

## **Planning Stakeholders' Perception of the Implementation of Urban Conservation Areas of Dhaka Metropolitan Development Plan**

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### **Abstract**

Preserving conservation areas is one of the major challenges for urban planning policymakers around the globe. The study was conducted to undertake the perception of the planning stakeholders regarding the conservation areas and their suggestions on how to implement them. The Dhaka Metropolitan Development Plan (DMDP) is the prevailing master plan comprising of Dhaka Structure Plan, Urban Area Plan, and Detailed Area Plan. The term conservation area was not directly identified as a land use category but it was identified as the restricted areas such as open space, flood flow zone, urban agriculture zone, water body and retention areas, overlay zones, and non-confirming zones which were regarded mostly for conservation purpose. In a densely populated city with higher land scarcity, it is hard to impose restricted land as a land use category where land tenure is in the private sector. Dhaka is a fast growing city with marginal green spaces, protected areas, and major lands owned as small pieces of private land by low-income people with acute housing shortages. As a result, those areas are grasped for building construction illegally. Conservation areas can be implemented by compulsory land acquisition which has been mentioned by 22.18% of respondents. About 19.04% of the respondents recommended buying land at the market price by the government for this purpose. Another effective way is policy facilitation keeping the land in the private sector which was mentioned by 23.43% of respondents. This study reveals the perceptions of urban planning stakeholders in implementing Urban Conservation Areas in the Megacity Dhaka.

**Keywords:** Planning Stakeholders, Urban Conservation Areas, Preservation

### **Introduction**

The rich biodiversity of Bangladesh is degrading day by day when compared to its present status in the last 3 or 4 decades. This is the result of unplanned urbanization like in other developing countries. According to the report of the Food and Agriculture Organization (FAO, 2015), the green coverage of Bangladesh is decreasing day by day on a large scale. Due to the construction of new housing, roads, and installation of industries the wetland is reducing day by day. Many rivers, canals, ponds, or ditches that have been supporting the biodiversity and their habitats are degraded because of clogging of water channels through silting up and encroachment by filling up. The water quality - essential for supporting biodiversity - has been deteriorating in various river ecosystems due to industrial or municipal wastes or effluents (NBAP, 2016-2035).

The agricultural lands, wetlands, and rivers are considered the heart of the environment

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of a city. But regrettably, in Dhaka City, there is no accurate guideline or policy to protect these lands. In 1991, the green coverage of Dhaka City was 58.6 square kilometers, and later in 2016, it reduced to 38 square kilometers and it will be 23 square kilometers by 2022. (Ullah & Enan, 2016). This is indeed very alarming for Dhaka City's environment. To improve the condition of ecosystems, the Department of Environment declared seven Environmentally Critical Areas (ECAs) in September, 1999. Dhaka City was one of those. These include National Park, Gulshan-Banani-Baridhara Lake, and major rivers like Buriganga, Turag, Balu, and Shitalakhya, etc. It was recommended to protect them from encroachment along with the conservation of their biodiversity. Such identification has been made for emphasizing the impacts of rapid urbanization and industrialization around the capital (DoE, 2016-2021). The rivers, low-lying areas, canals, lakes, and ponds of Dhaka City act as retention basins and perform important drainage functions.

Planning of urban areas is the major concern for protecting the urban sensitive areas of Dhaka City to protect the health of the environment of Dhaka City (Marshall & Gong, 2009; Freire, 2006). There are no clear guidelines or mechanisms to protect or implement the Urban Conservation Areas (DSP, 2016-2035). Appropriate implementation of these areas can improve the quality of the environment and thus can accelerate the sustainable development of the city (Nahrin, 2019). Nahrin (2019) has found that the implementation of urban conservation areas or saving urban sensitive areas is a must for ensuring a healthy and habitable place for the inhabitants of Dhaka City. Transforming these areas may affect the city's biodiversity as well as create a barrier to its sustainable development (Nahrin, 2019). Urban planning provides regulations for land use transformation, zoning, and flood flow zones. These are associated with the planning stakeholders' opinions and are essential to implementing ecologically sensitive areas in a region (Marshall & Gong, 2005). Agricultural lands, wetlands, or green areas may be transformed into urban areas due to the lack of provisions and expert guidelines to protect those areas. But these areas are more important for protecting the ecological balance of the city. For controlling the growth of the urban area over these lands, there is a need of having guidelines developed on such an ideology by professionals and policymakers (Cohen, 2006; Araby, 2002).

The Detailed Area Plan (DAP) for Dhaka identified proposed land use categories at the local level. It is formulated as a third-tier plan under the Dhaka Metropolitan Development Plan (DMDP, 1995-2015) which is consisting of two other tiers - the Structure Plan and the Urban Area Plan. These two plans are higher-level frameworks than the DAP (DMDP, 1995-2015). After the enforcement of DMDP, 1995-2015, unplanned development was noticed in the restricted zones such as flood flow zones, agriculture zones, and even in open spaces specified in the DAP. Land use permit applications which are called Land Use Clearance (LUC) were rejected by RAJUK in these zones without any compensation. People who constructed structures illegally without the permission of RAJUK were notified. However, construction works were noticed to be continued at midnight to avoid penalties from the law enforcers. This happens due to the absence of proper compensation policies for the aggrieved people whose lands fall into the category of restricted zones in the DAP. Land and space are the two major factors responsible for doing business in urban areas (Indrajit et al. 2020). Urban land use planning provides sustainable use of resources. In preparing the DAP, land use zones were identified, and permitted uses were ascertained for each zone. The

permitted and conditionally permitted zones were residential, commercial, industrial, mixed-use zones, and so on. The conservation zones restricted to development were flood flow zones, water bodies, and retention areas, open spaces, agriculture, and overlay zones.

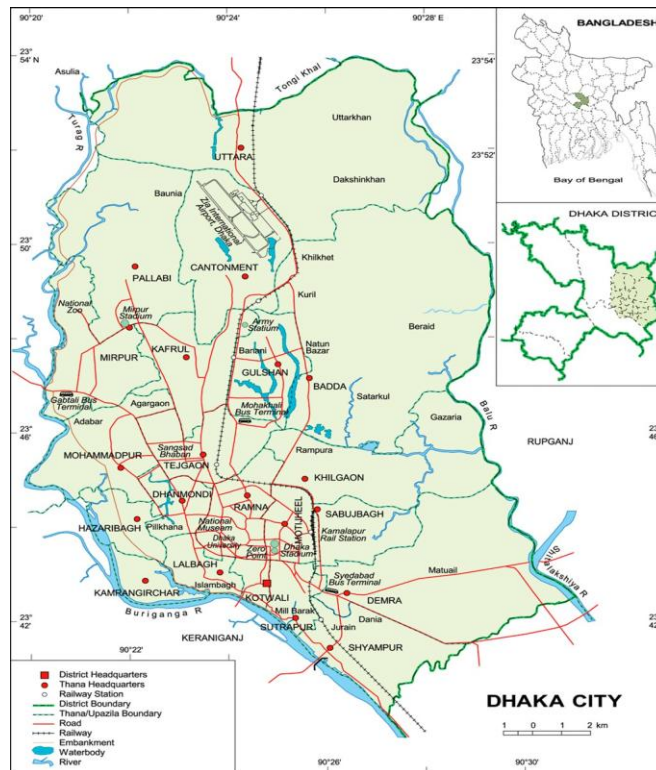
People in the city occupy the flood flow areas in unplanned manners for apportionment of residential, industrial, and other purposes (Akther & Hossain, 2011). The DAP proposed 21% of total land as Flood Flow Zones. The planning area is a multifunctional region comprising the main city, suburbs, and surrounding rural areas. The Flood Flow Zones were mainly identified as low-lying areas where flood water is retained contributing preservation of the natural environment with flora and fauna and making the city resilient. To protect these areas from encroachment, the Structure Plan did not recommend any type of acquisition or development on these retention ponds. However, it failed. DMDP (1995-2015) proposed 23.05% of total land (3,53,146 acres of land) as High-Value Agricultural Land in the DAP. Once this area supplied major sources of vegetables to the city dwellers but in course of time, the production decreased significantly due to the rapid urbanization, illegal encroachment, and conversion of agricultural land into homesteads. It should be mentioned that in many cases, the DAP proposed the then private properties as agricultural land and it is very challenging to impose agricultural use on those private lands which are very high valued properties conducive to housing. The waterbodies having a size of more than 0.3 acres are recommended for preservation. It may be *khal*, pond, marshland, etc. The total waterbodies which must be protected from any type of development are around 7%. These areas are contributing significantly to environmental conservation, groundwater recharge, and a healthy and resilient city environment.

This study is looking into the notion and ideology of urban planning stakeholders of different professional categories like town planners, engineers, architects, etc. who were enrolled in RAJUK and in different consulting firms that are engaged in the DAP preparation process in implementing the urban conservation areas. As the professionals were involved in the design, soil investigation, and structural designing of buildings, they are one of the major stakeholders of the urban planning process. The other stakeholders considered in this study are land owners and developers.

The sustainable process of construction permission is the outcome of planned human settlement by development control tools. Planned physical development is dependent on the effectiveness of the development control process. Both DMDP and RAJUK have come under people's criticism for their failure in establishing a strong development control process for megacity Dhaka. As a densely populated city with an acute shortage of buildable land, Dhaka faces tremendous enforcement challenges of its conservation zones. The study is aimed to investigate the perception of the urban planning stakeholders regarding the implementation of the conservation zones.

### Study Area

Dhaka is the first growing mega city (Kabir & Parolin, 2012). This city is now facing many problems and unplanned growth is one of them (Swapan, Zaman, Ahsan & Ahmed, 2017).



Source: Ishtiaque, Mahmud, & Rafi, 2014

Fig. 1: Administrative boundary of the Study Area

Geographically, Dhaka City is located at the center of Bangladesh, a democratic country in South Asia. The whole spatial area of this city is divided into two parts, namely Dhaka North City Corporation (DNCC) and Dhaka South City Corporation (DSCC) and these City Corporations consist of 36 and 57 words respectively (Swapan et al., 2017).

### Objective of the Study

The salient objective of the present research is to represent the urban planning professionals' opinions and perceptions in implementing the urban conservation areas of Mega City Dhaka.

### Methodology

The study is based on both primary and secondary data as well as information. To get primary data, a questionnaire survey is conducted among 300 respondents who are questioned on their notions, ideas, and beliefs regarding the conservation areas identified in the DAP of Dhaka City. The respondents were the professionals such as town planners, architects, engineers, land owners, RAJUK employees, and developers who are directly involved in the development control activities of RAJUK as well as service recipients. The questionnaire consisted of 30 questions. As a rule of thumb, not only the sample size is 300, rather it is representative of proportionate purposive sampling from

the categories of the respondents. As per the information of the Bangladesh Institute of Planners (BIP), there are 2300 enlisted planners. Among them, 40 planners are selected who are directly or indirectly involved in development control activities. Institute of Architects of Bangladesh enlisted 5000 architects who are employed in the diversified field at home and abroad. Similarly, among the 5000 architects, 40 architects are selected randomly who are directly involved in planning and designing house plans and getting professional services from RAJUK. 40 civil engineers are interviewed from 624 design engineers who are enlisted in RAJUK under Building Construction Rules, 2008. RAJUK has 1980 staffs among which 20 employees are selected. They comprise 5% of the 400 development control-related officials. Real Estate and Housing Association of Bangladesh enlisted 1200 developer companies among which 19 personnel are interviewed. Besides, 20 landowners and about 100 service recipients are interviewed to tap the generalized views of the citizens who are the stakeholders as service recipients from RAJUK. Primary data are collected regarding the implementation of restricted zones considered in DAP. The ideology of different professionals is taken to cross-examine the feasibility of existing regulatory policies for protecting urban conservation areas like flood flow zones, open spaces, agricultural zoning, non-conforming zoning, etc. The survey is conducted by a semi-structured questionnaire in Google Forms. Later, the data is inserted into SPSS for analysis. Statistical correlation is generated to signify the level of participation of respondents in policy formulation.

## **Result and Analysis**

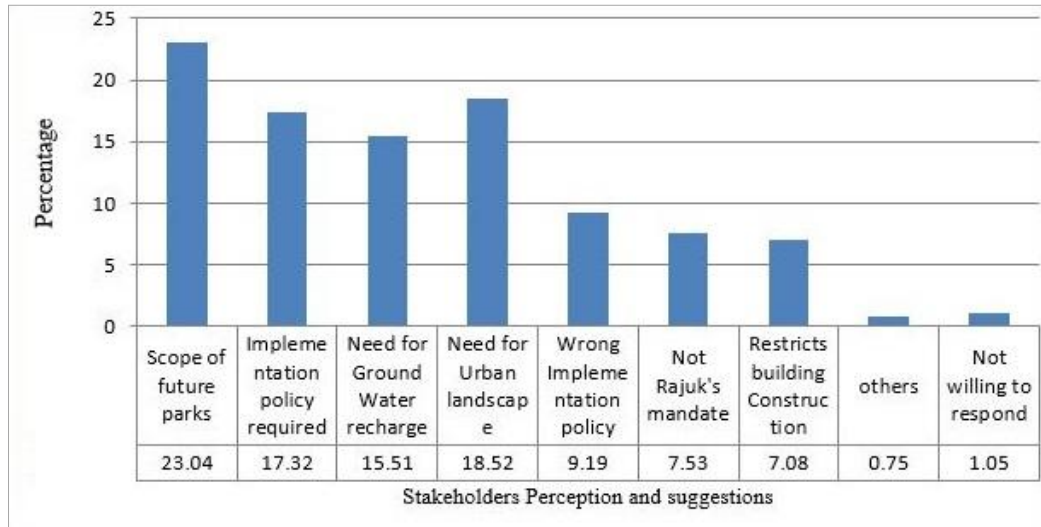
### ***Stakeholders' Perception of Flood Flow Zone***

Dhaka City is recognized as a hotspot of seasonal flooding. The city is surrounded by a network of rivers: The Turag River on the west, The Buriganga River on the south, The Balu River on the east, and the Tongi Khal on the north (Gain, Mojtahed, Biscaro, Balbi & Giupponi, 2015). In DMDP, flood flow zones were identified for the protection of the natural environment and groundwater recharge. The policy was appreciated and criticized with positive and negative notions by the community who acquires construction permit services from RAJUK (the capital city development authority of Bangladesh), statutorily responsible for planning and development control of Mega City Dhaka. The rate of respondents' significant positive responses on the flood flow zone for environmental preservation, groundwater recharge, biological diversity, natural flow of water, recreation, and fishing have been 18.26%, 15.16%, 12.55%, 16.65%, 8.45%, and 8.07% respectively. About 7.33% of the respondents argued that it was difficult to impose flood flow zone on private property. About 6.09% mentioned that there was no need to keep flood flow zone in the costly urban land bank. Another 6.96% mentioned that keeping land for flood flow was impractical in urban life.

### ***Suggestions for Open Space Zone in the DAP***

In the DAP, private land was identified as a provision for future open space which could not be implemented because in capitalized economy land is a precious matter and people pose an emotional attachment to it. It was positively asserted by the groups mentioning that it was important for future parks and playgrounds (23.04%), groundwater recharge (15.51%), and openness of the urban landscape (18.52%) by mentioning. About 17.32% of the respondents mentioned that it should be identified with proper implementation

policies. About 9.19% of the respondents mentioned that the demarcation of private lands is a wrong policy if it is not implemented. 7.08% of respondents mentioned that it restricts the building construction for marginalized people.



Source: Field Survey, 2021

Fig. 2: Stakeholders' perception and suggestion regarding conservation areas of the DAP

The respondents are not only aware of the positive aspects of the environmental contribution of the conservation areas but are also conscious of interpreting the abuse and imbalance of policies, and the lack of enforcement mechanism for imposition of those policies.

#### *Necessity of Agricultural Zone for Greater Dhaka City*

At present time, world scholars prioritized the green economy where inclusive approaches are adopted in which customers and producers are actively participating (Hosono, 2022). Conservation of agricultural zone in urban jurisdictions provides a new dimension of aesthetics, environment, and food chain if it can be implemented. Both positive and negative notions among the stakeholders were found concerning the agricultural zone. The positive aspects mentioned by the respondents on the usefulness of urban agriculture were - it is needed for cereal production (20.65%), groundwater recharge (19.97%), and low-cost food production (19.97%). On the other hand, 12.63% of the respondents argued that there was no need to keep agricultural land because the urban area is characterized by non-agricultural professions. Other respondents mentioned that there was no need to keep urban agricultural zone in the costly urban land bank (11.09%) and that keeping land for urban agriculture is impractical for urban life (12.97%). The scholar respondents demanded implementation of urban agriculture extension and institutional capacity building for urban agriculture as a new addition of aesthetics in urban life.

### ***Urban Agriculture vs. Urbanization Policy***

As the city planning authority, RAJUK prepared a Detailed Area Plan following the guidelines of higher-level framework of Structure Plan and Urban Area Plan under the Dhaka Metropolitan Development Plan (DMDP). The jurisdiction of Rajuk Area is 1590 sq km under which four City Corporations namely Narayongonj, Gajipur, Dhaka North City Corporation, and Dhaka South City Corporations are responsible for urban management activities. Besides within their respective jurisdictions, three municipalities namely Savar, Siddhirgonj, and Kadam Rasul Municipalities are entrusted with the same functions of urban management under the Ministry of Local Government, Rural Development and Cooperatives. Organizational coordination regarding urban planning is one of the major problems in Bangladesh where overlapping of functions is remarkable in urban areas. As per the Local Government (municipality) (amendment) Ordinance, 2010, government can express intention to declare any rural area to city area by notification through a gazette analyzing issues such as (a) population, (b) density of population, (c) local income sources, (d) percentage of the non-agricultural profession, and (e) economic importance of such areas. Before publishing the circular by gazette notification it should be confirmed that the declared area has the following characteristics:

- (a) Three-fourths of the people are involved in non-agricultural professions.
- (b) 33 percent of the land is non-agriculture type.
- (c) Density of the population is not less than 1500 on average in each sq. km.
- (d) Population will not be less than 50 thousand.

Such a definition of the urban area is a serious bottleneck for the promotion and facilitation of urban agriculture as per the designated land use category of the urban agriculture zone. DAP is prepared by RAJUK which is under the Ministry of Housing and Public Works. On the other hand, the Local Government (Municipality) (Amendment) Ordinance, 2010 was enacted by the Ministry of Local Government, Rural Development and Cooperatives. Lack of inter-ministerial coordination is responsible for such policy miss matches and inconformity with each other.

### ***People's Perception of Non-Conforming Zone Issue***

In the previous master plan, the land which was in deviated use was identified as a non-conforming zone and it was permitted for conforming uses. This policy had been criticized for not conforming to the land use by the planning authority. A non-conforming zone was regarded as a great problem for development control purposes because in this zone permissions were allowed if the proposed use complied with the surrounding land uses. The customers, as well as the stakeholders, were annoyed with such type of land use category.

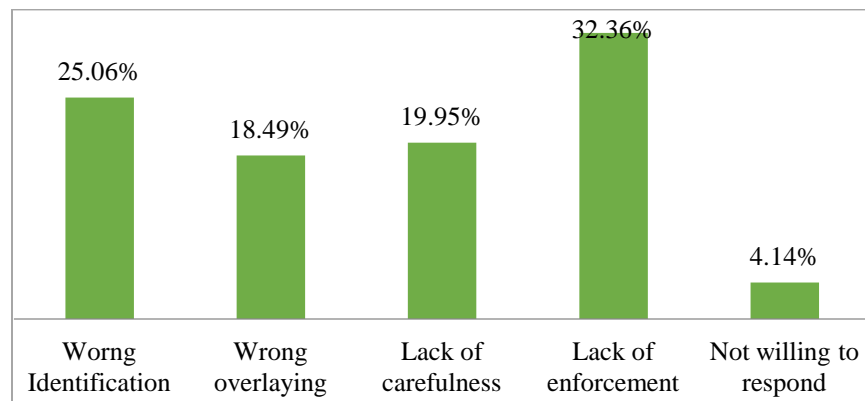
Table 1: Stakeholders' perception of Non-Conforming Zone

Perceptions	Frequency	Percentage (%)
a. It was a wrong policy	70	14.55%
b. It was a right policy	53	11.02%
c. People come to RAJUK for conforming	69	14.35%
d. It was a policy-level mistake	67	13.93%
e. Replacing hazardous land use to some extent	50	10.40%
f. It restricts building construction	48	9.98%
g. Proper implementation policy	110	22.87%
h. Not willing to respond	14	2.90%
Total	481	100%

Source: Field Survey, 2021

### Constraints of Overlay Zone in DAP

Overlay zones were identified as restricted zones where any type of development was strongly prohibited because of the military establishment, Key Point Establishment (KPI), or any type of non-complied use.



Source: Field Survey, 2021

Fig. 3: Constraints in Overlay Zone according to respondents' view

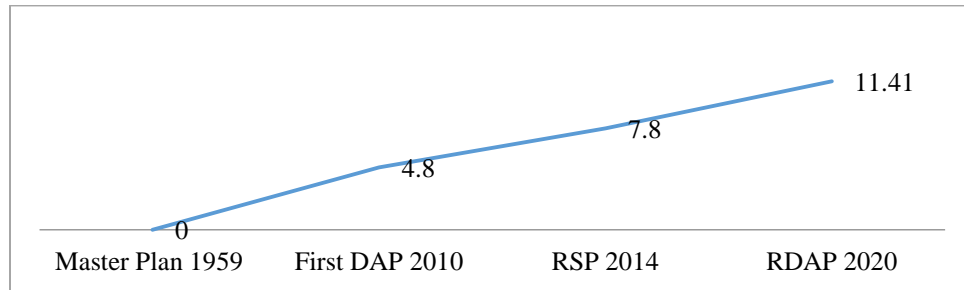
This zone poses significance in environmental conservation in the megacity area. Most of the impressions regarding this category of land use are negative, about 25.06% of the respondents opined that restricted zones were not properly identified. It overlapped with private land and they suffered from being constrained in constructing buildings due to this reality – as cited by 18.49% of them. 19.95% mentioned that it could not contribute fruitfully because of the lack of carefulness and 32.36% opined that there is a lack of enforcement of the Overlay Zone. Except for 4.14% of the respondents who were not willing to respond on this issue, others are aware of the existence of overlay zones but emphasized on the careful footprints and enforcement mechanism.

### People's Participation in Urban Planning Issues

The participatory approach is appreciated in problem forecasting, analysis, and proactive policy decisions for urban design and planning activities. This study wanted to know the



level of participation in the master plan preparation process for Dhaka City. Stakeholders' opinions reveal that about half of the urban planning stakeholders did not participate in any stage of any plan, policy, or rules preparation process. Stakeholders' opinions reveal that there was no participation in the plan preparation process of the Master Plan, 1959. Participation of the stakeholders in DAP preparation was 4.8% in 2005 which increased to 7.8% in the Revised Structure Plan (RSP) in 2014 and 11.41% in the Revised Detailed Area Plan (RDAP) in 2020. However, this increased percentage is still low considering the size and significance of Dhaka City. The following figure shows the increased level of people's participation in the master plan preparation process for Dhaka City.



Source: Field Survey, 2021

Fig. 4: Chronology of people's participation in master plan preparation

#### *Level of Satisfaction in Peoples Participation and RAJUK Service*

Level of satisfaction of the respondents was assessed at two levels. It was explored with the assertion that higher the public participation in decision-making/plan preparation, the greater would their satisfaction with the plan preparation authority. The satisfaction level in people's participation represents the level of people's access to the planning and decision-making process. The study reveals that very few respondents (6.33%+19%=25.33%) are satisfied with the participation of people in plan preparation. Proper justification of satisfaction level represents the outcome of development control activities. Additionally, the study reveals that the majority of the respondents are not quite satisfied with getting services from RAJUK. With a higher percentage of dissatisfaction with public participation in plan making, the dissatisfaction with RAJUK's service rose high.

Table 2: Level of satisfaction in people's participation and RAJUK's service

Satisfaction level	People's Participation		RAJUK Service	
	Frequency	%	Frequency	%
a. Highly satisfied	19	6.33%	27	9.00%
b. Satisfied	57	19.00%	67	22.33%
c. Neither Satisfied nor Dissatisfied	93	31.00%	94	31.33%
d. Dissatisfied	106	35.33%	72	24.00%
e. Highly Dissatisfied	24	8.00%	35	11.67%
f. Not willing to respond	1	0.33%	5	1.66%
Total	300	100%	300	100%

Source: Field Survey, 2021

### ***Cross Tabulation of Level of Satisfaction from RAJUK's Service and People's Participation***

People's participation in plan preparation and policy formulation is correlated with the level of satisfaction in service delivery – as primarily emerged in the above section. RAJUK should adopt a participatory decision-making process to deliver its statutory role of plan preparation, development, and development control which are supposed to provide satisfactory services to its service recipients. Cross tabulation was generated between the level of satisfaction from RAJUK's service and people's participation and is shown in Table 3.

Table 3: Respondent cross tabulation

		<b>Frequency</b>	<b>Percent</b>	<b>Valid Percent</b>	<b>Cumulative Percent</b>
Valid	Male	200	66.7	66.7	66.7
	Female	100	33.3	33.3	100.0
	Total	300	100.0	100.0	--

Source: Prepared by Authors; Field Survey, 2021

The result reveals that a higher level of participation fosters a higher level of customers' satisfaction. This signifies that the customers are the beneficiaries who receive direct service delivered by the authority and they must participate in the plan preparation procedure. At every tier of plan formulation, preparation of master plan, rules, regulations; policies people's participation should be mandatory to deliver the best services to its customers. To perform cross tabulation, gender-segregated data was collected to bring gender sensitivity in policy participation.

### ***Correlation Between Level of Satisfaction from RAJUK's Service and Peoples Participation***

To dig deep, a correlation between customers' level of satisfaction from RAJUK's service and their participation has been generated. The result reveals that there is a positive correlation between these two variables and the outcome is significant at a 0.01 level. Hence, participation of the urban planning stakeholders in policy formulation is significantly correlated with the increase in satisfaction level with institutional services. The more increase in the satisfaction level of people's participation in policy formulation, the more satisfaction with institutional services.

Table 4: Level of participation and customers' satisfaction correlation

		<b>Level of satisfaction in RAJUK Service</b>	<b>Level of satisfaction in peoples Participation</b>
Level of satisfaction in Rajuk Service	Pearson Correlation	1	.286**
	Sig. (2-tailed)		.000
	N	300	300
Level of satisfaction in peoples Participation	Pearson Correlation	.286**	1
	Sig. (2-tailed)	.000	
	N	300	300

\*\* significant at .01 level

Source: Prepared by Authors; Field Survey, 2021

As a result, urban planning stakeholders' suggestions must be incorporated in future policy formulation regarding the protection and implementation of the conservation areas of the Mega City Dhaka. The respondents are well aware of the environmental contribution of conservation zones but they are worried about its implementation and seek policy guidelines to be framed in a participatory way to protect and regulate the conservation areas for sustainable urban development of the city.

### **Recommendation on Implementing Conservation Areas**

#### ***Recommendations from the Stakeholders'***

Stakeholders and respondents recommended dynamic ideas on the methods of how conservation areas can be facilitated. 22.18% of the respondents that it can be implemented by the compulsory land acquisition process of the Government of Bangladesh. 19.04% of the respondents believe that it can be implemented by procuring land at the market rate by the government. Another effective way of implementing conservation areas is policy facilitation (23.43%). Public Private Partnership (PPP) method is being popularized day by day which can be applied in developing conservation areas has been cited by 20.71% of the respondents. About 12.55% of the respondents opined that land in the private sector should be implemented as Conservation Area if the area falls in the categories of such areas mentioned in the DAP. The scholar respondents are worried about the vulnerability and threats of abusing the policies and think about the long-term strategies to protect the fragile conservation areas (2.09%).

#### ***Recommendations from the Findings***

The following assertions can be drawn based on the previous discussions -

- Peoples participation is necessary to bring ownership of people in urban planning and decision-making process to formulate any kind of plans for the conservation areas.
- Private sector should be promoted to invest in green economies to encourage urban agriculture in the city periphery for aesthetics and environmental sustainability.
- Investment to protect conservation areas can be facilitated by public-private partnerships involving civil society organizations under the climate resilience program.
- Implementation of action plans should be prepared in consulting with the local government ministry, local government institutions, citizens, and civil society with specific proposals for budgetary allocation and time frame.
- Implementation policy should be formulated in collaboration with the water development board, ministry of water resources, ministry of finance, and planning commission to protect the flood flow zone with proper compensation policy.
- Urban agriculture can be promoted by forming a separate body such as the urban agriculture extension department which could deal with the promotion of agriculture, organic manure from domestic waste disposal, protection of agricultural land, and facilitation of urban agriculture.

- General awareness of the mass people and stakeholders should be increased to attain the goal of the master plans and development control tools.
- Community-level participation should be conducted by the local government institutions.
- Any type of policy should be clear, specific, and simple with only one common stand to have easy understanding by general people to avoid manipulation.
- Top-down bureaucratic approach should be strongly prohibited in urban planning and development control policy formulations to ensure accessibility and equity of general people in urban planning.
- Awareness level among the general people should be increased the regarding significance of people's participation in the plan, policy, or rules preparation process.
- Personnel who are engaged in development control activities should be expert technical people with integrity and dignity to regulate the city's harmonic and planned growth.
- Public hearing of the DAP should be more publicly broadcasted through all sorts of formal means such as leaflet distribution among citizens, television and radio trailers, and social media boosting through the internet so that citizens are notified and participate in the decision-making process.
- National seminars on the DAP should be more collaborative and participatory.
- Urbanization policy should be harmonized with urban planning essence incorporating urban agriculture in prevailing urbanization policies to achieve the target of the green economy.
- Overlay and restricted zones should be identified more carefully in future land use planning in considering their significance in urban environmental conservation.
- Land use monitoring system should be established with geographical information system (GIS) and remote sensing image classification so that the development control officials can undertake quick measures and legal actions against deviators.
- Legal frameworks for the development control activities should be more proactive through legislative revision and a proper amendment to remove the grey points and to impose concrete provisions of fine, penalty, and imprisonment in case of deviation to protect the urban conservation areas should be added.
- Enforcement mechanism should be more strict to prevent all types of unplanned development and unauthorized landfilling to the low flood plain areas for the development of new residential areas.

However, to implement the above assertions, there is a need to reorient the “modus operandi” of policymakers, RAJUK, and most of all, the government itself. Instead of considering citizens as subjects of administration, these parties must perceive the other way round.

### Conclusion

The stakeholders are the beneficiaries and judges of the quality of plans. So it is necessary to adopt a participatory bottom-up approach involving stakeholders in preparing conservation regulations because the participation of planning stakeholders is significant in any type of development control policy preparation, revision, and modification. Without a proper implementation policy, no plan is feasible and realistic. The policy that cannot be implemented should not be formulated to be the reason for people's nightmare, sufferings, and humanitarian crises.

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