The proposed Mymensingh Divisional New City will be the first planned satellite city in the country, with an area of 4366.08 acres (1767.64 hectares), located on the north-east E existing Mymensingh town and the Brahmaputra River. The proposed Divisional New City has the potential to fulfill the conditions which are necessary to become a successful model town in the country. Formal establishment of the Divisional City is expected to address the demand for all divisional infrastructures including Divisional Head Quarters. Zones for Govt. ices, residences, education, health, amusement, sports & culture, commerce, green area, natural reservoir etc. have been designed separately in the proposed city.

**Site Justification**

Field investigations reveal that the proposed Mymensingh Divisional New City area is one of the most suitable large sites on the north-east bank of the Brahmaputra River. Mostly because of its strategic location, it has the potential to contribute to the economic development of Mymensingh City as well as Mymensingh Division. The proposed Mymensingh Divisional New Citysite is chosen for the following justifications and considerations:

* Present Mymensingh Town was established about 300 years ago. At present it becomes highly congested and densely populated.
* Narrow internal roads and inadequate drainage facilities are the common scenarios of the present city. Road widening is almost impossible due to the infrastructures built on both sides of roads.
* A Detailed Survey has been conducted by Urban Development Directorate (UDD) for 3 years in and around existing Mymensingh City and the adjacent areas under Mymensingh Strategic Development Plan (MSDP). To make the old city livable about 16000-17000 structures to be demolished (as suggested in MSDP report) which would be quite impossible. Under this backdrop, UDD suggested a new township on the other side of the river Brahmaputra.
* A Cabinet Team headed by the Honorable Minister, Ministry of Public Administration visited several sites of the proposed township and Divisional Head Quarter and finally chosen the present location. A Detailed Master Plan of the proposed new Divisional City & Divisional Head Quarter was developed by UDD based on physical survey and study report under MSDP and presented to the Honorable Prime Minister. Honorable Prime Minister approved it on 17 September, 2016 for the implementations and actions with 14 directives.
* Besides different socio-economic aspects, UDD has also considered soil characteristics, earthquake sensitivity and flood flowness in selecting the present site. The proposed new City will be connected with old city with three big bridges over the river Brahmaputra.

**Location and Present Conditions**

The proposed Mymensingh Divisional New Citysite is located at the end of the north-east bank of the Brahmaputra River and existing Mymensingh Town. It is only 1.5 Km north of the national Highway (Dhaka-Netrokona Highway), 1.5 Km east of the Mymensingh-Jamalpur Regional Highway of this location. Joy Bangla Bazar, the nearest market, is only 1 Km north from the site.

Mouza-wise land areas of the proposed town is mentioned below:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sl.** | **Name of the Mouzas** | **Total Areas** | | **%** |
| **Acres** | **Hectares** |
| **1** | Charbhabanipur | 1540.6850 | 632.76 | 35.29 |
| **2** | Jailkhanar Char | 810.1800 | 328.01 | 18.56 |
| **3** | Char Ishwardia | 438.4150 | 177.50 | 10.04 |
| **4** | Durgapur | 140.1500 | 56.74 | 3.21 |
| **5** | Char Sehra | 31.3800 | 12.70 | 0.72 |
| **6** | Paralakkir Algi | 213.5100 | 86.44 | 4.89 |
| **7** | Gobindapur | 1191.1600 | 482.25 | 27.28 |
| **8** | Mymensingh Town | 0.6000 | 0.24 | 0.01 |
| **Grand Total** | | **4366.0800** | **1767.64** | **100.00** |

Present on-site land use consists of fish ponds or open fields without much economic. The current on-site infrastructure condition is:

* No power lines
* Only mobile telephone and no fixed lines
* No gas supplies
* Two narrow access roads to extreme comers of the site
* No piped water comes to the site, and, the surface water in the adjacent Brahmaputra River.

**Study Findings**

The results from competitive evaluation have been sourced from aggregating seventeen (out of more than thirty) largely quantitative indicators on which information have been collected Aggregated variables include price, capacity, and zone size variables, which have been appropriately standardized.

The proposed Mymensingh Divisional New Town gets the suitable billing according to the evaluation exercise.

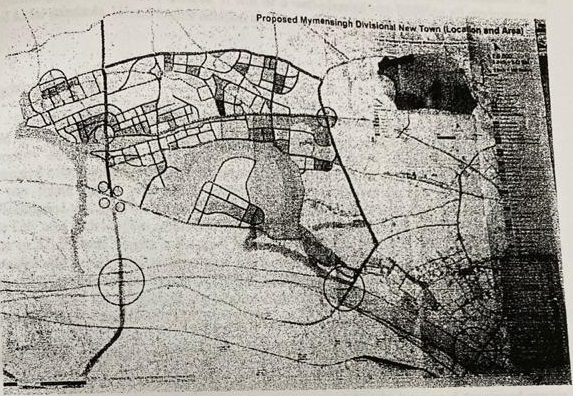
**Master Plan and Phasing**

Of the total 4618.20 acres (1869.72 hectares) of land 4366.08 acres (1767.64 hectares) are privately owned and 252.12 acres (102.07 hectares) are Khasland and hence private land needs to be acquired before the initiation of any development works on the new city. The land is of lower elevation and protected by a small canals &dykes along the river. Most of the areas composed of the sandy and infertile soil. So, it is less agricultural productive. Some fishing ponds are found in the area which should be properly compensated. Addressing grievances, payment of proper compensation and rehabilitation of the affected people are strongly suggested.

Distribution of this land under different uses has been estimated to be as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sl.** | **Land Use** | **Total Areas** | | **%** |
| **Acres** | **Hectares** |
| **1** | 5-star Hotel Zone | 28.72 | 11.63 | 0.67 |
| **2** | Administration & Commerce | 55.57 | 22.50 | 1.29 |
| **3** | Amphitheater | 18.87 | 7.64 | 0.44 |
| **4** | Cloverleaf | 15.15 | 6.13 | 0.35 |
| **5** | Commercial Zone | 81.55 | 33.02 | 1.89 |
| **6** | Connecting Road | 140.16 | 56.74 | 3.25 |
| **7** | Convention Center | 19.88 | 8.05 | 0.46 |
| **8** | Divisional Headquarter | 27.66 | 11.20 | 0.64 |
| **9** | Drinking Water Treatment Plant & Pump House | 8.73 | 3.53 | 0.20 |
| **10** | Eco Park cum Sewerage Treatment Plant | 20.31 | 8.22 | 0.47 |
| **11** | Education | 77.00 | 31.17 | 1.78 |
| **12** | Elevated Road | 60.48 | 24.49 | 1.40 |
| **13** | Flood Flow Zone | 1005.70 | 407.17 | 23.30 |
| **14** | Food Storage | 5.05 | 2.04 | 0.12 |
| **15** | Golf Course cum Renewable Energy Park | 101.79 | 41.21 | 2.36 |
| **16** | Health Facilities | 29.09 | 11.78 | 0.67 |
| **17** | Internal Road | 19.08 | 7.72 | 0.44 |
| **18** | International Sports Complex | 43.24 | 17.51 | 1.00 |
| **19** | Novotheater | 5.47 | 2.21 | 0.13 |
| **20** | Office | 139.38 | 56.43 | 3.23 |
| **21** | Park | 193.17 | 78.21 | 4.48 |
| **22** | Regional Communication Hub | 5.64 | 2.28 | 0.13 |
| **23** | Reserved | 14.33 | 5.80 | 0.33 |
| **24** | Residential Zone | 333.31 | 134.94 | 7.72 |
| **25** | Road | 575.67 | 233.06 | 13.34 |
| **26** | Sewerage Treatment Plant | 11.12 | 4.50 | 0.26 |
| **27** | Social Infrastructure | 94.19 | 38.13 | 2.18 |
| **28** | Special Residential Zone | 82.30 | 33.32 | 1.91 |
| **29** | University | 83.11 | 33.65 | 1.93 |
| **30** | Urban Green | 84.82 | 34.34 | 1.97 |
| **31** | Water Reservoir cum Wave Energy Park | 295.41 | 119.60 | 6.85 |
| **32** | Water Body & Urban Green | 942.25 | 259.03 | 14.83 |
| **Grand Total** | | **4618.20** | **1869.72** | **100.00** |

The Master Plan is shown in figure below:



**Possible Environmental Impact**

The Initial Environmental Examination (IEE) covers existing environmental conditions and a qualitative assessment of the environmental impact of land filling activities and associated project components and includes recommended mitigation measures and environmental monitoring. The physical environment focuses on climate, topography and soil, geology, water resources, water quality, flooding and drainage and the diversity of flora and fauna. The Environmental Management Plan (EMP), which will deal with mitigation measures, implementation responsibilities, and monitoring plans, will result in minimal adverse impacts as such, the Project will have an overall beneficial impact.

However, preliminary negative impacts of the proposed Project have been identified as follows:

* Loss of paddy land and some marshy areas due to proposed new city location;
* Minor risk of degradation of aquatic habitat due to urbanization;
* Contamination of surface and groundwater;
* Leaching and disposal;
* Effects on the natural environment;

Above preliminary negative impacts will be very minimum since natural environment and Ancient green areas will be ensured. It will be a well-planned city fulfilling all environmental sartorial standards. Hence further detailed impact assessment will not need for this project.

**Social Assessment**

The social analysis was done on involuntary resettlement, gender and tribal issues, physical, and cultural resources, and, considering the Land Acquisition and Requisition of Immovable Property Act, 2017. Potential social impacts on people living on site and affected by the proposed offsite infrastructure of the town is also assessed in the study. During the field survey, it was found that a total 6455 households will be affected by the establishment of the township and will need to be resettled. The project plans to resettle most of these households into the City area with modern amenities. Rehabilitation of the affected people in the newly proposed city in 52 different blocks is the most important dimension of the project. About 300 landless families will be resettled in Khas land adjacent to the City. However, the population who will benefit from the positive impact of the job creation by urbanization would be much higher, and will go beyond the District, as the Mymensingh Divisional New City will provide employment opportunities for about half a million workers.

**Employment Estimate for Mymensingh Divisional New City**

It is expected that 100,000 jobs will be created by commercial and modern facilities using 55.52 hectares (137.12 acres) of land. It is also expected that the integrated developed service providing sector will employ about 70,000 workers with 191.35 hectares (473 acres) of land. Apart from these, employment in service sector, hotel, residential and commercial area is expected to be about 30,000. As such, 200,000 new jobs are expected to be directly created by this New Town. Additional 100,000 indirect employments (normally 50% of the direct employment) are likely to be created by the New Town. The total employment of direct and indirect employments may reach 300,000 workers after 7-10 years. Probably the Mymensingh city area will be a new satellite city of over 1.0 million including the existing population when the New Town will be fully occupied and the satellite city became matured after 20-30 years.

**Financial and Economic Analysis of the Project**

The total project cost of the Mymensingh Divisional New City is estimated to be BDT Tk. 7,677 crores. Revenue will mainly be generated from providing modem services such as commercial space rent, residence facilities, hotel, education, recreations, sports etc. for the project. The total amount of revenue generated from the project is estimated to be BDT Tk. 9,367 crores.

Based on the estimated costs and revenues, the project Internal Rates of Returns (IRRs) in base case stands at 38.12%. The financial analysis indicates that the Mymensingh Divisional New Town is a financially feasible project for a developer &/or operator. The conclusion made for the Mymensingh Divisional New Town project is robust as the equity IRR in the base case remains above 25 percent even after considering either an increase of all costs by 10%, or a reduction of lease price or a combination of both.

**Conclusion and Recommendations**

Although this study was carried out within a short period of time, with limited man/month expert resources as a preliminary Feasibility Study & Master Plan, taking all the information Elected and evidence into consideration. The conclusion may be drawn that the proposed site would be viable for the establishment of a Divisional New City including Divisional Head Quarter And recommend Bangladesh Government to the next steps: (1) Land acquisition process, 2) Rehabilitation of the affected people, (3) Discussion with local residents who require relocation of their houses, (4) Off site infrastructure provision, and, (5) Identifying one or more potential developer. Once the potential developer is identified, it/they will conduct a further detailed market survey, soil testing, and hydrological survey. Considering the severe shortage of well-organized township in Bangladesh and potential high demands for commercial, residential and recreational venue, the benefits of the Project will greatly depend on how quickly and efficiently the proposed Mymensingh Divisional New City moves towards eventual implementation.