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Policy Review on National Land Use Policy, 2001 9

**Zoning Maps, Zoning Law and Making Land Available
for Economic Zones in Bangladesh**

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Preface

This policy review on National Land Use Policy, 2001 is the outcome or fulfillment of partial requirement of 78th Senior Staff Course in BPATC, Savar. The topic land zoning and zoning law are the most recent addition in our century age land management system. After the formulation of policy, the Government has carried out extensive program on land zoning. It is thus imperative to review the achievement of the activities of the on going programs and look at the future potential course of actions. Establishment of economic zones are now high priority given the prospect of this new development. Since economic zones require land use and master plan, it is timely to think how this new phenomenon could be accommodated.

I convey my sincere gratitude to the Mr. Mesbahuddin, Respected Secretary, Mr. Abual Hossain, Joint Secretary and Mr. Sirajul Islam, Joint Secretary, Ministry of Land for their valuable advice and comments. I am thankful to Mr. Shawkat Akbar, Project Director, National Land Zoning Project for giving support. The group visited Tangail for on ground feed back and information. I convey my heartfelt gratitude to Mr. Mahbub Hossain for excellent hospitality and extending facilities for the successful field o. I also convey thanks to Additional Deputy Commissioner (Revenue), Upazila Nirbahi Officer, Madhupur, Nazarat Deput Collector, Assistant Commissioner (Land), Tangail Sadar for their support and co-operation.

Finally, I would like to convey gratitude to our mentor Dr. Md. Shafiqul Haque, Director, BPATC for his valuable guidance.

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Chapter-1

Introduction

The 'National Land Use Policy 2001' gives emphasis on minimizing loss of cultivable land, ending indiscriminate use of land, preparing guidelines for land use for different purposes and regions, rationalizing land acquisition, and synchronization of land use with natural environment. It highlights the need, importance and modalities of land zoning for integrated planning and management of land resources of the country. It is a multi-sectoral and multi-agency initiative. The current trend of land degradation would cause huge disasters in food security and socio-economic condition of the country. Therefore, the policy dictates for a priority based land zoning system to ensure the best use of land.

Background and Rationale

Bangladesh possesses rich and diversified land and water resources. But these valuable resources are now under threat due to over exploitation and unplanned uses for urbanization, human settlements, infrastructural development and meeting other demands of the people. Everyday 220 hectare of arable land is converted for other uses like constructions of houses, roads, commerce and industries and for other non-agricultural activities, which is very alarming for the sustainability of land resources of our country. Encroachments into the wetlands and habitat changes have caused a significant decline in inland fisheries and in biodiversity. High population pressure, rapid urbanization, unplanned road construction and industrialization are the dominant factors affecting natural environment and land resources of Bangladesh. The survival of ecologically sensitive wetlands and forest areas is also a burning issue which needs due importance for maintaining our rich ecosystem of the country.

In recent years, serious environmental degradation has taken place viz. ground water contamination, surface water pollution, encroachment of rivers and other water bodies, flooding, cyclones, improper disposal of industrial/medical/household waste, deforestation, loss of open space, loss of bio-diversity etc. If the above mentioned causes of land and other natural resource degradation continued, it is feared that per capita arable land would be reduced from 0.065 ha to 0.025 ha by 2050 and at the same time other natural resources would be affected severely. The natural high forests in Bangladesh have an alarming rate of depletion and this is 1.738 million ha in 2020 and 1.60 million ha in 2030, from 2.53 million ha in 2007; which will create a gap in the

demand and supply chain. This is really a challenging issue for us to control such alarming situation of land degradation and to ensure the best possible uses of land in different sectors.

Land Use Policy, 2001 identified preparation of zoning maps and formulation of zoning law as important instrument for planned land use in Bangladesh. Zoning maps ensures desired and optimum use of land. Indiscriminate use of land, expansion of urban areas, rapid industrialization and infrastructure provision have exerted extreme pressure on the existing land of the country. City corporations, Municipalities and Upazilas will identify land zones on the basis of land use and prepare maps of identified zones. After approval of zoning map, it can not be changed without specific reason and compliance of specific conditions. The Government has started preparation of zoning maps and a project in this area is under implementation stage. Zoning Laws can provide regulatory instrument for local authorities. The progress in preparing zoning maps and formulation of zoning law require study and analysis how National Land Use Policy , 2001 will attain its objectives.

Bangladesh has adopted a massive program for establishing Economic Zones as a mean for rapid industrialization. Economic zones will be able to attract foreign direct investment. Domestic investors will also find easy infrastructure for setting up new industries and will enjoy policy support. Setting up economic zones will create huge employment opportunities which is urgent for our country. Success of special economic zones in other east Asian countries like China, South Korea, Vietnam encourage to adopt such programs. Government has set a target to establish 100 economic zones in different parts of the country and a few of them are in implementation. Law and rule for economic zone are in place. This new program of economic zones will require to be integrated with Land Use Policy, 2001 maintaining the overall objectives of the policy. The zoning maps and zoning law need to be revisited along with this new process of industrialization which is given the highest priority in the current 7th Five Year Plan.

The objectives of the policy analysis are :

To assess the preparation of land zoning maps and their contribution in attaining desired land use in Bangladesh

To determine the crucial aspects for land zoning law in the country which will create conducive environment for implementing land use policy

To find out how the present strategy of economic zones can be effectively integrated with land use policy.

Evaluation Team

A Group (Surma) consisting 4 members from 78th Senior Staff Course in BPATC conducted the evaluation on land use policy. However, each member chose to analyze specific issue, like khas land, char land, environment issue of the policy. As a result, land zoning issue is analyzed individually. However, regular consultation within the group contributed in the analysis

Evaluation Methodology

Data and information are collected from secondary sources. Acts, rules, policies, books, research papers, journals etc. are reviewed. Project documents, reports, maps are analyzed. Concerned officials from the Land Ministry, Land Zoning Project Director and officials are consulted. A field visit in Tangail is arranged. Deputy Commissioner, Additional Deputy Commissioner (Revenue), Upazila Nirbahi Officers, Assistant Commissioner (Land), Tangail Sadar and other officials of land management are also consulted. Besides, elected representatives of local government were consulted and focus group discussion held with beneficiaries and land owners.

Land Use Policy, 2001

Objectives of the Land Use Policy, 2001 are as follows:

- (i) protecting the agricultural land to meet the additional food requirement for increased population;
- (ii) ensuring best utilization of land through “land zoning” for agriculture, marketing, settlements, industry etc. according to nature of land
- (iii) rehabilitating landless people on newly reclaimed land, char land, coastal reclaimed land, haor etc;
- (iv) reserving government khas land for future development projects;
- (v) making land use environmental friendly;
- (vi) increasing the opportunity of income generation through proper utilization of land resources to reduce poverty,;
- (vii) protecting natural forest, river erosion and hilly areas;
- (viii) protecting land from pollution;
- (ix) ensuring construction of multistoried building for Govt, Semi-Govt and non-Govt organizations in a limited land ;

The National Land Use Policy, 2001 highlights the need, importance and modalities of land zoning for integrated planning and management of land resources of the country. Town Improvement Act, 1953 has played limited effect on development of residential and commercial area in planned way. Planned development of settlements is totally absent in rural areas. Settlements are expanding on valuable agricultural land. To control this, the land use policy proposes a new law, such as Village Improvement Act. Land marked as forest, hill, wetland etc. can never be changed without approval of competent authority. City corporations and municipalities will prepare zoning maps. Under supervision of Upazila Parishads, zoning maps will be prepared for villages and growth centers.

Zoning Law

Land use policy provides that there will be a Zoning Law at the national level. Local government institutions will prepare zoning maps under this law. Once zoning map is prepared and approved, it can not be changed or modified. Adequate training will be provided to elected representatives, govt. officials on zoning concept and zoning map.

The policy elaborates land use for a) agriculture, b) settlements, c) a forestation, d) river, irrigation and drainage channel, pond and jalmohal, e) roads and highways, f) railway, g) urbanization and industrial areas, h) tea, rubber and horticulture garden, i) coastal area, j) char lands and others. It also identified measures to control the rampant use of all these categories of land.

Land Zoning

“Land Zoning” is the demarcation of geographic areas with specific combinations of properties and/or features. It is a tool of physical planning. Tremendous increase of population, natural and man-made hazards, economic opportunities and ecological hot spots called for development of land use based zoning in the country. The “National Land Use Policy 2001” of Ministry of Land highlights the need and importance of the formulation of a “Land Zoning Law”. This will be a tool for the government in stimulating, facilitating and regulating the land resources for the socio-economic and environmental up-gradation. Zoning is also defended as a broader scheme of comprehensive planning. It relieves the environment of pollution and disease conditions. It is a device that protects a neighborhood from encroachments.

Land is intensively used for agriculture, housing and settlements, forests, shrimp ghers, water bodies and fisheries, salt production, industrial and infra-structural developments, tourism, preservation and management of environmentally important and special areas. Char lands also have special uses also. These diversified uses of land have resulted into the following features:

- Conflicting land uses and demands
- Degradation of eco-system
- Demand for expansion in all land uses for urban expansion, settlement, infrastructure, commerce. shrimp etc.
- Depletion of forest, hill, sanctuary, natural resources
- Increasing demands for new uses like tourism, economic zones and others and
- Encroachment and conversion of land from one use to the other

Land Zoning can be used to shape the place where people live and work to attain wider social, environmental and economic objectives and sustainable communities. It can reduce the distance of motor trips, traffic congestion and the associated environmental hazard.

Land Zoning Projects

Ministry of Land initiated the process of preparing land zoning maps and implemented project on “Study of Coastal Land Zoning with two Pilot Districts of Plain Land” from 2006 to 2011. The project covered 19 coastal districts and 2 districts in plain land. Zoning maps and report of 152 upazilas of these 21 districts were prepared. “National Land Zoning Project (2nd Phase)” is under implementation from July 2012 to June 2017. This project covers remaining 43 districts.

Zoning is a tool, not an aim itself. Land Zoning is the demarcation of geographic areas with specific combinations of properties or features used as per the set up criteria. The purpose of zoning, as carried out for rural land-use planning, is to separate areas with similar sets of potentials and constraints for development. The zoning of land considering its chemical and physical characteristics will boost up agriculture, fisheries, forestry, tourism, rural and urban settlement, industrial and commercial areas and other land uses for obtaining optimum economic benefits of the upazila. With the implementation of “land zoning”, the ecological balance will be established.

Objectives of Land Zoning Project

The main objectives of the projects are

- To assign the land to its best possible uses like: agriculture, forestry, fisheries, tourism, industrial and commercial development in order to get maximum economic benefits from lands resolving all conflicts of interest.
- To prepare Upazila Digital Land Zoning Map compiling the union-wise land use maps;
- To prevent further land degradation and restore degraded lands;
- To preserve and protect eco-systems with high ecological and cultural value;
- To prevent or resolve conflicts among different land users and line agencies;
- To create awareness among the planners, land users, policy makers and decision makers for rational utilization of land resources. Through land zoning farm land will be demarcated, which will ensure its protection and transfer to other users;
- To develop land zoning database and management information system.

The other specific objectives are

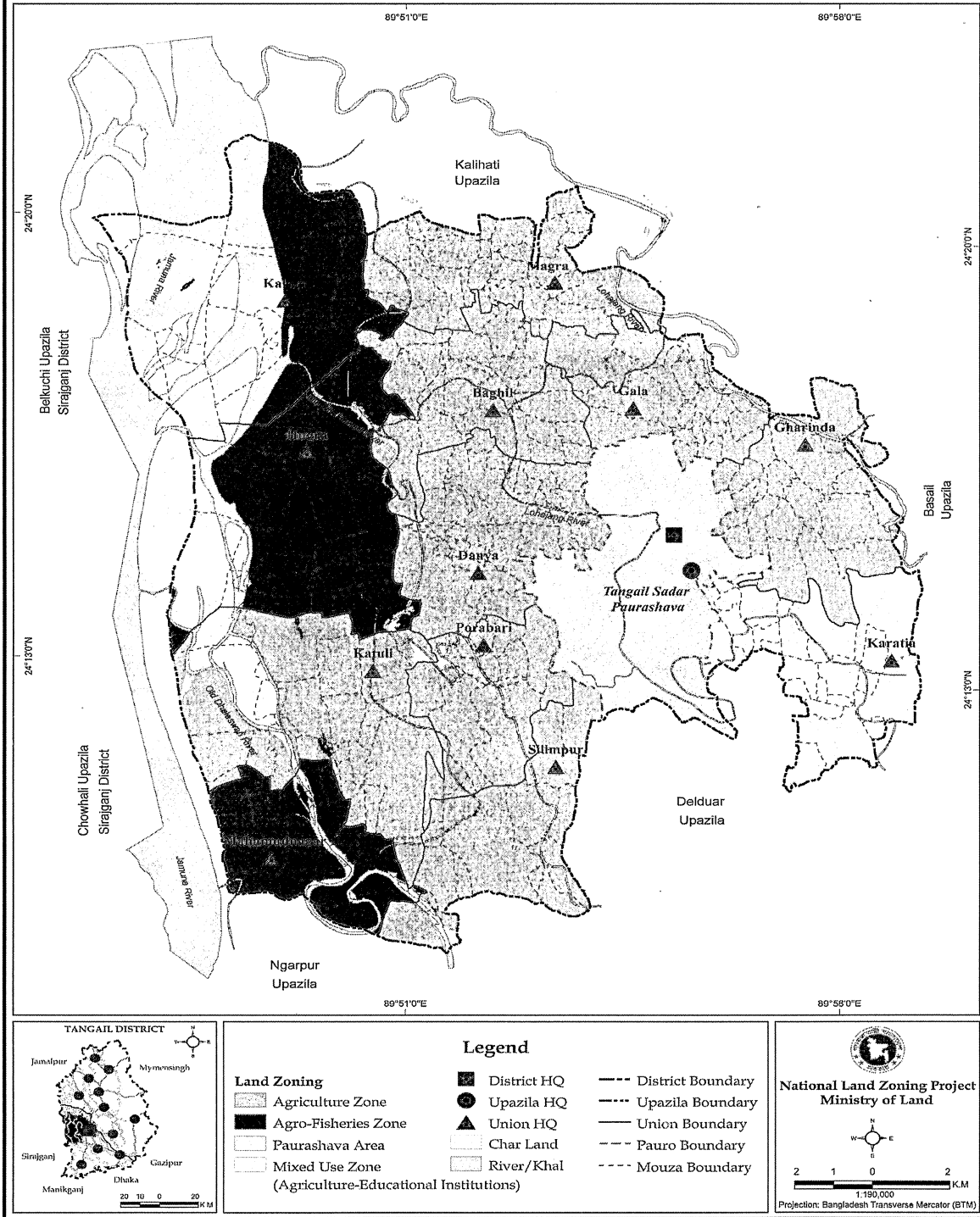
- to ensure that natural resources are used within their capability;
- to minimize the impacts arising from the use of natural resources;
- to ensure that native flora and fauna are properly protected;
- to promote appropriate planning and management;
- to preserve places having cultural heritage values.

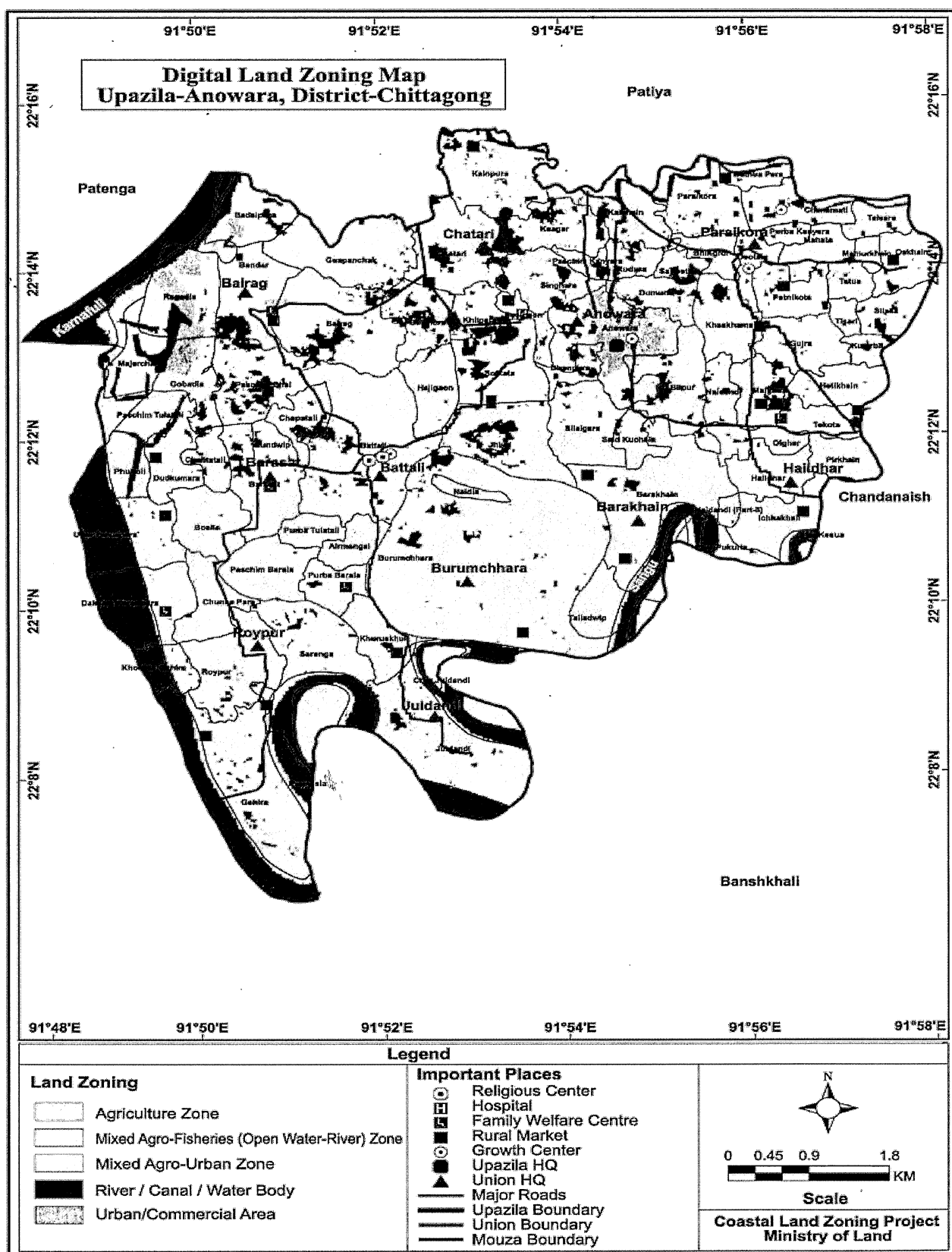
Through detailed land zoning, the following outputs are achieved:

1. Land use based upazila wise zoning maps for agriculture, fisheries, forestry, tourism, rural and urban settlement, industrial and commercial areas and other land uses for obtaining optimum economic benefits
2. A detailed land zoning report covering all features and attributes of the project area
3. Union-wise land use map
4. Land Zoning Database and Information System
5. Social and Environmental Report on Land Zoning

During field visit in Tangail, zoning reports and maps are reviewed. Tangail Sadar Upazila having total over of 33440 hectares is located in the Active Brahmaputra-Jamuna Floodplain and Young Brahmaputra-Jamuna Floodplain. It has productive plain land, agriculture, housing, forestry, water bodies, inland capture and culture fisheries etc. This upazila is susceptible to natural disasters. There is flood, river erosion, drought, siltation, water pollution, unhygienic waste management, deforestation, loss of fertile agricultural land, unplanned growth of brick fields and housing in agricultural land. As such, land use pattern of the upazila is changing, creating pressure on land resources. Digital Land Zoning Map of Tangail Sadar and Anowara Upazila of Chittagong are shown in the following pages.

Digital Land Zoning Map Upazila-Tangail Sadar, District-Tangail





Land Zoning Data and Methodology

Both primary and secondary data was used for land zoning. Satellite images of the upazila were the key data of the study. Additionally, field visit and key informant interview (KII) was done to collect field level data. Required data was collected from different government agencies, including but not limited to Upazila Agriculture Office, Upazila Fisheries Office, Bangladesh Rural Development Board (BRDB), Department of Forest, Department of Environment, Bangladesh Bureau of Statistics(BBS) and Soil Resources Development Institute (SRDI).

Satellite images used in the study are:

- i. Rapid Eye image (5 m resolution).
- ii. Land sat 5 (30 m resolution).
- iii. IRS LISS III (24 m resolution) and
- iv. MODIS Image.

Features, such as, administrative boundaries, roads and highways have been taken from Centre for Environmental and Geographic Information Services (CEGIS).

The key basis for land zoning was Rapid Eye image. Dry season Rapid Eye images were used to identify present land use and land cover of the area. A set of Land sat TM was used as a backup of the Rapid Eye images. Another set of IRS LISS III image was used for the same area. These two sets of images were used to understand broad cropping pattern and seasonal land cover of the upazila. A handheld GPS (Germin) was used to collect geo-reference points from field. Easily identifiable points such as, road crossing, end of a bridge, corner of a building, etc were used as reference points. Geo-referenced images were analyzed by Supervised Classification method using e-Cognition® image analysis software.

The entire upazila was divided in details into several thematic areas. Afterward, the thematic areas were clustered into following classes. The classes are:

- i. agricultural land,
- ii. char land/ sand,
- iii. forest cover,
- iv. water body,
- v. rural settlement and homestead vegetation,
- vi. urban area,
- vii. industrial area, and
- viii. Transport network.

Shape files of classified LULC were edited in Arc GIS® software (v10.2). Other features, such as administrative boundaries, locations, growth centers, land marks, roads and highways, rail lines, etc. were overlaid on LULC file to get present land use map. Final land zoning maps were produced based on this LULC map.

Key Findings

A comprehensive study has been conducted in Upazila on present land use, land degradation and its impact on natural environment and livelihood condition of the people and different other problems to find out possible ways of mitigating the problems and ensuring sustainable land management in the upazila. After assessing present land uses, land suitability and considering other basic criteria, several land zoning have been identified for each Upazila

Major Issues Identified

Land degradation is a process in which the value of the biophysical environment is affected by combination of human-induced and natural processes acting on the land. It is the declination in land quality or reduction of valuable agricultural land caused by unplanned land use and soil erosion, nutrient depletion etc. It is a temporary/ permanent decline in the productive capacity of the land. This rate of degradation has increased dramatically with growth in human populations and technology in the.

Following the ways of looking at land degradation and its impact on human lives and livelihood:

- Unplanned Land Use.
- Soil Erosion.
- River Erosion.
- Nutrient Depletion/ Loss Of Soil Fertility.
- Unplanned Urbanization/Industrialization.
- Deforestation.
- Shortage of Land Due to Increased Populations.
- Loss of Biodiversity.
- Inappropriate Land Management Practices and.
- Poverty.

Benefits of Land Zoning Implementation

Conceptually the goal oriented criteria of the zoning process is to optimize the benefits, which is the following:

- Ensure planning of proper utilization of land of a particular area in order to achieve rational utilization of land resources and maximum socio-economic benefits to ensure optimum economic return.
- Optimum utilization of land resources in an efficient manner as per its physical and chemical characteristics.
- Protect agricultural land from its degradation and ensure food security.
- Ensure sound environmental eco-system, maintain biodiversity and will reduce adverse effect of climate change and global warming.
- Grow awareness amongst the land users to utilize the land resources rationally.
- It will protect the water bodies, which will play an important role in protein supply, income generation and maintain environmental eco-system.
- Agro-forestry, community and/or commercial plantation on private land can be a source of earning and employment, thus playing environmental, social and economic dividends.

Chapter-2

Economic Zones in Bangladesh

Rapid economic development in potential areas including backward and underdeveloped regions through increase and diversification of industry, employment, production and export are the priority areas in the current 7th Five Year Plan. The concept of economic Zones (EZs) has been adopted as an Open Door Policy to attract investment from both domestic and foreign investors. The Bangladesh Economic Zones Act, 2010 provides the following categories of economic zones

- a) Economic zones established through public and private partnership by local or foreign individuals, body or organizations
- b) Private economic zones established individually or jointly by local, non-resident Bangladeshis or foreign investors, business organizations or group
- c) Government economic zones established and owned by the Government
- d) Special economic zones established privately or by public private partnership or by the Government initiative, for the establishment of any kind of specialized industry or commercial organizations

The Government may by notification in the official Gazette, select any specific land area as an economic zone and declare it as an economic zone. The schedule of Gazette notification shall contain specific description of the land declared as an economic zone. No economic zone shall be declared on any land within City Corporation, Municipality or Cantonment Board area. The government may acquire land if required for an economic zone or for infrastructure thereof. Bangladesh Economic Zones Authority (BEZA) may issue orders to prepare a master plan for the land connected with any economic zone dividing it into the following areas:

- i) Export Processing Area: Specified for export-oriented industries
- ii) Domestic Processing Area: Specified for industries to be established to meet the demand of the domestic market
- iii) Commercial Area: Specified for business organizations, banks, warehouses, offices or any other organization
- iv) Non-Processing Area: Specified for residence, health, education, amusement, etc.

Economic zone master plans are approved by BEZA. It appoints economic zone developers. Establishment of any sector such as agricultural farms, service oriented organizations etc. including small and cottage industry may be set up in economic zones. When an individual is permitted to establish an industry or commercial organization, BEZA allot him land, building or site within zone or lease the same by rent or otherwise.

The government has set a target to develop 100 economic zones across the country and create employment for 10 million people by next 15 years. Bangladesh Economic Zones Authority (BEZA) is mandated to establish, license, operate, manage and control economic zones in Bangladesh. It is pursuing six implementation models for establishing economic zones: 1) PPP EZ, 2) Private EZ -established by domestic or foreign private organization, 3) Special EZ- E sector specific industry, 4) G2G EZ -EZ established and owned jointly by GOB and any other government, 5) Government EZ established and operated by BEZA and 6) EZs in collaboration with other GOB Authorities. Major functions of BEZA are:

- ✓ Identification and selection of sites and land acquisition for economic zones
- ✓ Appointment of developer and preparation of infrastructure development plans
- ✓ Building, developing and leasing economic zones to investors
- ✓ Development of infrastructure and ensuring efficient use of land in the light of clustering principle
- ✓ Promotion of Public-Private Partnership in economic zones
- ✓ Convert the areas declared as economic zones into economic centers by developing industrial cities, agro-based industrial zones, trade zones and tourism zones

BEZA has been able to source investments from different Asian countries, has kicked off activities for several sites and issued developers licenses. Activities have started for Mongla and Mirsarai (Chittagong) among the PPP EZs. For Mongla Economic Zone, construction on the site is expected to be completed by December 2016 and the plots are likely to be available from 2017. Mirsarai Economic Zone will be the first multi sector EZ in the country, with an area of 30000 acres. Starting with an area of 550 acres in the first phase, this site is suitable for industries like garments and accessories, composite textiles, auto components, cement, food processing, etc. Requisite electricity and gas supply will be available to the EZ. BEZA also

developing Sabrang Tourism Park and Naaf Tourism Park in Teknaf, Cox's Bazar for planned and secured tourism in Bangladesh.

BEZA has issued 1st private EZ license to Meghna Economic Zone. Meghna Economic Zone (MEZ), located near river Meghna has signed MoUs with investors based in Thailand and China. Pulp paper, oil refinery, power plants, PVC, beverage, packaging industry and petrochemicals will be the preferred industries in MEZ. BEZA also issued prequalification licenses to some of the other private players who have expressed interest in establishing EZs. AK Khan SEZ, located in Palash (Narsingdi), has all the potential locational advantages both from local and foreign investors.

Abdul Monem Ltd. (AML) has also been awarded the Pre-Qualification license for developing Abdul Monem Economic Zone (AMEZ) at a strategically located land in Gazaria, Munshigonj. Feasibility study and Master plan of the zone have already been completed, and AMEZ authority expects to start the 1st phase of infrastructure development as soon as it qualifies for the final license. AMEZ has also set a new milestone in the Economic Zone regime of Bangladesh by signing an MoU with a Japanese firm as its first unit investor. Honorable Prime Minister inaugurated the development activities of 10 EZs on 28th February, 2016.

BEZA has issued license for 12 private EZs and one PPP EZ, with more than 4000 acres land being ready for unit investors. Meanwhile 8 unit investors already have signed MoU with the private developers to invest. Along with a number of projects in the pipeline, remarkable progress is achieved on other ongoing projects.

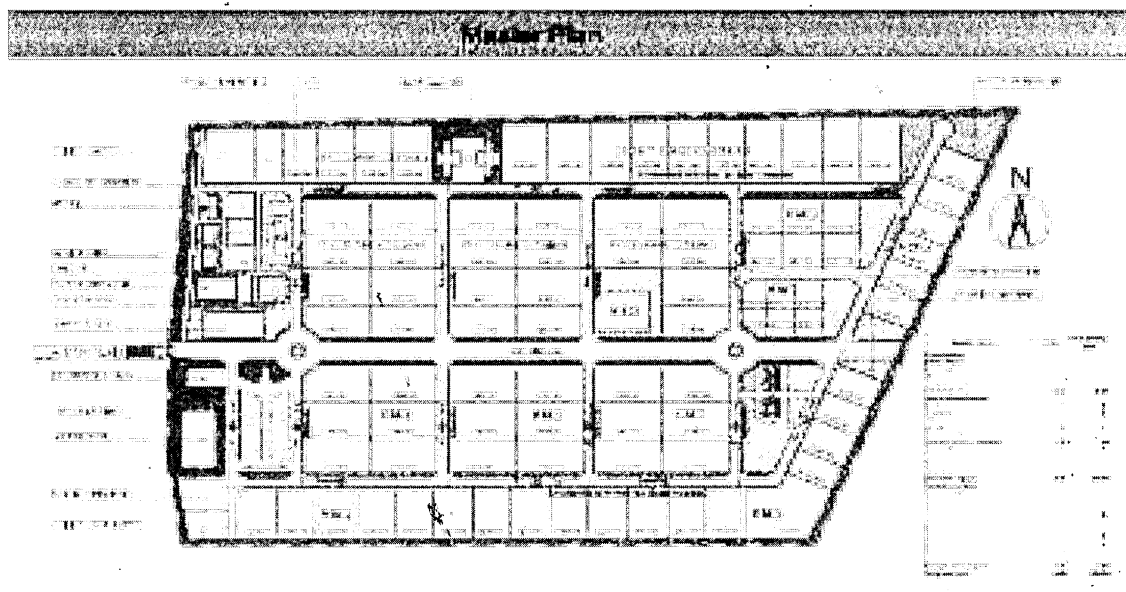
PPP Economic Zones

Under the PPP implementation model, EZ on government land will be developed and operated by private developer selected through competitive bidding through well-incentivized EZs, Bangladesh government aims to develop and diversify exports and encourage domestic manufacturing at the same time, to create jobs, and to pilot new policies and approaches (for example, in customs, legal, labor, and public-private partnership aspects). These EZs will also allow for more efficient government supervision of enterprises, provision of off-site infrastructure, and environmental controls. This will provide immense business and employment opportunities for all sections of the society in Bangladesh. BEZA is focusing on 11 sites under

these projects viz. Mongla, Mirsarai EZ (1st Phase), Mirsarai EZ-2, Sabrang Tourism Park ,Jaliardiwp EZ, Dhaka SEZ, Narayanganj, Anwara-2 (CEIZ), Hobiganj and Sreehatta EZ.

Mongla Economic Zone

This zone is located near the Mongla sea port (second largest sea-port of the country) and it has a common boundary with Mongla EPZ . With a gross area of 205 acres, the EZ is suitable for apparel / RMG, jute, food processing, shipyard etc. Construction on the site will be done phase wise and full construction is expected to be completed by 2017 and the plots are likely to be available from 2017. Mongla is the first PPP EZ in Bangladesh.



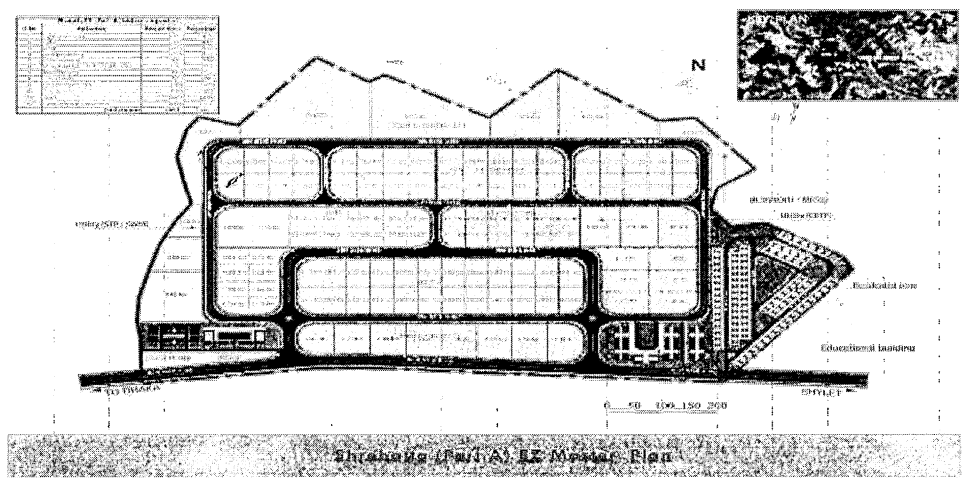
Master Plan of Mongla Economic Zone

Mirsarai Economic Zone

The Mirsarai EZ site is located in the Mirsarai Upazila of Chittagong . The zone is planned in a naturally reclaimed land at the mouth of Feni river and it has stretched up to Sitakundo along the coast of Bay of Bengal huth of the site. It is 60 km away from Chittagong port. BEZA has already completed all kinds of studies, viz. Feasibility Study, Environmental and Social Impact Assessments. The Mirsarai Economic Zone (EZ) will be the first multi-sectoral EZ and the second PPP EZ in the country, with an area 550 acres in Phase-I. The selection of developer for Mirsarai EZ (1st Phase) has already been completed.

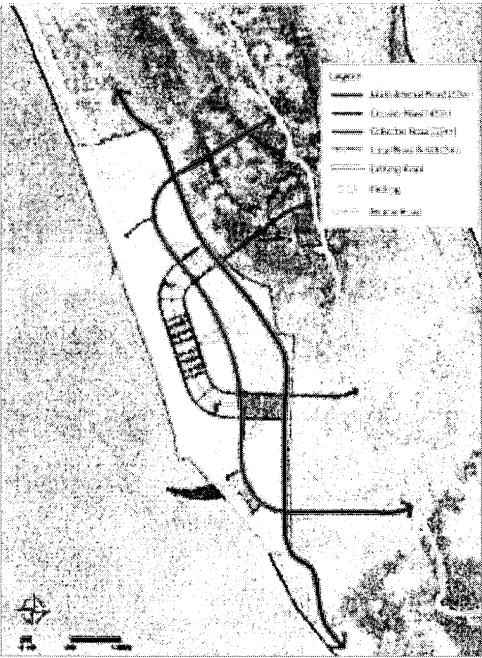
Shreehatta Economic Zone

Sreehatta Economic Zone (EZ) is located at the converging point of the Dhaka-Sylhet Highway and the Dhaka-Maulvibazar Highway. The site has a total area of 352 acres. Land acquisition and other primary activities already been completed and site development will be completed by June, 2017.



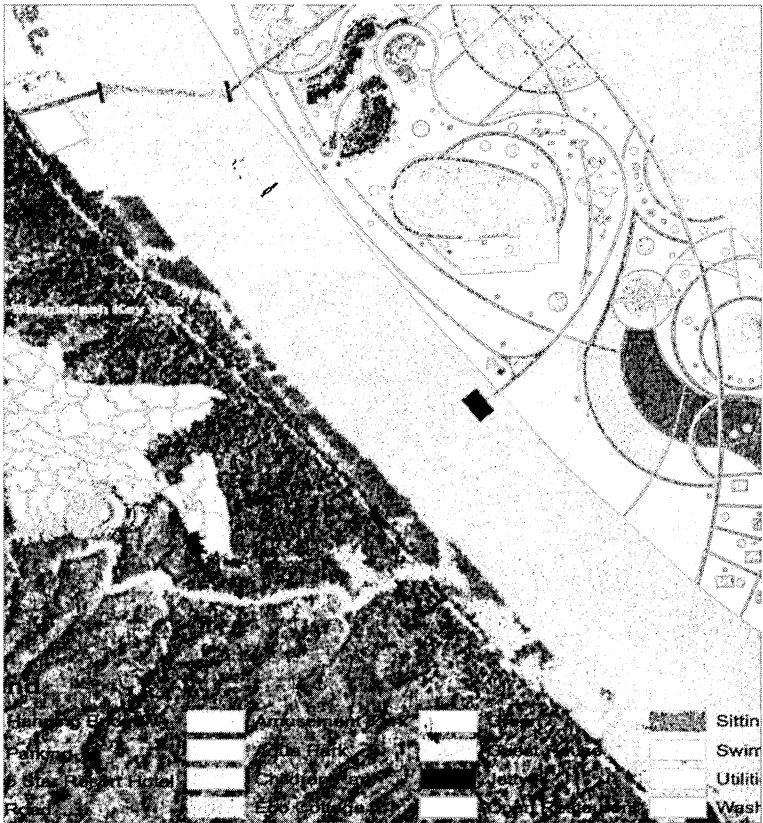
Sabrang Tourism Park

Sabrang Tourism Park will be the first exclusive tourism park in the Cox's Bazar district, encompassing an area of 1027 acres. Sabrang is an amazing hilly and sea beach territory.



Naf Tourism Park (Jaliardiwp EZ)

Naaf Tourism Park will be the first river based exclusive tourism park in the Cox's Bazar district encompassing an area of 271 acres. Naaf is an amazing island in the middle of the Naf river and it lies between the border of Myanmar and Bangladesh



Narayanganj EZ

Narayanganj EZ is the one of the closest EZ from Capital city Dhaka . The area is 316 acre. The proposed EZ his located adjacent to the confluence of three rivers viz. Meghna, Dhaleswari and Shitalakhya.

Dhaka SEZ

Dhaka SEZ is located in Keraniganj upzila. The proposed EZ is located adjacent to the Dhaleswari river. The area area of the EPZ is 105 acre.

Mirsarai Industrial City

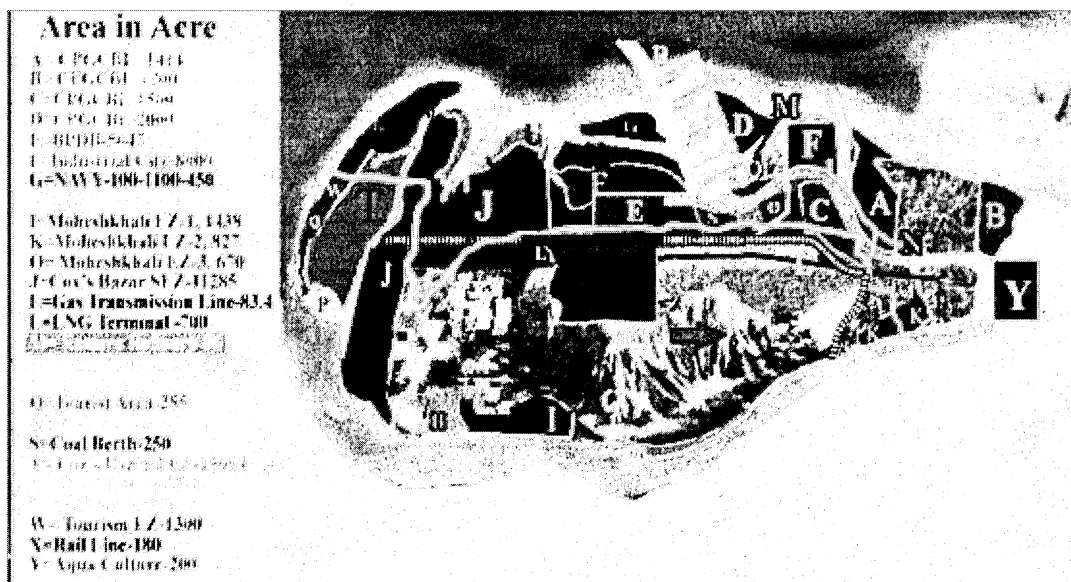
Mirsarai Industrial City is in the strategic location of Dhaka-Chittagong industrial corridor.

At present the area of Mirsarai site is about 20000 acres and future expansion is possible up to 30000 acres. For Mirsarai Industrial City, BEZA would like to build strong partner ship with the private sector and local entrepreneurs. BEZA prepares a comprehensive master plan for developing the 1st self-contained Industrial City in Bangladesh, incorporating airport, residential area , tourism park, power plant etc.

Moheshkhali—The Next Planned City

Moheshkhali will be another planned Industrial city in our Country. A co-ordinated land use plan has been developed by BEZA for Moheshkhali Upazila to accommodate Deep Sea Port, Utility infrastructure, Industrial and Entertainment Zone, LNG terminal and Power Plant.

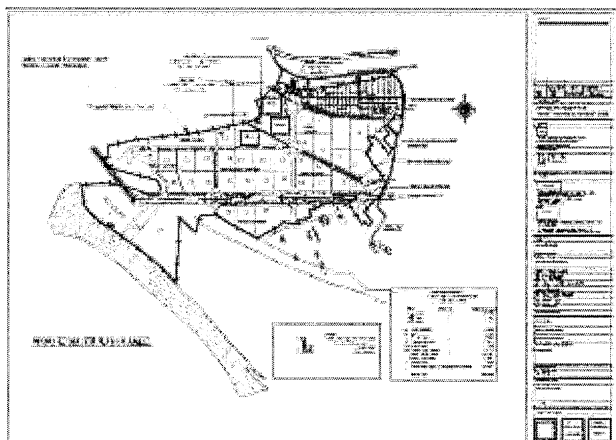
- JICA is funding for coal based power plant, Deep Sea Port and Township in Moheshkhali
- LNG terminal is being constructed to supply 500 MMCFD
- Moheshkhali is moving as a major power hub with 10000-12000 MW
- Railway and 4 lane Road connectivity are underway



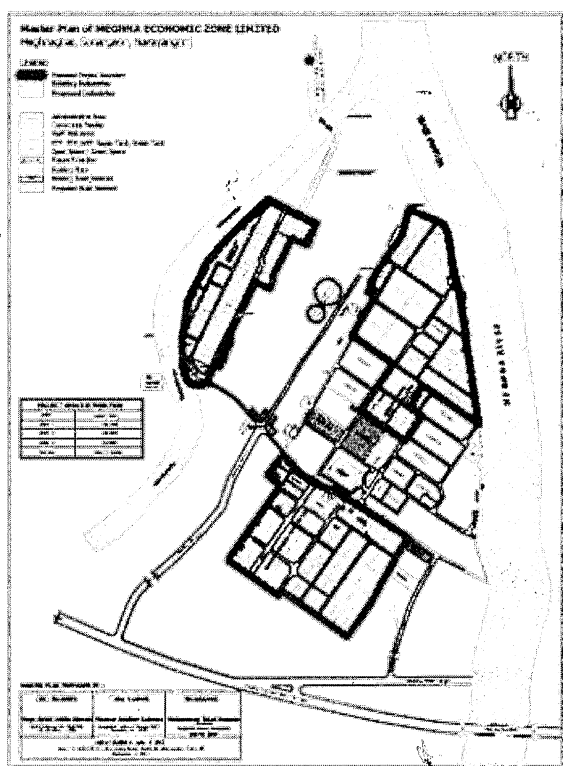
Private Economic Zones

Private Economic Zones are established individually or jointly by local, non-resident Bangladeshis or foreign investor, body, business organizations or groups. The entry of the private sector into zone development has also changed the range of facilities, services and amenities available within zones. Recent trends tied to the increase in private zone development include the development of EZs and industrial estates on an integrated basis rather than stand-alone basis, increased specialization of facilities catering to the unique needs of target industries (hi-tech, petrochemical, software, among others) and the provision of a greater range of business support services and specialized facilities. In the 1st phase BEZA has issued 4 Pre-Qualifications license to AK Khan, Abdul Monem and Meghna group of industries. After obtaining pre-qualification license from BEZA all private developers have started on -site development activities In the 2nd phase BEZA has issued another 3 pre -qualification license to Bay Private EZ, Aman Private EZ , Arisha Private EZ and in the 3rd phase BEZA issued another 4 Pre - Qualification license to United City IT park, Bashundhara SEZ and East West SEZ . Total USD 488 mill. invested by the private Economic Zone

A.K. Khan Economic Zone, Danga, Palash, Narshingdi, has gross area 200 acres. It has already invested 35 Mill. US\$. Abdul Monem Economic Zone (AMEZ) is located in Gazaria, Munshiganj on a land parcel of 216 acres with an option to expand up to 300 acre. It has invested 64 mill. US\$.



Meghna Economic Zone (MEZ) is situated at Meghnaghat, Sonargaon, Narayanganj on the bank of the river Meghna adjacent to the Dhaka –Chittagong highway. It has 68 acre of land.



Master Plan of Meghna EZ

Meghna Industrial Economic Zone (MIEZ) is located at Sonargaon, Narayanganj with an area of 80 acre. Aman Economic Zone has a gross area of 150 acres (aprox). Located in Narayanganj zilla, it has invested 8 mill. US \$. Bay Economic Zone is located in Konabari within Gazipur Sadar Upazila of Gazipur district besides Dhaka-Tangail road. Total land area is 60 Acres. Arisha Economic Zone is located at outskirts of Dhaka city and on the bank of river Turag under Keraniganj Upazila of Dhaka. Key Site Facts Arisha Economic zone will be a multi-sectoral as well as closest EZ to the Capital city of Dhaka encompassing on area of 150 acres. It invested 160 mill US\$.

G2G Economic Zones

G2G EZs are established upon initiative by the government of a foreign country or the Government of Bangladesh and/or in partnership between Government of Bangladesh and Government of a foreign country. Bangladesh received several requests from various Asian countries like, Japan, China, and India to develop G2G EZ. Up to now India has signed MoU to invest in 2 EZs, one in Kushtia (Bheramara), another in Mongla.

Indian G2G:

Kushtia Economic Zone Located in Bheramara Upazila, Kushtia EZ has a total area of 477 acres. The proposed area is situated within the 1 km from Hardinge Rail Bridge and Lalon Shah Road Bridge. Proposed EZ is well connected through river, road, railway and air.

Mongla Economic Zone (Indian G2G) : The proposed site for Mongla economic zone shares close proximity (within 200 meters) with Mongla port, providing strategic advantage in terms of accessibility to various international market for trade. India Government has become interested to develop one Economic Zone near Mongla Port to host investment exclusively from India.

Chinese G2G EZ

Anwara-2 (Chinese Economic and Industrial Zone)

Chinese Economic and Industrial Zone will be the first specialized G2G economic zone, with an existing area of 774 acres in Anwara Upazila. It has the potential to meet all the necessary conditions to become a successful Economic Zone. Once the economic is established, it is expected that there will be a huge demand for industrial plots, from potential investors. The site is suitable for export oriented industries due to proximity of largest sea port of Bangladesh. It is expected to create employment for 1, 00,000 youth.

Chapter-3

Evaluation Findings

Land zoning is a technical matter which relates to series of issues like land use, industrial development, environment protection, livelihood, occupation, infrastructure, future potential land use and physical and chemical features. The country wide program of preparing land zoning map and report preparation will protect the agricultural land and ensure proper use of land for other purposes. It will bring following favorable impacts:

1. Agricultural land will be protected by land zoning. Homestead construction in agricultural land will be stopped. Other types of construction will be prohibited in agricultural land. None will be allowed to set up brick field, industries and non-agricultural establishments in agricultural land.
2. Land zoning will increase the efficient use of land since each area will be used as per it's criteria for crop production and fish production or industries etc. It will support socially to prevent misuse of agricultural land.
3. Land zoning have various types of effects on employment but mainly through increased uses and production. It will contribute to increased employment by increasing use efficiency of land, water, coast, island, char land and forest resources.
4. Land zoning will bring positive impact through increased agricultural production, planned use of land, increased cropping intensity, increased scope of collective aquaculture.
5. Land zoning will have positive impact on income of different groups both land owners and landless. Income will also increase for share croppers, marginal farmers, fishermen, other ethnic minority groups who are dependent on forest, hill and land based natural resources.
6. Since poor people's land is taken away by the rich for non-farm activities, land zoning will prevent the same. Fear for indigenous people to lose their home and livelihood will be stopped.
7. With the implementation of land zoning, people will live in cluster form of settlement. This will facilitate better health, education and all form of social services. Government

can easily implement planned settlements like Palli ZanaPad, Ashroyan, Model Village, Guccha Gram projects.

8. Land zoning can facilitate the establishment of economic zones. The economic zones ensure planned and efficient use of land for industry, commerce, tourism, infrastructure etc. It also ensures the proper use of non-arable land to productive use for economic progress.
9. Economic zones have started attracting huge foreign direct investment. This will increase production, income and technological base of the country. The most impact will be on creation of employment and poverty reduction.
10. The overall impact of land zoning is perceived to be positive to the environment. It enhance or maintain the prevailing condition of aquatic and terrestrial environment and associated-biodiversity. It will reduce the salinity intrusion by controlling unplanned shrimp farming and enhancing free flow of fresh water. It will be the key tool for protecting the existing forest area and hill area of the country. Protected zones for endangered species can be provided.
11. Land zoning maps and reports have generated enormous amount of data and information on soil type, quality, composition, physical and chemical characteristics. These are all valuable resource for efficient use of land.
12. Land Zoning Law is the key instrument to ensure the effective utilization of land zoning. Land Use Policy, 2001 categorically mentioned enacting a land zoning law. In the absence of land zoning law, zoning was not implemented and unauthorized use of land is not prevented. The law has not yet been passed.
13. Ministry of land has initiated the process of enacting zoning law. It has drafted the relevant law entitled “ Protection of Agricultural Land and Land Zoning Law, 2016”. It is now published in the website for public opinion. The proposed law makes provision for approving the land zoning and punishment for unauthorized use of land.

Relevance

Rapid increase of population within a small area characterizes our country with the lowest land-man ratio in the world, which is estimated to be 0.06 hectares (ha) per person (FAO, 2013). The situation is likely to deteriorate further with a growing demand for non-agricultural land. As a consequence, the rate of land transfer and land conversion is also very high in Bangladesh. The agricultural land, which is now about 84 percent of total land, has been depleting at a rate of almost 1 percent per annum. A substantial area of farmland is being eaten up every year by new homes, roads, educational institutions, industries, etc. The issues of conversion along with land degradation due to climate change effect give rise to necessity of proper land management for planned use of scarce land. Land Use Policy and an efficient land zoning is considered instrumental to this end.

Efficiency

Land Use Policy, 2001 provides for the first time provide directives for the efficient use of land in the country. The concept of zoning was first introduced in this policy. In order to materialize the zoning, Ministry of Land implemented Coastal Land Zoning Project from 2006 to 2011 under which zoning maps and report of 152 upazilas in the 19 districts are prepared. The total cost of the project was 10.01 crore taka. National Land Zoning Project (2nd Phase) is under implementation from July 2012 and will be completed in June 2017. Under this project, zoning maps are under preparation for all upazilas of 43 districts. The cost of the project is 19.52 crore taka. Most of the zoning maps and zoning reports are published and sent to the districts and upazilas. While visiting Tangail, maps and reports for all the upazilas were found in the Deputy Commissioner's office and in concerned Assistant Commissioner (Land) Office. It appears that the policy and the project has indeed showed efficiency. The purpose of zoning, as carried out for rural land-use planning, is to separate areas with similar sets of potentials and constraints for development. The zoning of land considering its chemical and physical characteristics will boost up agriculture, fisheries, forestry, tourism, rural and urban settlement, industrial and commercial areas and other land uses for obtaining optimum economic benefits of the upazila.

Partnerships and Cooperation

Land Zoning Project followed extensive information exchange and consultation with different stake holders. It arranged workshop, seminar, group discussion at district, upazila , unions and community level, with the participation of district administration and other relevant organization/s. It collected secondary information from SRDI, BARC, FD, DoF, DoE, WARPO, LGED, BRDB etc.and vetting with different departments. It undertook field trip and detailed surveying (using set-up questionnaire) in participation/cooperation with local government institutes (LGI). It used satellite images for land use classification and preparation of GIS based land zoning maps. It also arranged validation workshop with the stakeholders at Upazila level and finalized the zoning map.

Effectiveness

The zoning process is to optimize the benefits, which is to ensure planning of proper utilization of land of a particular area in order to achieve rational utilization of land resources and maximum socio-economic benefits. It ensures optimum economic return. The zoning provides optimum utilization of land resources in an efficient manner as per its physical and chemical characteristics. It protects agricultural land from its degradation and ensure food security.

Land zoning ensures sound environmental eco-system, maintain biodiversity and will reduce adverse effect of climate change and global warming. It grows awareness amongst the land users to utilize the land resources rationally. It will protect the water bodies, which will play an important role in protein supply, income generation and maintain environmental eco-system. Land zoning can facilitate establishment of economic zones are high priority for the country. It ensures planned use of land for industry, commerce, tourism, infrastructure etc. They will pave the way for accelerated economic development

Impact

The impact of scarcity of land is being felt in different areas of investment, both local and foreign, in new industrial and commercial ventures. Foreign investors are finding difficulty to invest mainly because of land scarcity. While the domestic investors can manage land for their ventures but the cost of the same tends to make their projects economically not viable. The foreign investors, however, is entirely dependent on government cooperation to select suitable land for their ventures. But the government faces various difficulties in allocating suitable land to foreign investors due to scarcity of land in suitable places as well as complexities in the land acquisition policies. Thus, land scarcity and lack of proper policies continue to dampen the investors' enthusiasm. Land zoning can ensure availability of non-agricultural land for commercial and industrial purposes. For any industrial or commercial venture, location is an important factor. In response to the problem, the government has enacted National Economic Zone Act, 2010 to facilitate investments in selected areas; however, much depends on proper implementation of the Act. Bangladesh Economic Zone Authority (BEZA) has been working on 68 sites across the country for establishing economic zones. They are attracting huge investment from home and abroad and this will increase production, income and employment in the country.

Sustainability

Land availability as well as its sustainable management has important bearings on overall development in general, and food security, business development and human habitation in particular. Land scarcity relative to demand is showing up in accelerating increases in land prices, land degradation, loss of agricultural production and creating bottleneck to industrialization. The development of an organized and efficient land market is a key requirement for achieving the development goals of Bangladesh. The government has formulated the National Land Use Policy in 2001 with a view to improve land management and provide guidelines to land use and zoning. While the basic thrust of the policy in regard to land use has been well endorsed, the policy lacks proper action plan and required zoning law for which its sustainability is at question. Moreover, other cross-sectoral policies have not been harmonized in the National Land Use Policy, 2001, which also creates problems for successful implementation of the policies.

Conclusion

Considering scarce land and growing demand for investment, Land Zoning is an ideal option as many comparators are now pursuing so. Rapid population growth, improper land use, and ineffective implementation of existing laws and guidelines are some of the reasons for which the necessity of creating a “Land Zoning Map” has been felt in the Land Use Policy, 2001. Integrated planning and sustainable management of land resources of the country have laid the importance and modalities of National Land Zoning. The progress of land zoning map and report preparation is satisfactory, but implementation has not been started since zoning law is not yet enacted. The planned construction of some economic zones are heading fast to take benefit of changing FDI scenario in Asia and Worldwide. To ensure access to land for determined purpose in EZs, zoning maps, law and their proper enforcement and implementation need to be underscored. It is necessary to ensure that land in specific zones is used for determined purposes and for this a detailed guideline need to be adopted and the government should provide specific regulations on administration and use of land within the zones.

Given the reality on the ground with respect to considerable landlessness, historical inequities, and widespread land grabbing, the Land Use Policy, 2001, should be implemented as a tool for striking a balance between efficient and equitable utilization of land resources. The existing policy falls short of providing guidance as to how cross-sectoral interests and plans relating to land should be coordinated. To remove the limitations of the existing land use policy, a comprehensive national land policy may be considered by providing guiding principles on appropriate and sustainable use of specific type of land, sectoral and cross-sectoral land use and environmental management. The policy must take inputs from the ongoing land zoning maps in order to establish a guiding principle by addressing the multi-sectoral nature of land use and the prevailing confusion due to inconsistent policies on land utilization, unabated frictions among different sectors due to competing uses and negative environmental effects on land.

Annexure

1. National Land Use Policy, 2001.
2. Economic Zones Act, 2010.
3. Revised Development Project Proposal for National Land Zoning Project, Ministry of Land, 2013.
4. Land Zoning Report of Tangail Sadar Upazila, 2015.
5. Land Zoning Report of Anowara Upazila, 2012..
6. Annual Report of Bangladesh Economic Zone Authority, 2016, BEZA.
7. Social and Environmental Impact Assessment of Land Zoning Implementation in the Project area, National Land Zoning Project, 2012
8. State Acquisition and Tenancy Act, 1951
9. Agricultural Land Conservation and Use Act, 2016 (Draft).
10. Seventh Five Year Plan, 2015-20, Bangladesh Planning Commission.