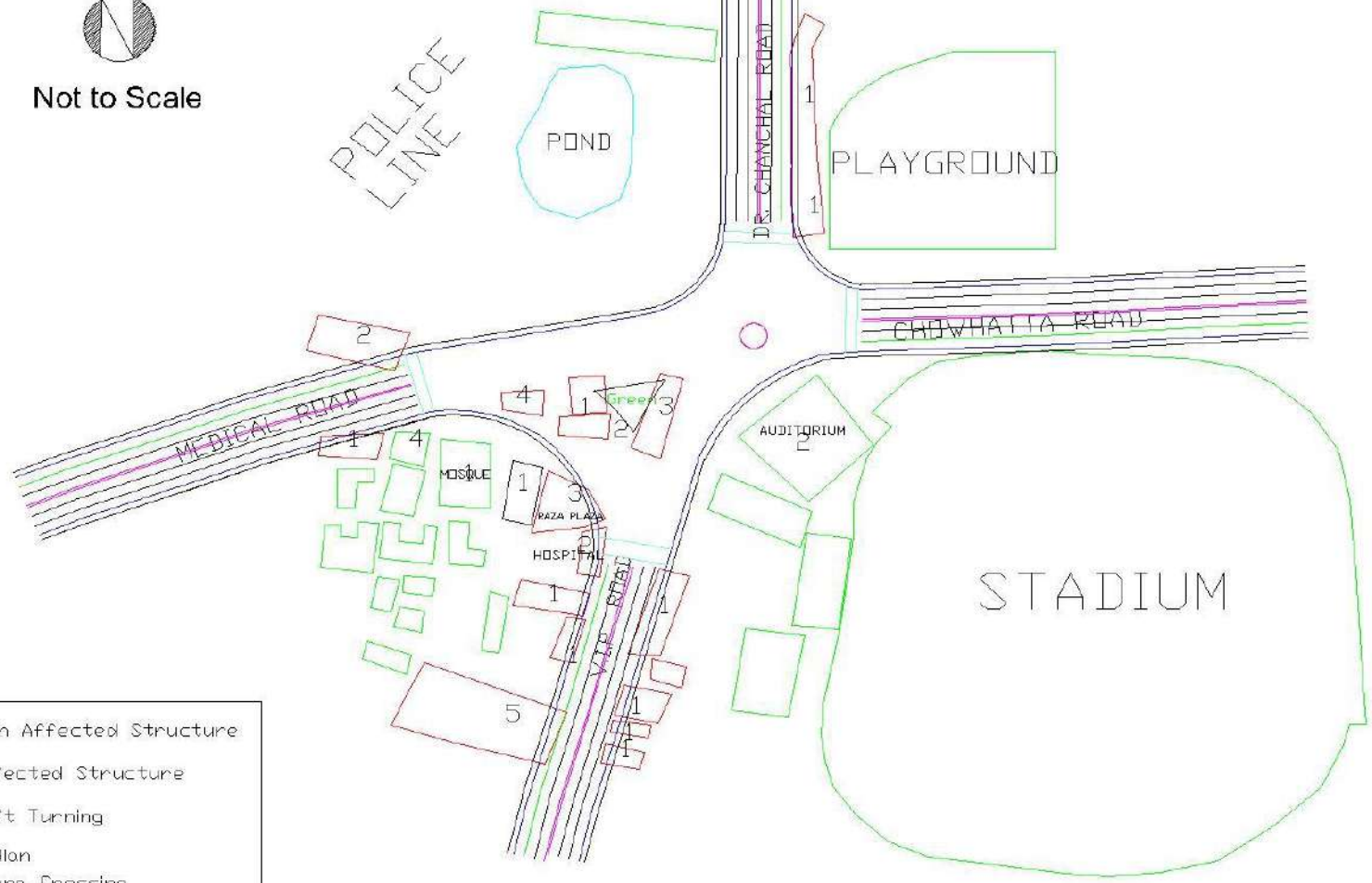
Sample Design of Rikavibazar Intersection

Sample Design: Rikavibazar Intersection



Not to Scale

- 6 ft. wide footpath(both side)
- 11 ft. wide per lane(3 lane)
- 2 ft. wide median



- Non Affected Structure
- Affected Structure
- Left Turning
- Median
- Zebra Crossing
- Footpath



Consultation at Different Stage of The Project



Discussion with Mayor, SCC in 2006



Discussion with WDB Officials in 2006



Discussion with XEN, SCC in 2006

***Initial Consultation
with Different
Organizations***



Consultation at Different Stage of The Project



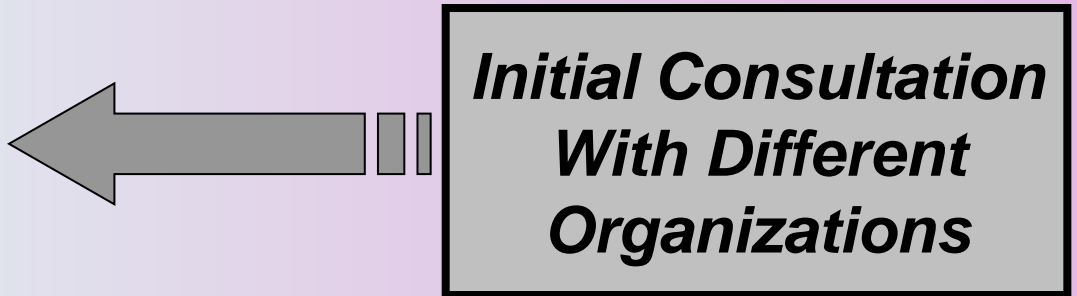
Discussion with LGED Officials in 2006



Discussion with SCC Officials in 2006



Discussion with DPHE Officials in 2006



Meeting with City Mayor in Presence of Finance Minister on 19th March, 2009.



Meeting at Sylhet DC Office on 19th March, 2009.





Consultation with SCC Officials in 2010



Apprise to Honorable Finance Minister about the Master Plan of his constituency at his office



Public Hearing in Sylhet from March to April 2010 at Sharoda Hall



A photograph of a tea plantation on a hillside. The tea bushes are arranged in neat rows, and several trees are scattered throughout the landscape. The text "Thank You" is overlaid in a stylized green font with a white outline.

Thank You

19 9:36