

LAND USE

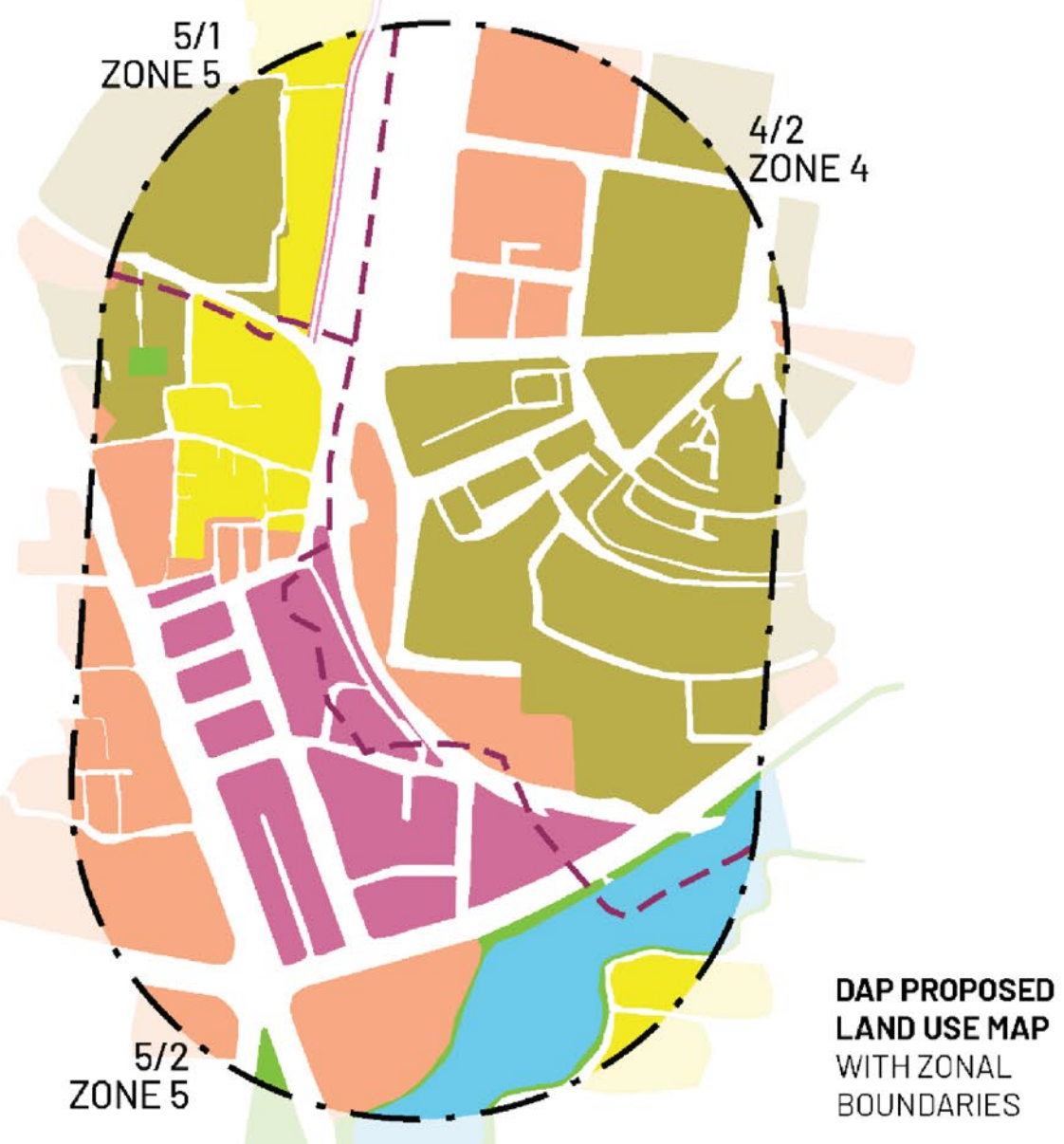


FIG 01 DAP PROPOSED LAND USE MAP

- COMMERCIAL ZONE
- INSTITUTIONAL ZONE
- MIXED USE ZONE (PREDOMINANTLY COMMERCIAL)
- MIXED USE ZONE (PREDOMINANTLY RESIDENTIAL)
- OPEN SPACE
- WATERBODY
- ZONE BOUNDARY

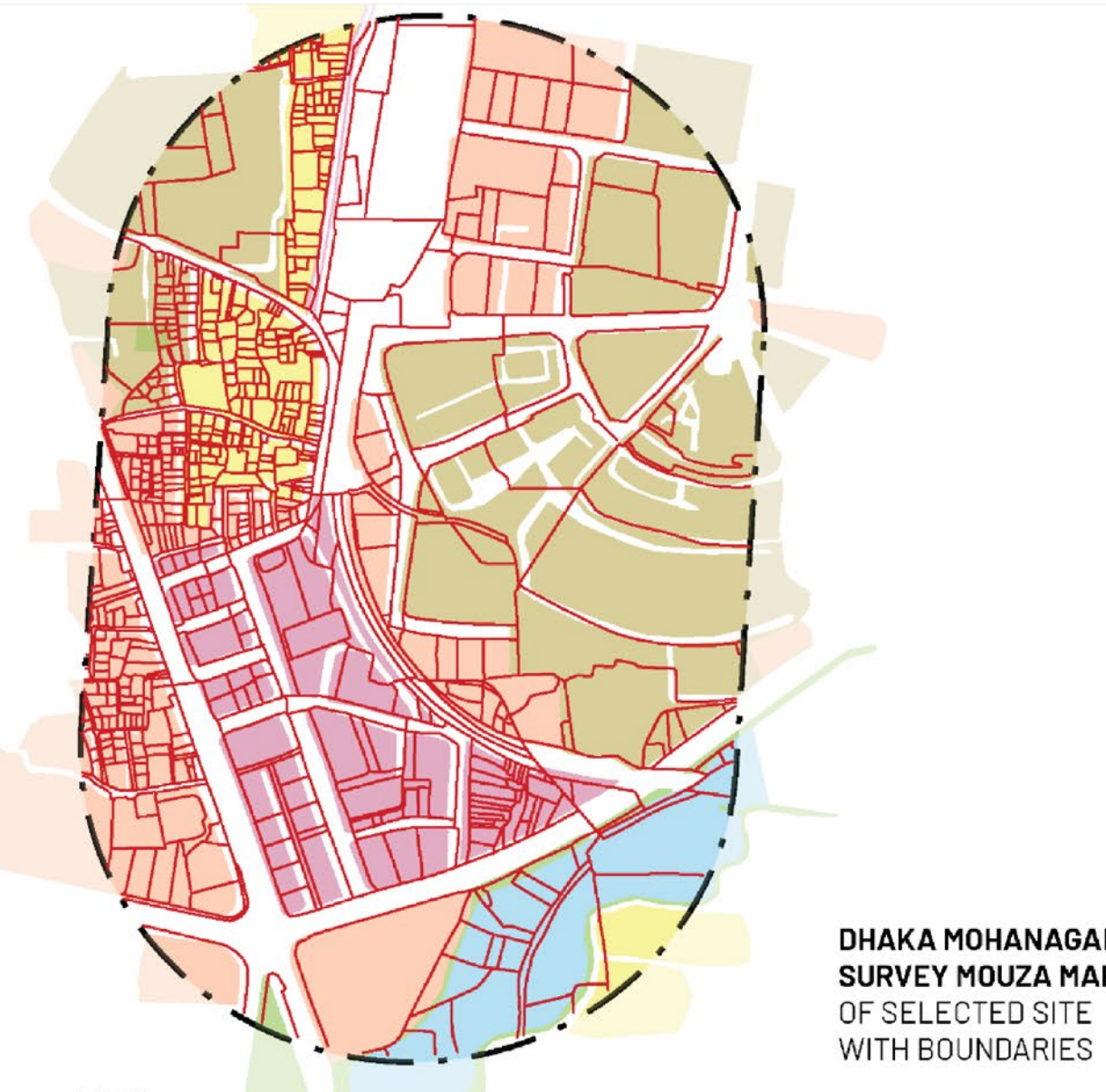


FIG 02 DAP MS MOUZA MAP

- COMMERCIAL ZONE
- INSTITUTIONAL ZONE
- MIXED USE ZONE (PREDOMINANTLY COMMERCIAL)
- MIXED USE ZONE (PREDOMINANTLY RESIDENTIAL)
- OPEN SPACE
- WATERBODY
- MS MOUZA

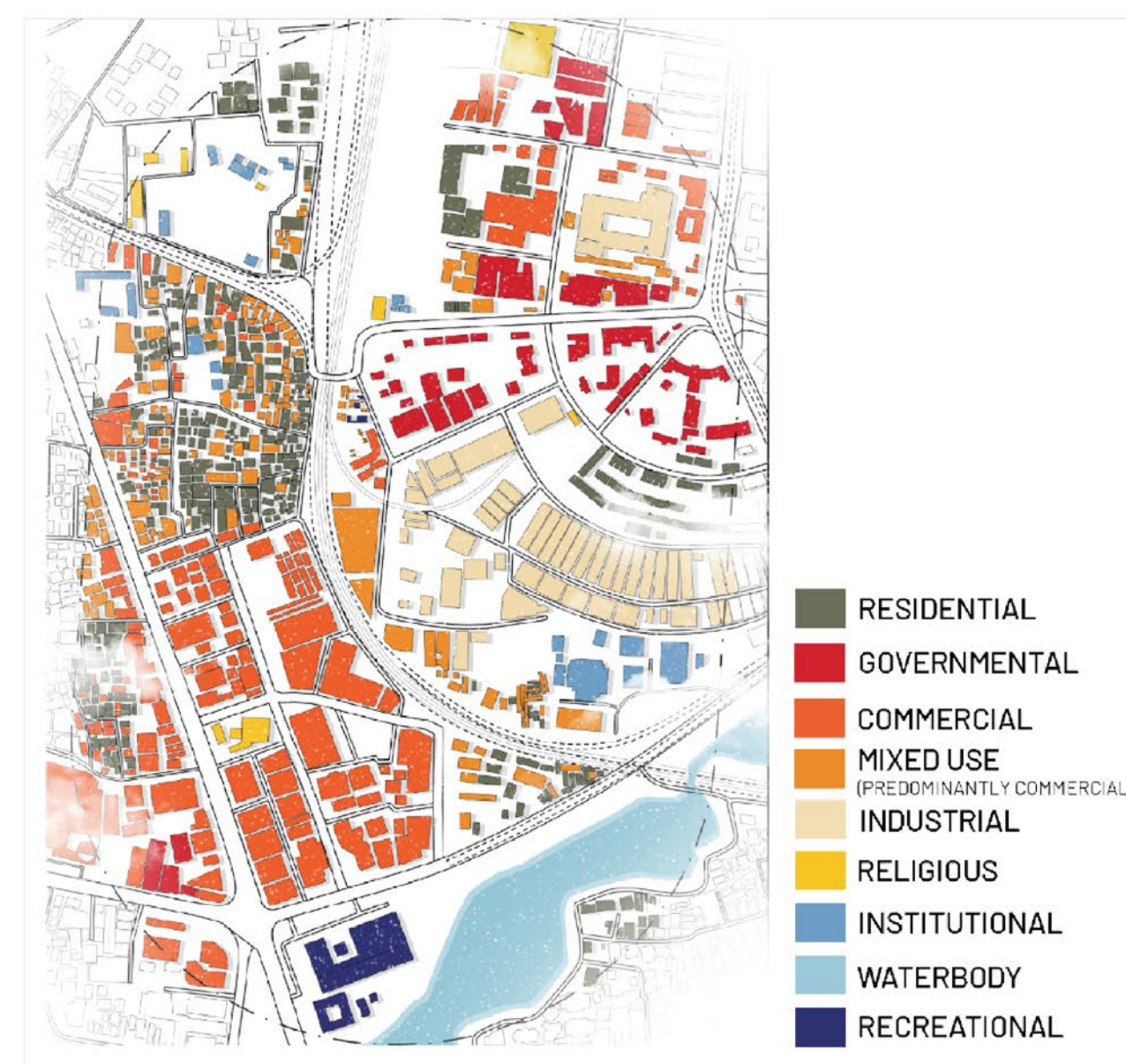


FIG 03 OBSERVED LAND USE MAP

REVISED LAND USE MAP BASED ON FURTHER OBSERVATION: DETAILED CITATION OF ANALYZED LAND USE INFORMATION.

- RESIDENTIAL
- GOVERNMENTAL
- COMMERCIAL
- MIXED USE (PREDOMINANTLY COMMERCIAL)
- INDUSTRIAL
- RELIGIOUS
- INSTITUTIONAL
- WATERBODY
- RECREATIONAL

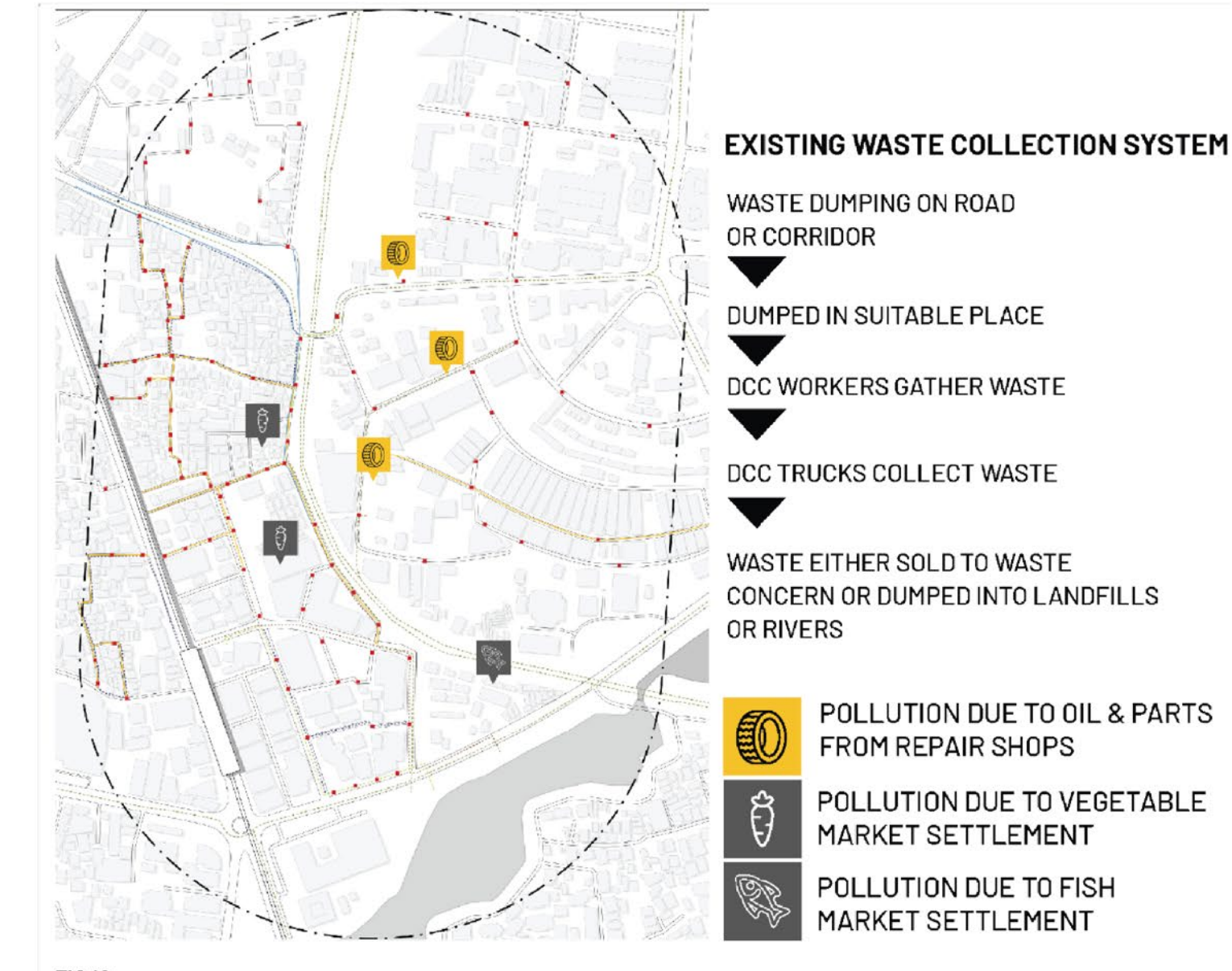


FIG 10 LAND POLLUTION & SEWERAGE MAP

EXISTING WASTE COLLECTION SYSTEM

- WASTE DUMPING ON ROAD OR CORRIDOR
- DUMPED IN SUITABLE PLACE
- DCC WORKERS GATHER WASTE
- DCC TRUCKS COLLECT WASTE
- WASTE EITHER SOLD TO WASTE CONCERN OR DUMPED INTO LANDFILLS OR RIVERS
- POLLUTION DUE TO OIL & PARTS FROM REPAIR SHOPS
- POLLUTION DUE TO VEGETABLE MARKET SETTLEMENT
- POLLUTION DUE TO FISH MARKET SETTLEMENT

MANHOLE, BRICK SEWER, BOX CULVERT, PIPE DRAIN, STORM SEWER LINE, 300mm SEWER LINE, 450mm SEWER LINE, 200mm SEWER LINE

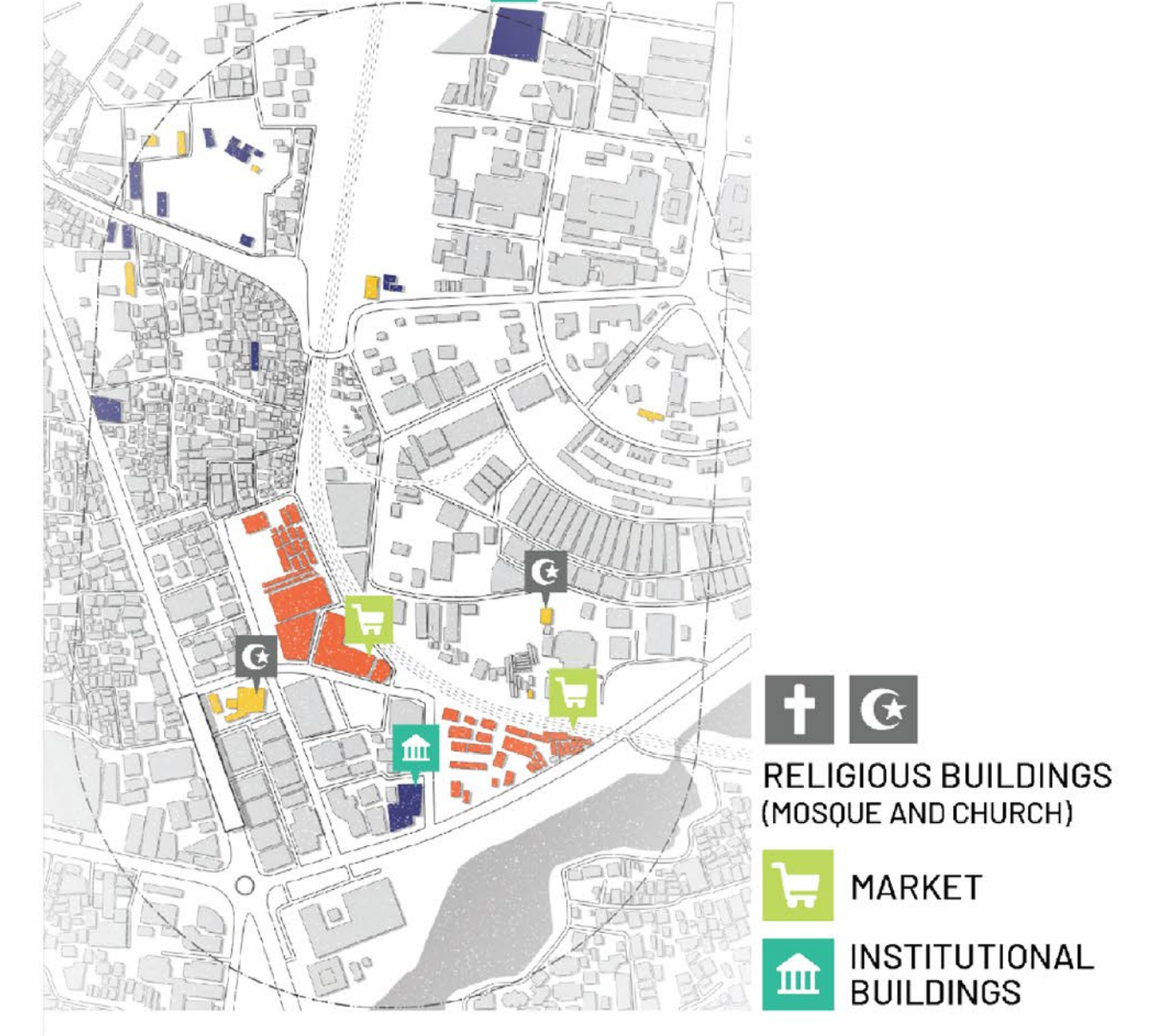


FIG 11 AMENITIES MAP

- RELIGIOUS BUILDINGS (MOSQUE AND CHURCH)
- MARKET
- INSTITUTIONAL BUILDINGS

STREET NETWORK

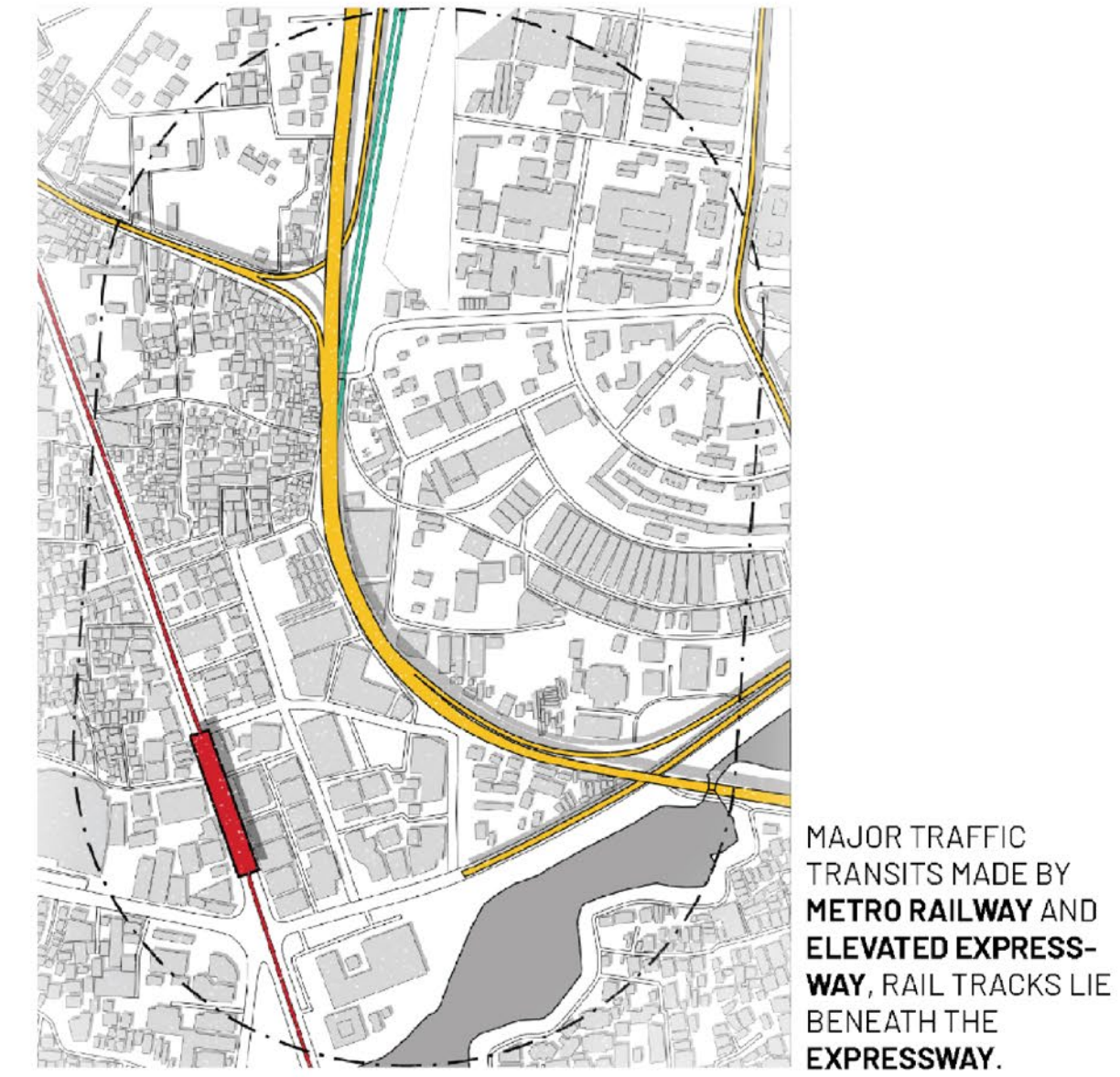


FIG 04 MAJOR SITE CONNECTIONS

- ELEVATED EXPRESSWAY
- KAWRAN BAZAAR METRO STATION
- RAIL TRACK

MAJOR TRAFFIC TRANSITS MADE BY METRO RAILWAY AND ELEVATED EXPRESSWAY. RAIL TRACKS LIE BENEATH THE EXPRESSWAY.

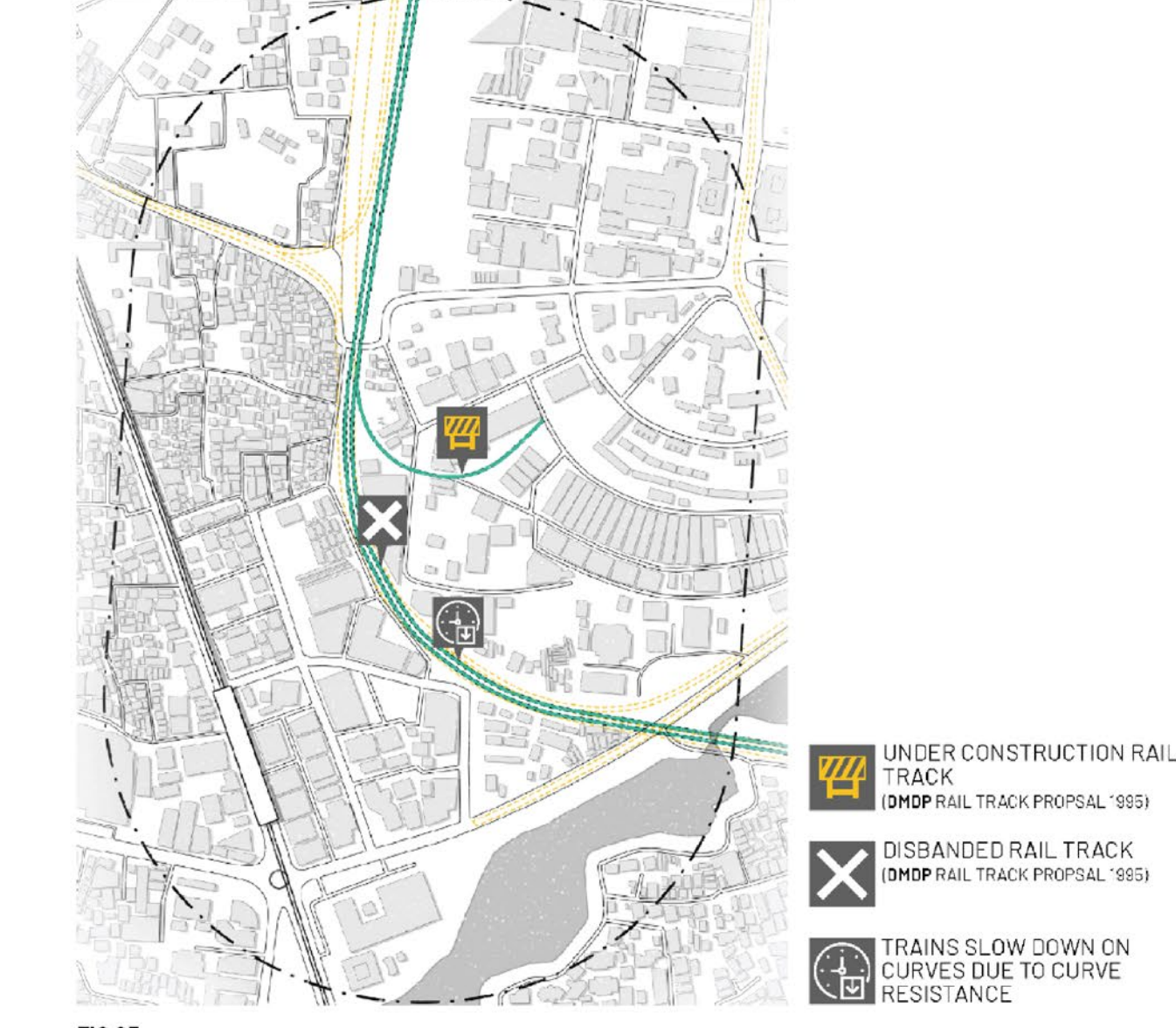


FIG 05 RAILWAY MAP

- ELEVATED EXPRESSWAY
- RAIL TRACK

UNDER CONSTRUCTION RAIL TRACK (DHP RAIL TRACK PROPOSAL '09), DISBANDED RAIL TRACK (DHP RAIL TRACK PROPOSAL '09), TRAINS SLOW DOWN ON CURVES DUE TO CURVE RESISTANCE



FIG 06 STREET TYPOLOGY

- PRIMARY CONNECTION
- SECONDARY CONNECTION
- TARTIARY CONNECTION

SPEED RANGE: 40 TO 80 KM WITH TRAFFIC SHOCKWAVES USUAL PROPAGATING UPSTREAM AT ABOUT UNAUTHORIZED SURFACE PARKING UNREGULATED LOADING AND UNLOAD SYSTEM, DESIGNATED PARKING SPOT (TEJGAON TRUCK STAND)

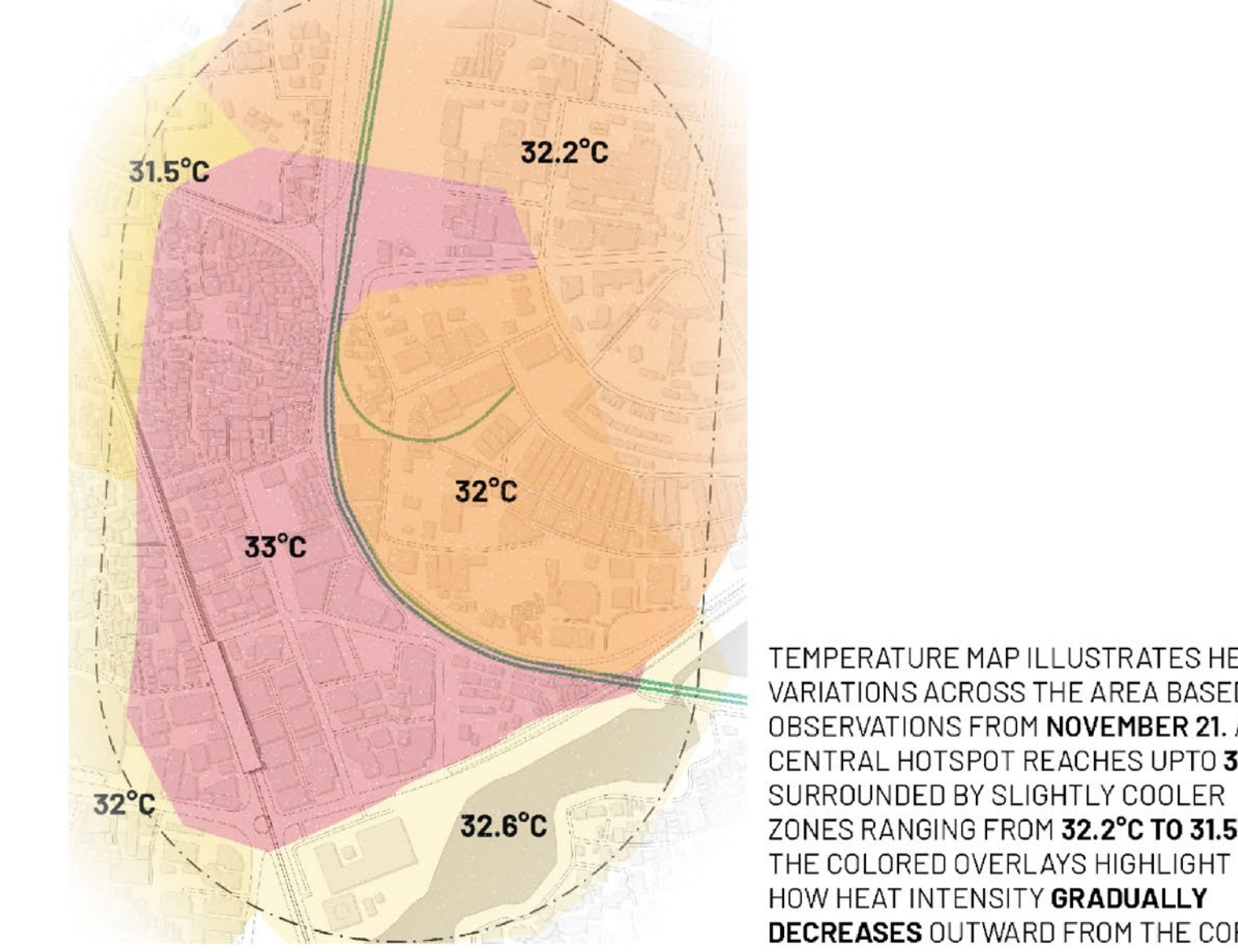


FIG 13 OBSERVATION-BASED TEMPERATURE MAP

TEMPERATURE TAKEN ON NOVEMBER 21

TEMPERATURE MAP ILLUSTRATES HEAT VARIATIONS ACROSS THE AREA BASED ON OBSERVATIONS FROM NOVEMBER 21. A CENTRAL HOTSPOT REACHES UPTO 33°C, SURROUNDED BY SLIGHTLY COOLER ZONES RANGING FROM 32.2°C TO 31.5°C. THE COLORED OVERLAYS HIGHLIGHT HOW HEAT INTENSITY GRADUALLY DECREASES OUTWARD FROM THE CORE, REVEALING PATTERNS LIKELY INFLUENCED BY URBAN DENSITY, BUILT SURFACES, AND LOCAL ENVIRONMENTAL FEATURES.

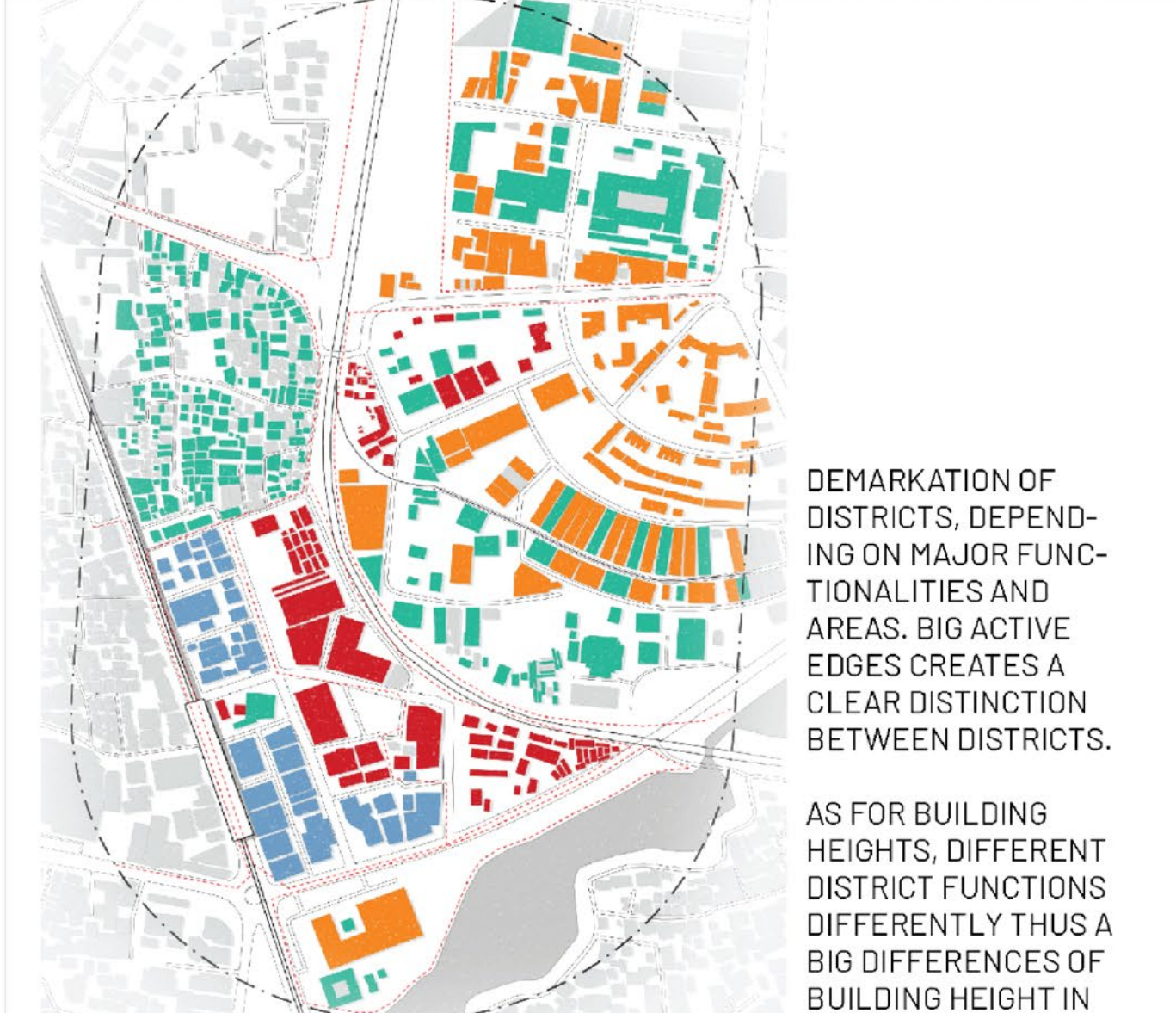


FIG 11 DISTRICT AND BUILDING HEIGHT MAP

- 5 TO 8 STORIED
- 8 TO 15 STORIED
- 2 TO 5 STORIED
- 2 STORIED OR BELOW

DEMARKATION OF DISTRICTS, DEPENDING ON MAJOR FUNCTIONALITIES AND AREAS. BIG ACTIVE EDGES CREATES A CLEAR DISTINCTION BETWEEN DISTRICTS. AS FOR BUILDING HEIGHTS, DIFFERENT DISTRICT FUNCTIONS DIFFERENTLY THUS A BIG DIFFERENCES OF BUILDING HEIGHT IN DISTRICTS

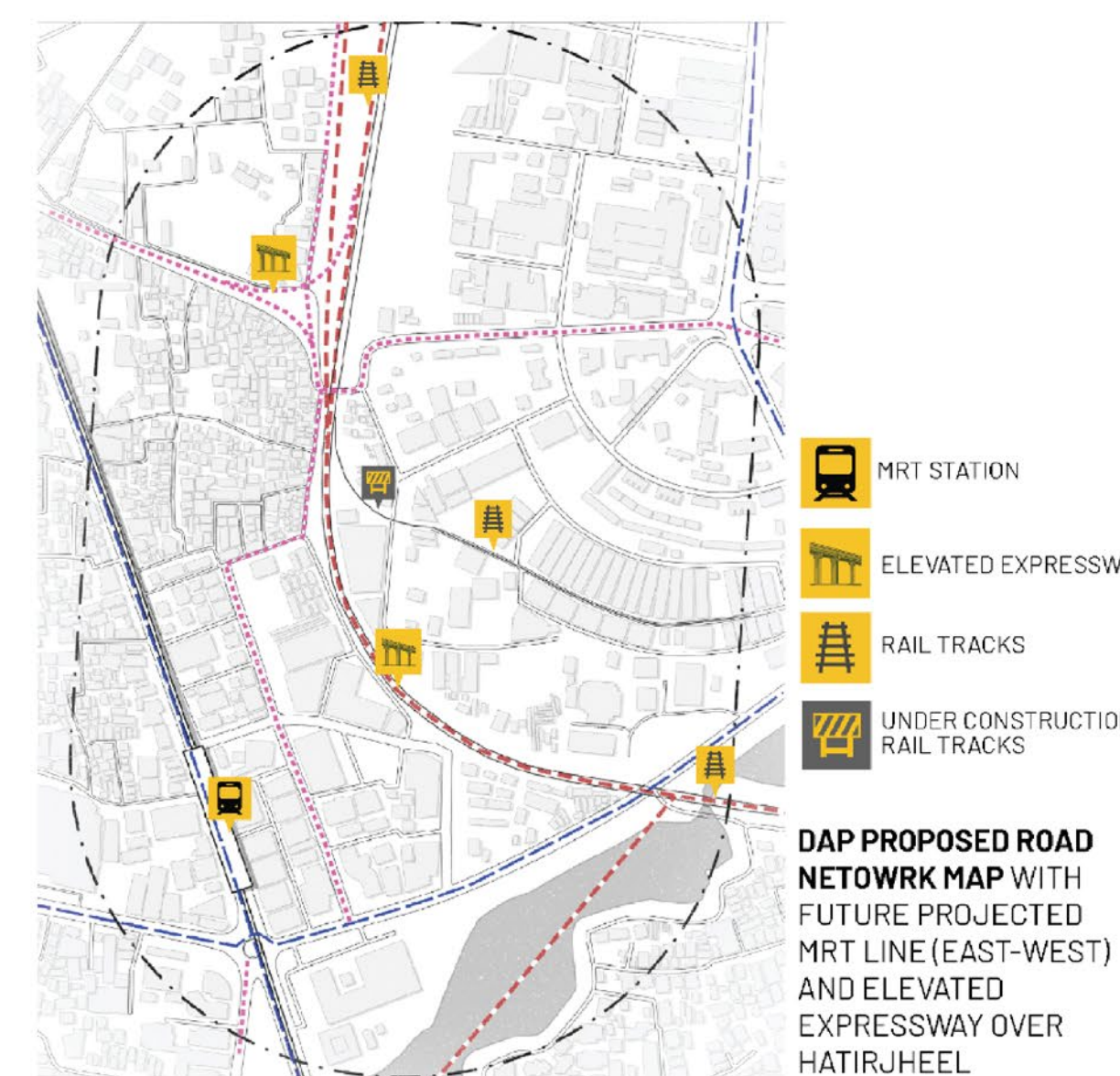


FIG 07 DAP PROPOSED ROAD NETWORK

- ROAD CENTERLINE
- ELEVATED EXPRESSWAY
- BRT ROUTE
- RAILWAY TRACKS
- MRT ROUTE

DAP PROPOSED ROAD NETWORK MAP WITH FUTURE PROJECTED MRT LINE (EAST-WEST) AND ELEVATED EXPRESSWAY OVER HATIRJHEEL

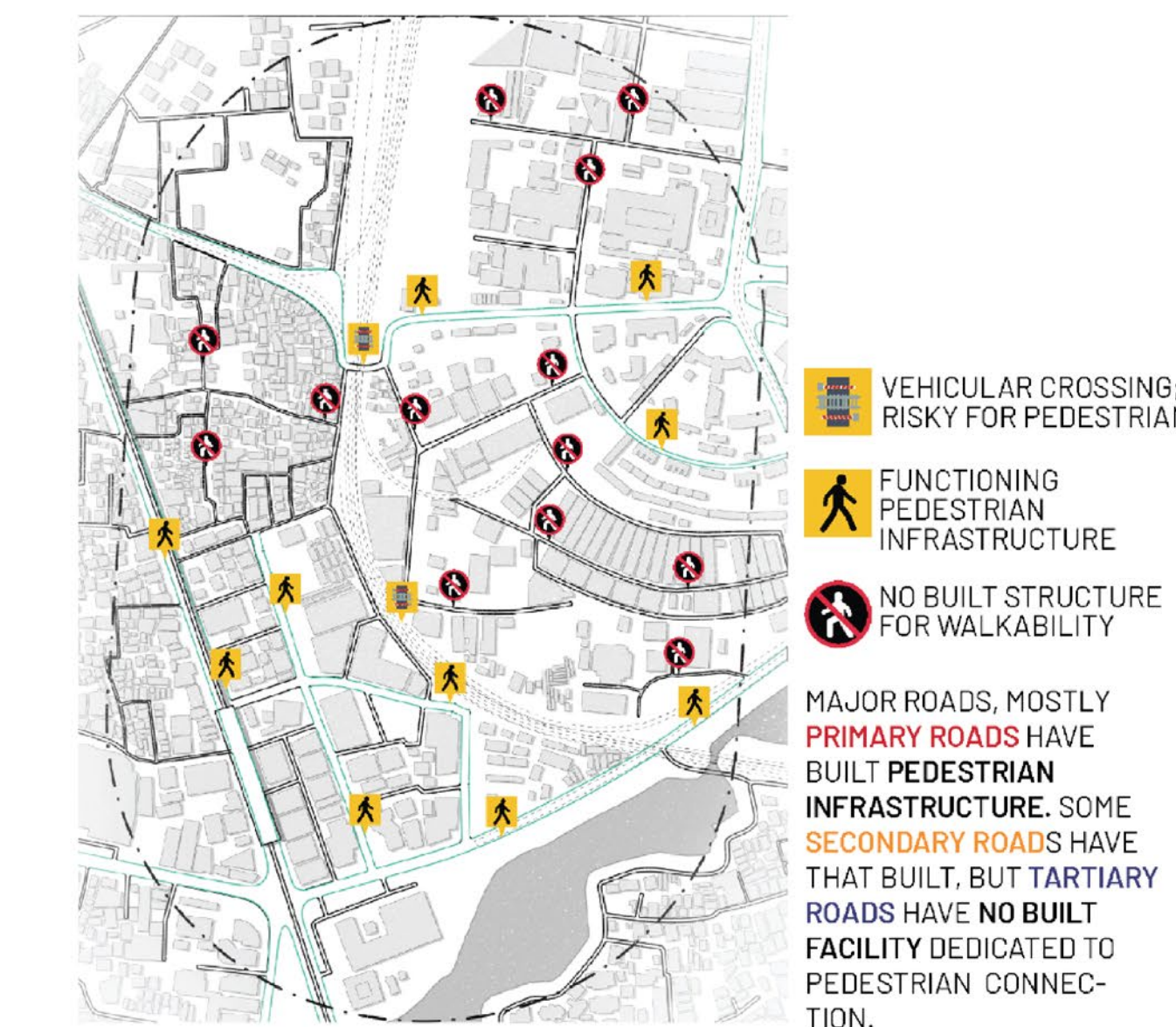


FIG 08 PEDESTRIAN WALKWAY FACILITIES

- BUILT PEDESTRIAN WALKWAY

VEHICULAR CROSSING: RISKY FOR PEDESTRIAN, FUNCTIONING PEDESTRIAN INFRASTRUCTURE, NO BUILT STRUCTURE FOR WALKABILITY

MAJOR ROADS, MOSTLY PRIMARY ROADS HAVE BUILT PEDESTRIAN INFRASTRUCTURE. SOME SECONDARY ROADS HAVE THAT BUILT, BUT TARTIARY ROADS HAVE NO BUILT FACILITY DEDICATED TO PEDESTRIAN CONNECTION.

VEGETATION

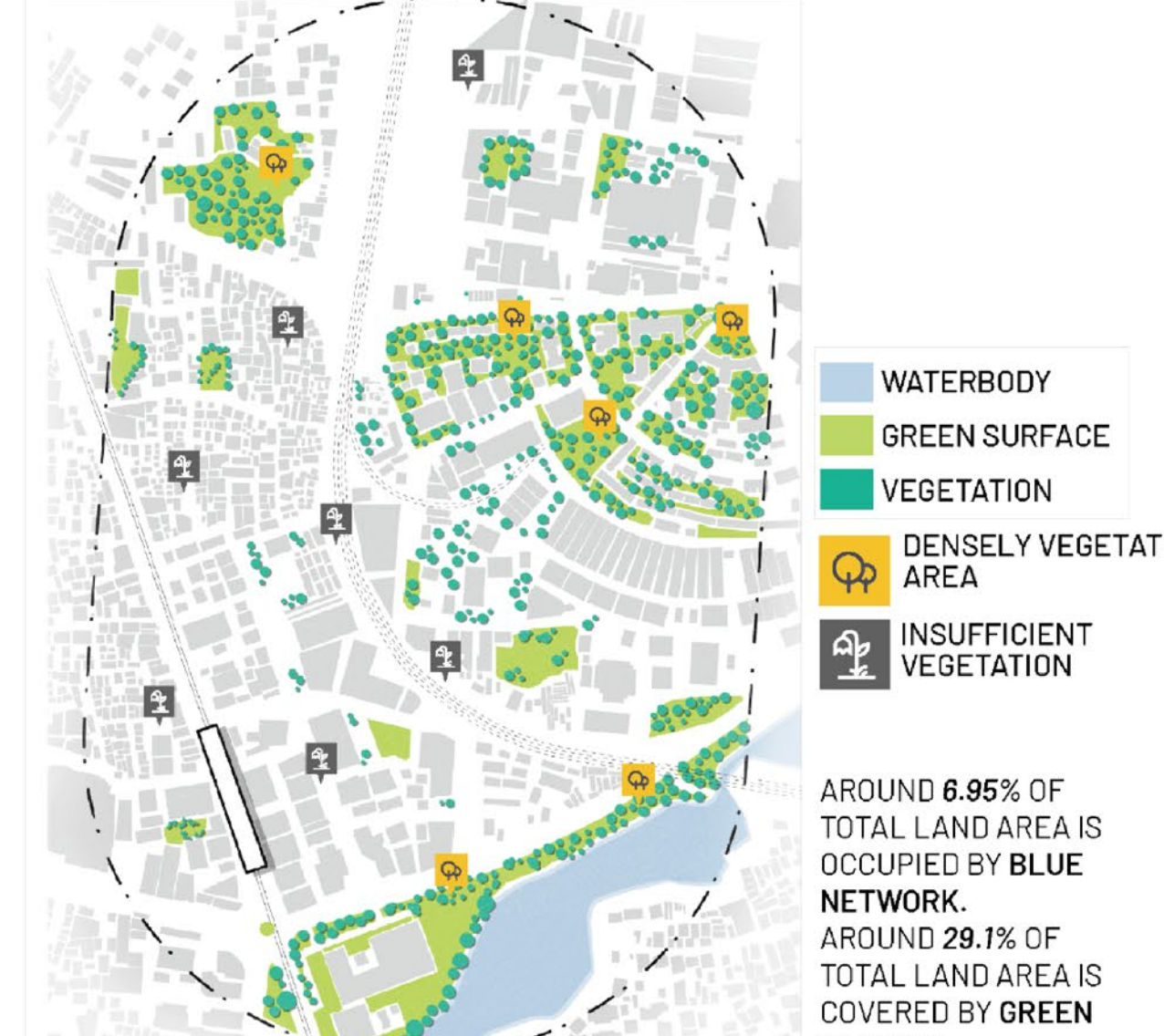


FIG 09 GREEN AND BLUE PATCHES

- WATERBODY
- GREEN SURFACE
- VEGETATION
- DENSELY VEGETATE AREA
- INSUFFICIENT VEGETATION

AROUND 6.95% OF TOTAL LAND AREA IS OCCUPIED BY BLUE NETWORK. AROUND 29.1% OF TOTAL LAND AREA IS COVERED BY GREEN PATCHES.

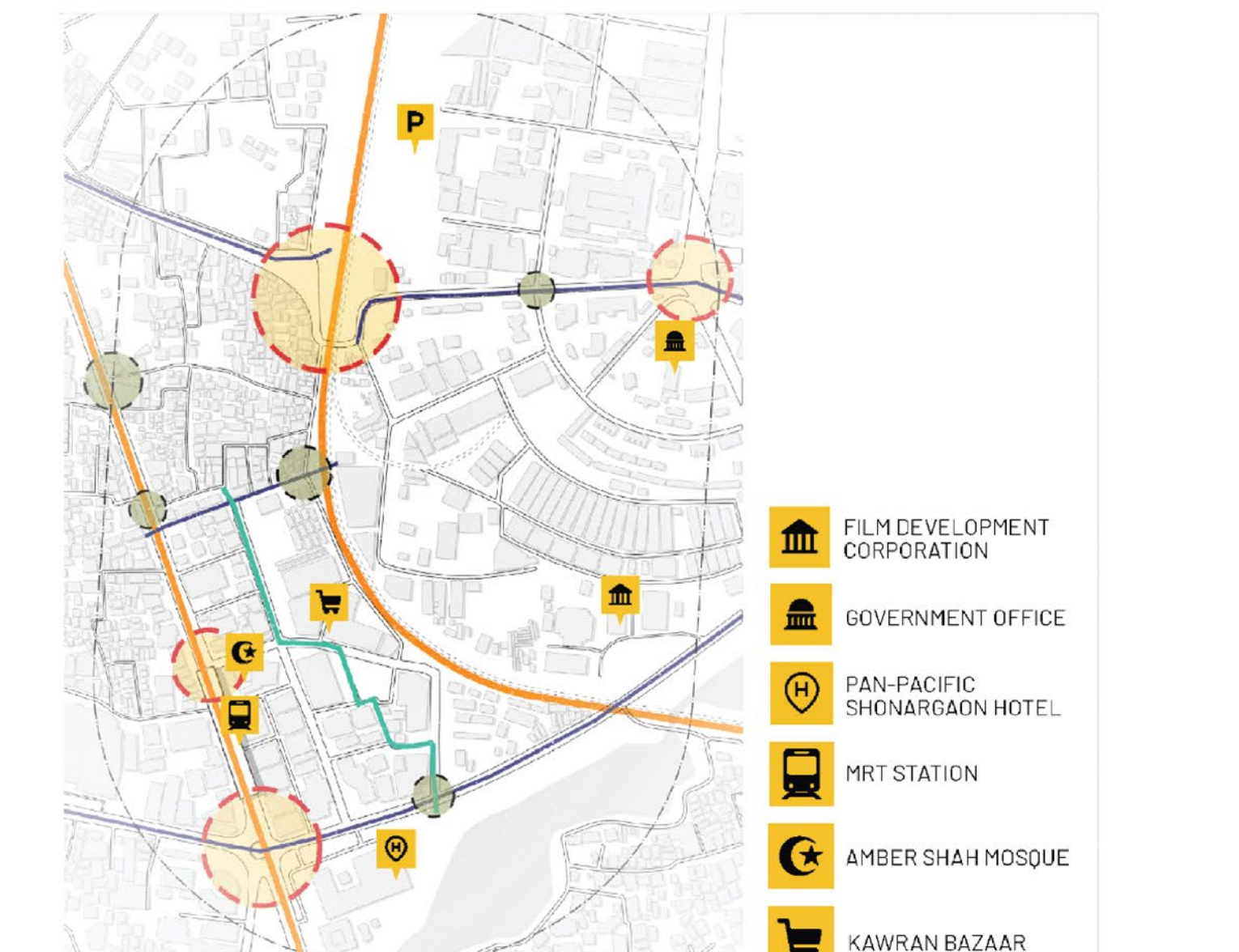


FIG 14 NODES, EDGES & LANDMARKS

- PRIMARY EDGE
- SECONDARY EDGE
- TARTIARY EDGE
- ACTIVE NODES
- DEAD NODES

FILM DEVELOPMENT CORPORATION, GOVERNMENT OFFICE, PAN-PACIFIC SHONARGAON HOTEL, MRT STATION, AMBER SHAH MOSQUE, KAWRAN BAZAAR

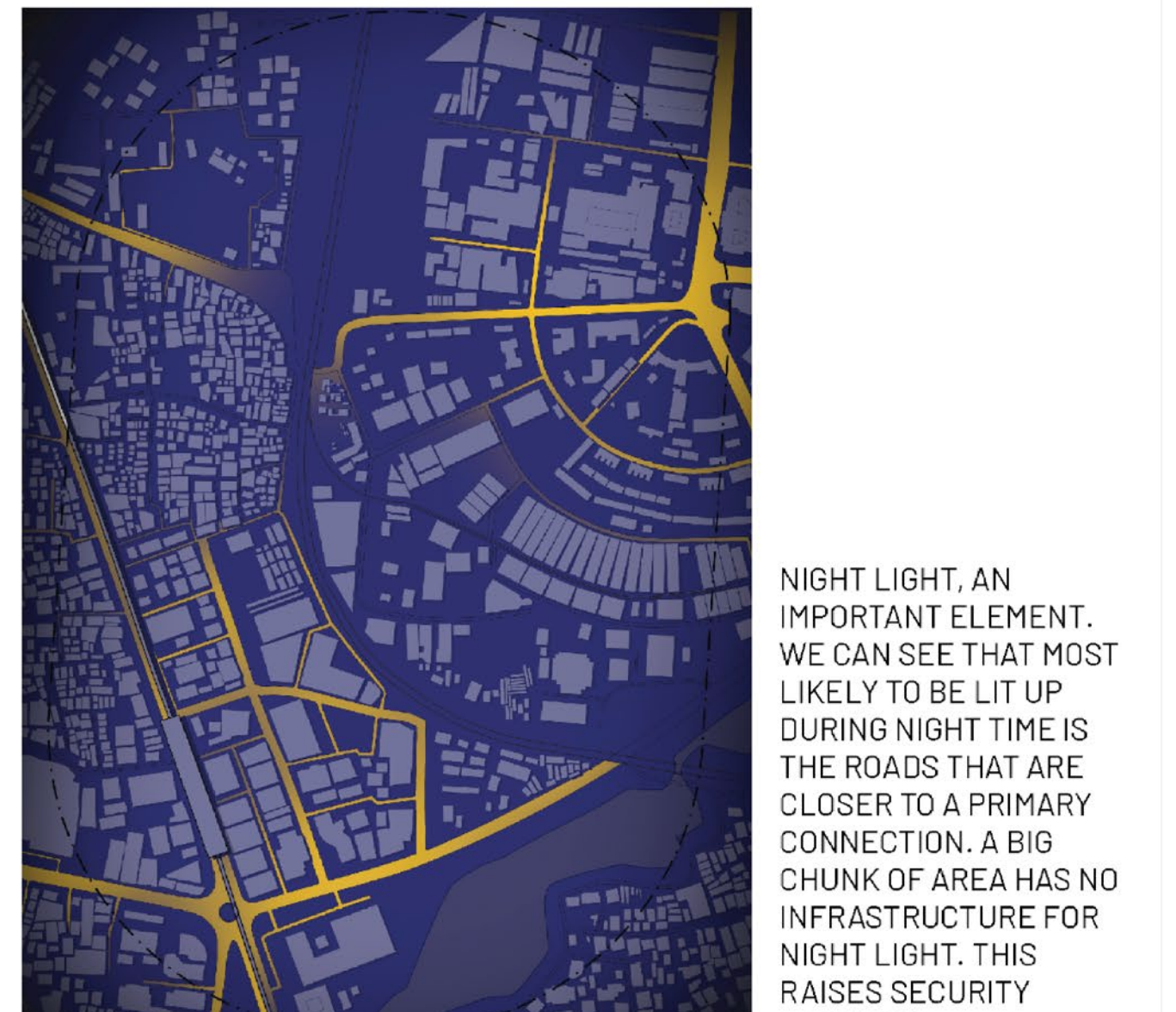


FIG 11 NIGHTLIGHTING MAP

NIGHT LIGHT, AN IMPORTANT ELEMENT. WE CAN SEE THAT MOST LIKELY TO BE LIT UP DURING NIGHT TIME IS THE ROADS THAT ARE CLOSER TO A PRIMARY CONNECTION. A BIG CHUNK OF AREA HAS NO INFRASTRUCTURE FOR NIGHT LIGHT. THIS RAISES SECURITY CONCERN

EXISTING SITE CONDITIONS

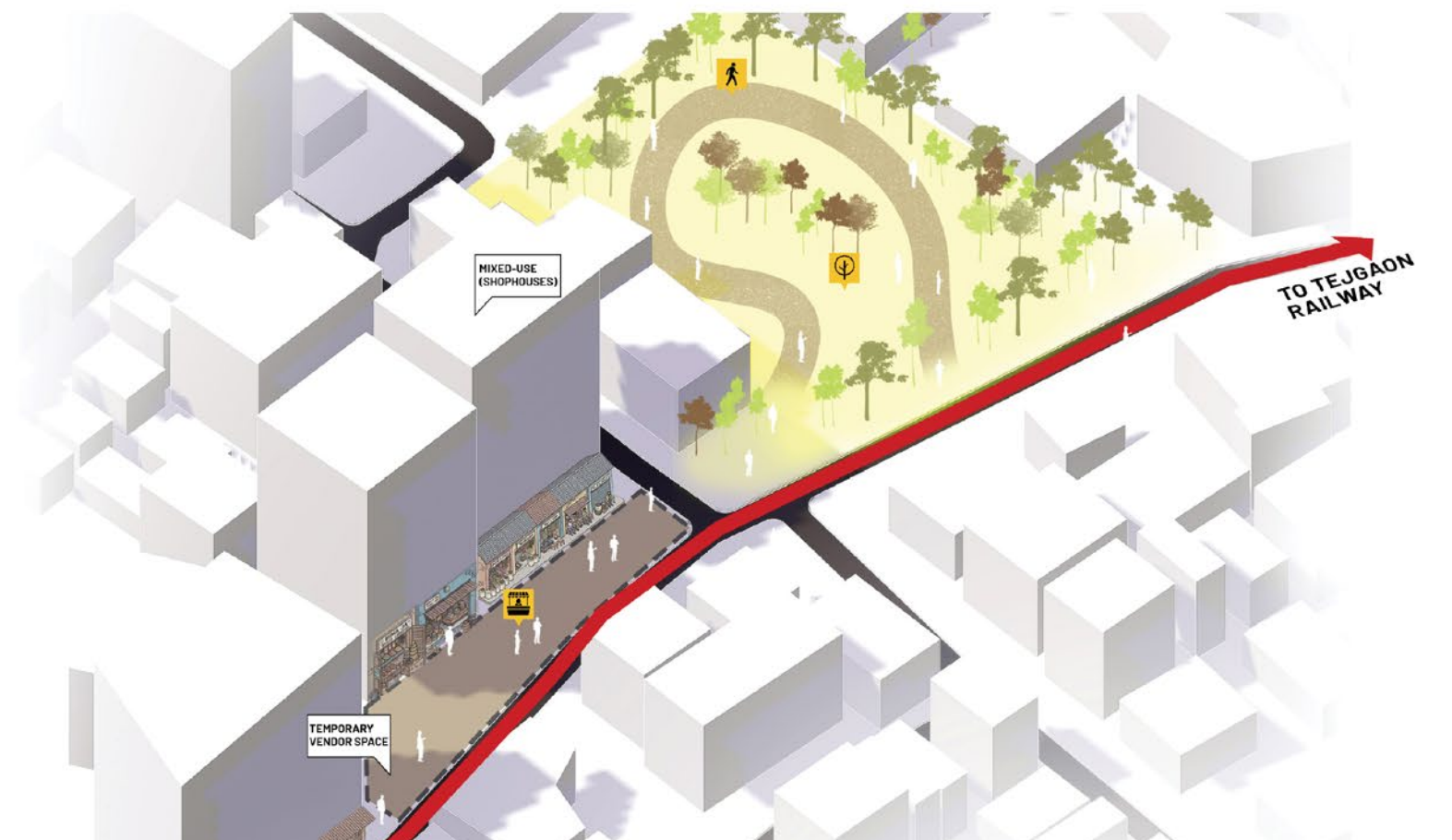
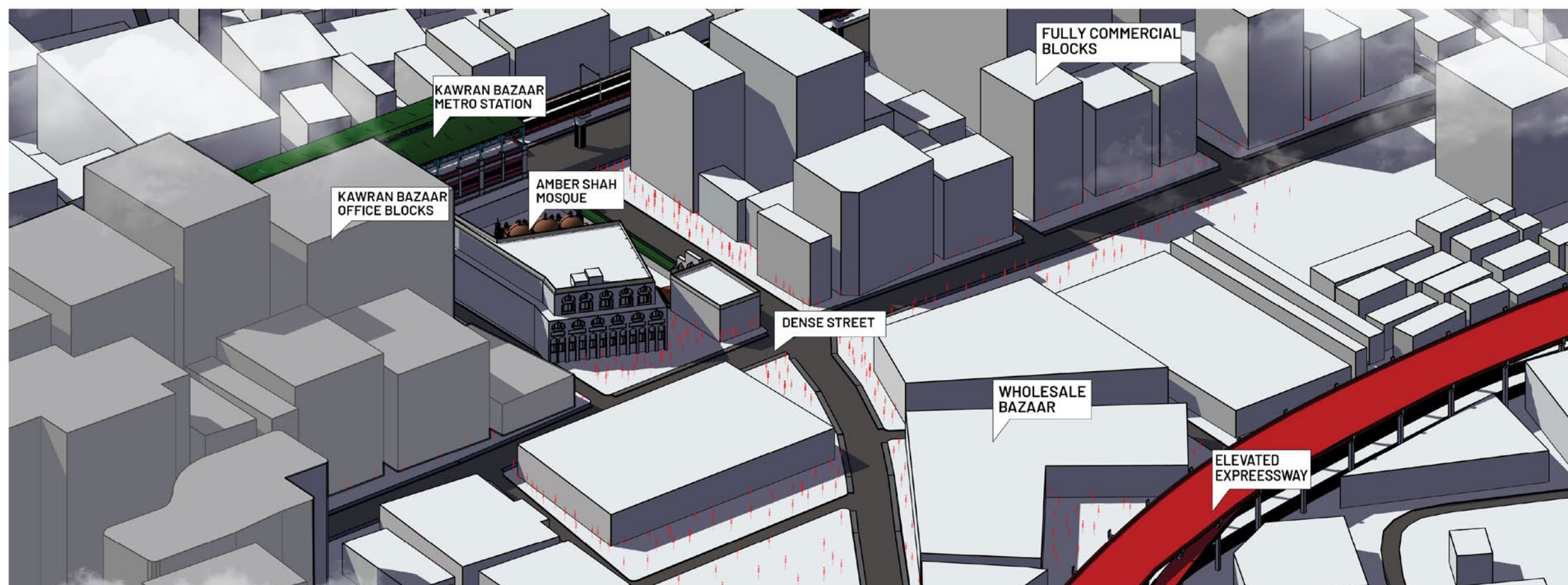
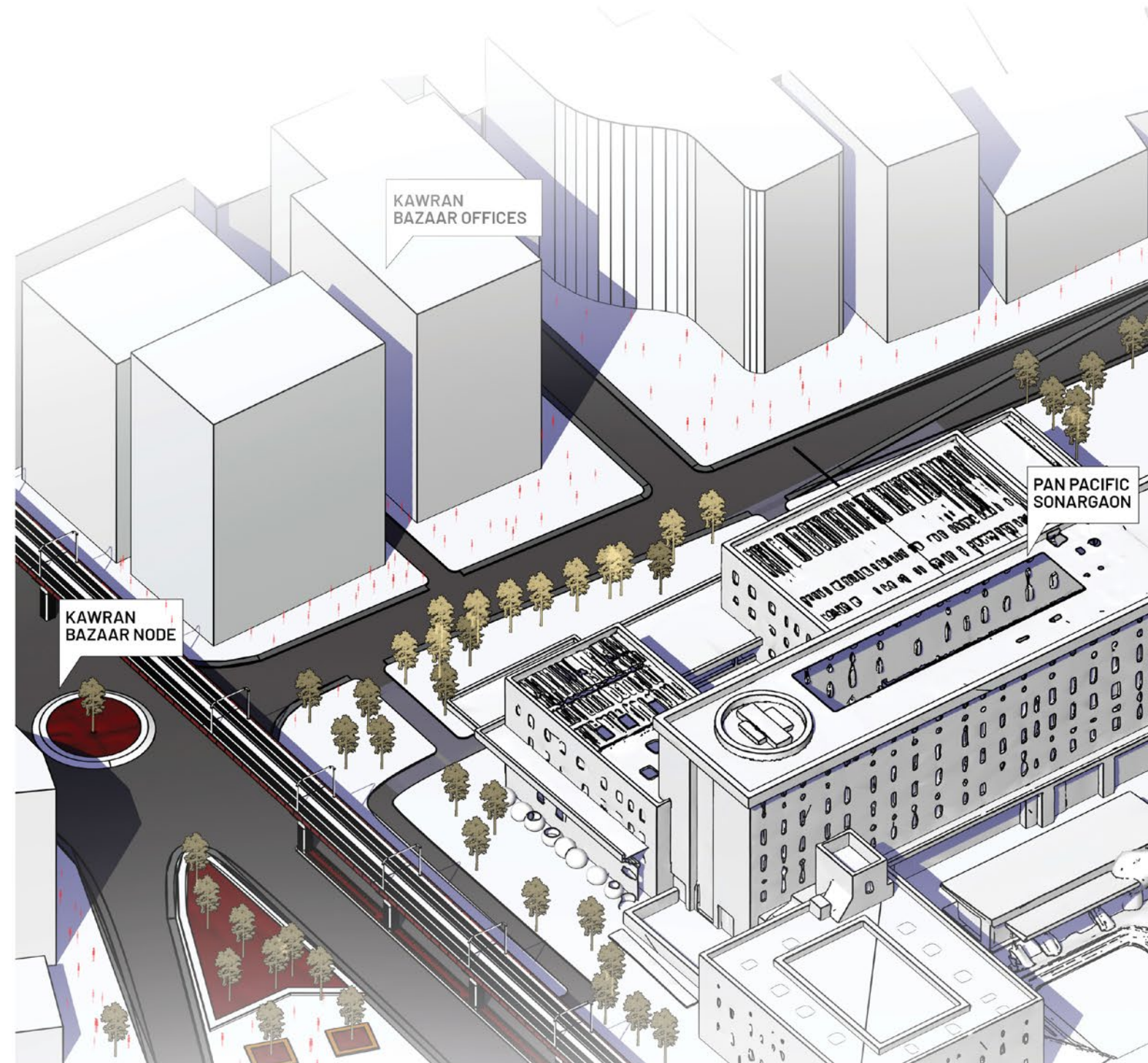
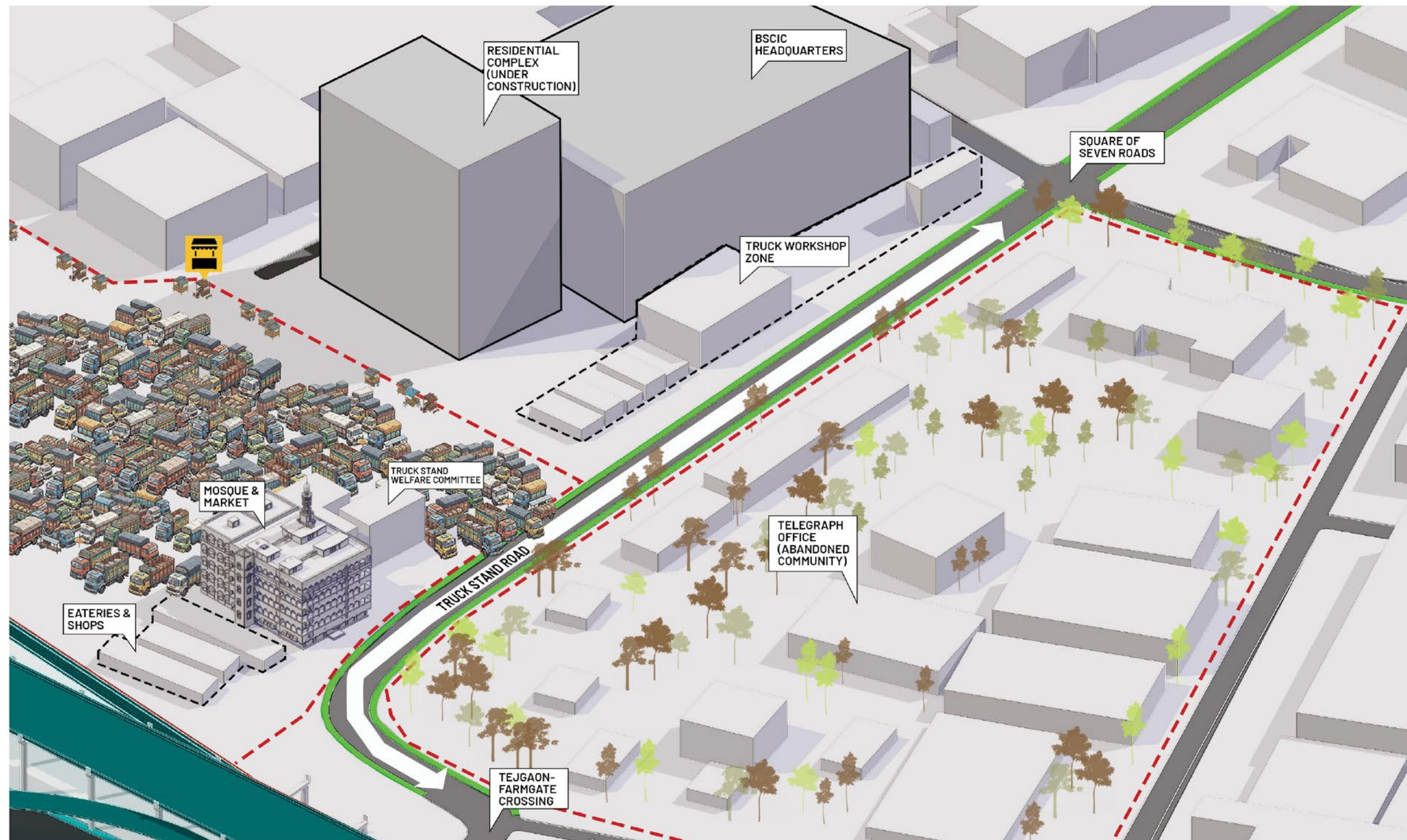
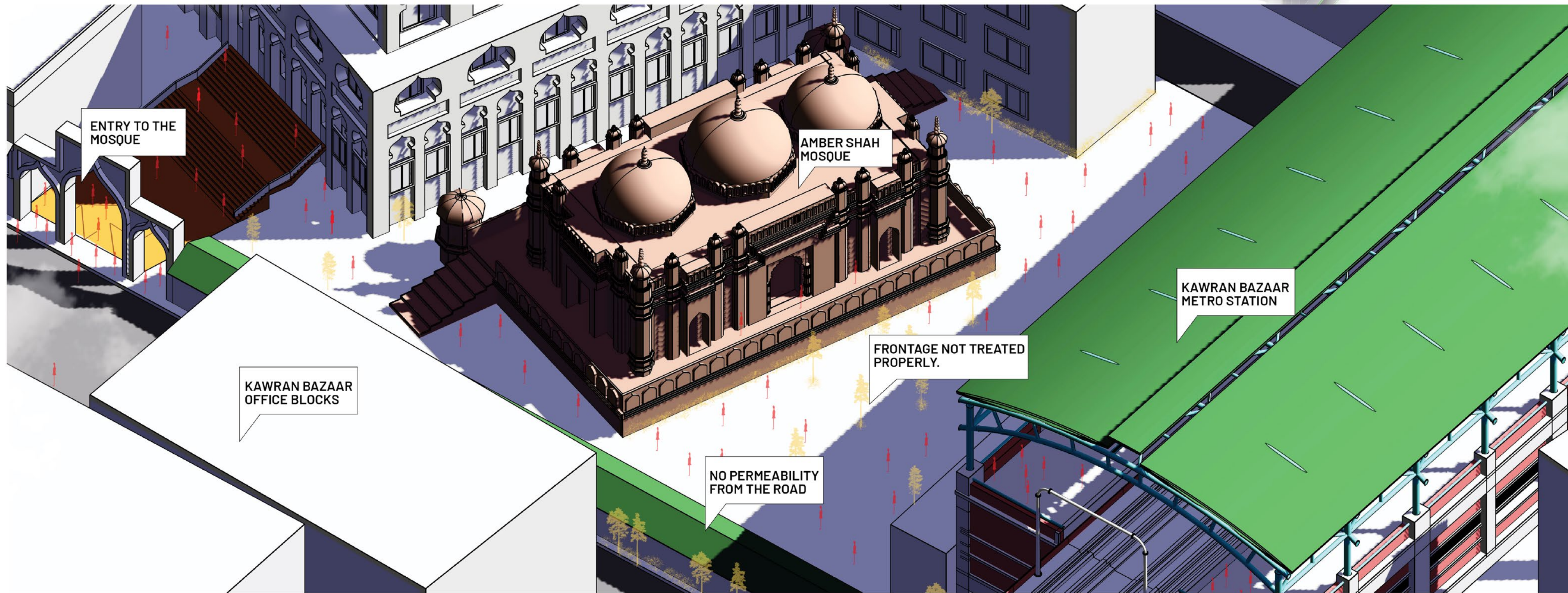
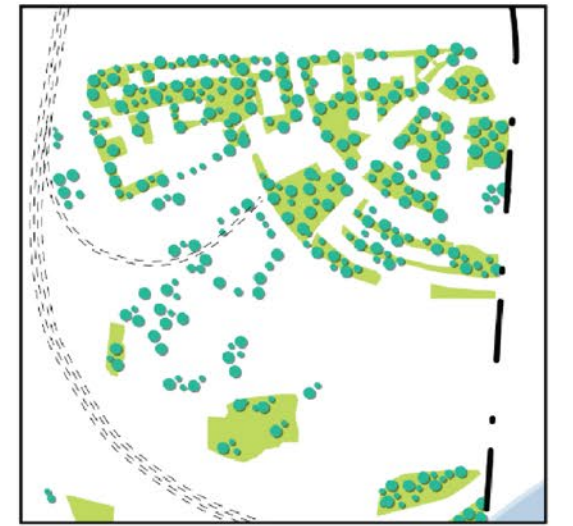


FIGURE GROUND MAP



TEJGAON INDUSTRIAL DISTRICT

38.8% **VEGETATION**
0% **WATERBODY**
59.2% **SOLID SPACE**

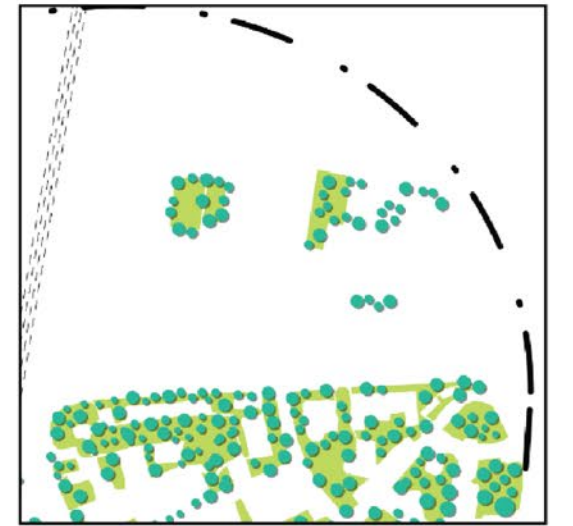


INACCESSIBLE



**TRUCK STAND DISTRICT
(TAJUDDIN ROAD)**

9.3% **VEGETATION**
0% **WATERBODY**
69.5% **SOLID SPACE**

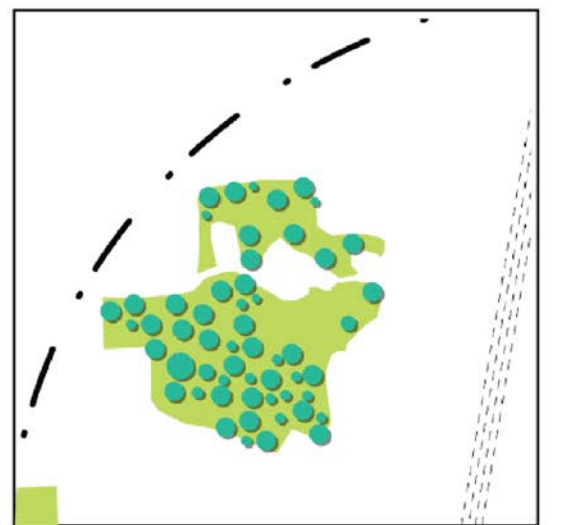
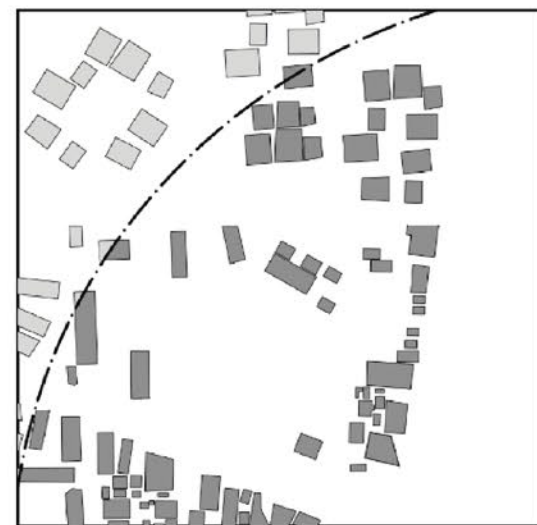


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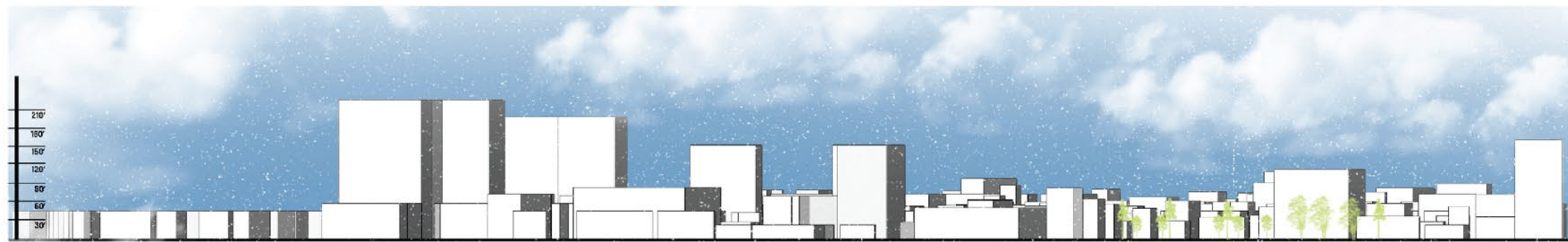


**SCHOOL PARA DISTRICT
(EAST TEJTURI BAZAAR)**

44.6% **VEGETATION**
0% **WATERBODY**
26.1% **SOLID SPACE**

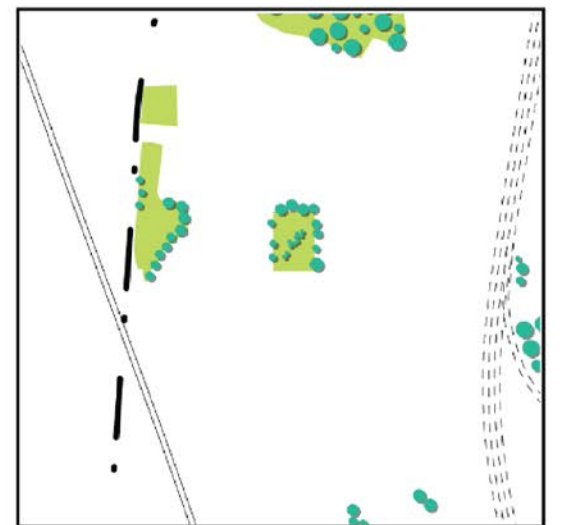


INACCESSIBLE



EAST TEJTURI BAZAAR DISTRICT

4.2% **VEGETATION**
0% **WATERBODY**
87.4% **SOLID SPACE**



ACCESSIBLE

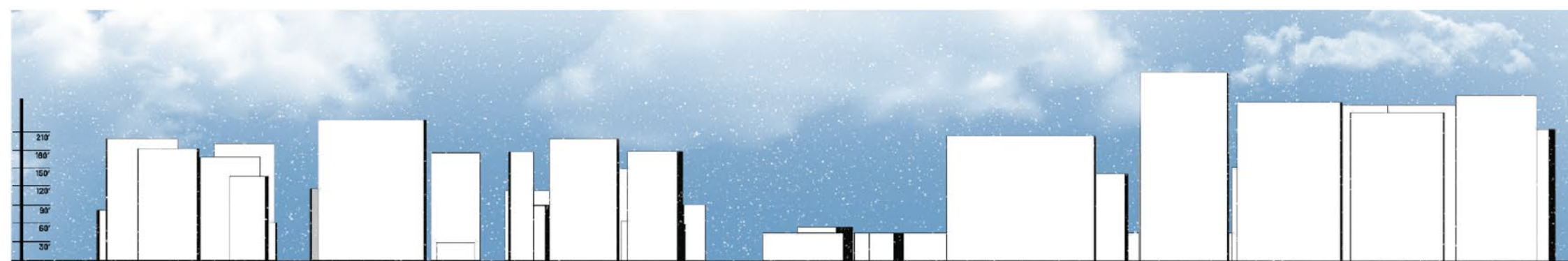


WEST TEJTURI BAZAAR DISTRICT

1.8% **VEGETATION**
0% **WATERBODY**
89.9% **SOLID SPACE**

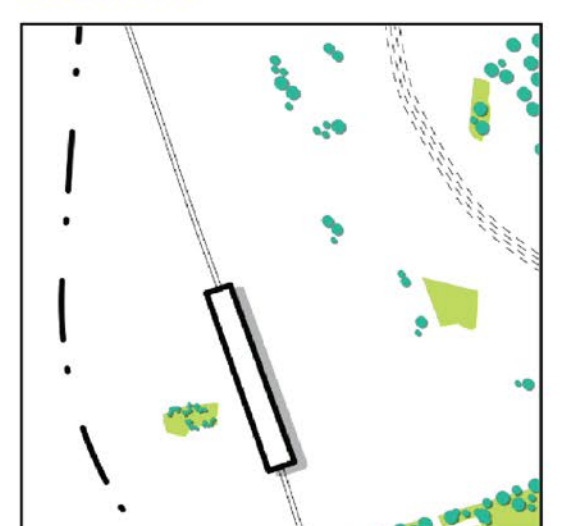


ACCESSIBLE



**KAZI NAZRUL AVE. DISTRICT
(KAWRAN BAZAAR)**

0.6% **VEGETATION**
0% **WATERBODY**
75.4% **SOLID SPACE**

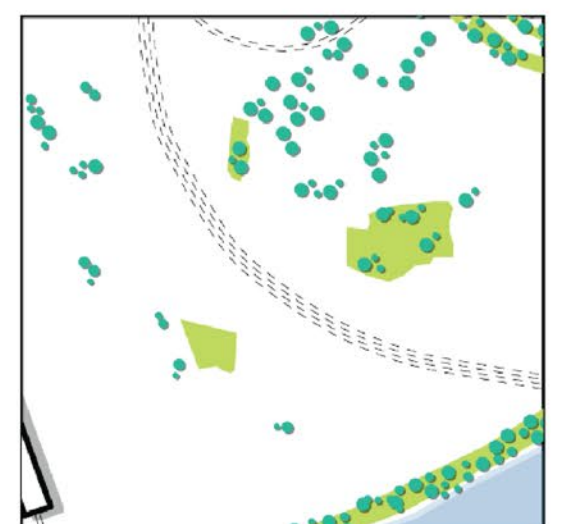


NOT APPLICABLE



KAWRAN BAZAAR DISTRICT

6.9% **VEGETATION**
0% **WATERBODY**
56.8% **SOLID SPACE**

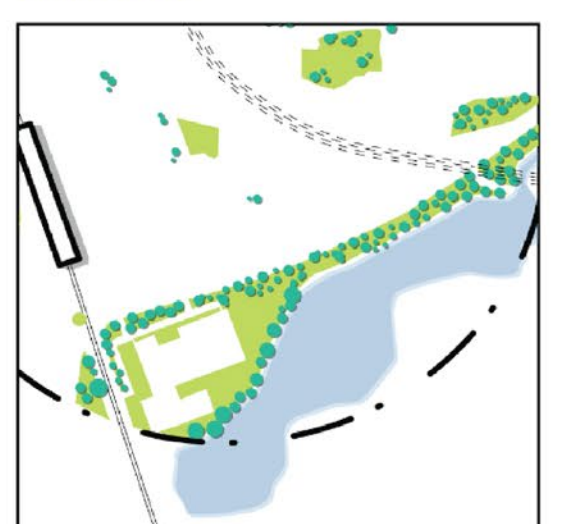
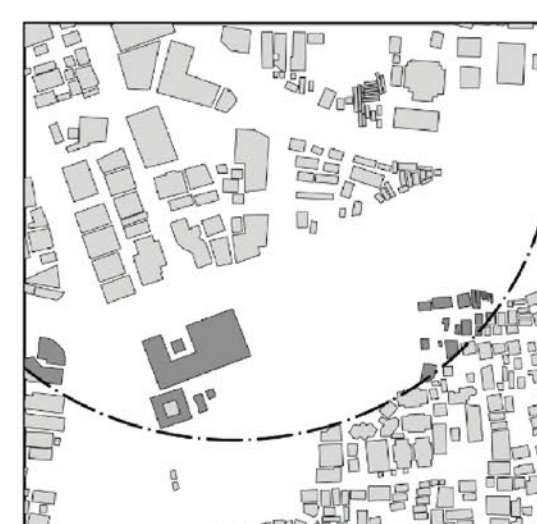


ACCESSIBLE



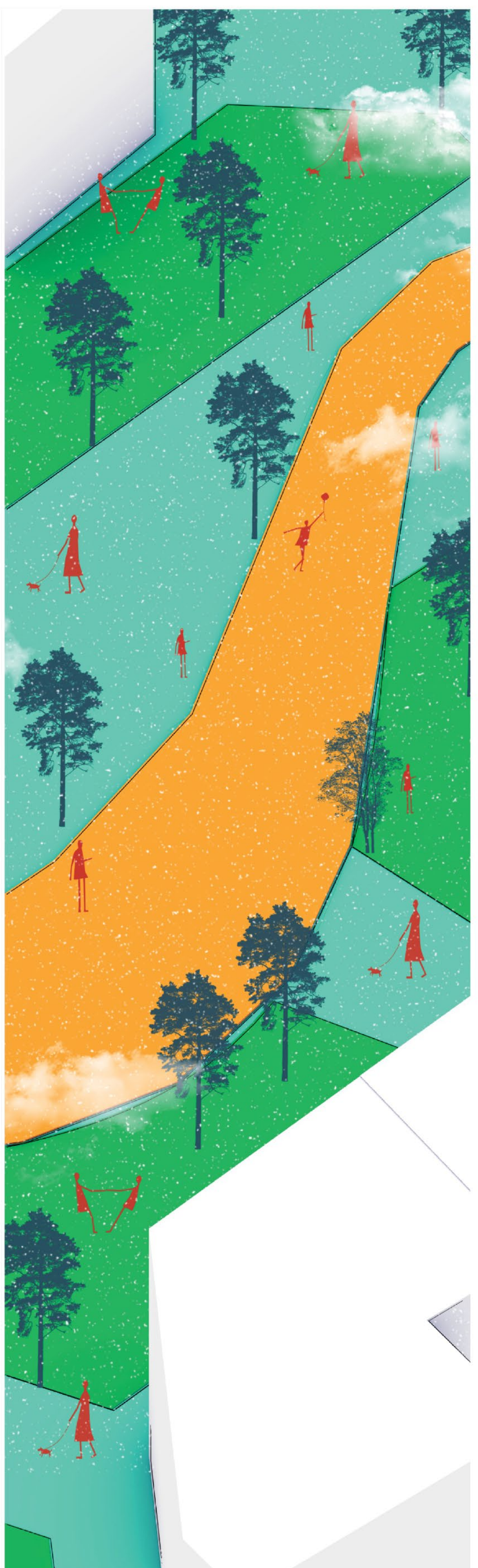
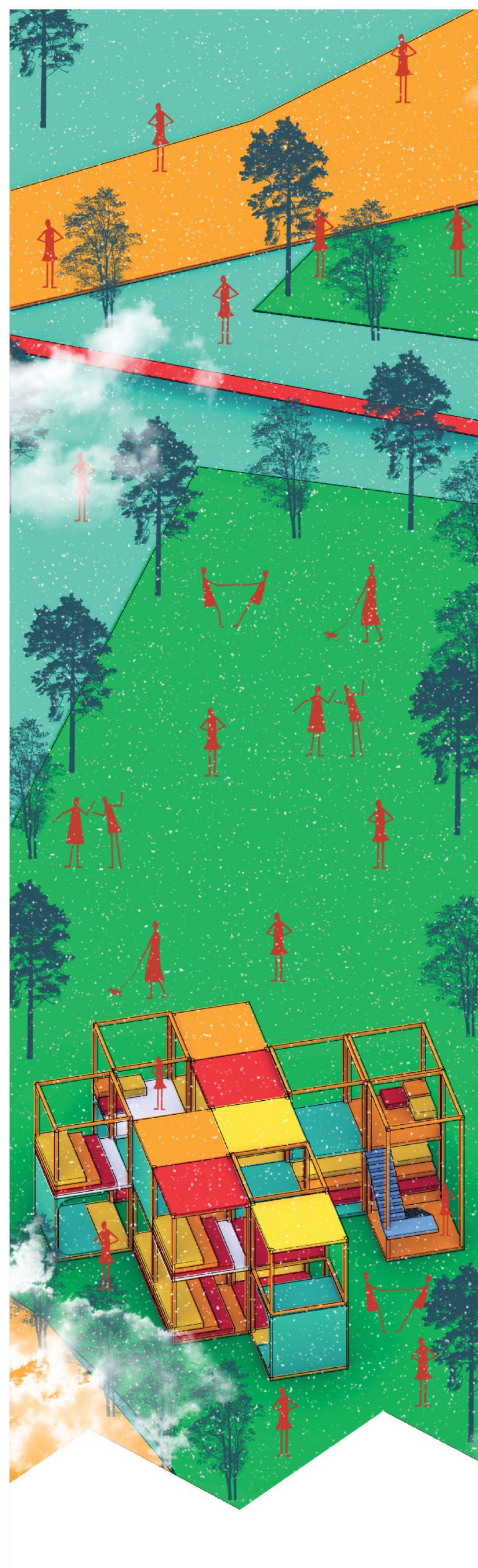
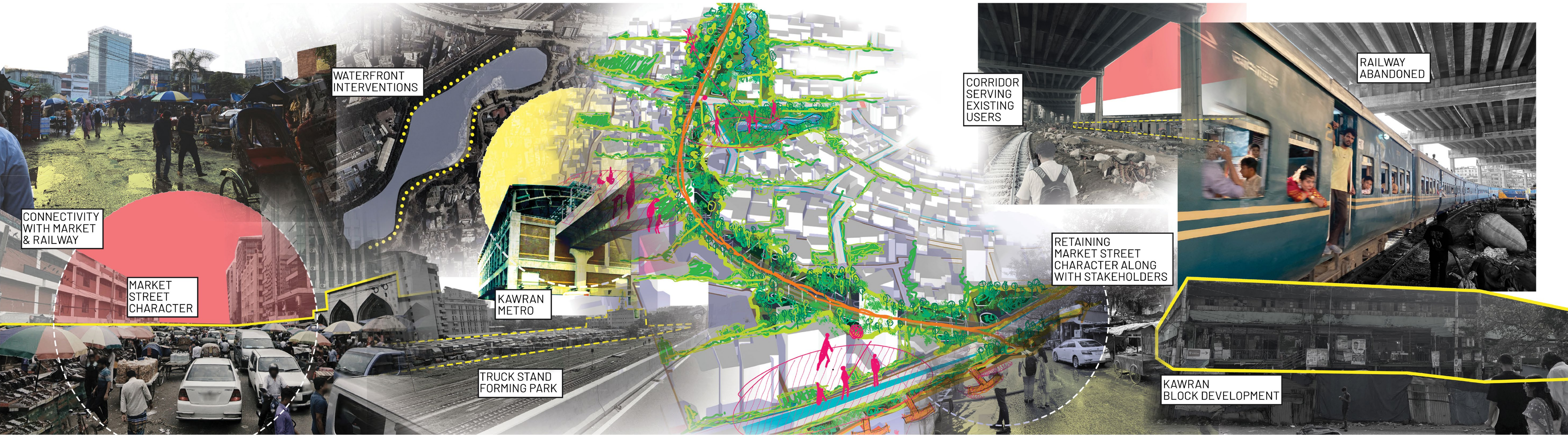
HATIRJHEEL DISTRICT


46.2% **VEGETATION**
50.2% **WATERBODY**
4.6% **SOLID SPACE**





INACCESSIBLE


VISION & SCOPE OF WORK




- 

A SINUOUS PEDESTRIAN AND CYCLING SPINE REPLACES THE RIGID RAIL LINE, PROMOTING SLOW MOVEMENT AND PUBLIC LIFE.
- 

LANDSCAPE THICKENS AT KEY POINTS TO FORM POCKETS FOR SOCIAL AND RECREATIONAL ACTIVITIES.
- 

BUILT MASSES ARE REORGANIZED AS POROUS CLUSTERS ALONG THE CORRIDOR.
- 

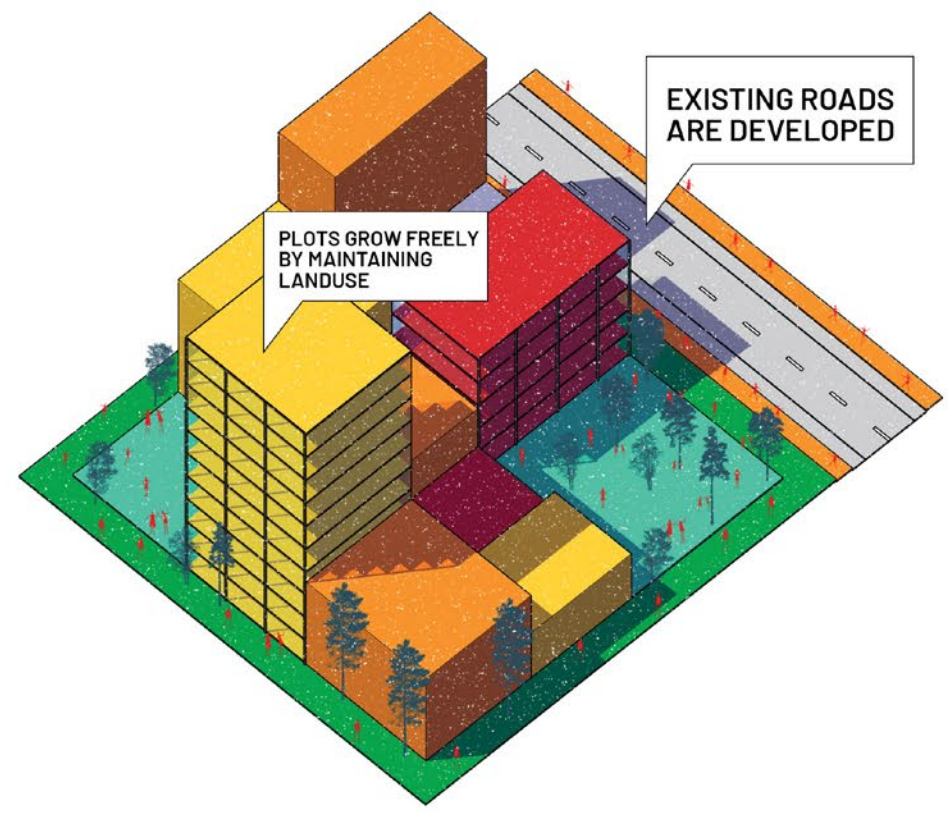
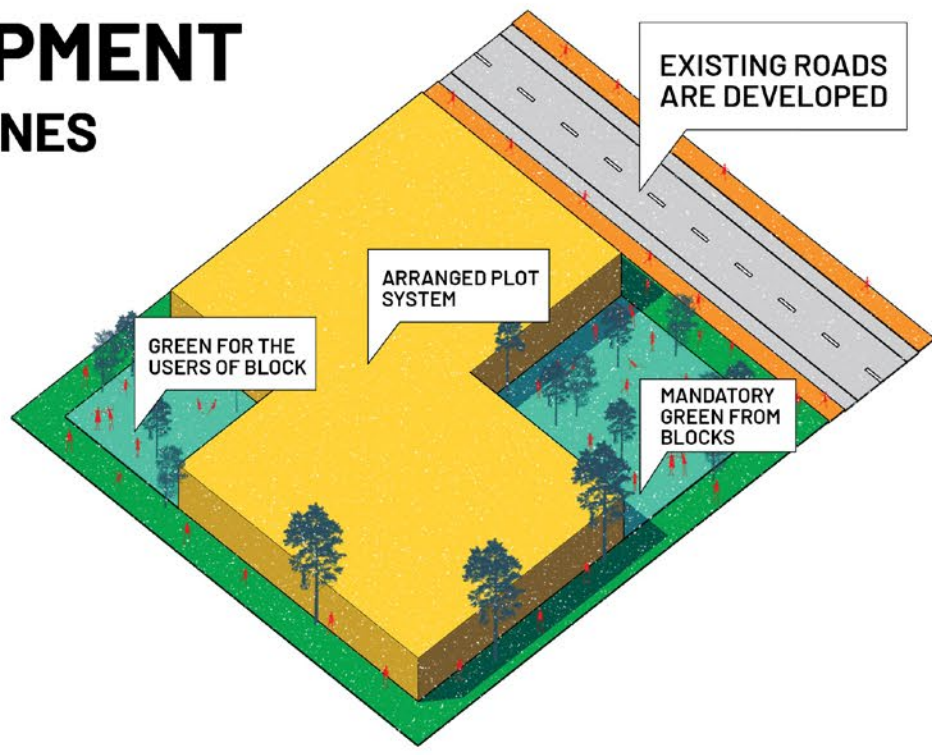
THIS ALLOWS VISUAL, SOCIAL, AND ECOLOGICAL CONNECTIVITY ACROSS NEIGHBORHOODS.
- 

THE FORMER INFRASTRUCTURAL BARRIER IS TRANSFORMED INTO AN ACTIVE CIVIC AND ENVIRONMENTAL SPINE.

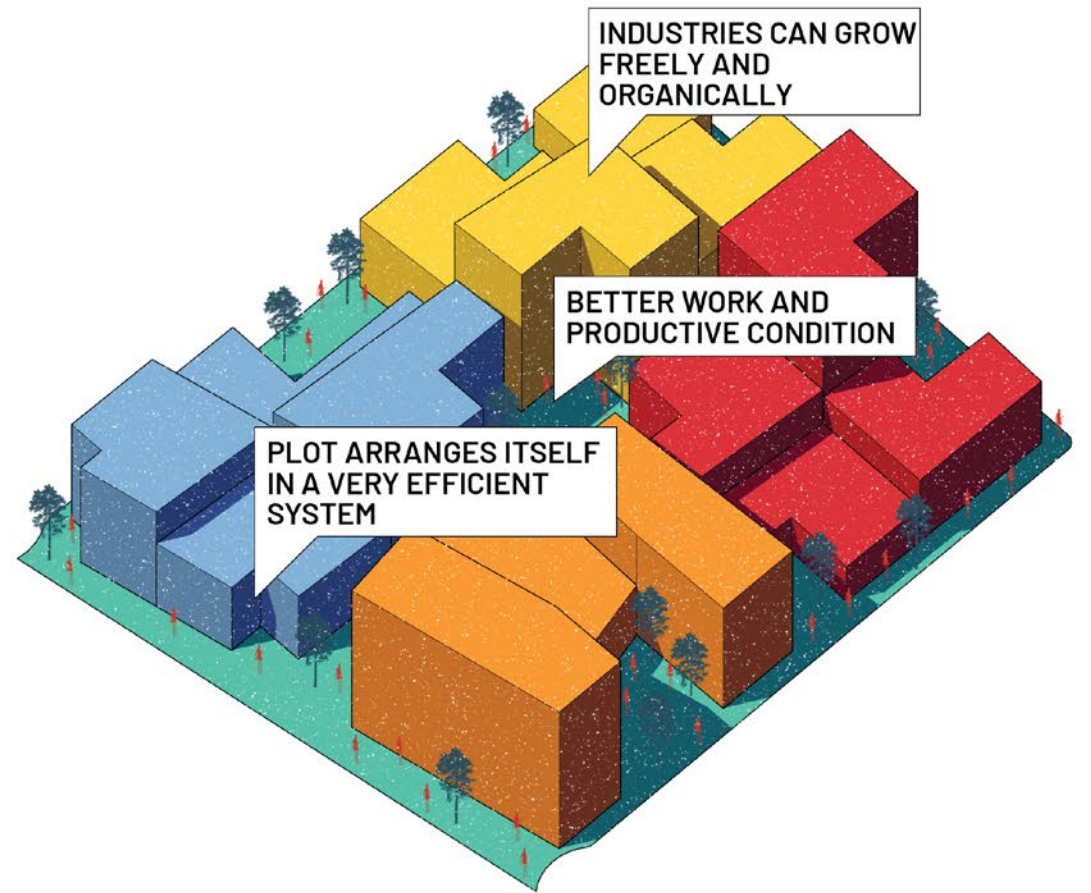
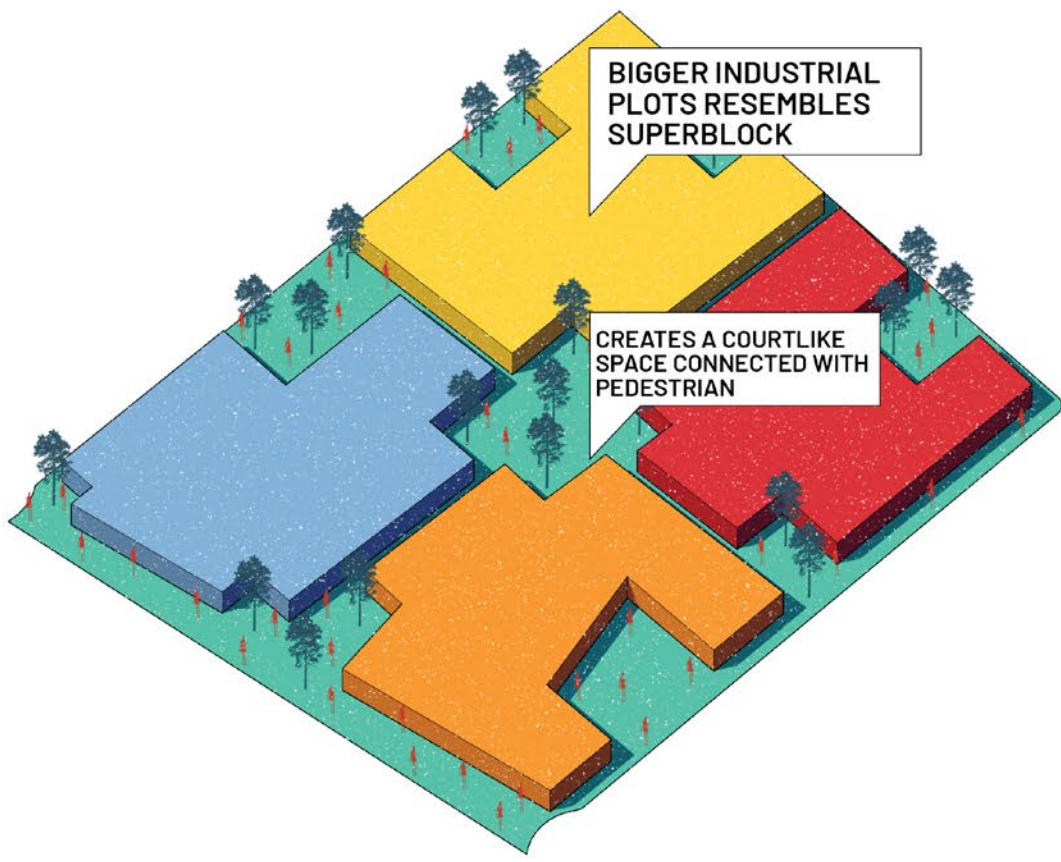


MASTERPLAN
SCALE: 1/64" = 1'-0"

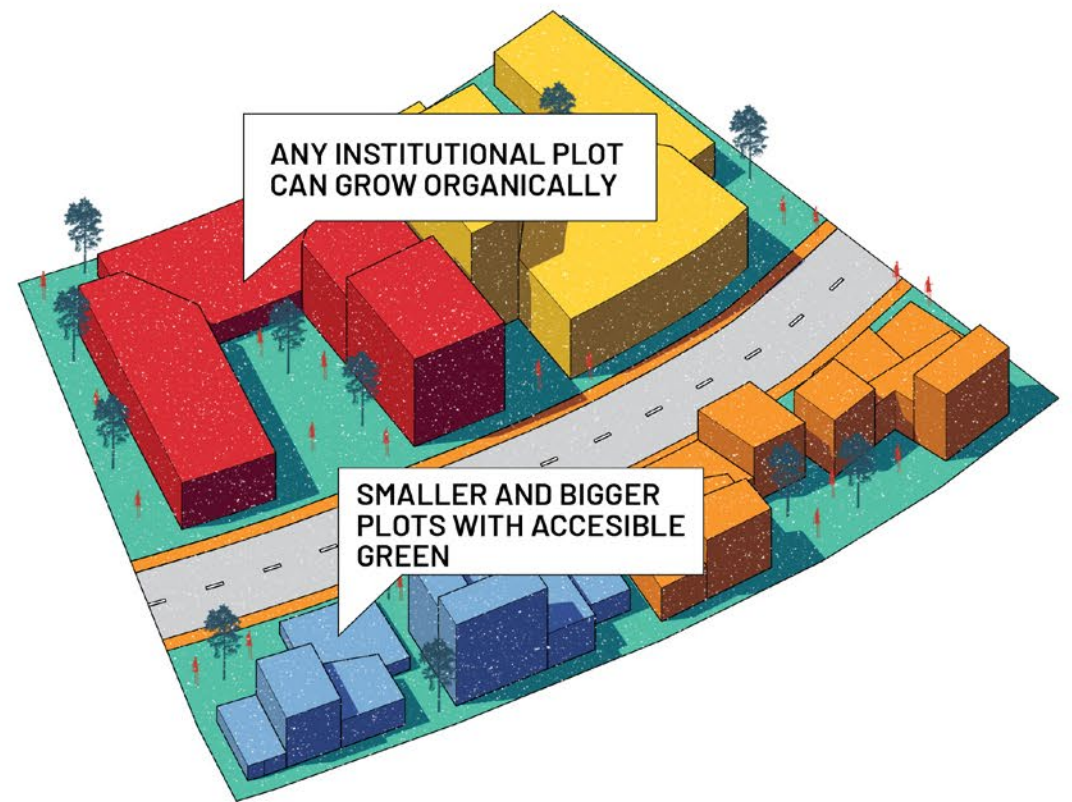
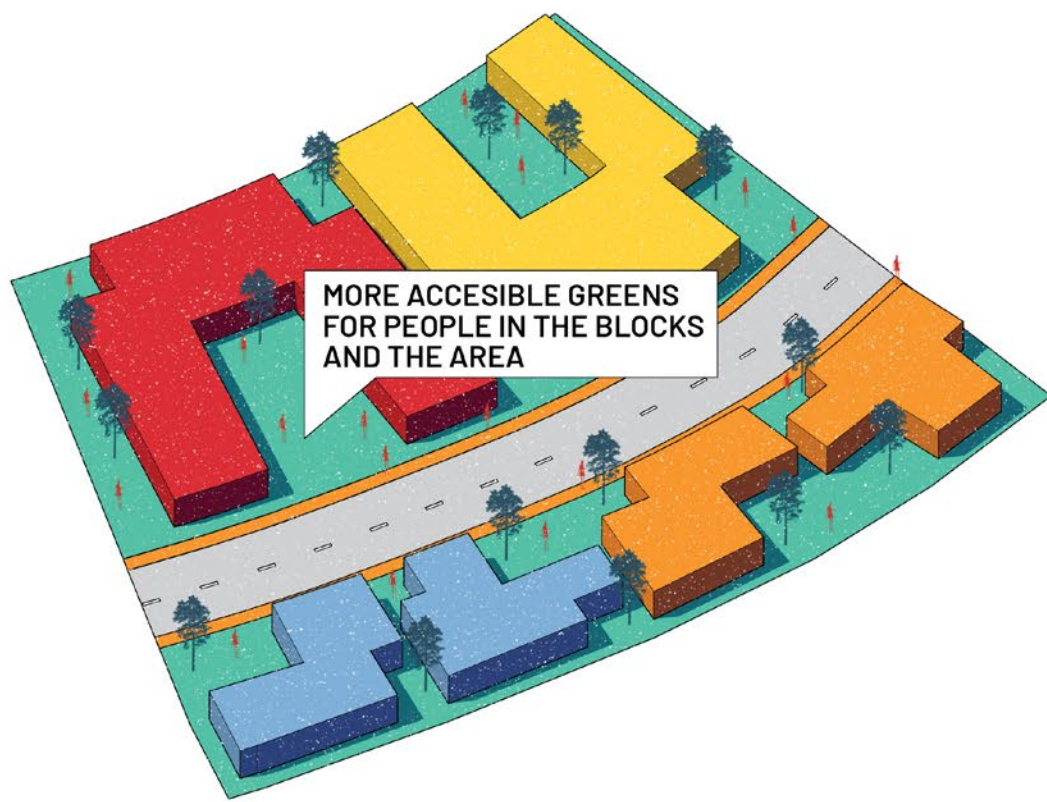
BLOCK DEVELOPMENT DAP GUIDELINES



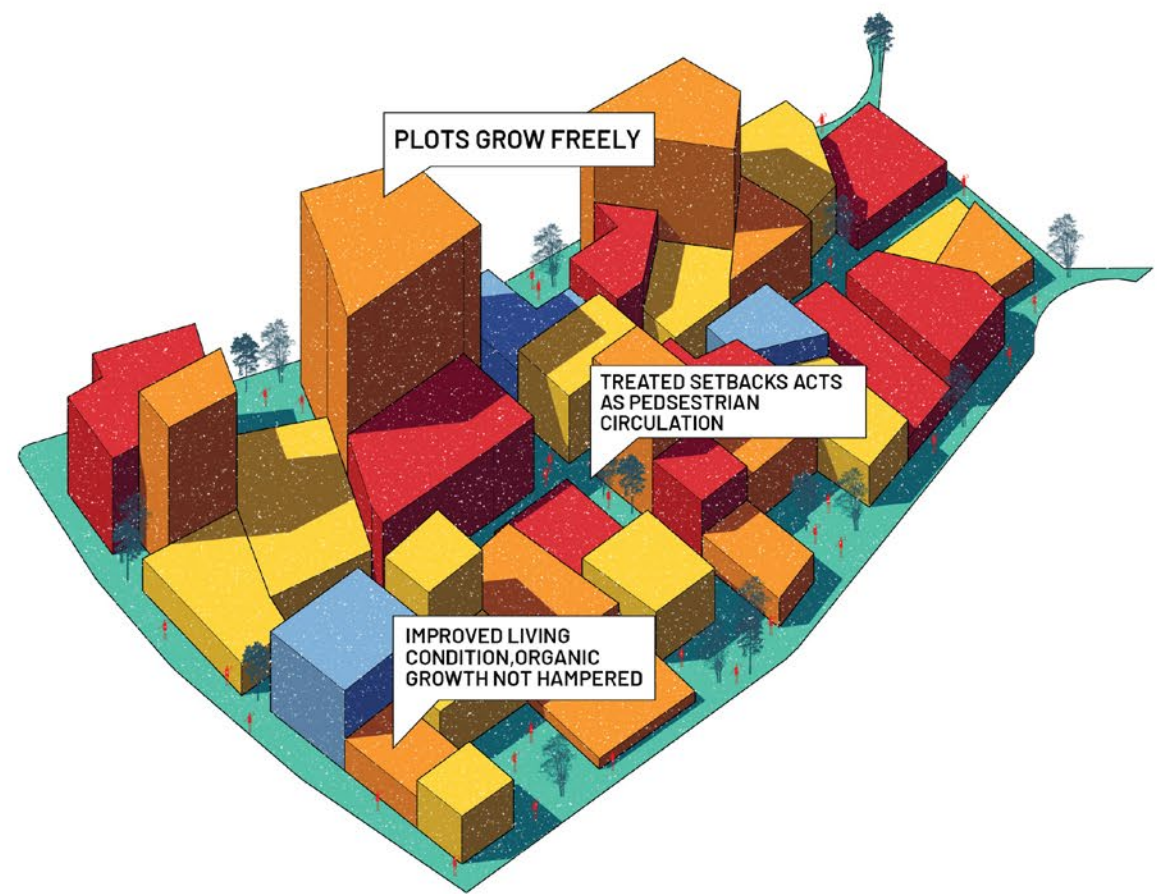
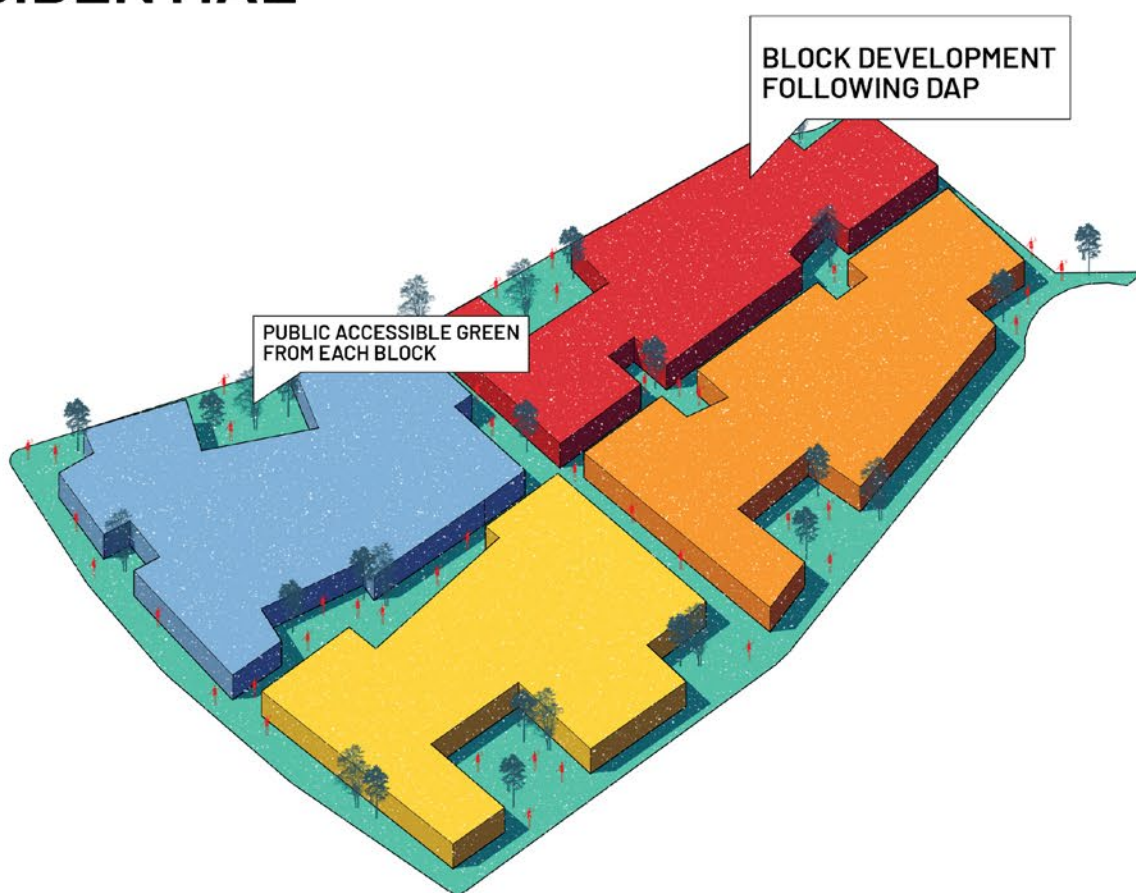
INDUSTRIAL



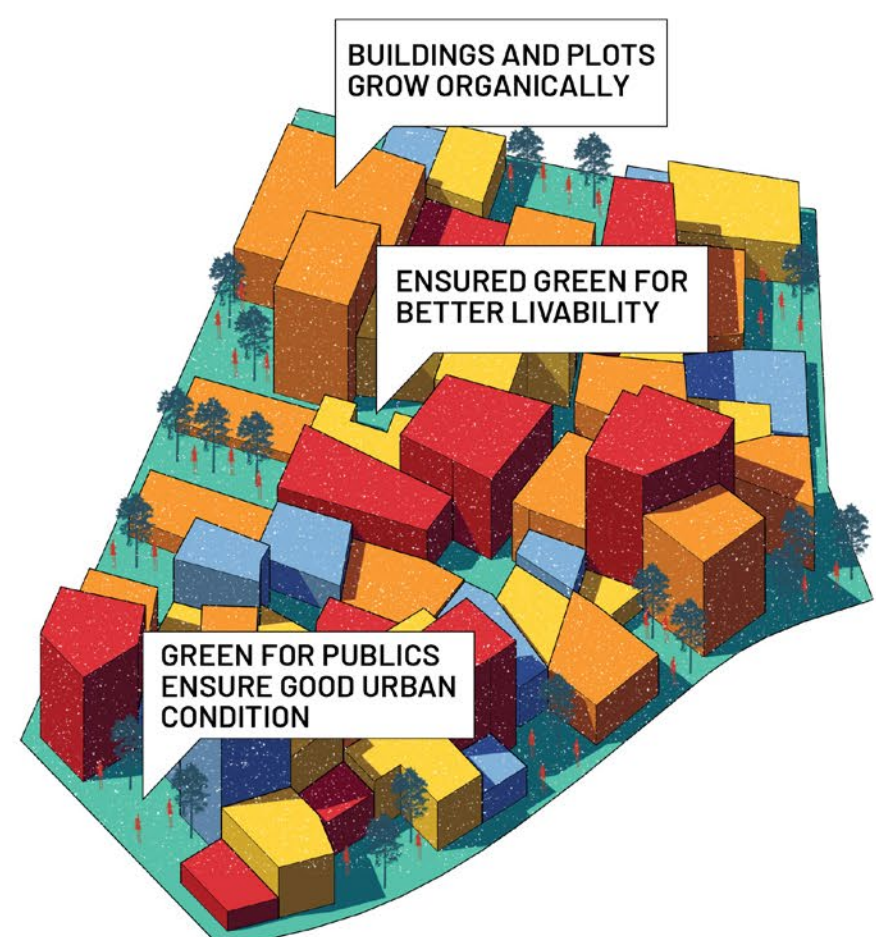
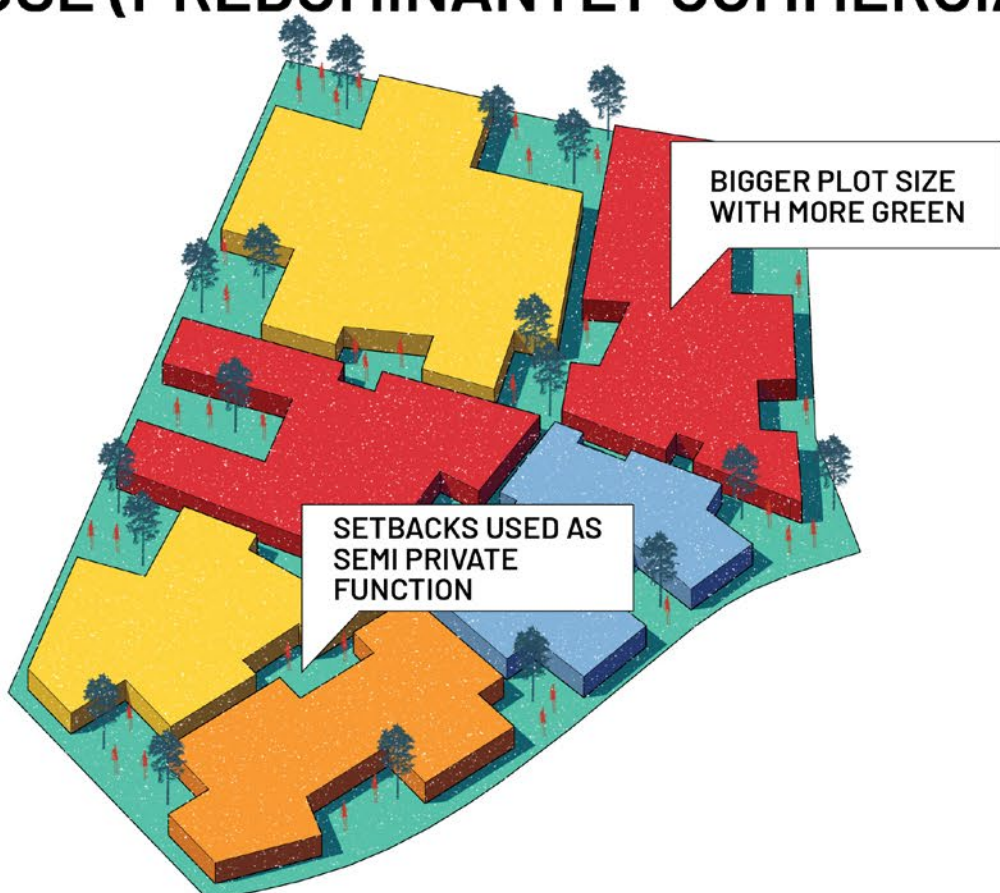
INSTITUTIONAL



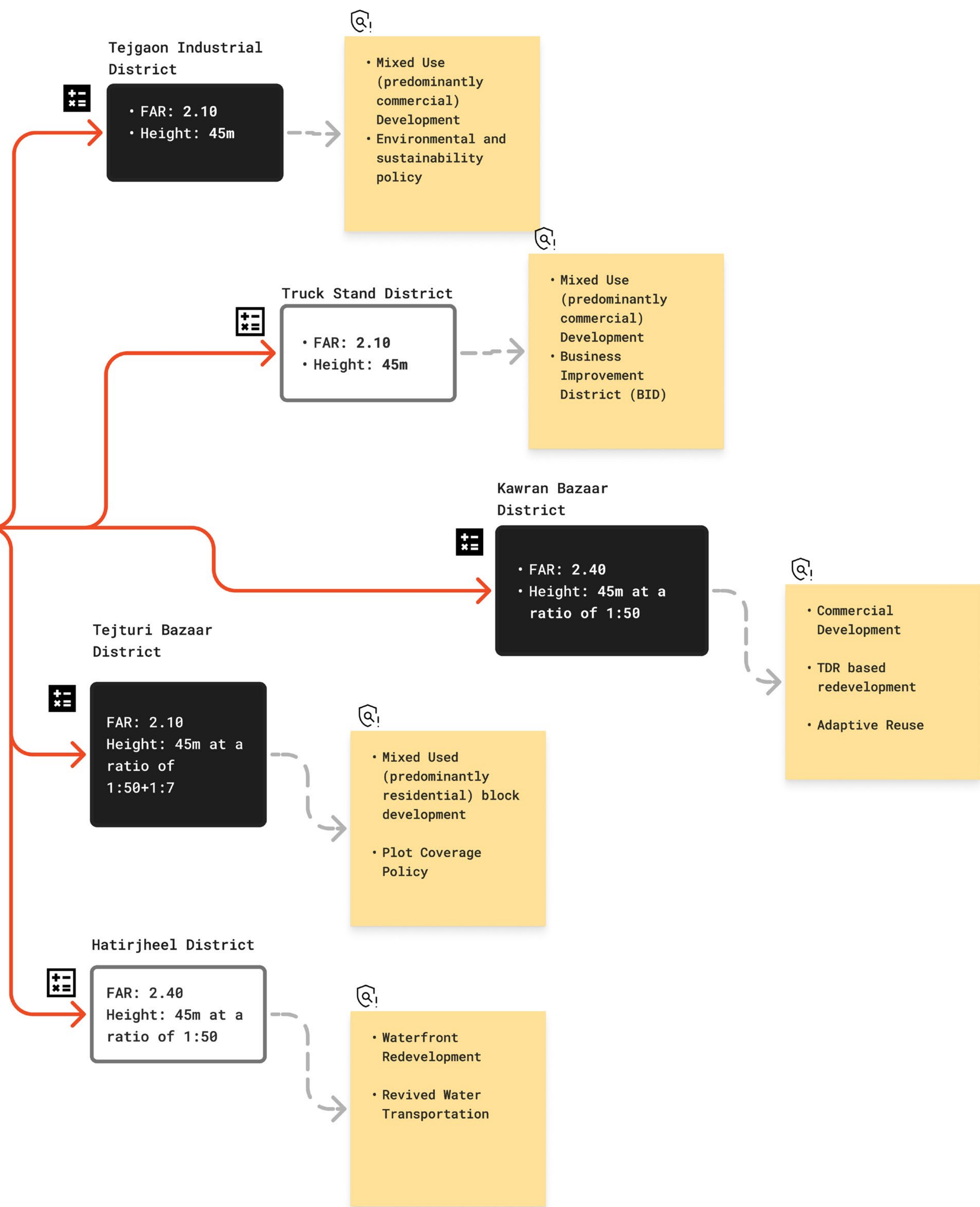
RESIDENTIAL



MIXED-USE (PREDOMINANTLY COMMERCIAL)



District wise FAR Calculation

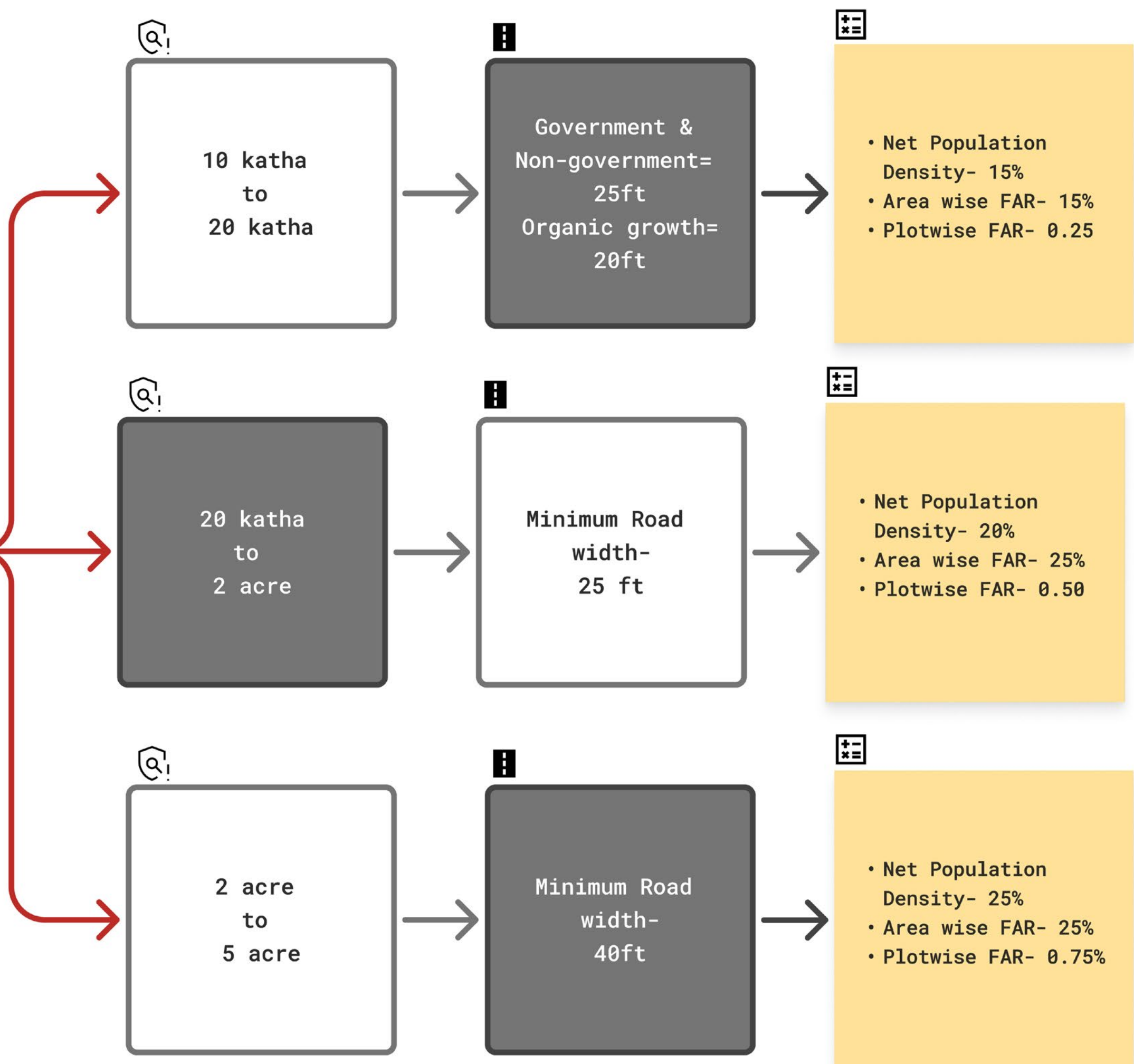


STREET WIDTHS WIDENED & READJUSTED BASED ON DAP GUIDELINES & MINIMAL INTERVENTIONS.
PROPOSED ROAD NETWORK



PEDESTRIAN CIRCULATION INTEGRATED INTO PUBLIC SPACES.
PROPOSED PEDESTRIAN NETWORK

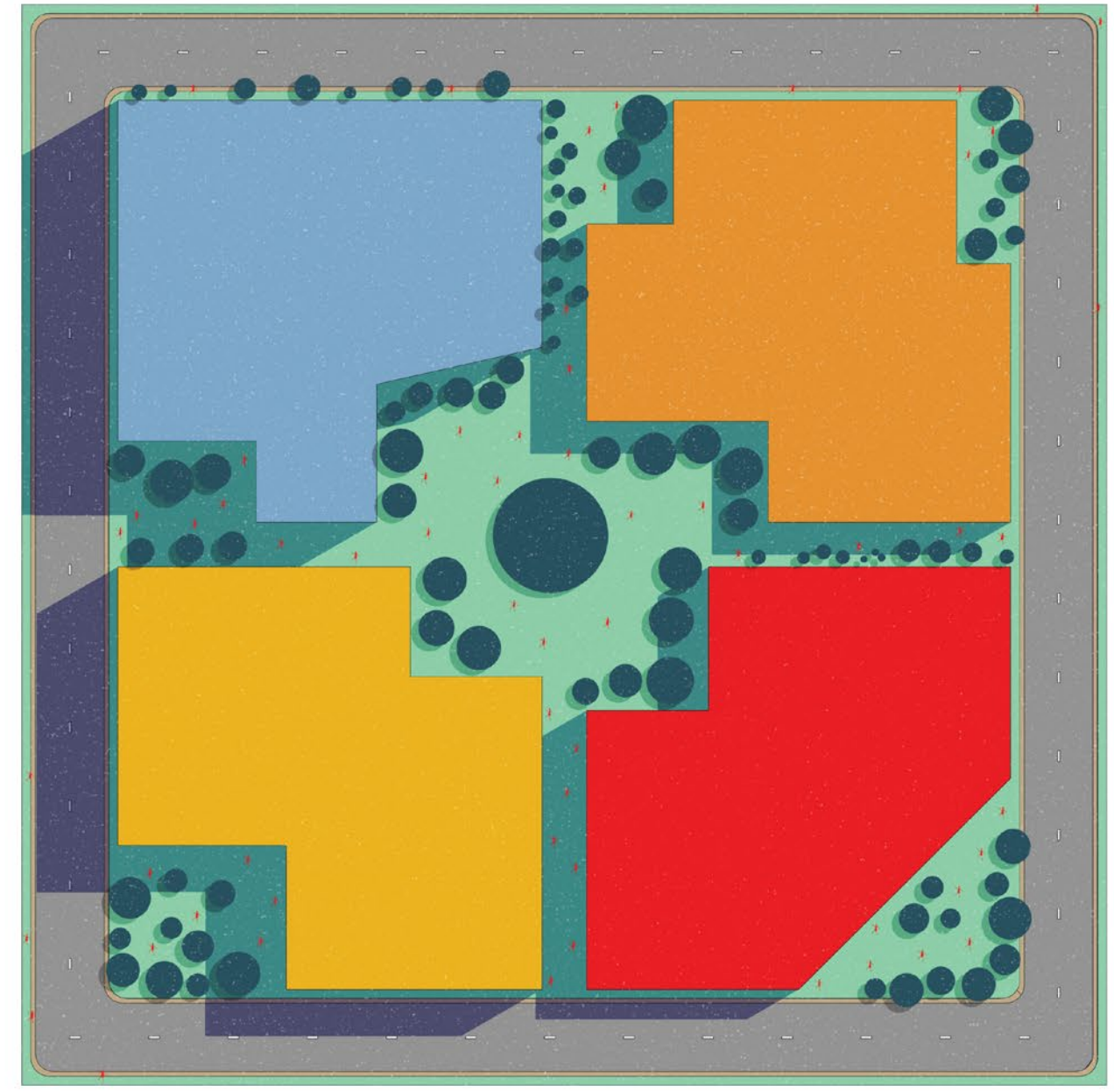
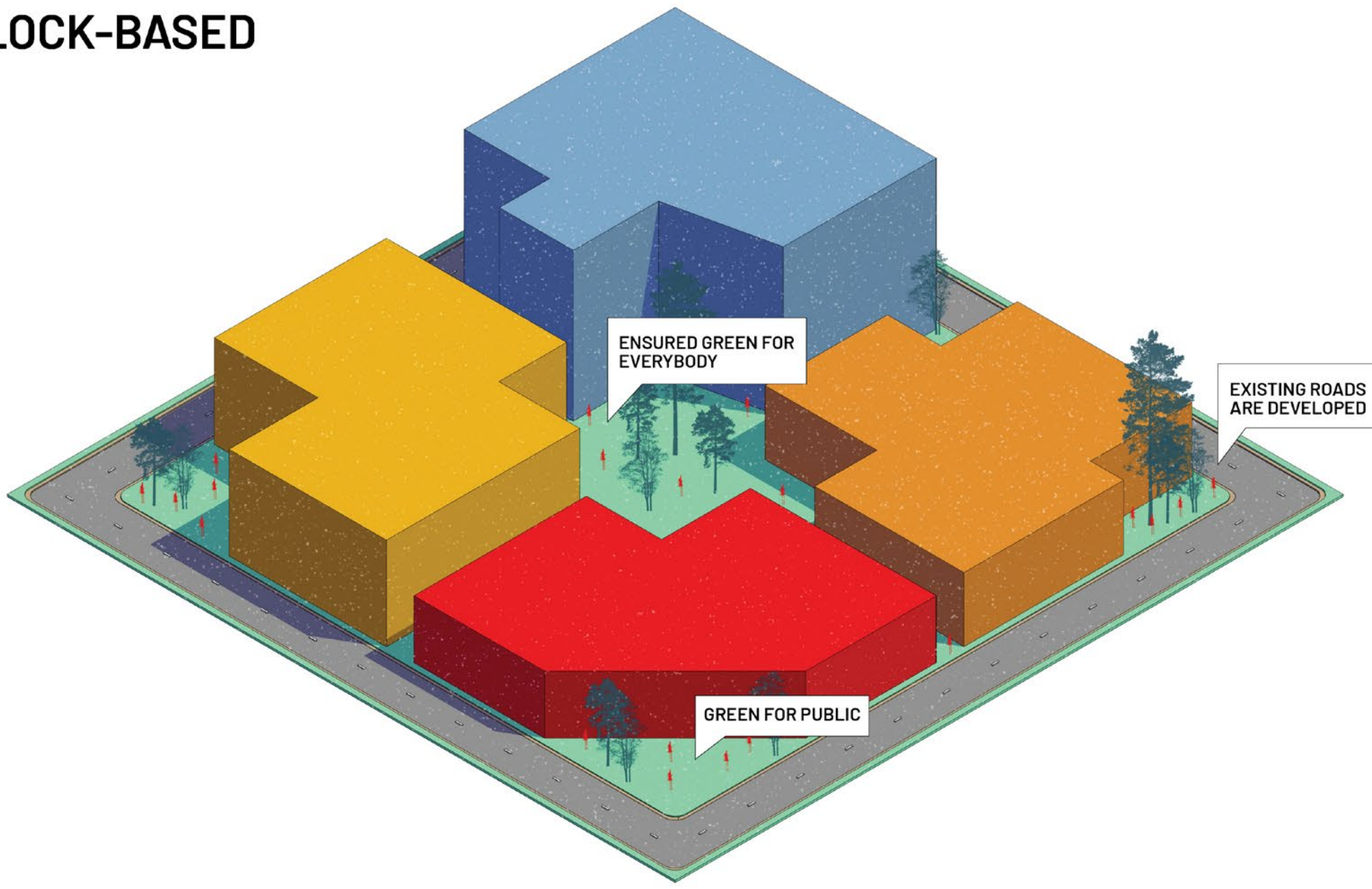
BLOCK DEVELOPMENT



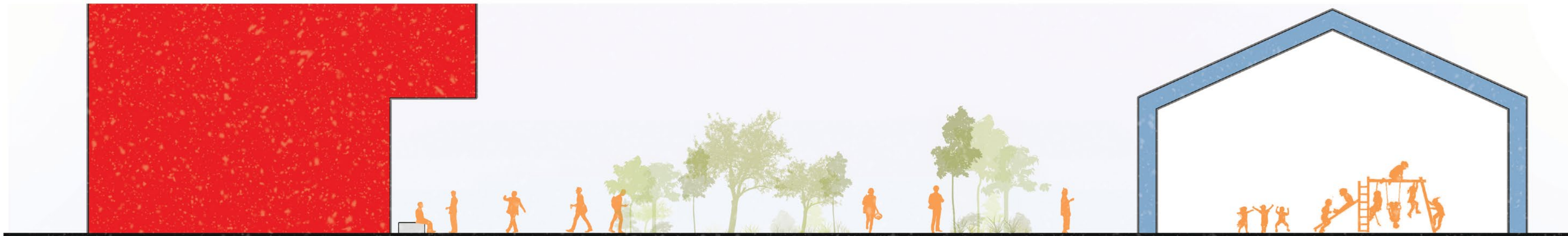
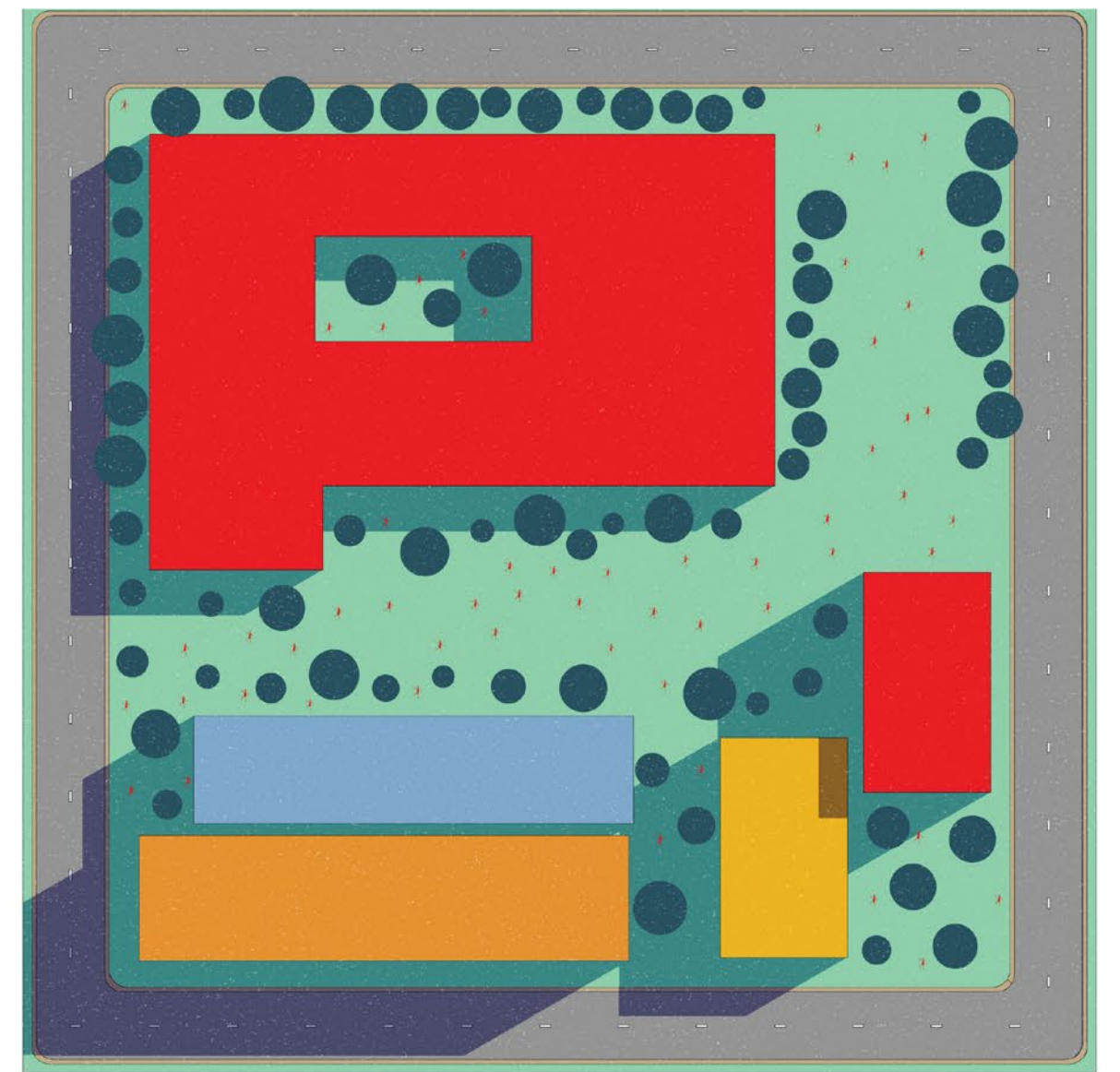
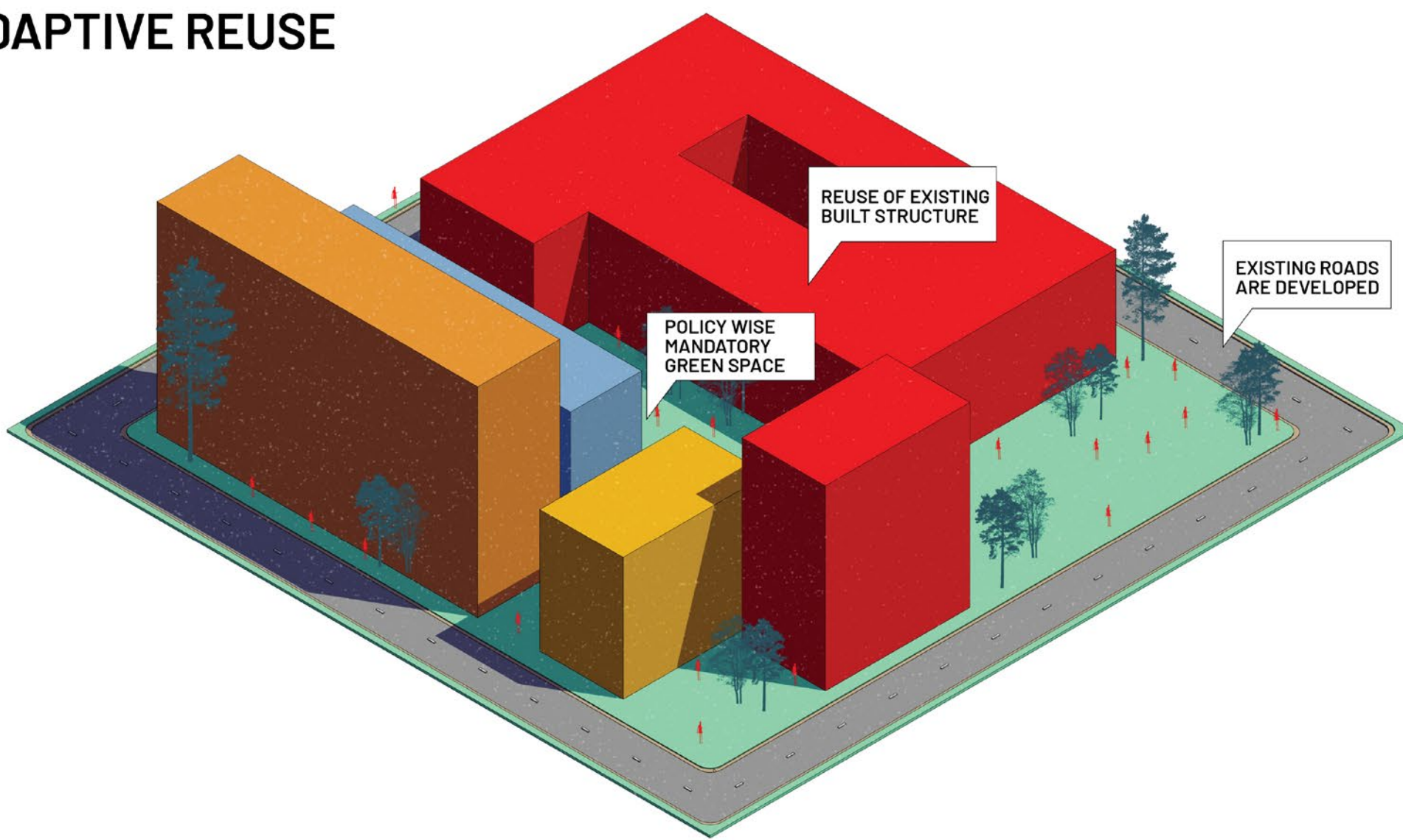
PROPOSED FIGURE-GROUND MAP

MIXED-USE DEVELOPMENT SCENARIOS

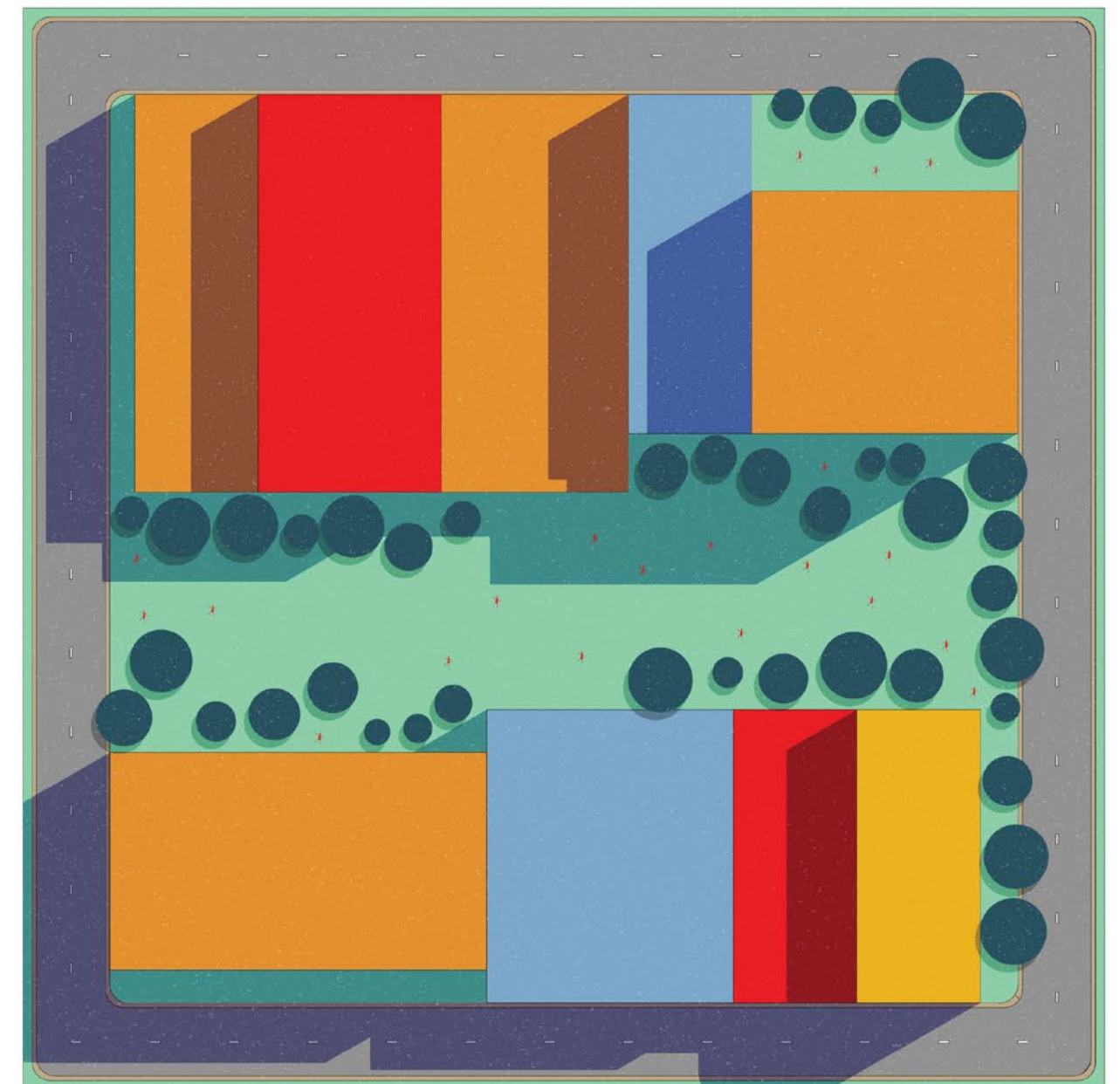
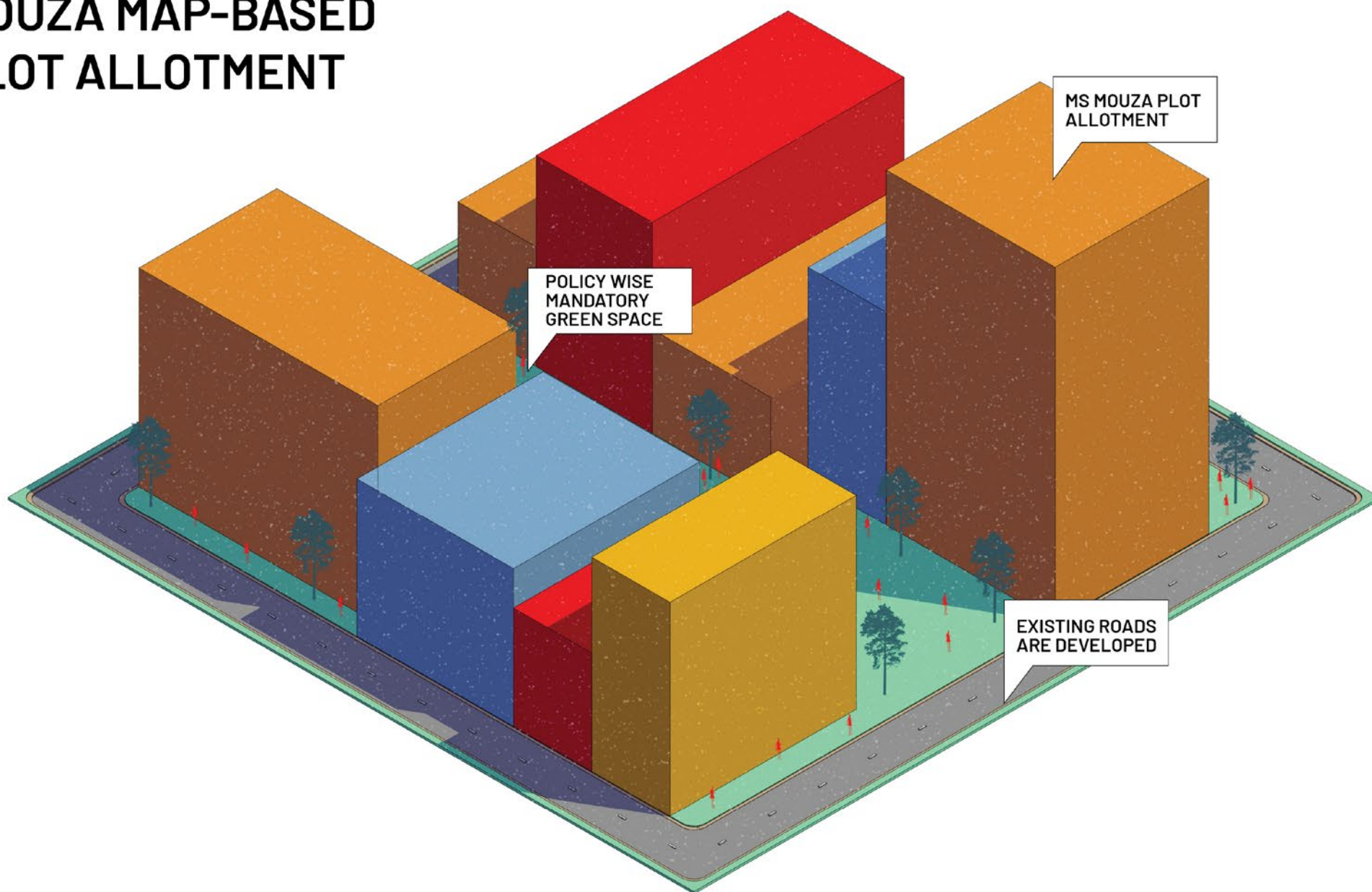
BLOCK-BASED



ADAPTIVE REUSE

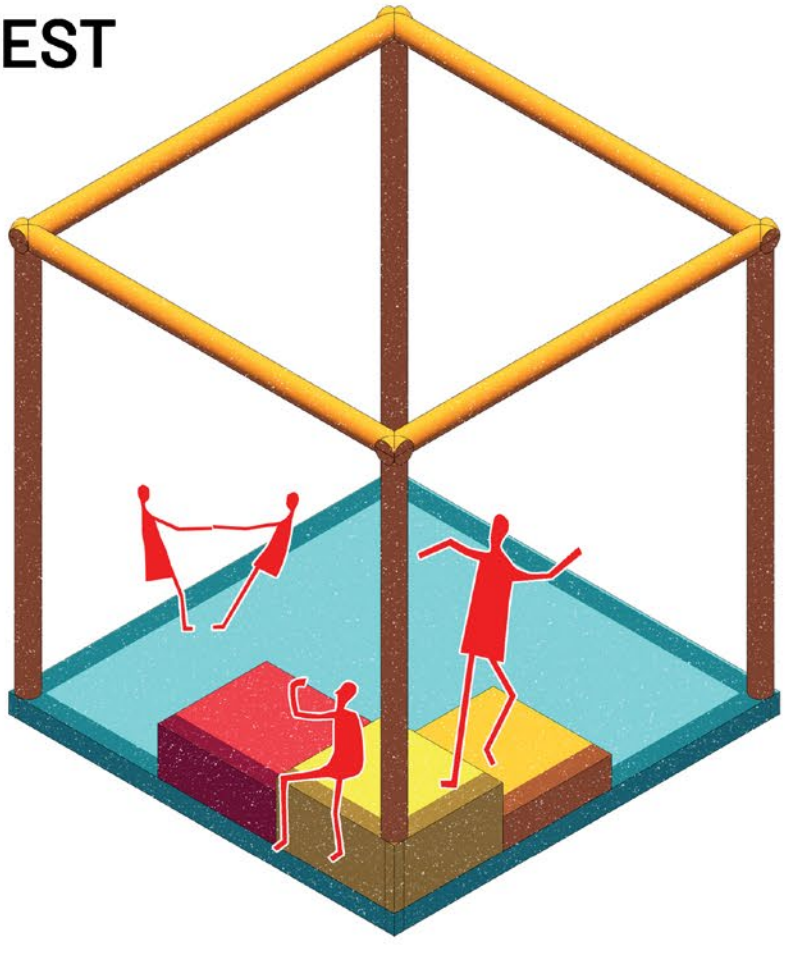


MOUZA MAP-BASED PLOT ALLOTMENT

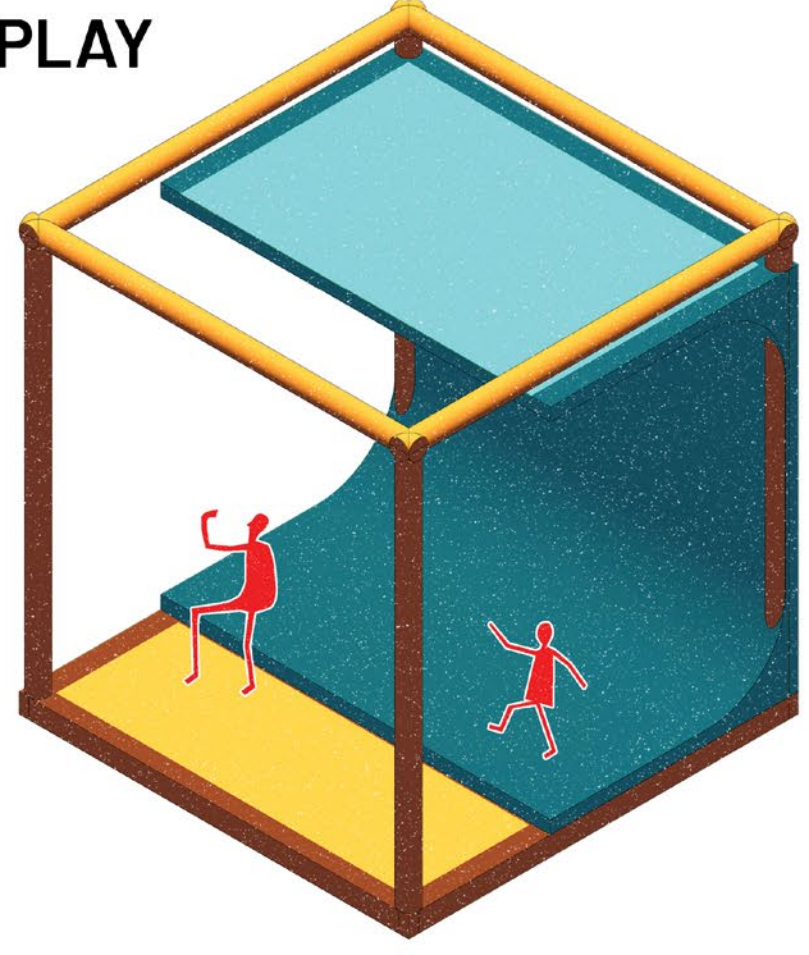


FOLLIES AS PUBLIC SPACE ACTIVATORS

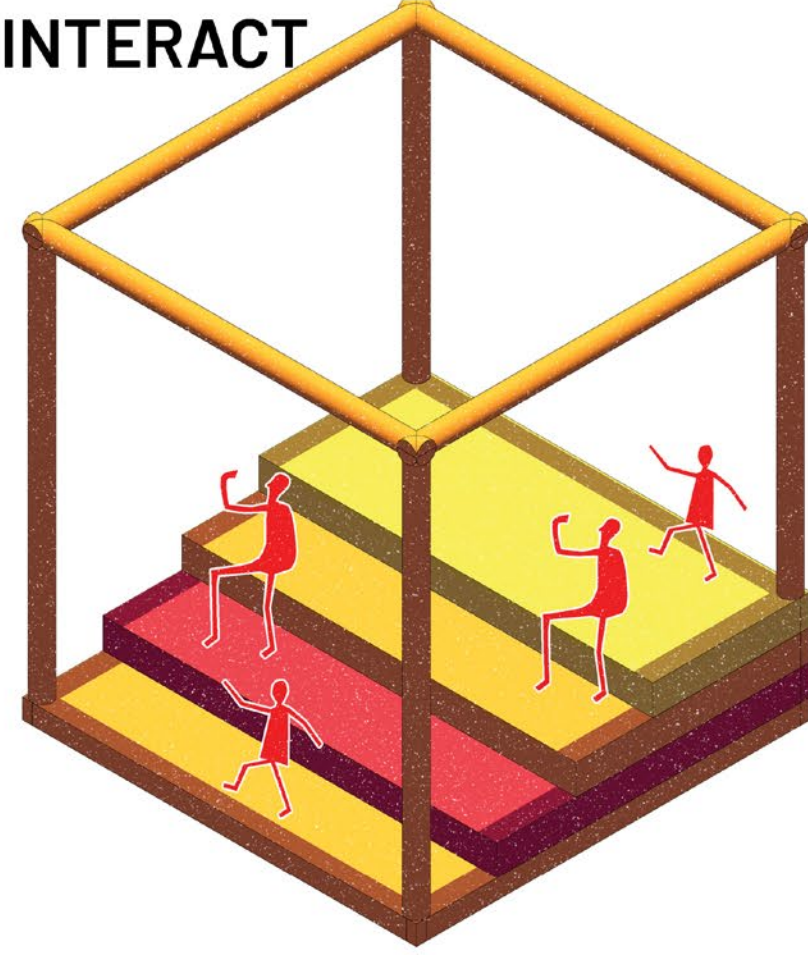
REST



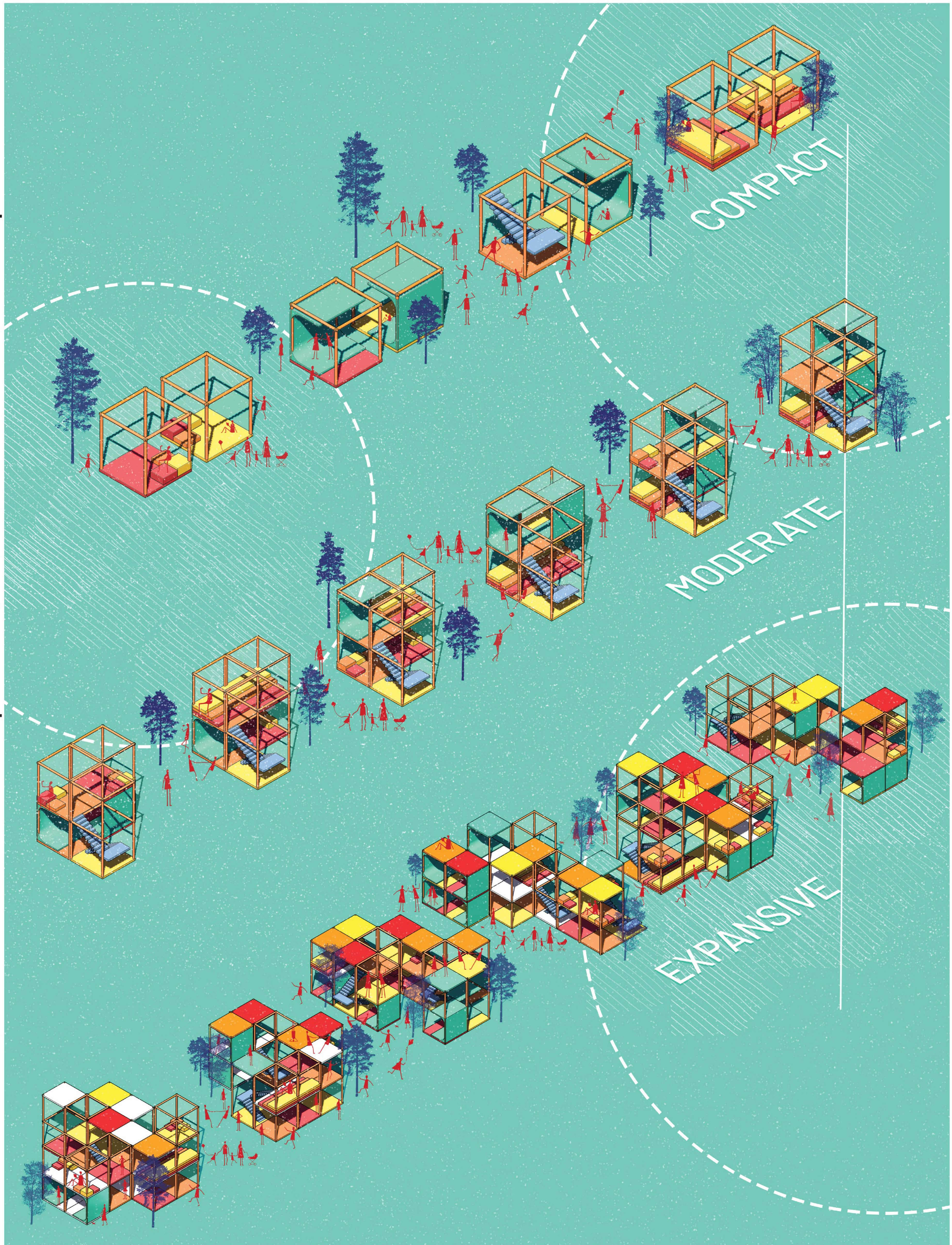
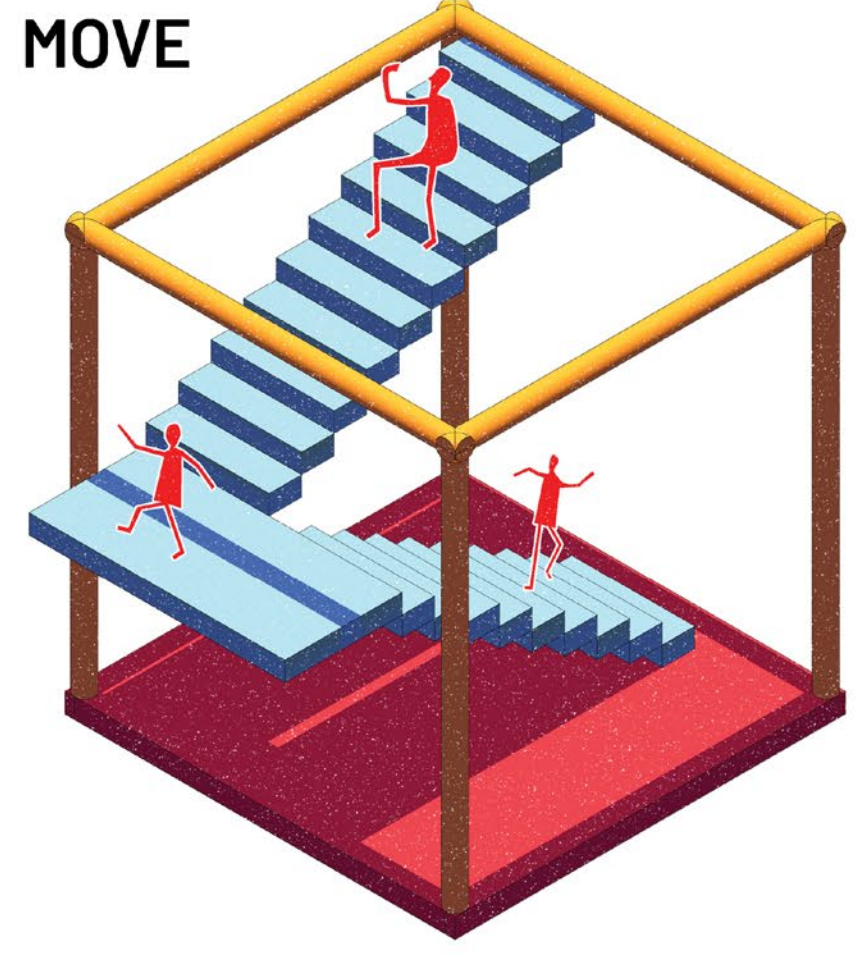
PLAY

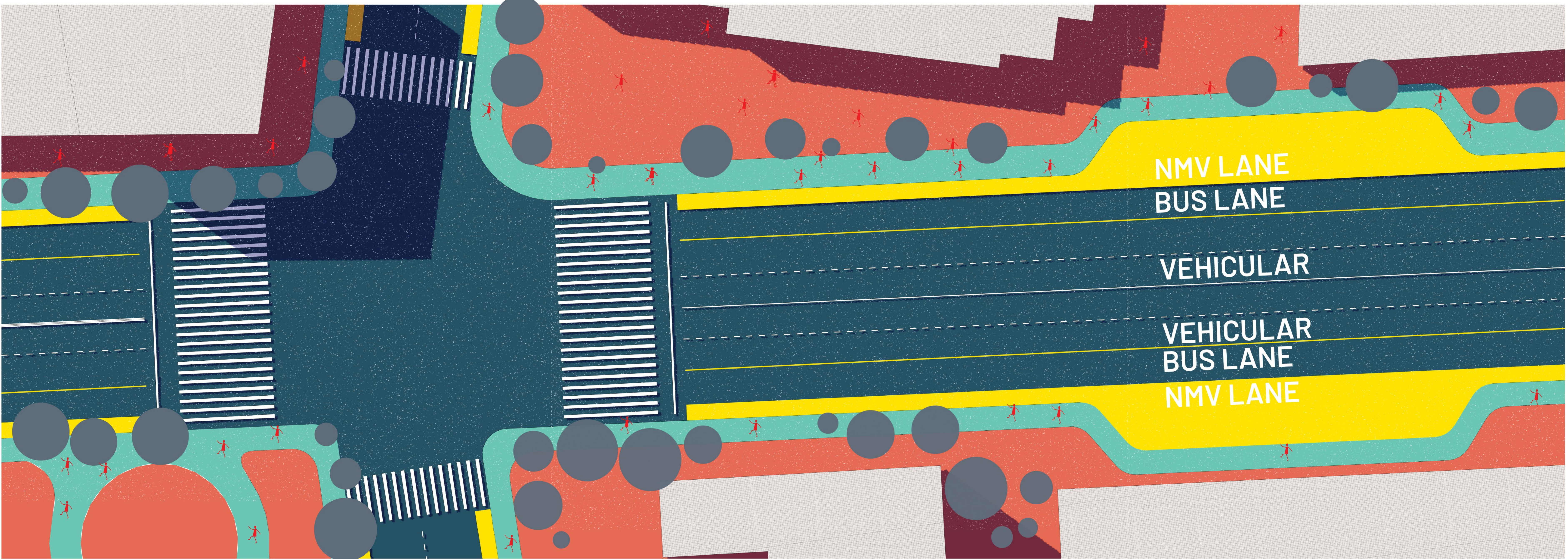


INTERACT



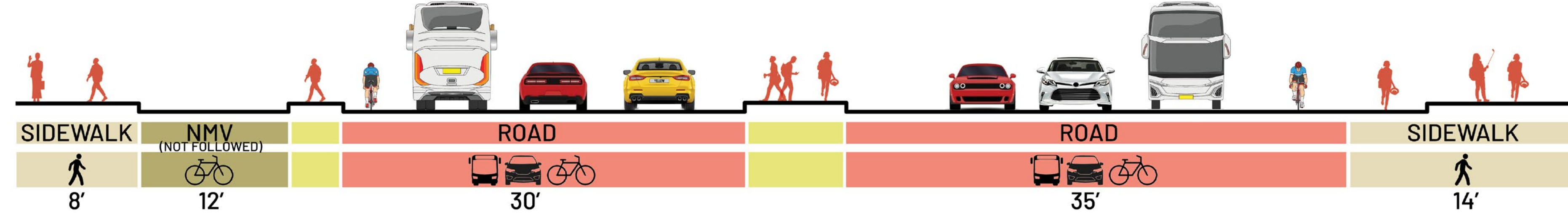
MOVE





TYPICAL STREET SECTION

EXISTING



PROPOSED

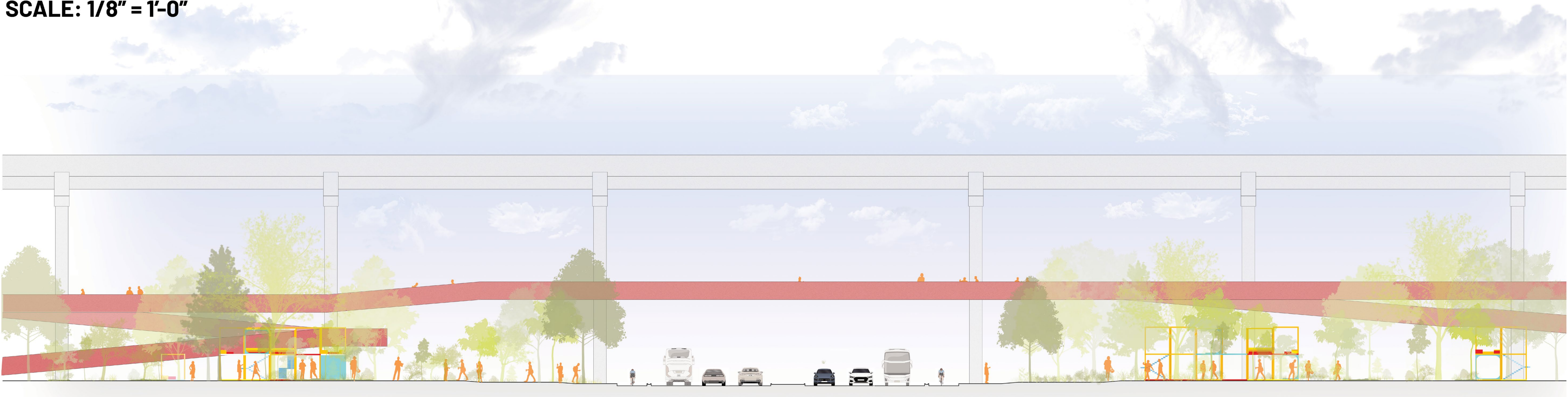




SECTION THROUGH OPEN GROUND FLOOR PLAZA
 SCALE: 1/8" = 1'-0"



SECTION THROUGH MOSQUE PLAZA
 SCALE: 1/8" = 1'-0"



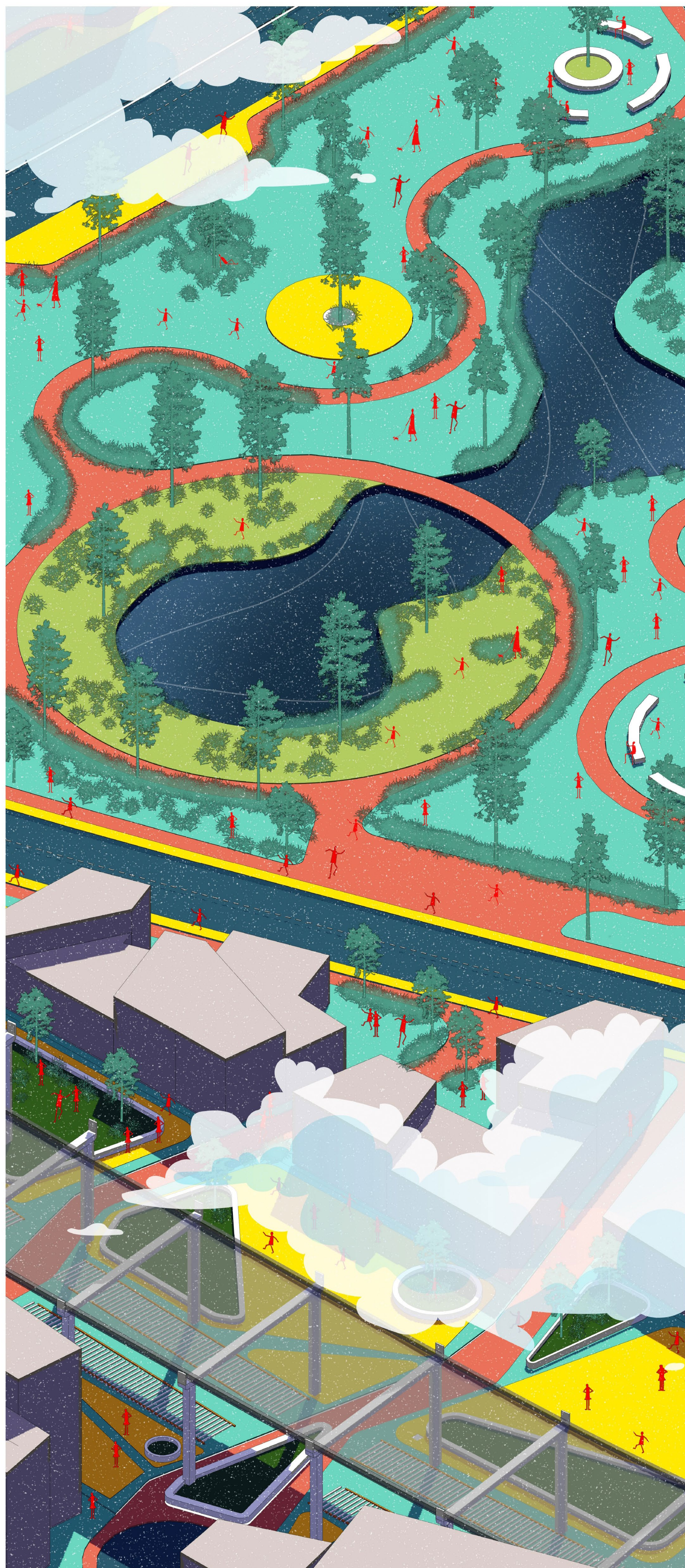
SECTION THROUGH TRUCK STAND ROAD
 SCALE: 1/8" = 1'-0"

BETTER CONNECTION
FROM BLOCK ENSURING
PERMEABILITY

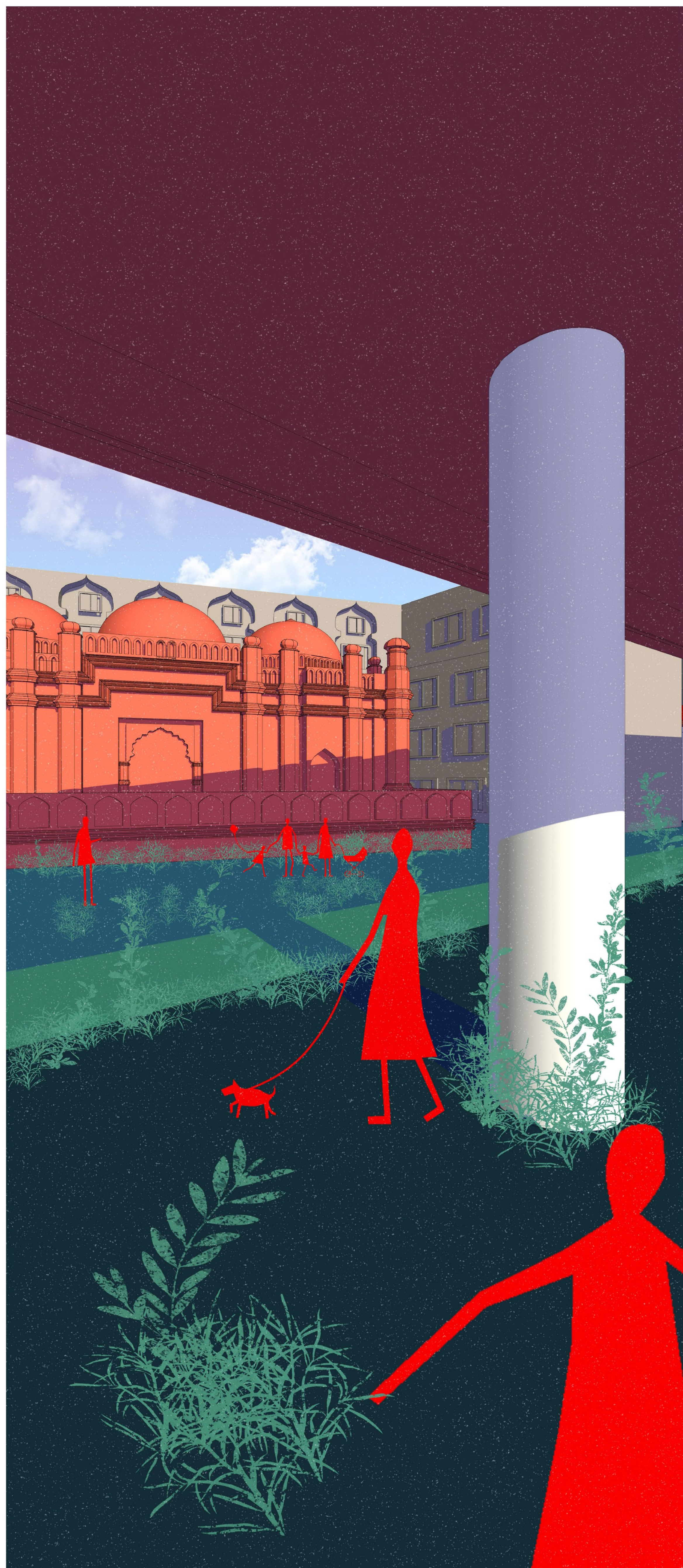
WATERFRONT LANDSCAPE
FOR DOCK USERS

DOCKING FACILITY
FOR PROPOSED WATER
TRANSPORTATIONS

AERIAL PERSPECTIVE OF WATERFRONT PARK



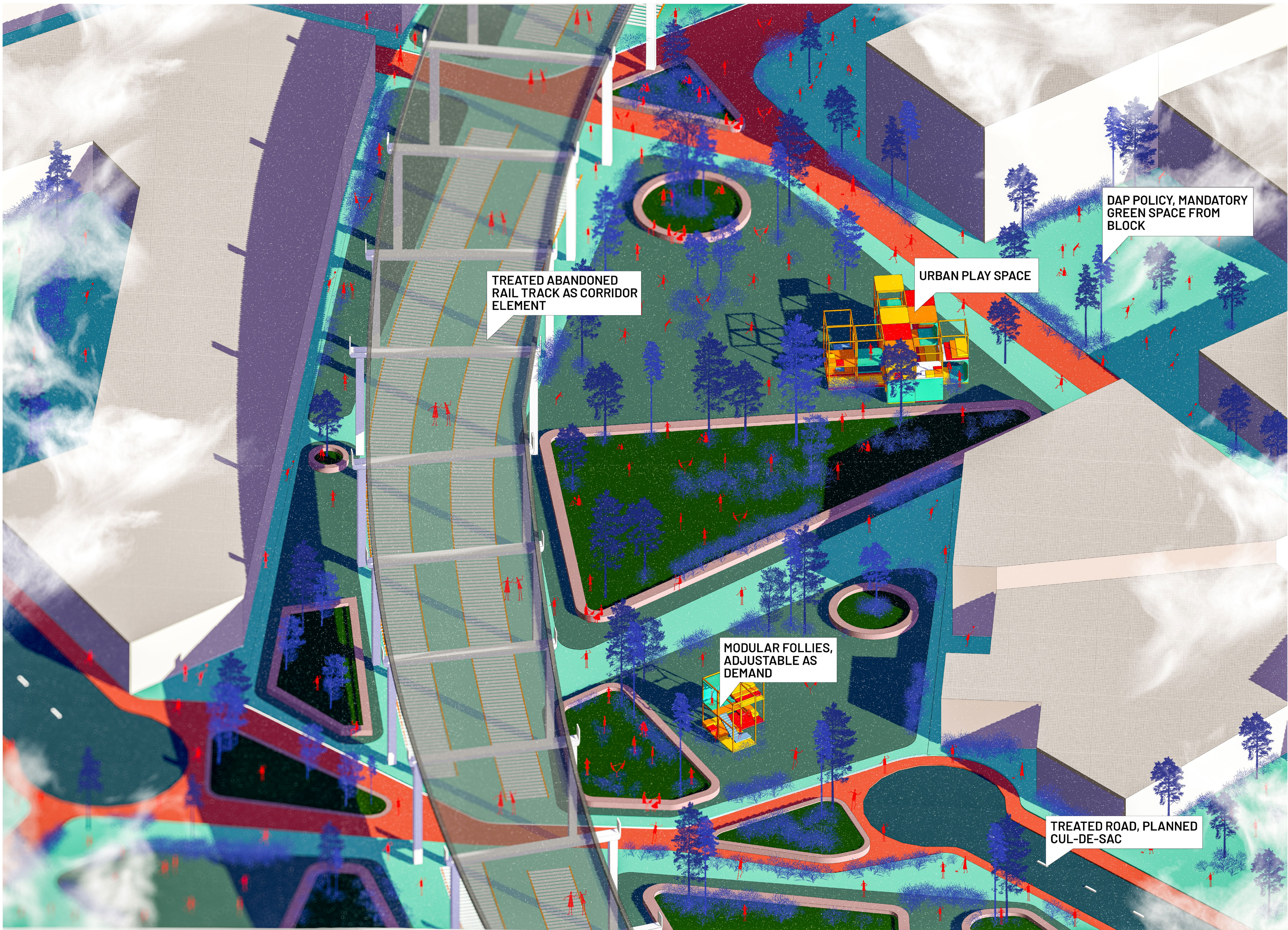
TELEGRAPH COLONY TO PUBLIC PARK



AMBER SHAH PUBLIC PLAZA



PARK SPATIAL COMPOSITION



TREATED ABANDONED
RAIL TRACK AS CORRIDOR
ELEMENT

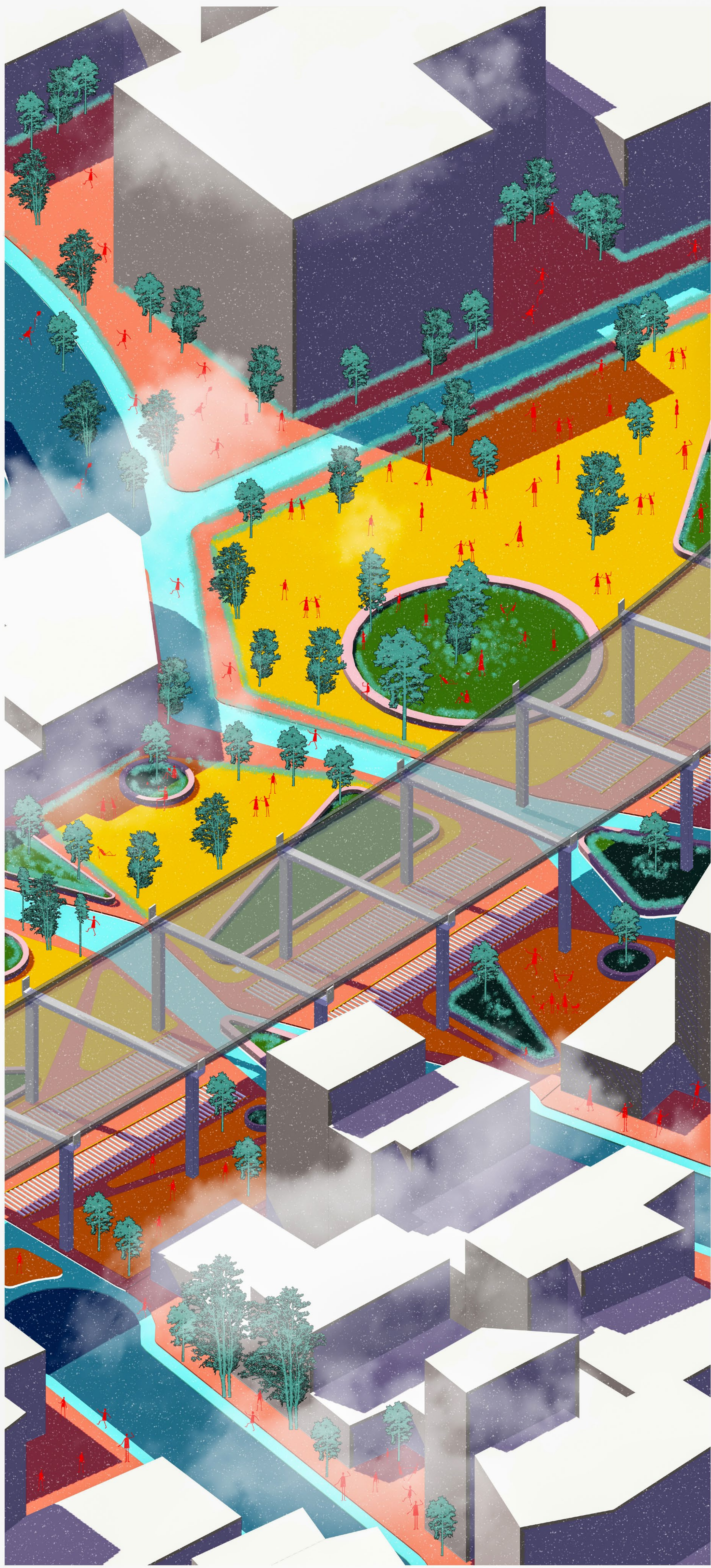
URBAN PLAY SPACE

DAP POLICY, MANDATORY
GREEN SPACE FROM
BLOCK

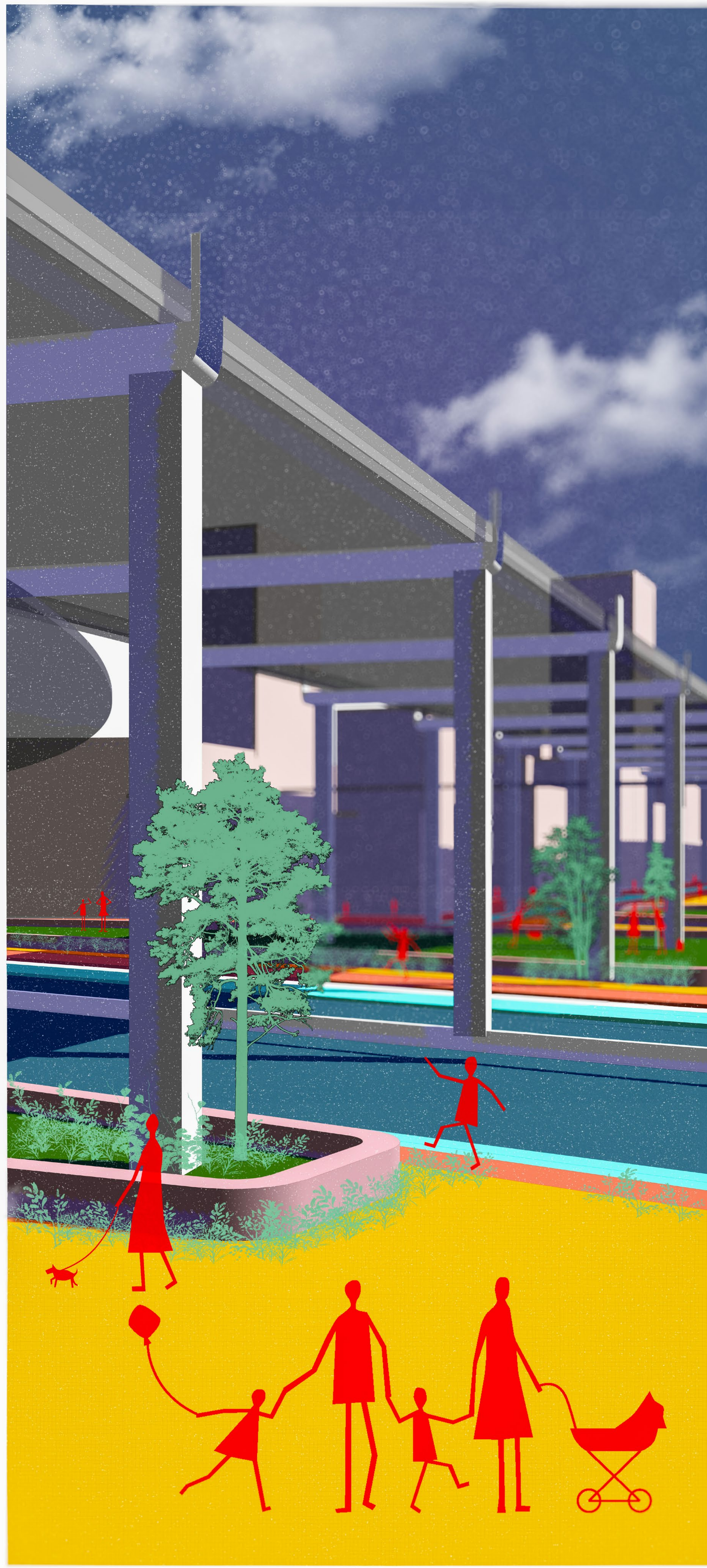
MODULAR FOLLIES,
ADJUSTABLE AS
DEMAND

TREATED ROAD, PLANNED
CUL-DE-SAC

AERIAL PERSPECTIVE OF GREEN CORRIDOR



COMMUNAL GREEN PLAZAS



STREET-LEVEL GREEN SPACES



PUBLIC PARKS ACCOMODATING ACTIVITIES