

JASHORE MUNICIPALITY COMPLEX, JASHORE BANGLADESH

By
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Report submitted to the BRAC Department of Architecture in partial fulfillment for the degree of
bachelor of architecture

Department of Architecture
Brac University
Fall, 2021

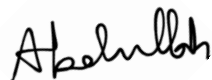
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Declaration

It is hereby declared that

1. The Project submitted is my own original work while completing degree at Brac University.
2. The Project does not contain material previously published or written by a third party, except where this is appropriately cited through full and accurate referencing.
3. The Project does not contain material which has been accepted, or submitted, for any other degree or diploma at a university or other institution.
4. I have acknowledged all main sources of help.

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The thesis/project titled “[JASHORE MUNICIPALITY COMPLEX ,JASHORE]”
submitted by
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Of Fall, 2021 has been accepted as satisfactory in partial fulfillment of the requirement for
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Acknowledgement

1st of all I would like to thank almighty for everything and then My parents, who were always been there for me .their unconditional support not only helped me but also motivated me from inside. I would like express my gratitude to supervisors as well. Their hard work has made this project possible .My little sister Nabila also has helped to collect many data for this project .as well as Anik ,Akash ,neepu, nafis ,tasmia who has helped me time to time . Finally my deepest gratitude towards all my faculties and every staff of university .

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1.2 Project Brief

Name of the Project:

ICONIC CITY CENTER OF JASHORE



fig:1.2.1

source:author

Implementer of the Project:

JESSORE MUNICIPALITY

Location:

Laldighee . Sadar . JASHORE

Site area available for the Project Development:

3.05 Acres

Proposed built-up area of the Project:

160000 sft

1.3 Introduction to the Project

Jashore is one of the oldest city of Bangladesh and it has its footprint not only in Pakistani period or colonial period even in ancient Bengal this region was considered very important .As a result Jashore municipality was established in 1864 along with Dhaka, Chottogram municipality to develop this are with a better order .This project hold that ambitious as its inspiration and develop Jashore as a metropolitan city.

1.4 Project Rational

It has a thorough connectivity with every important zone in the city

Adjacent to an iconic public gathering place

Already has a historical value

Epicenter of the city development



fig :1.4.1

source: author

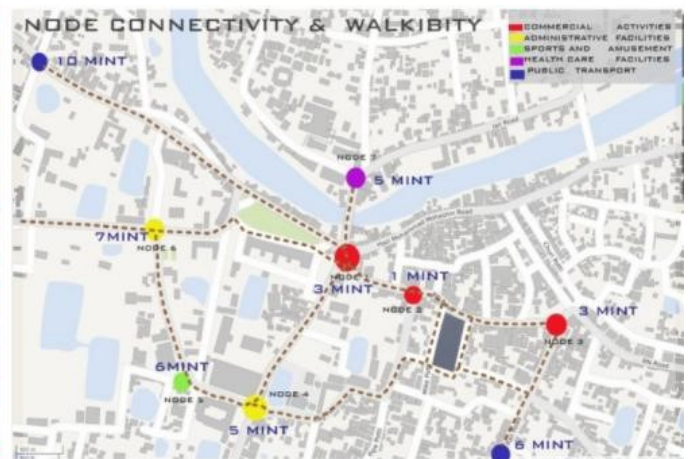


fig :1.4.2

source :author

1.5 Aim and Objectives of the Project

- Creating an Iconic entity
- A place for all.
- Solving parking issues.
- A comfortable and affordable shopping experience.
- Addressing heritage
- A place for pleasure
- A reference for future development

1.6 Proposed Program of the Project:

ADMINISTRATIVE

- Mayor Office
- Councilor's chamber
- Seminar halls
- Digital city archive

PUBLIC

Shopping center

Community center

Basement Parking

Skyline Restaurant

Food court

Exhibition Gallery

Laldighi development

Storage facilities

2.1 City Center Inside-out

Society and City are both lives through a continuous development process .This process sometimes pre- planned and sometimes on demand. As it is the only way of survival so whatever the process is, its ultimate goal is always to evolve .History itself is the proof with so many lost cities (like verunnum ,petra) that a city is alive as long it is connected with its people. Then the concept of City center arrives, which actually can be compared with heart of city .A place acts as a nuclear and dominated by participants. Although city center comes from English dictionary but "centre-ville" in French, Stadtzentrum in German, or shìzhōngxīn (市中心) in Chinese are refer to City center. City center is not only a place that's serve the city,it's a place for the people which makes any city more liveable for the people .Even in ancient period there were city centers ,which not only meant for the people they even carried unique identity of different places .Germany ,British they not only prioritized city center in new planning but also hold the historic city centers with lots of respect .

The International Council on Monuments and Sites (ICOMOS) has defined historical city centers as the content of the cities' historical characteristics represented in the set of physical and spiritual elements that form the image and urban pattern, which consists of the street network and zoning and associated relationships.

(ICOMOS, The ICOMOS Charter for the conservation of historic towns and urban areas, 1987.

https://www.icomos.org/charters/towns_e.pdf [accessed July 13, 2019].

Google Scholar) ,as cited in , Mehanna, W. E., WEM, & Mehanna, W. E., WEM. (2019). Urban renewal for traditional commercial streets at the historical centers of cities. *Alexandria Engineering Journal*, 58(4), 1127-1143. doi:<https://doi.org/10.1016/j.aej.2019.09.015>

The Sydney Opera House , Heydar Aliyev Center are modern days projects built as city center which also has given these cities an international recognition as a result more and more similar projects are happening like Jiaxing civic center ,Dongdaemun Design Plaza etc. cultural activities , administrative works even practice of democracy can be incorporate in urban scale through city center .Some city center ar vibrant because of its commercial value as well .the new development plan of shanghai also driven by city center concept . Dubai Creek tower is also example of such notions .

Image 2.1.1: Heydar Aliyev Centre



Source : en.trend.az

It is not like these projects are only for recognition , how vital a city center can be also considered significantly in these projects . Impact of city center can be explained this way _ As place for identification in the daily life of residents and community, district centers fulfill multiple functions, they are places of social cohesion, economic validity and cultural innovations.

(Bundesministerium des inner, für bau und heimat, nd , Bundesministerium des inner, für bau und heimat, nd ,planning for transition , Elisabeth Schaumann, Christina Simon-Philipp, Conference: AESOP Annual Congress 2019, 2019, p. 1475)

City centers are a focus of scientific and technical, economic, and social development but they are also place of social and ecological problems and structural changes

(Frauns and scheuven, 2010, p. 10)

In another City center can be an epicenter of all development in any area but if it is not done properly or managed it properly also can be key to many urban problems, even reason of city failure .

Bangladesh is in eyes of the world; a new rising nation which still have lot to prove, but its history speaks for itself and how much this place already has contributed to the world urban development process . In fact the city center which is being discussed here its origin is lies in an age old pattern of this region .the rural hut bazar that's still exist as an ashes of that pattern .not very long ago when we got to see how a whole settlement grow and evolved from different references of a single public function .Even these public functions or programs followed similar pattern as well .still we draw a large public gathering under a banyan tree along with some shops around to demonstrate bazar environment in rural area. Old ruins in Narayanganj , Dhaka through the river bank still gives us the image how the rural settlements grew into an urban idea that's now dominating in the whole world . How in ancient time a single lines creates a mega city like dhaka still visualized through painters brush ,how an rural hut bazar give births to an entire upazila or even district.



image 2.1.2:

source : 'Dhaka City across Buriganga River' - a painting by Frederick

William Alexander de Fabeck in Dhaka City 1861



Image 2.1.3 Grameen hut bazar authir unknown (facebook)

finally All these discussion to relate the topic “city center” to particular site of Jashore .Jashore which previously was spelled as jessore, a very old city of Bangladesh .But jashore not only in Bangladesh, it is an old place in whole south asian sub-continent . The ruins in jashore state its proud existence even in pala dynasty .City pattern shows how a city evolve of its own to protect its people and their belongings .



image : Voroter deol

source :author

voroter deol and other ruins around it gives us an image of people activities of Jashore in urban scale .even some functions like voroter deol proved a central public activity even back then . but later on in colonial phage this place started to evolve in a different type of functions .earlier settlement which was dominated through monastery and temple later on which was replaced by administrative functions like collectorate building . Even in this independent Bangladesh, in Jessore we can see strong urban footprint of colonial buildings.As in jessore zilla school , Jessore collectorate building , Jessore municipality etc are in center of city growth of Jashore which is amazing .But these entities perform separately which creates a lack direction for over all development .So a preplanned city center can add many new aspects and scope for further development in Jashore city and the city also can be recognized to the whole nation with any unique characteristics .

Chapter 3: Site Appraisal

This segment has 10 main categories and most important aspect of each category is analyzed through a diagram. Main concern of each and every diagram to understand the site and finding problems .some possible solution also mentioned through the diagram as well.

3.1 Social

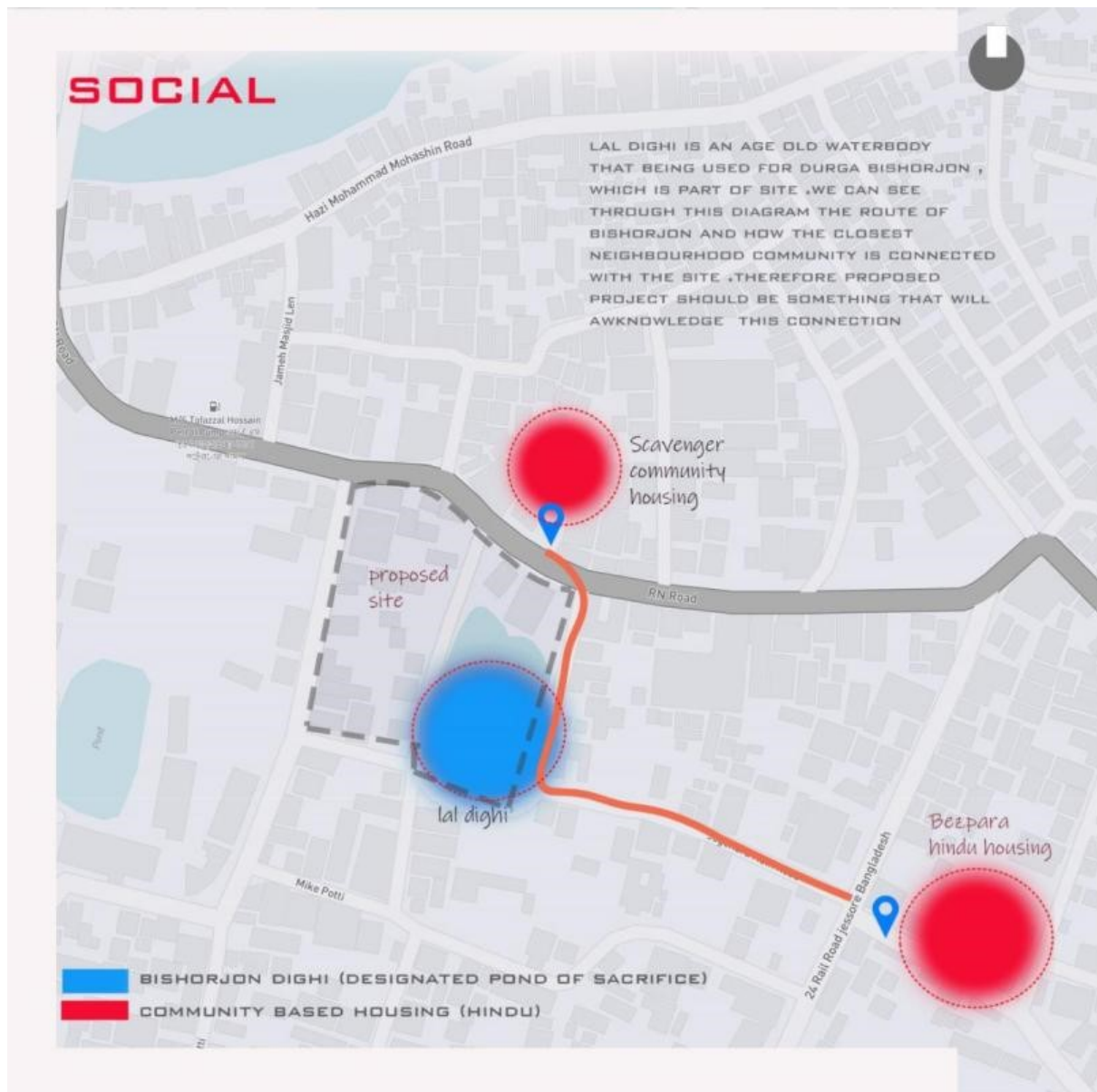


Fig:3.1.1

source: author

The site has a water body which has very significance to the local Hindu community as it is being used for durga bishorjon for ages . Not only from the nearest neighborhood, (scavenger community and Bezpara) even from far away people visit this pond during durga puja for bishorhjon . Therefore any development on this site will not be justified as a development if this issue won't be considered with proper respect .

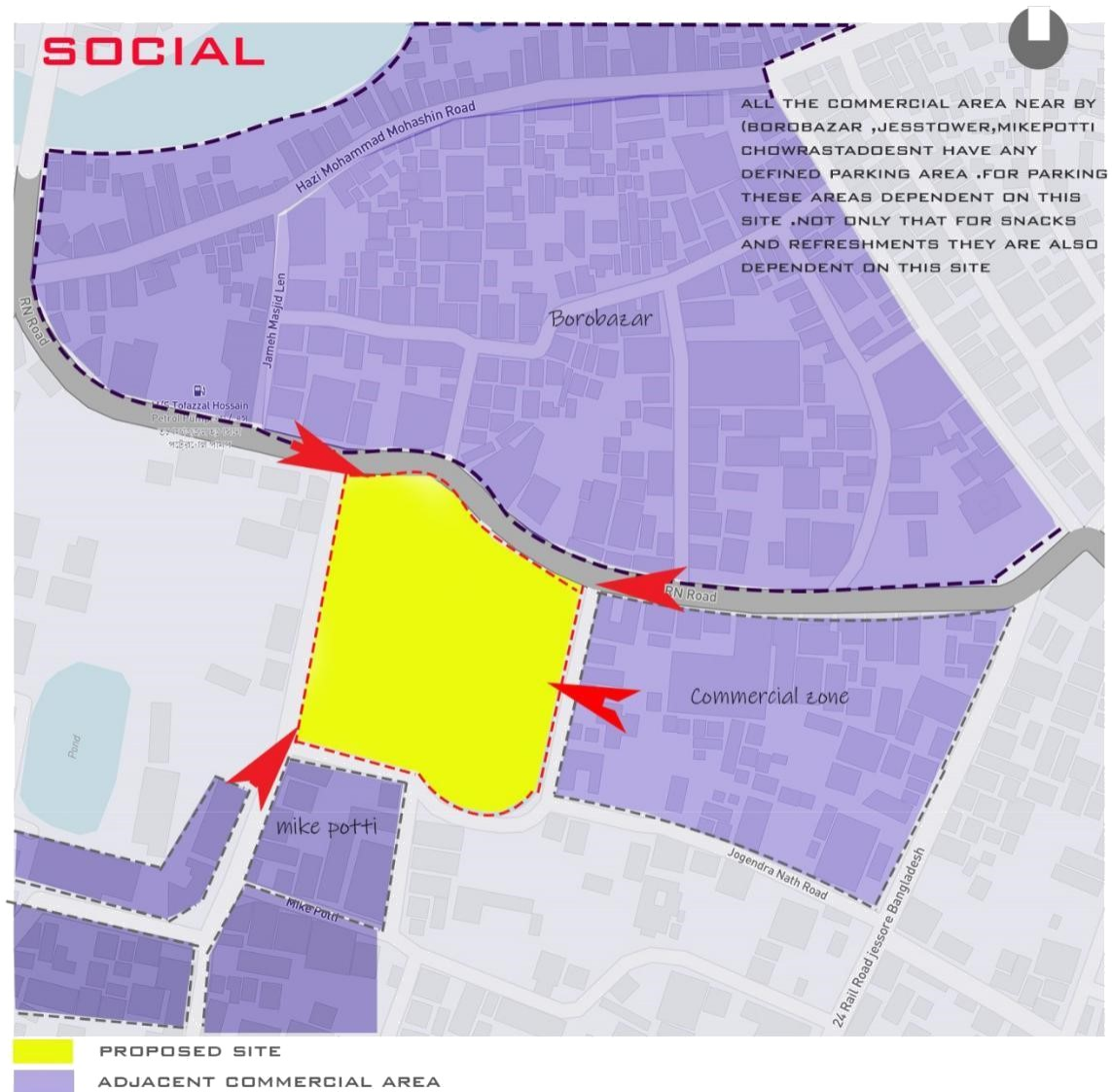


Fig:3.1.2

source: author

Site is surrounded by commercial facilities .as this area was initiated during British period most of the roads are narrow and none of the building followed proper setback rule .specially there is only few Buildings have parking facilities . So propose Building need to have proper parking not only for itself but also other visiting vehicles aswell.

3.2 Geography

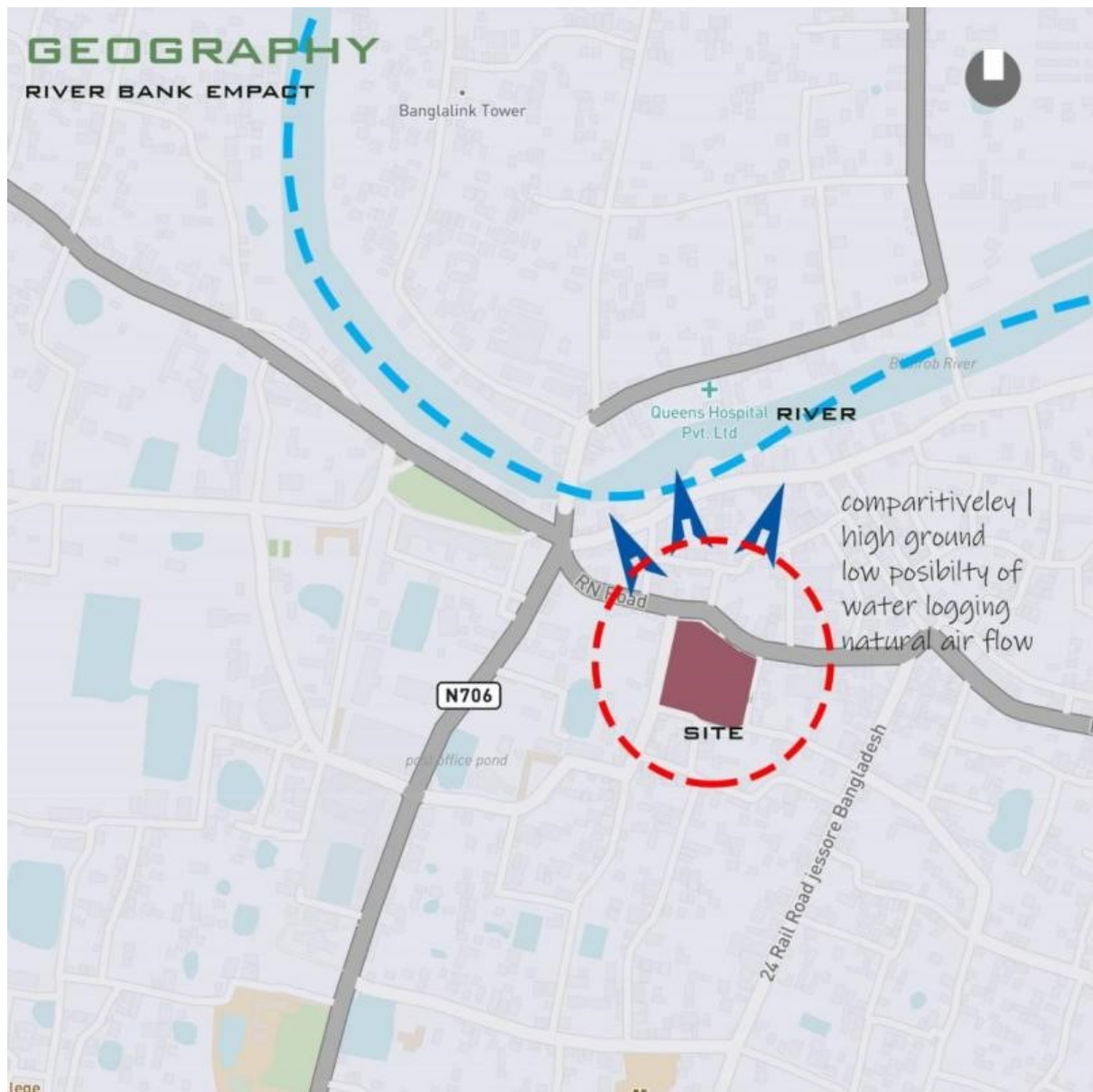


Fig:3.2.1

source:self

the near by river no longer have connection with site but any development in the site will be highly influenced by it. From air flow to view the site expectation directly towards the river

3.3 Historical

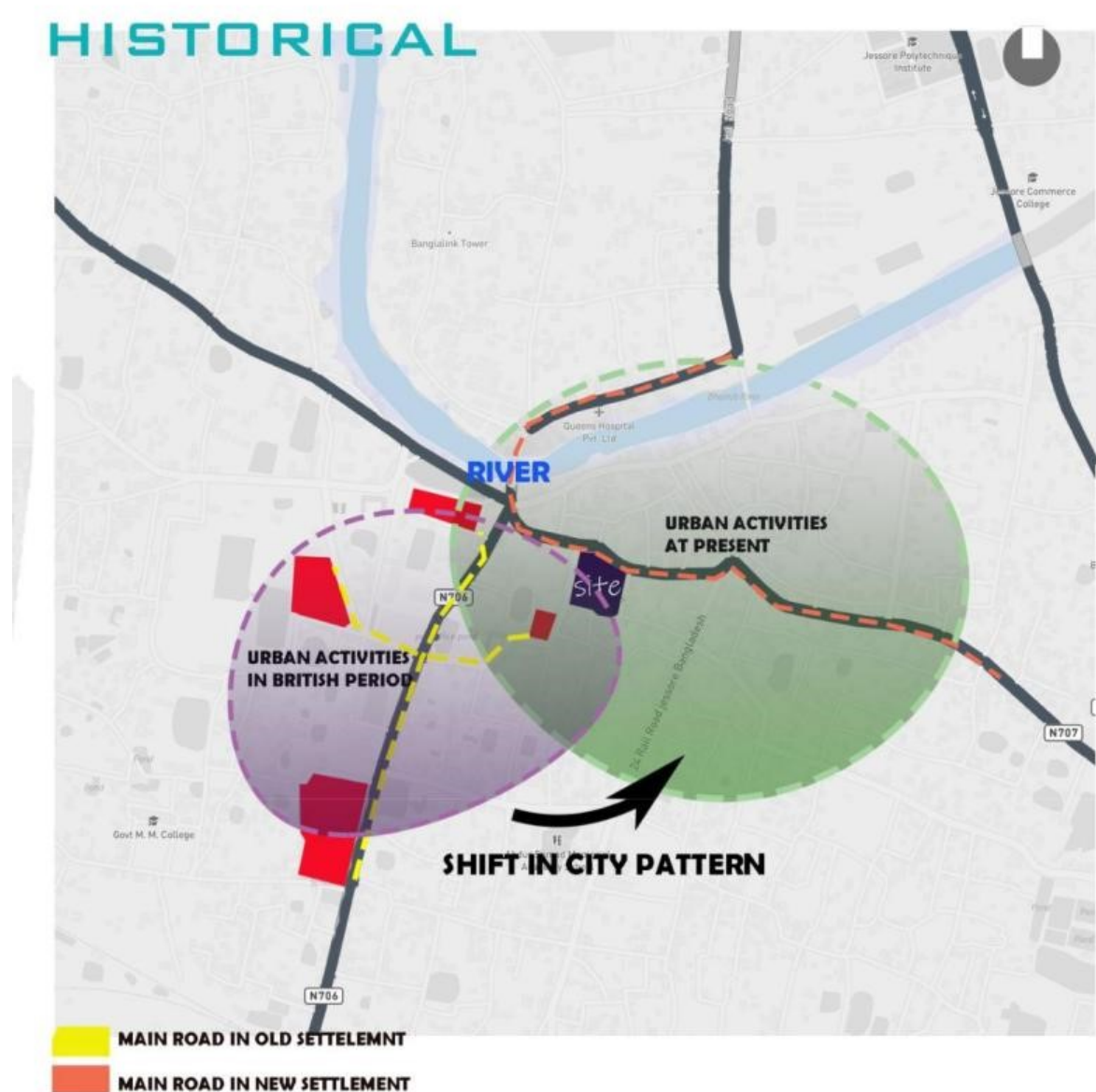


Fig:3.3.2

source:author

From the old settlements and new settlements we can observe a shift. The site exists in a place that is almost a transitional space between the two patterns. That makes this site a major threshold between the old and the new.

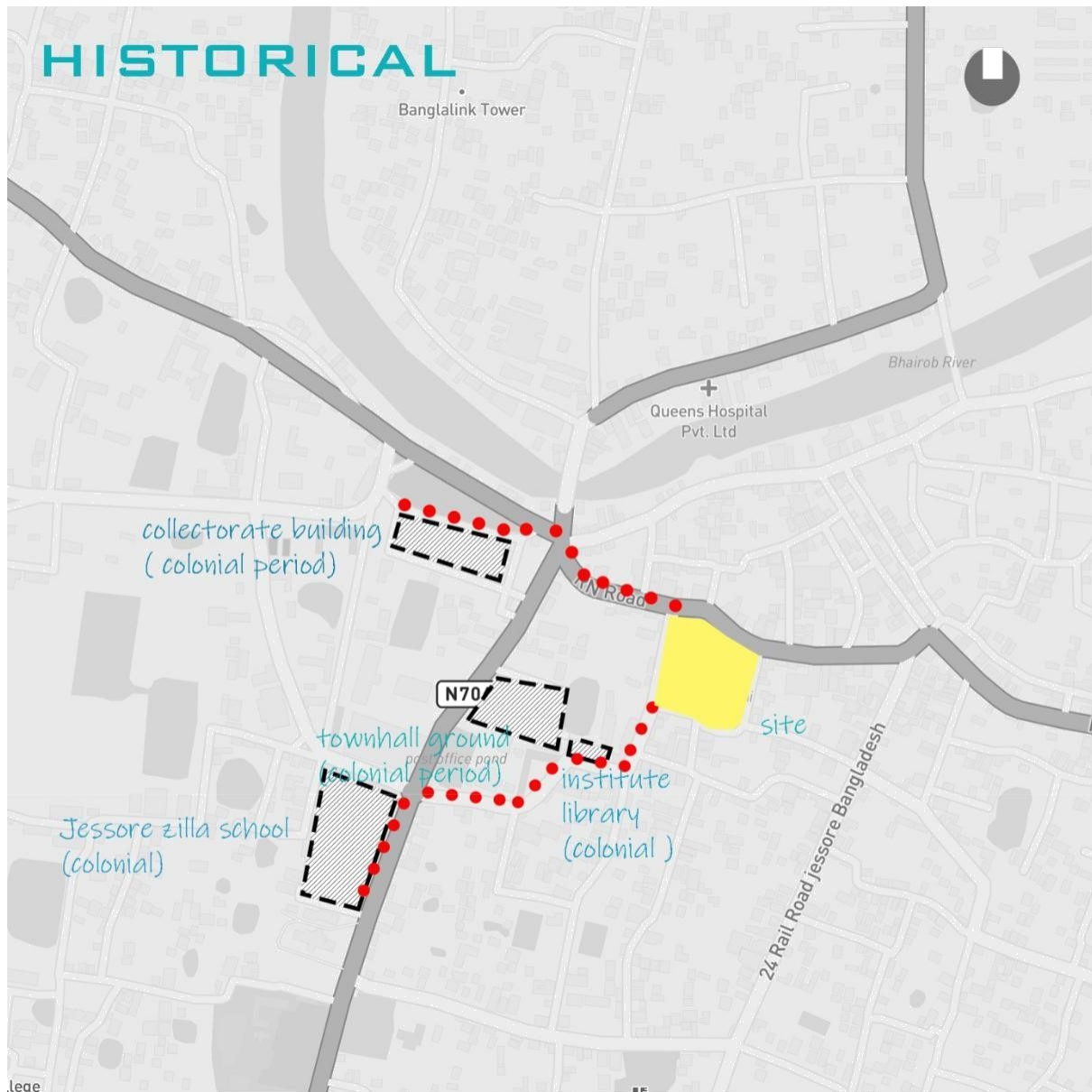


Fig:3.3.1

source:author

Jashore is an old city but its development process is divided into different era .But the propose site is in location which was a very significant place during British reign .Therefore the site has a strong colonial essence but with lots of scope for new development.

3.4 Urban

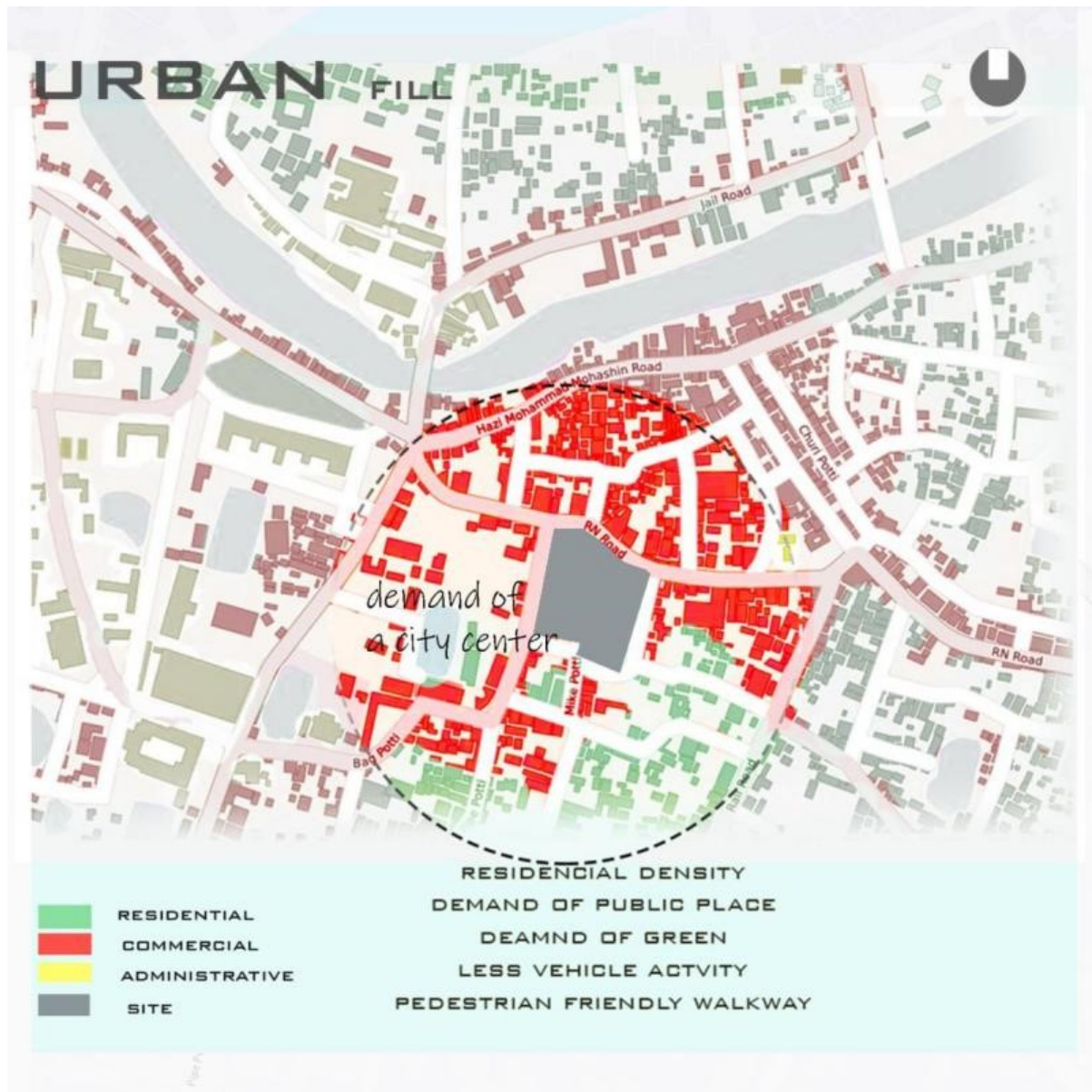


Fig:3.41.1

source: author

The site propose for an urban fill as the site is like a linker between commercial and residential zone .the project propose for public dominant programs therefor it is perfect for a city center as it is just by zero point of Jashore .

3.5 Cultural



Fig:3.5.1

source: author

Michael madhusudan dutta , S M Sultan these people have enriched art and culture of this place .Thats why the culture has a deep footprint in the life of people but unfortunately this place doesn't have any proper exhibition space .But the site just by one of the most important cultural institution of jashore (jessore institute) .Therefore an exhibition space should be adopt in this project .

3.6 Economy

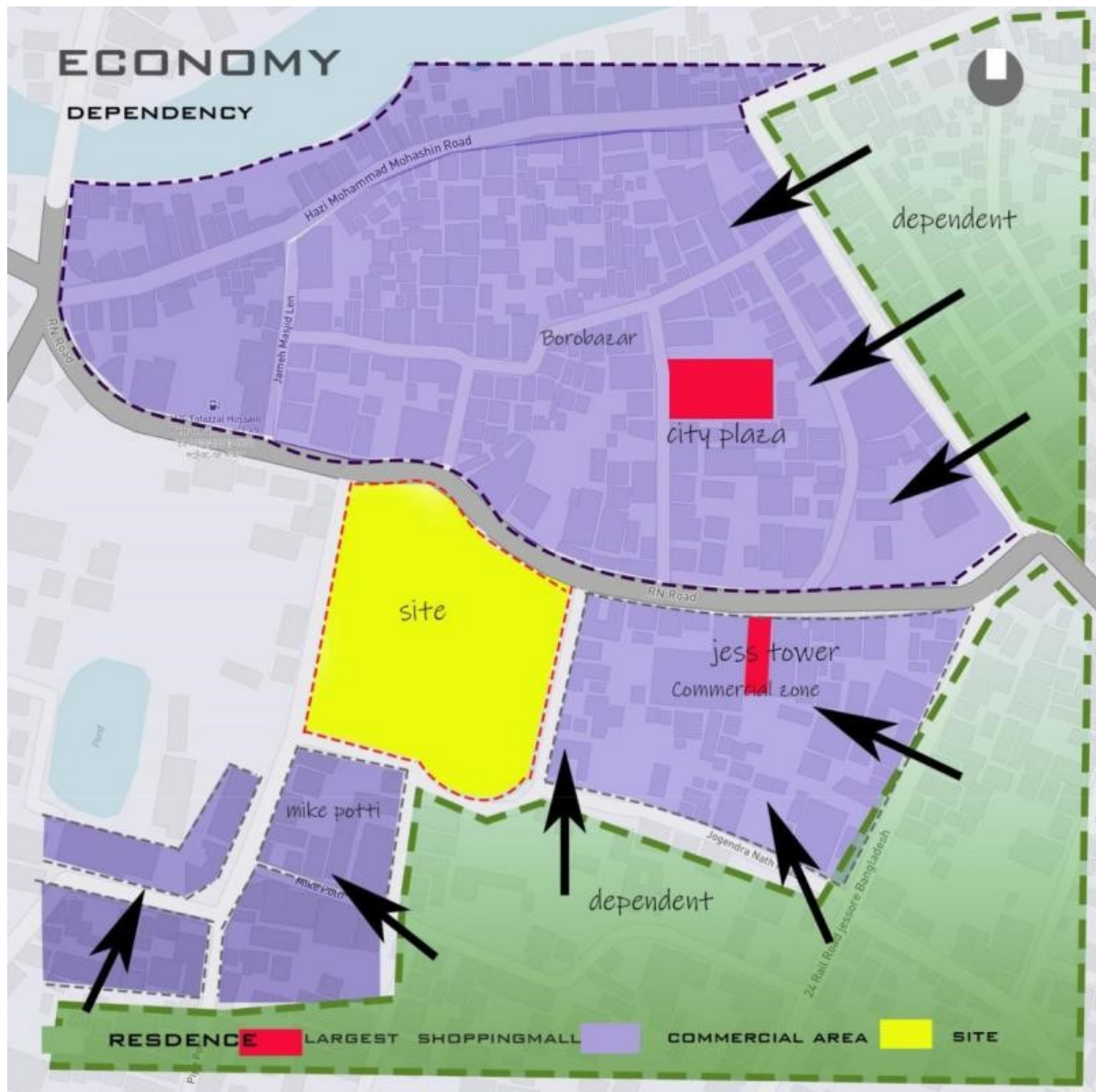


Fig:3.6.1

source:author

Site is standing on prime location in Jashore .it is surrounded by commercial buildings .even the most iconic shopping center of this region is just few blocks away from the site .so it can generate huge revenue for the client but since its owned by jashore municipality therefore it should generate revenue as well as it address the demand of the people .

3.7 Ecology

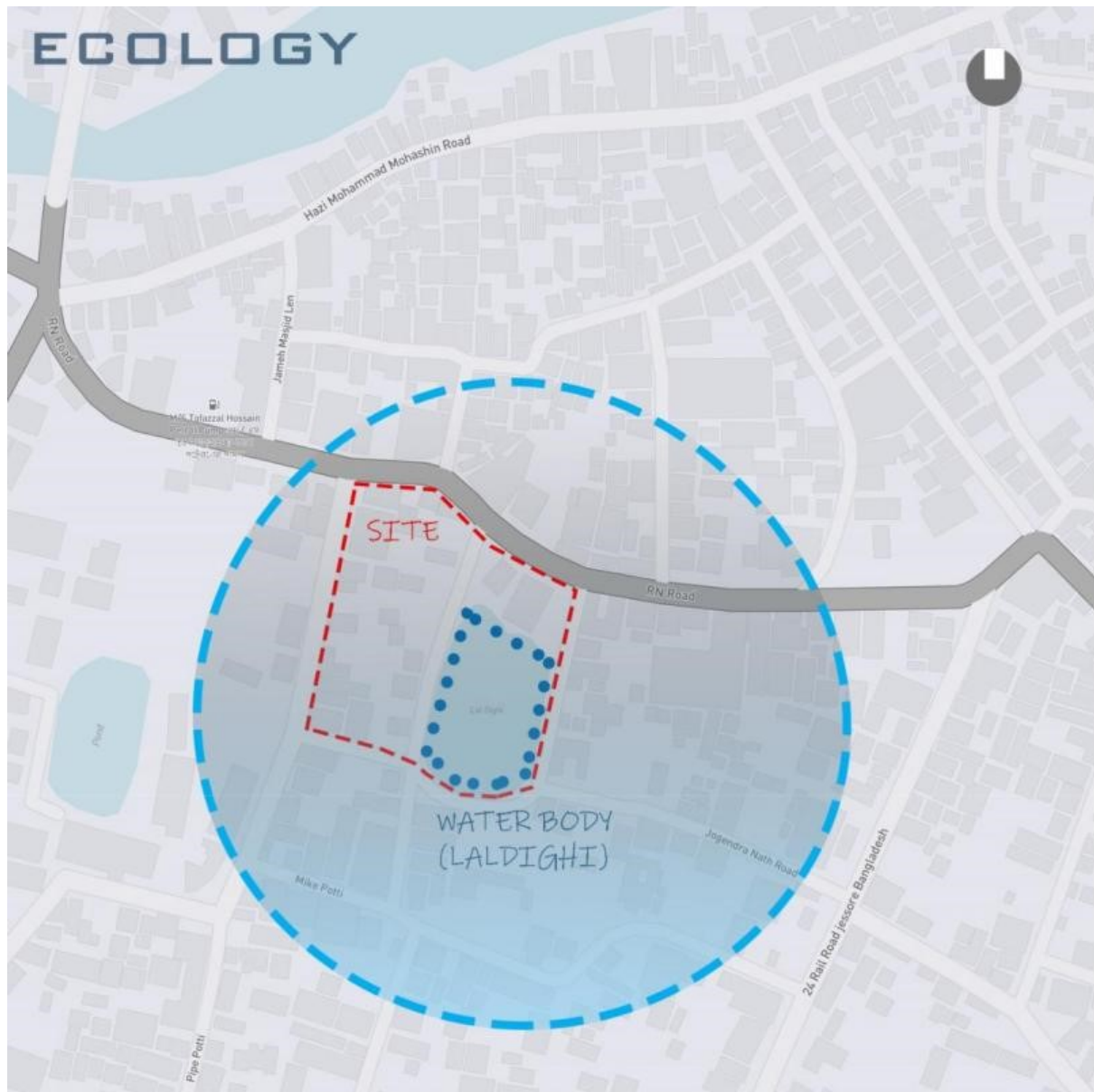


fig:3.7.1

source:self

although it is close to the River but the site has a micro climate around it .as it is exist in a chaotic system during rainy season the water ody works as water reservoir for its surrounding and solve water logging problem for this place and its openness works as opening for ventilation

3.8 Political



fig:3.8.1

source:self

Jashore municipality is one of the oldest municipality in Bangladesh but it still runs its administrative work in a limited space .which not troubled its activities but also the connection among citizen and mayor gets interrupted .but most importantly this new site is just by the zero point of jessore and adjacent to the main axis away of the city .Thats why some of the administrative works of municipality like office mayor and counselors can be shift to this site .

3.9 Scientific

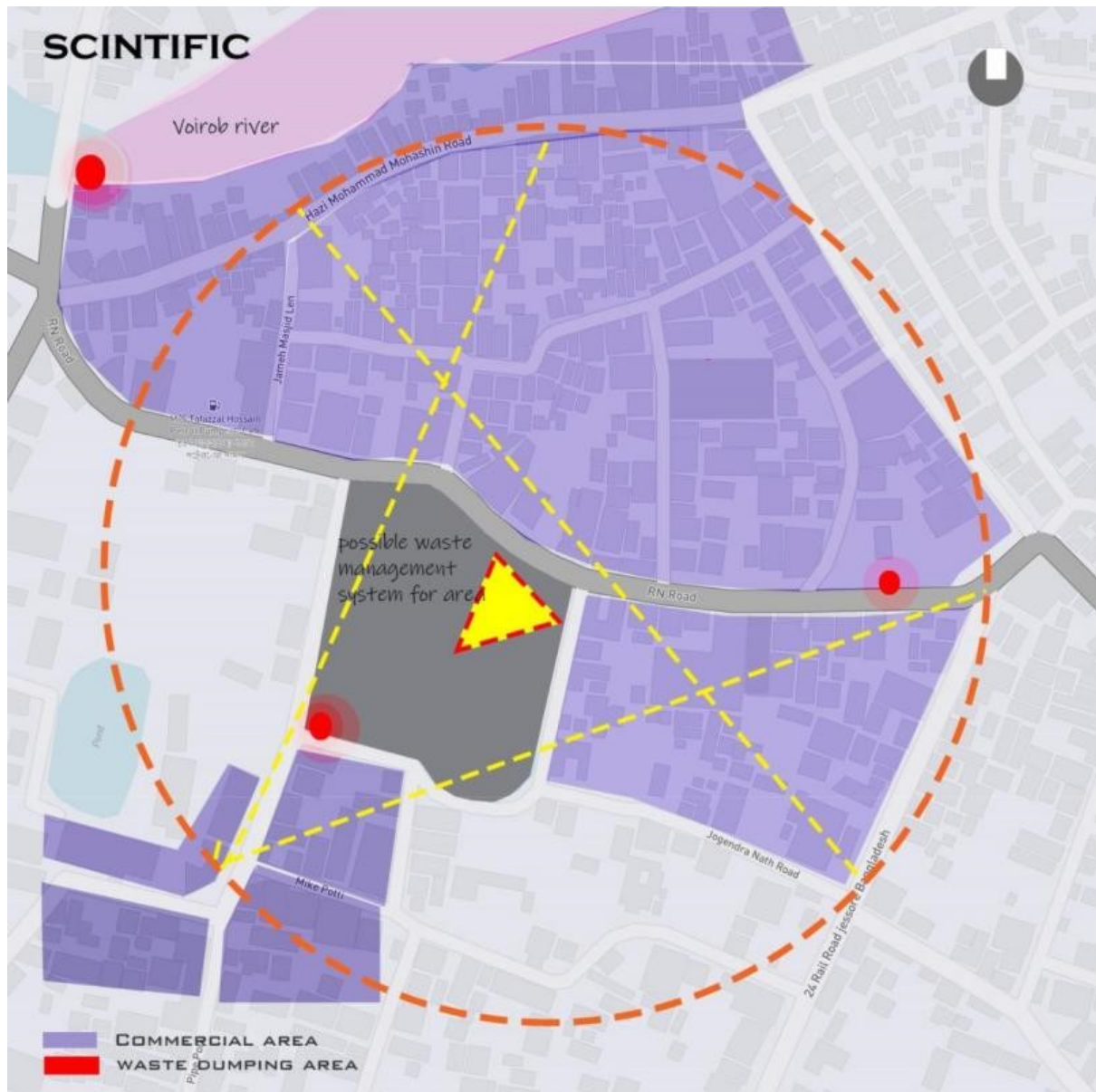


fig:3.9.1

source:author

Jashore municipality already have created most advanced waste disposal and recycling system but this area still haven't adopted that system .but if the site works as hub for the system it will make things easier for the whole project .and it will also stop pollution of the river as it is now being used as waste disposal place .



fig:3.9.2

source:author

although electric Car still is fantasy but small three wheeler electric vehicle is very convenient and common here .as the site is but the one of busiest route and it also has a commercial parking proposal then a battery recharging point in this project can expand its importance in the neighborhood. It is also environment friendly .

3.10 Architecture

ARCHITECTURE ANCIENT CIRCULATION PATTERN

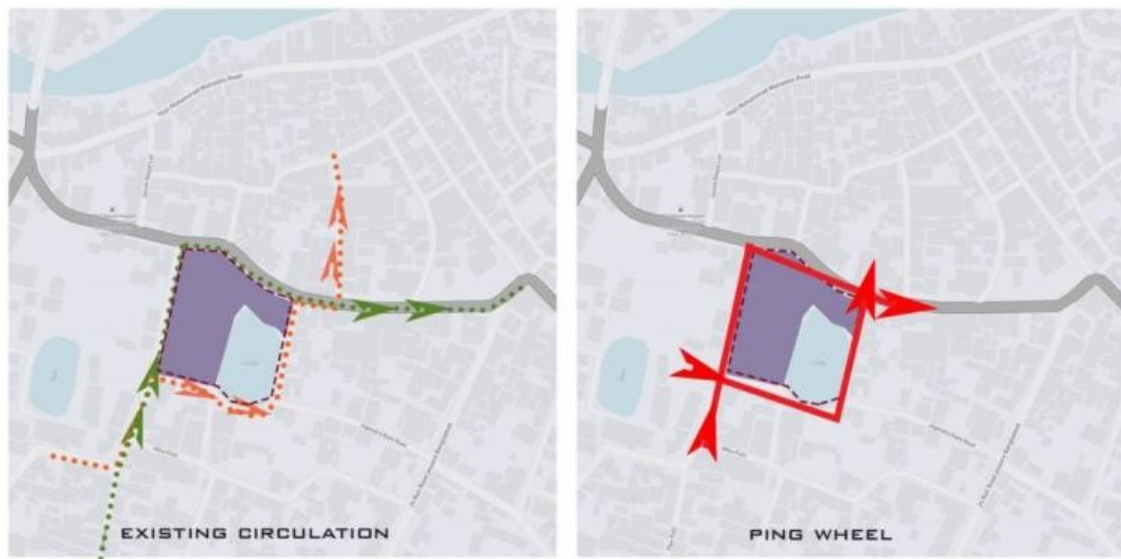


image:3.10.2

source: author

if we study the major circulation in the place we can observe a hidden ping wheel pattern in the site .although it doesn't directly interact with site but its influence decide the accessibility and mobility in area

3.11 Images of Existing Site Condition

Image:3.11.1 in front of the site



source: author

Image:3.11.2 scavenger community housing



source: author

Image:3.11.3 chourasta



source: author

Image:3.11.4 doratana



source: author

Chapter 4: Case Study Appraisal

Case study for these three projects has been chosen .Two of the project from the local context and one from global point of view. Although project context are different but they all have similarities with the proposed project .this projects been analyzed here to find key aspects of consideration for similar types of projects.

4.1 Torrent Market and Civic Center, TORRENT, SPAIN

.Architects: que Consuegr

Area: 6700 m²

Year: 2015

City: Valencia Torrent

Country: Spain



source :google earth

This is a civic center in torrent which was established not only to serve neighbourhood but also with a consideration to represent the local history and culture in international stage .the project was developed close to a historical landmark.

4.1.1 Concept

The whole civic center is to make the place a gathering spot of neighbourhood and make the local community more integrated .therefore its spacious front space is like plaza for the local to enjoy the place and form derived in such way where it can pay tribute to local history.

Even the programs was picked to make this place for everyone .the neighbourhood building type was carefully considered and climatic advantages were fully utilized. A space full of lights with natural ventilation was key consideration .

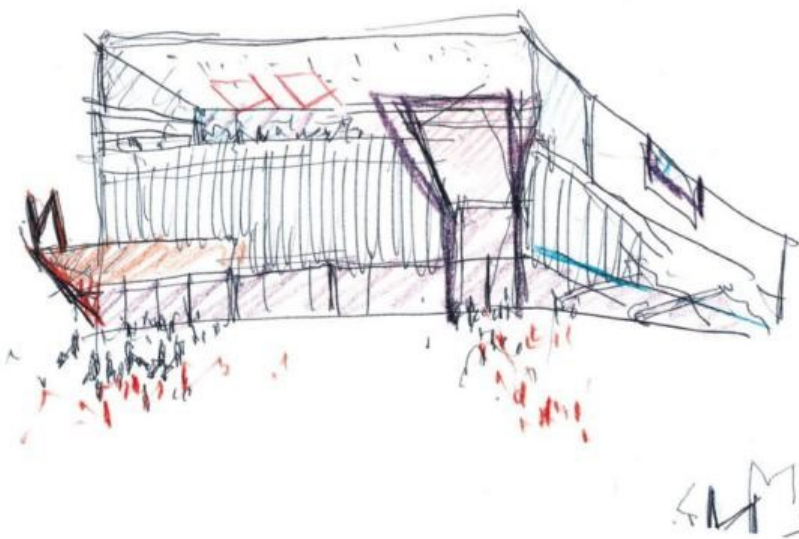


Fig :4.1.1.1

source archdaily.com

Source: <https://arquitecturaviva.com/works/market-hall-and-civic-center>

4.1.2 Environment and micro-climate

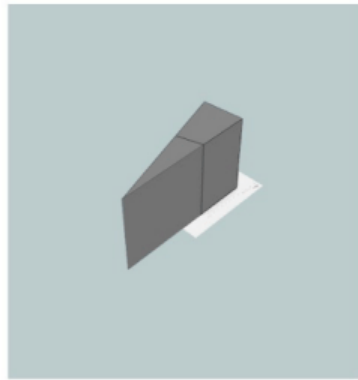
Analyzing the surrounding environment and the micro-climate of that place will help understand the reason of the orientation of the structure, the kind of roof chosen and the materials used in its construction.

4.1.3 User behavior and requirements

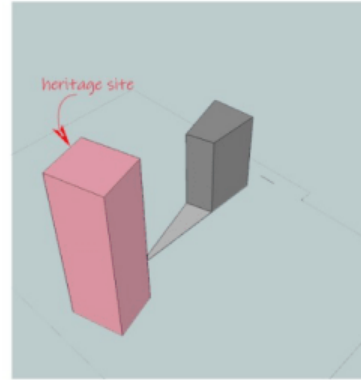
Basic needs of small community neighborhood are a market place, small café or restaurants where everyone can sit and talk may be a place to gather. These were all that can make a place for small town center. Torrent Market and Civic Center covered all these requirements as well as the rich history of the town was also kept under key consideration. In fact the whole form derived and developed from that sense .as result the place has turned a place of gathering for the locals as well as a town center attraction .even for future healthy development the exhibition spaces were considered .

4.1.4 Form and Function

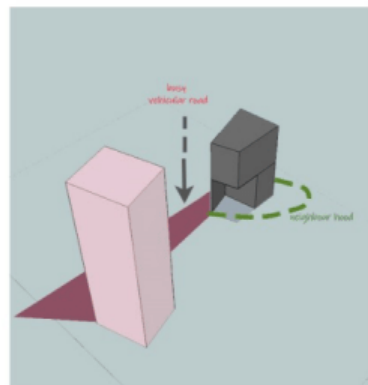
The form was developed from the site and surroundings. The triangular shaped took a initial form to give project a sense of direction but also a character that is well blended with its surroundings. then the local landmark took the priority position to make this project a place that is connected with its root .then surroundings demands played with form and made it a place that the town deserved. Community pattern was taken under consideration and climatic advantages were fully used in playful manner.



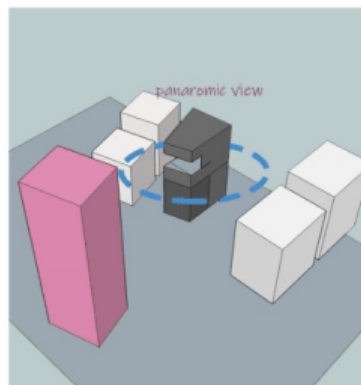
A SHAPE FROM THE SITE



RESPECTING HERITAGE



NEIGHBOURHOOD AND TRAFFIC CONSIDERATION



VIEW FRAME

Fig :4.1.3.1

source :self

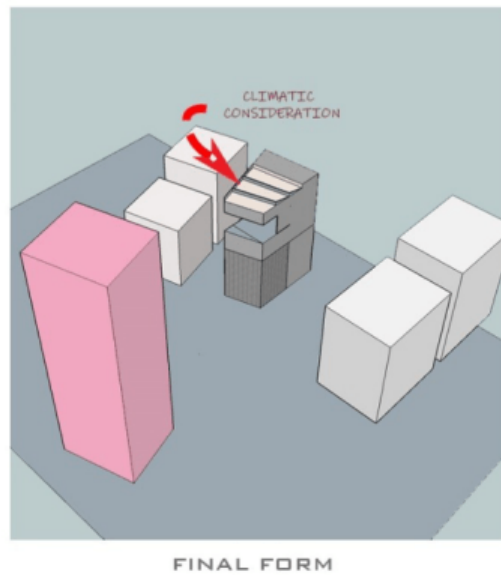


Fig : 4.1.3.2

source :author

4.1.5 Horizontal and vertical circulation

Horizontal circulation are developed in such a way that make all spaces not only connected but also given highlights to programs that contains maximum users .visual permeability was ensured both inside and outside of the form .if the analyze the 1st section then we can notice wide spans in the community spaces ,which makes the project comfortable and user-friendly for the visitors .even the defuse ample light from the from roof make the exhibition spaces very soothing ./the 2nd section presents the balanced and well connected spaces in the form as well as the scale consideration to develop the volume in each floor. finally the presence of atrium and broken spaces give the whole project on identity that bring the visitors of different programs in one space that contains all.

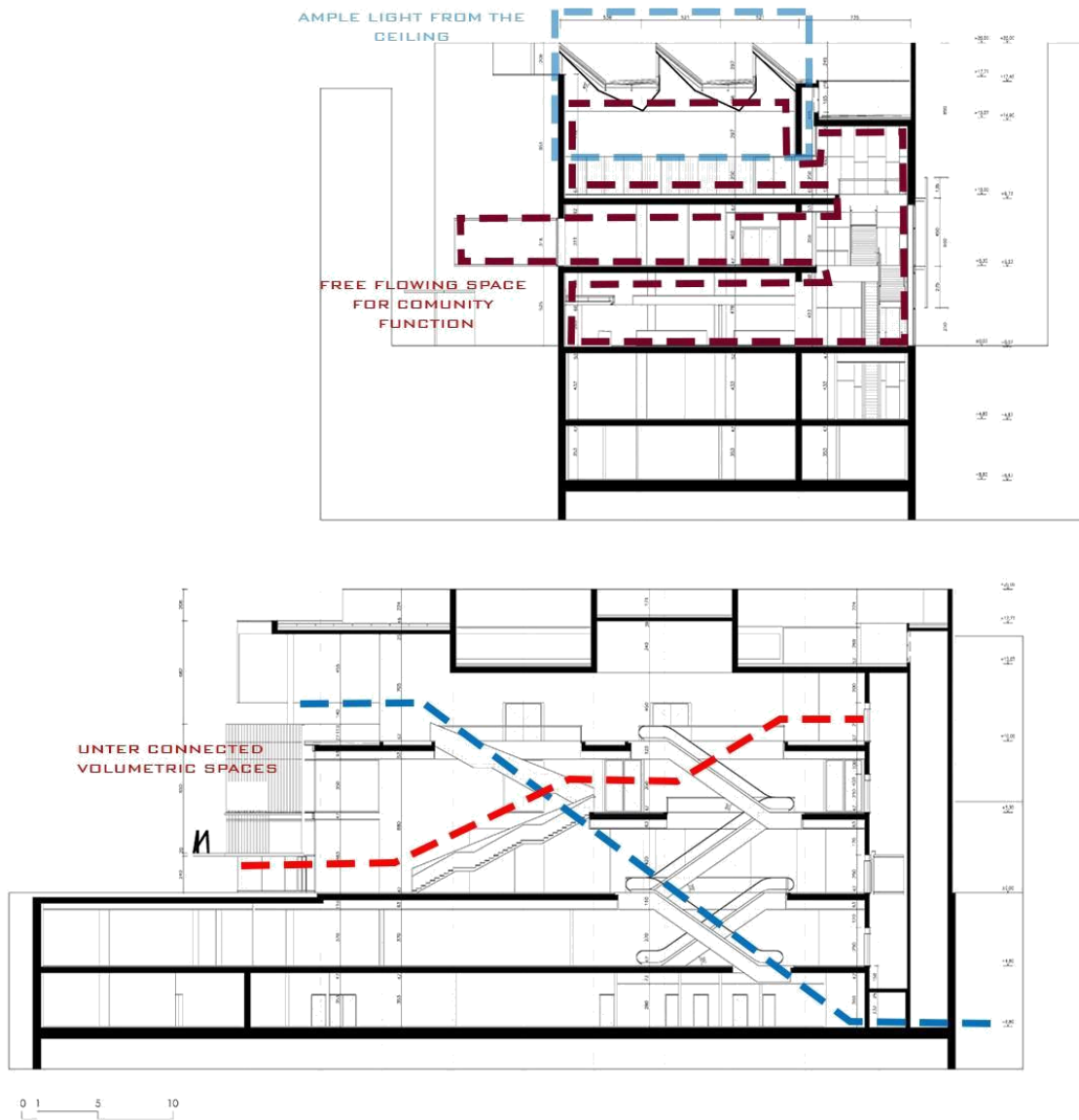


Fig : 4.1.5.1

source :author

4.1.6 Site Planning and Landscape detailing

Refer to the Article on the blog “A Guide to Site Planning“, which details with different aspects considered in site planning in greater detail.



images : 4.1.6.1



images : 4.1.6.2

source :archdaily.com

4.1.7 Parking details and standards

The project has surface parking by the adjacent road .as the whole plaza prioritize pedestrian activity .



source :google earth

4.1.8 Structural and Design detailing

The grid structure with long span to ensure an integrated community space .office activities and administrative activities been placed at the edge in order to maintain space flow inside the building

to detail out spaces climatic terrace and elevation is very prominent even in the naked eye .podium with space is to observe the neighborhood and landmark has integrated the indoor with side strongly .defuse sunlight has brought very playful ambience in the indoor spaces . finally light weight material and walls to make the building very minimum but with a bold

statement of the territory. .

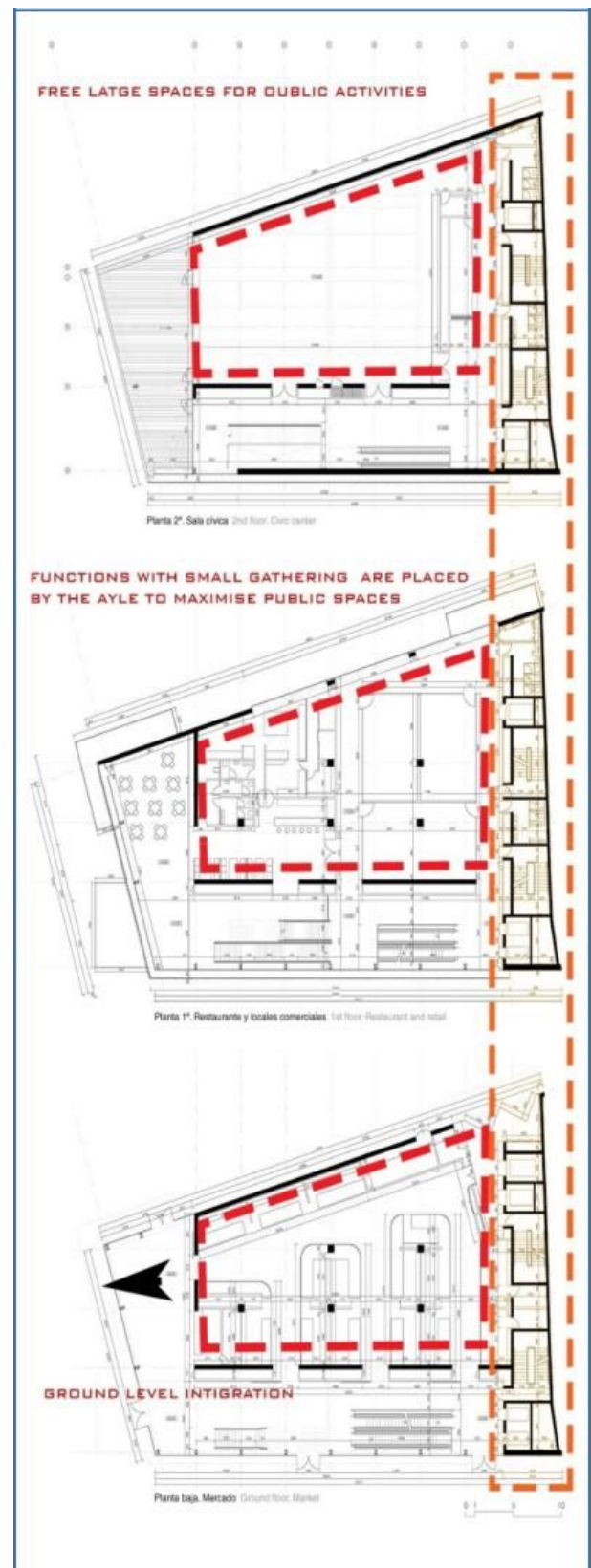


Fig : 4.1.8.1 source :author

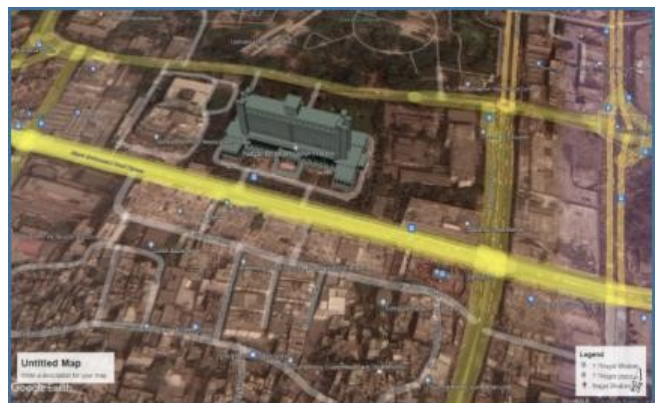
4.2 Nagar Bhaban , Dhaka

Architect: : A. Imamuddin , Lailun Nahar Ekram

Year : 1995

City ; Gulisthn, Dhaka

Country : Bangladesh



Nagar bhaban is the south city corporation building .all the administrative work of south city corporation monitors from this building .It was established in 1995 .Architect A imamuddin and Architect Lailun nahar ekram designed this building .The building is consist of Two symmetrical wings and form inspired from colonial style .

4.2.1 Environment and micro-climate

Bangladesh is in a monsoon area and the weather condition is very diverse .But the phase of summer is the most uncomfortable of all the seasons therefore buildings with north south ventilation offer best living condition .

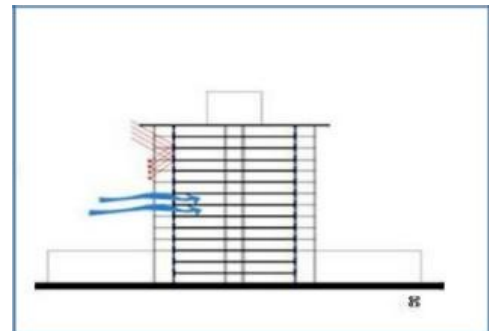
Nagar Bhaban building is elongated in east west which makes most of the building surface area exposed to north south direction , which makes the building well ventilated

.then elongated verndah in both south north direction

avoids direct sunlight in the interior area of the

building .additionally the compact east west

elevation makes the building very cool and calm



.finally the huge landscape around the building and osmani uddan in the back create a very peaceful and calm micro climate for the building .but as the building exist in a very crowded area in the city it is not very connected with its neighbour communities .even the it is a public administrative building but the whole project works as a gated community .



Fig : 4.2.1.1

source :author

4.2.2 User behaviour and requirements

This building one of the most important building in the entire city .Most of the city development related decisions are taken from here by the Mayor and his associates .the building is not very interactive with its users but still it serves main purposes 14 storied building climatic and its has a lenient connection with all the programs inside

4.2.3 Form and Function

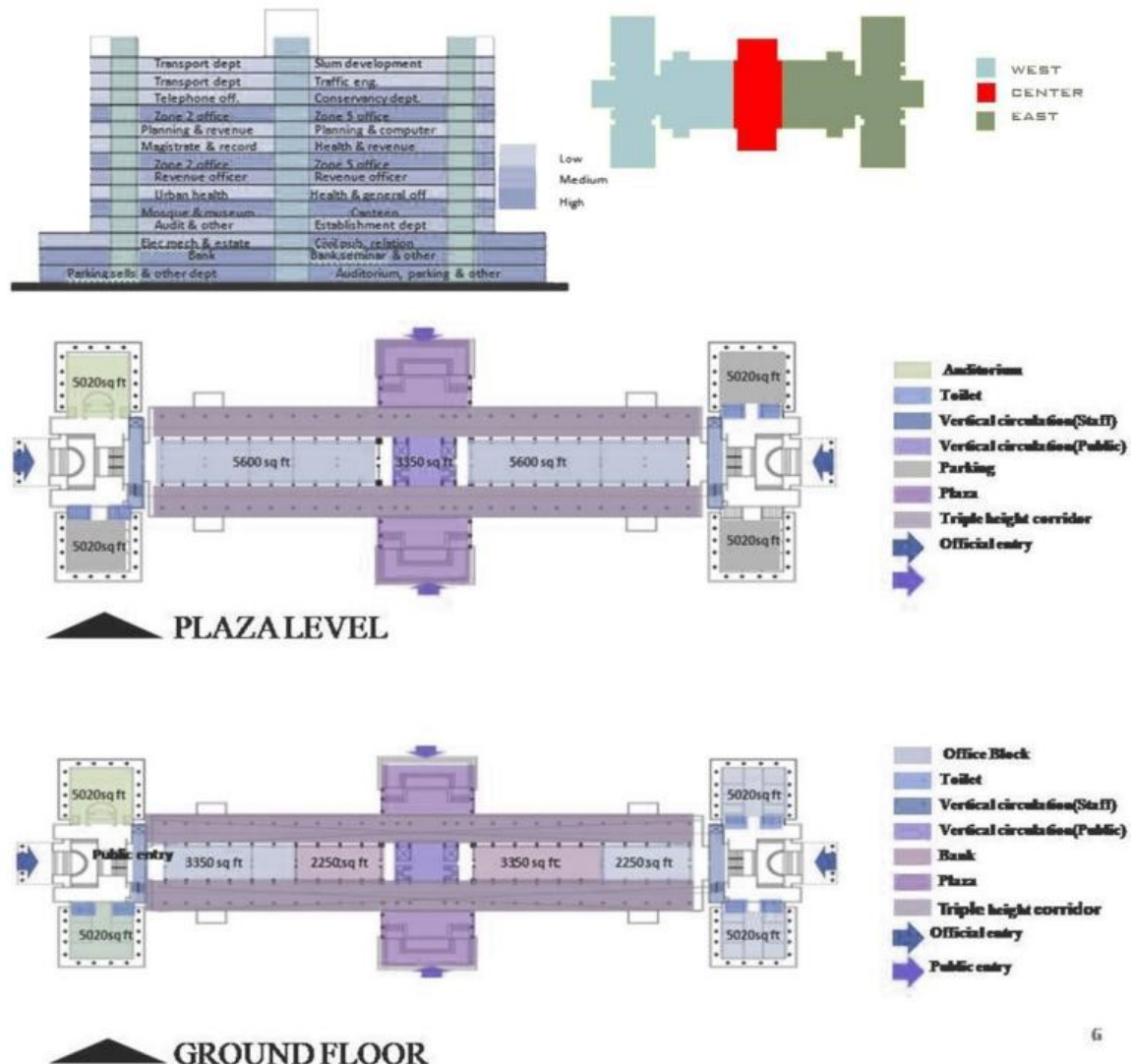


Fig : 4.2.3.1

source :author

The form is pure rectangle elongated in the west and west side ,inspired by the architecture .Although the 1st 3 floor maintain a plaza vibe but rest of the floors in only accommodated the functions requirements space .the traditional linear approach in the inside along with straight corridor is a typical colonial been practiced in subcontinent for ages

4.2.4 Horizontal and vertical circulation

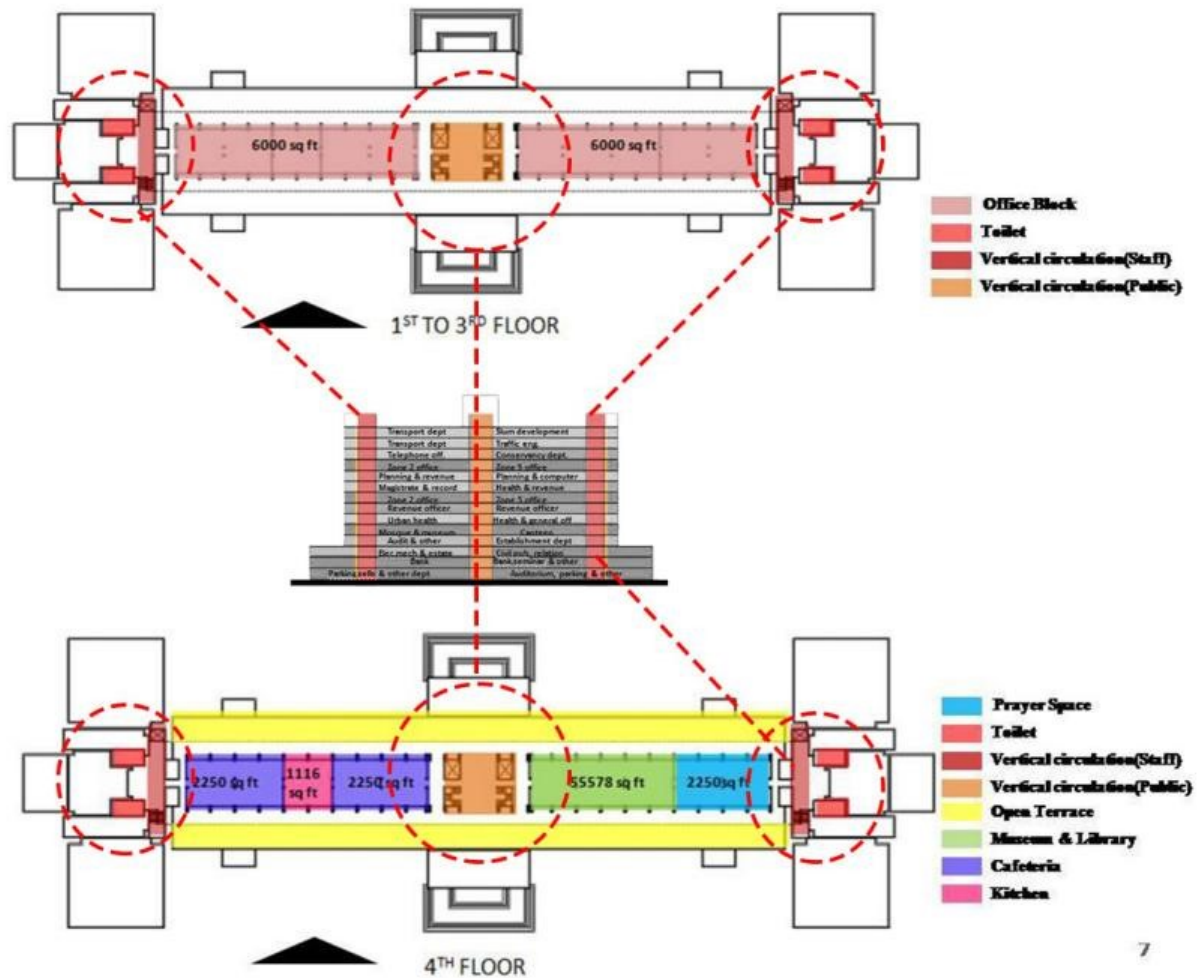


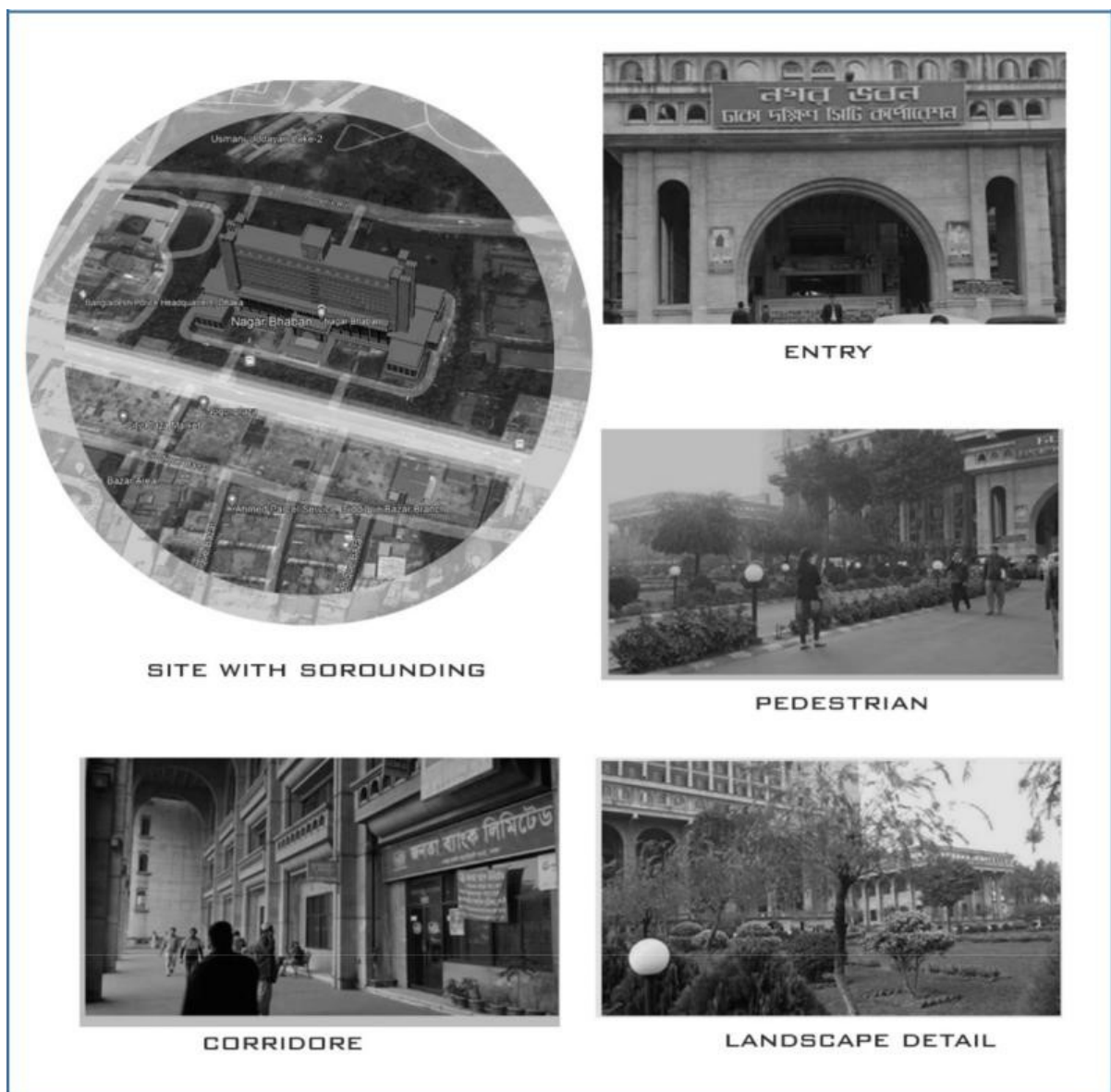
Fig : 4.2.4.1

source :author

Although the main building is consist of two wings but every floor horizontally functioned by two linear veranda which ensured a free circulation among the programs. vertically all the floors maintained common circulation which created the indoor spaces with each other .

4.2.5 Site Planning and Landscape detailing

The project is not a great example of landscaping . how the project have ignored its neighbourhood and built a garden solely for decoration pulpous is not appreciable ,specially for building th t's the centre of ll public interest in the city . ll though pedestri n p thw y is the only positive element in landscape ,but that is also not highlighted .



images : 4.2.5.1

source : Facebook (collected)

4.2.6 Design and Structural detailing

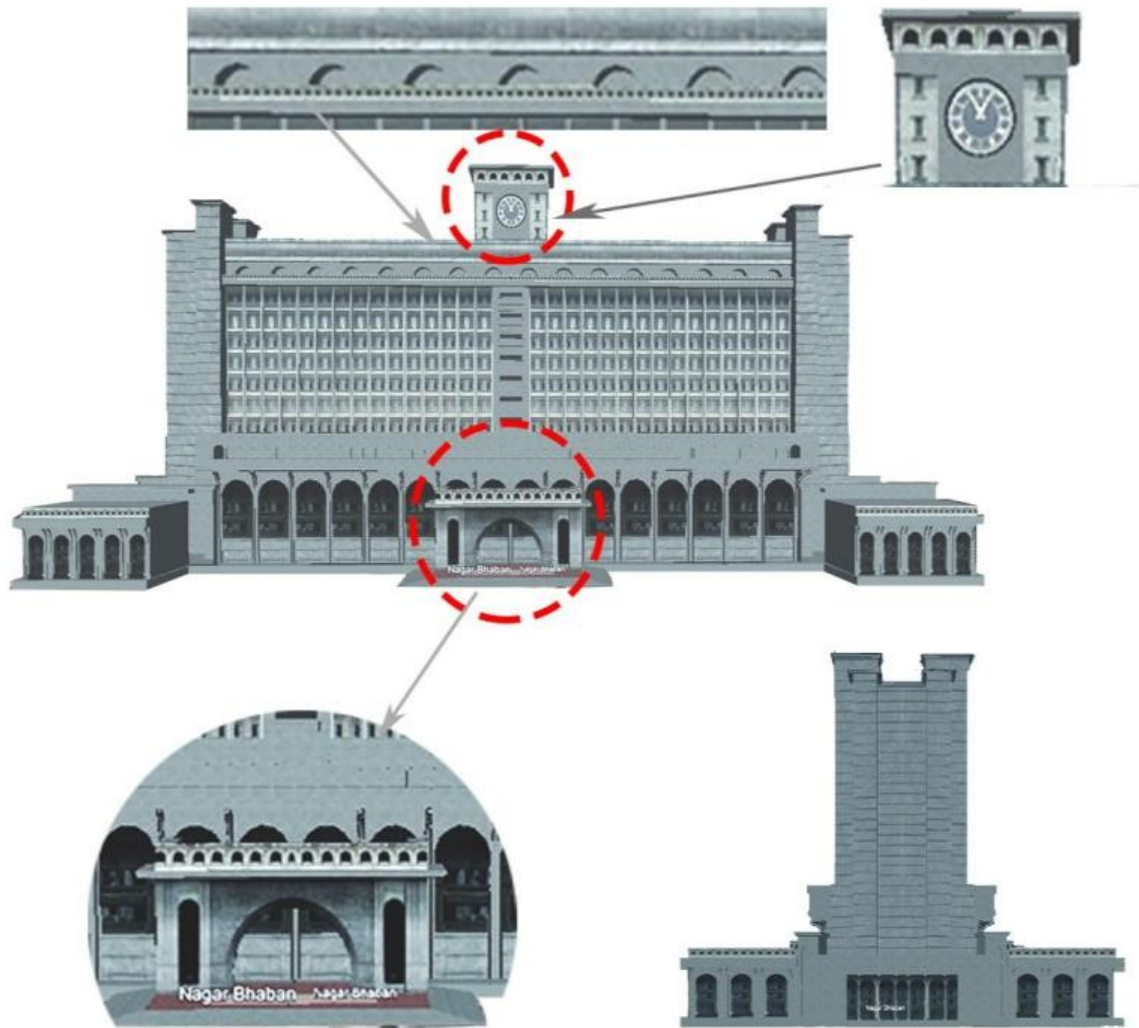


Fig : 4.2.6.1

source author

Column grid structure of the building is inspired by colonial detail .specially the fenestration details like entry, windows ,Cornish. even the clock tower .the plaza is highly resemble with many british architectures .but its concrete look form the outside is an added detail to make the project of modern days .

4.3 Bashundhara City Shopping Complex

Architect : Mustapha Khalid Palash , Mohammad Foyez Ullah

Area : 17,763 m²

Year : 2004

City : Dhaka ,Bangladesh



source :author

Bashundhara city shopping complex is the 2nd largest and previously the largest shopping center of the country .It is also the finest design shopping mall in Bangladesh which and set a bench mark for designing shopping complex in the region as well. It's a contemporary structure where aesthetic value and luxury were highly regarded

4.3.1 Environment and micro-climate

Although environment l issue w sn't popular topic for commercials building when the project was built but also the project considered Energy saving technology and carbon footprint was adopted for the project development .Even the front side vegetation landscape and water fountain works as sound buffer . But overall the project doesn't cknowledge loc l environment or climate.



images : 4.3.1.1



source :tbs news.net

4.3.2 User behavior and requirements

Bashundhara city shopping complex project was considered a futuristic project which now has become very contextual and on demand .as a result now it has become a shopping destination for both middle class and higher class people of the city .even people from different city often visits the market .even after all this years it is still managing the crowd efficiently .specially the 9 th floor is one of the most visited place in the Dhaka for entertainment purpose .

4.3.3 Form and Function

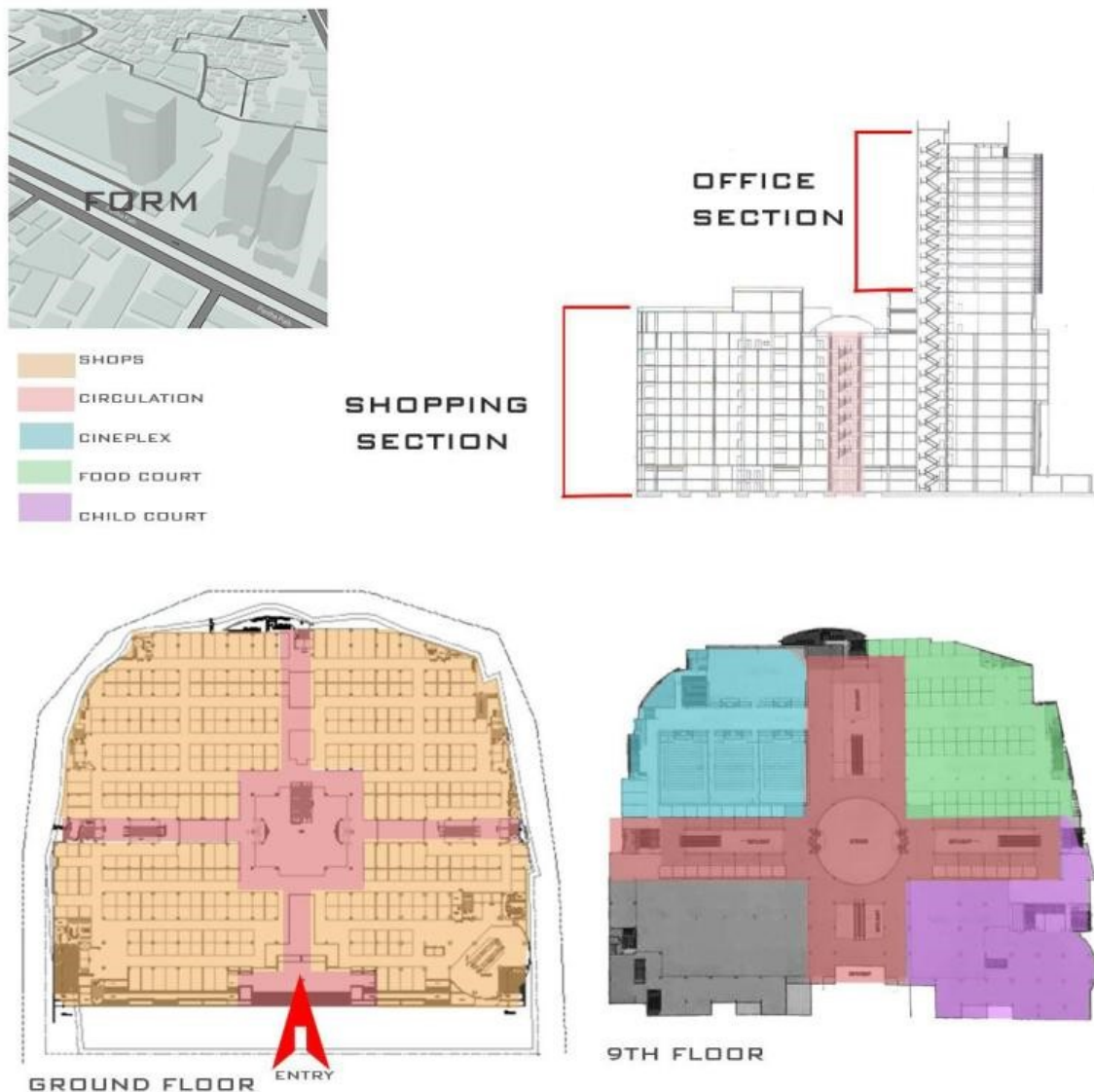


Fig : 4.3.3.1

source :author

Functions are divided into 4 blocks that meet in the center like a courtyard with an interesting atrium .gf to 9th floor shopping space followed by pedestrian demand where the regular necessities are close the ground level ,like underground super shop ,cloths .But luxury and entertainments items are on the top .9th floor specially the first ever Cineplex of the nation was a futuristic idea which is now very popular attraction for the users and no longer considered any luxury item .

4.3.4 Horizontal and vertical circulation

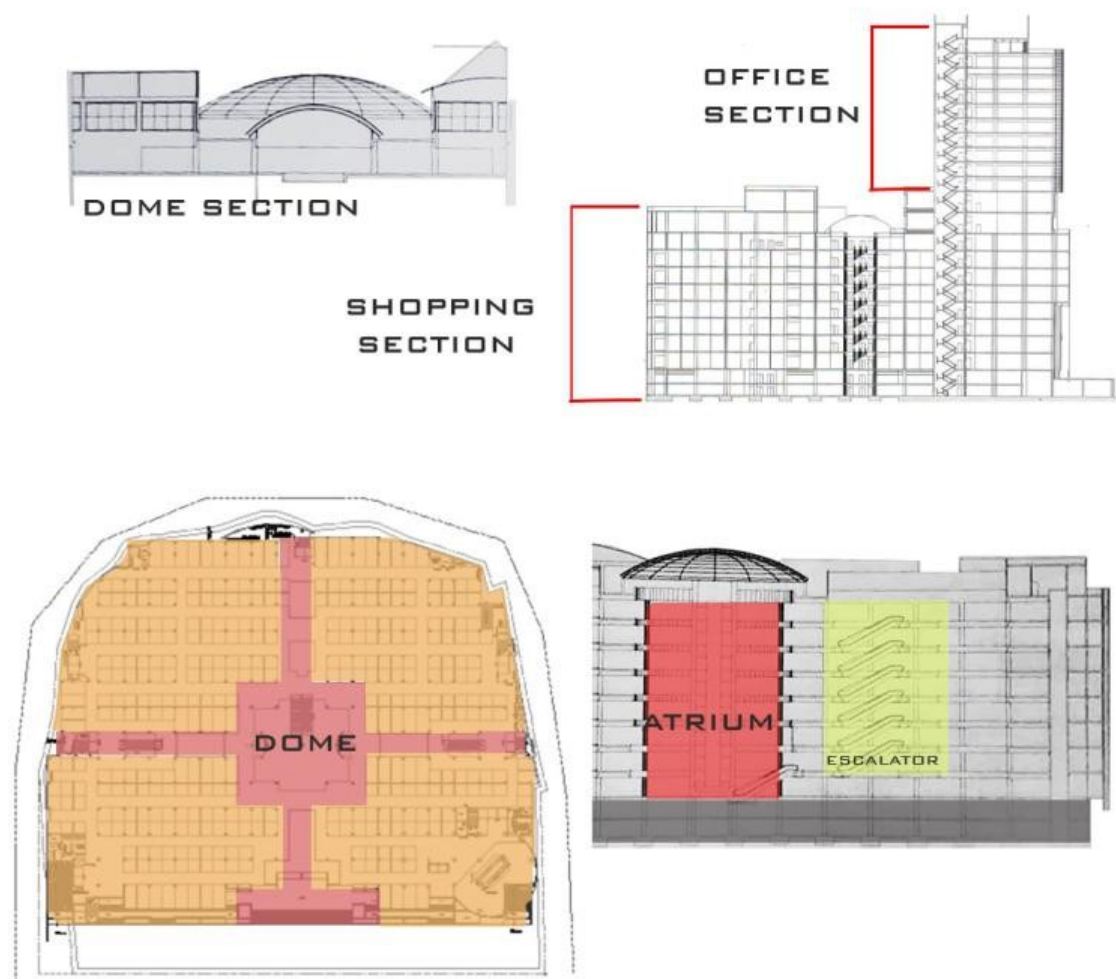


Fig : 4.3.4.1

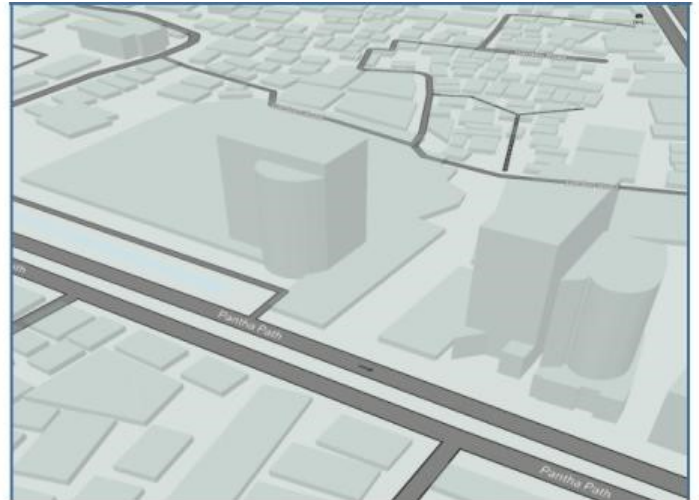
source :author

Both horizontal and vertical circulation carries through the central atrium where floor to floor connection is maintained with barrier to each program and functions .its central approach is very traditional but the atrium has added an contemporary vibe .even the dome on top has helped the central space to maintain its functionality

4.3.5 Site Planning and Landscape detailing

Site plan considered the hectic traffic of panthpath and offered additional entry from the back side .vegetation landscaping in the front to create noise and dust buffer for the building .even the fountains has functional requirements . besides the seating with plaza isnot something being highly used still show empathy towards the nearby pedestrians and visitors of the market

Then high plinth level create interesting detail in the landscape but hard pave in the plaza create very uncomfortable ambience for the pedestrian during summer.



source :author



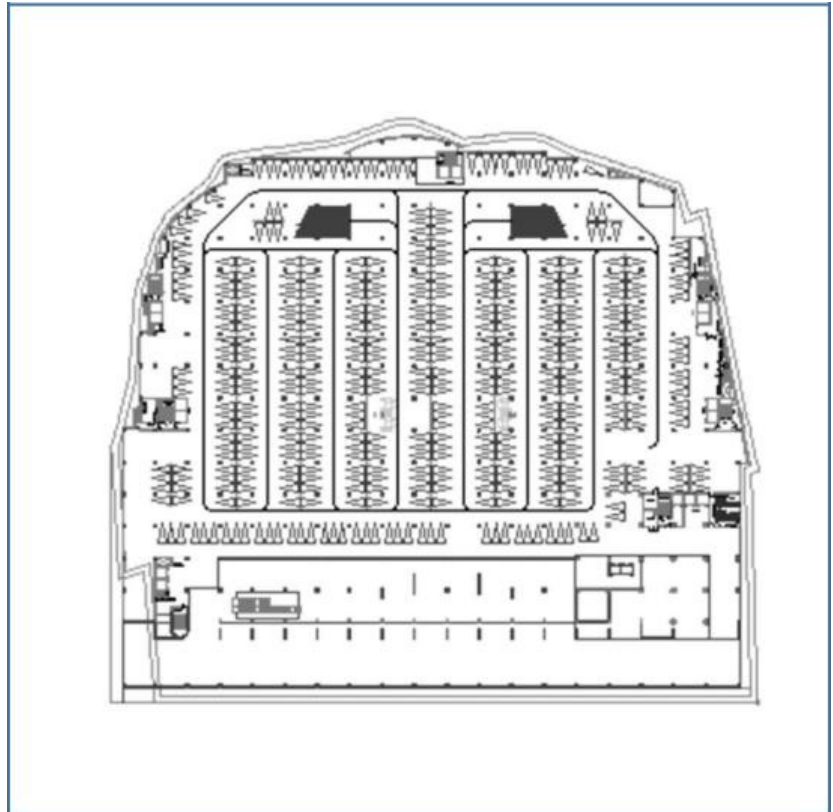
image :4.3.5.1

source :facebook.com

4.3.6 Parking details and standards

The basement parking is well managed,
And adequate for the complex. Even the
plan layout is carefully done with
balance in parking space and circulation

But the Entry of the parking wasn't
very considerate .in fact this parking is
now one of the key reason off traffic
congestion in panthapath



Basement parking plan

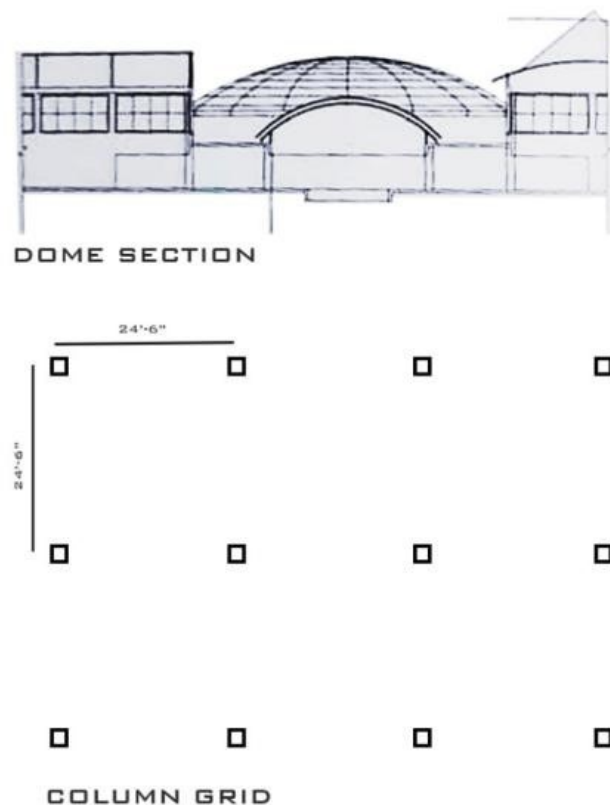


image : 4.3.6.1 source : alamy.com

4.3.7 Structural details

the whole grid structure on an average 24'6" span but few of its part are in longer

Span for program purposes .top dome frame is metal structure with glass panel.



source :google.com

4.3.9 Design detailing

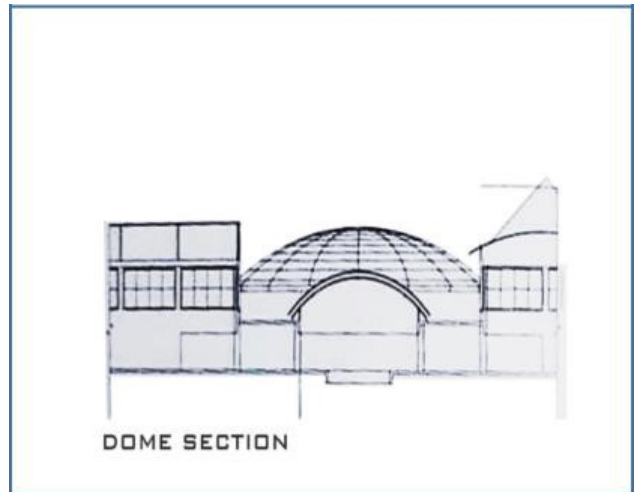
The whole project development have many detail even the atrium floor pattern is developed carefully like smiling sun .vertical connection from ground floor landscape to the top done with design detail. Escalators ,lifts are all important ingredients of the whole process.



Atrium glass dome and how its translucent surface create an ambience is part of the design detail .

ACP panel cladding is another detail that not protect the building from the climate .its reflectivity make the building posh looking .it also work as a insulator from the heat .

Although this detail has made the structure unique and appealing towards certain group but these are also the reasons that makes the project at a level out of the context.



source :google.com



image : 4.3.9.2

source :google.com

Chapter 5: Program Appraisal

Proposed programs of this project is divided into two part .One solely to generate revenue another making a place that's can serve the community as well as can create a statement on be half of the city .The project suppose to acknowledge golden history of the locality .its ambitious attempt of local administrative body to revive its lost name to the nation . the list of programs are given bellow .

ICONIC CITY CENTER OF JASHORE	
JASHORE	
LIST	PROGRAMS
	MARKET
	SUPER SHOPS
	FOOD COURT
	COMMUNITY CENTER
	MAYOR OFFICE
	STORAGE
	PARKING
	RENTABLE SPACES
	LAL DIGHI DEVELOPMENT
	GLLERY AND ARCHIVE

5.1 Community Facilities

Programs that are proposed if we breakdown the community programs in details amenities that can be added are stated bellow .these are including approximate needed area and excluding circulation area.

ADMINISTRATIVE		
PROGRAM	NOS	SFT
MAYOR OFFICE	1	1000
TOILET	1	35
SEMINAR HALL	1	3500
RECEPTION	1	500
TOILET	1	150
STUFF ROOM	1	500
ARCHIEVE DPT.	1	4000
		9685

EXHIBIT		
PROGRAM	NOS	SFT
GALLERY	2	3600
OFFICE	1	500
TOILET	1	500
		4600

COMMUNITY CENTER		
PROGRAM	NOS	SFT
COMMUNITY HALL	1	8000
STORAGE	1	500
GREEN ROOMS	2	1000
SERVICES	1	1000
OFFICE	1	500
TOILETS	1	500
		11500

5.2 Commercial Facilities

This portion are solely to generate revenue for the municipality and plays the most important role to run the rest of the community activities of municipality .This program will have its own management body and will be managed according to the demand of retailers .

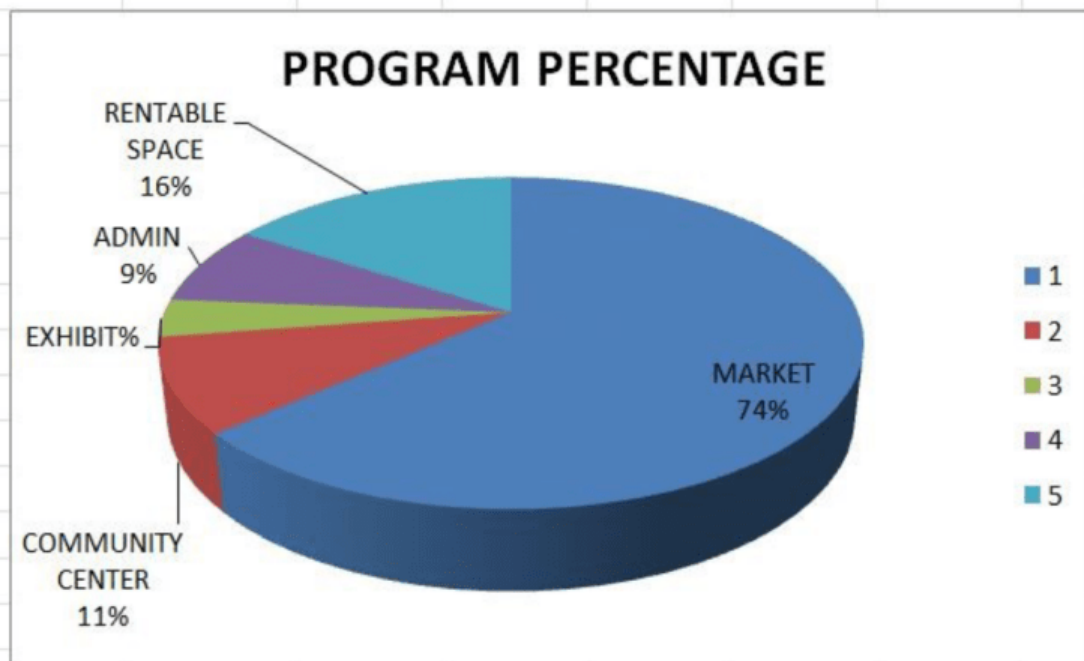
MARKET		
PROGRAM	NOS	SFT
SHOPS	150	70000
STORAGES	4	2000
SERVICES	1	500
M. ROOM	1	500
TOILET	4	1000
SUPER SHOP	1	2400
FOOD COURT	1	3000
		79400

RENTABLE SPACE	20000 SFT
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TOTAL SFT

125185 SFT

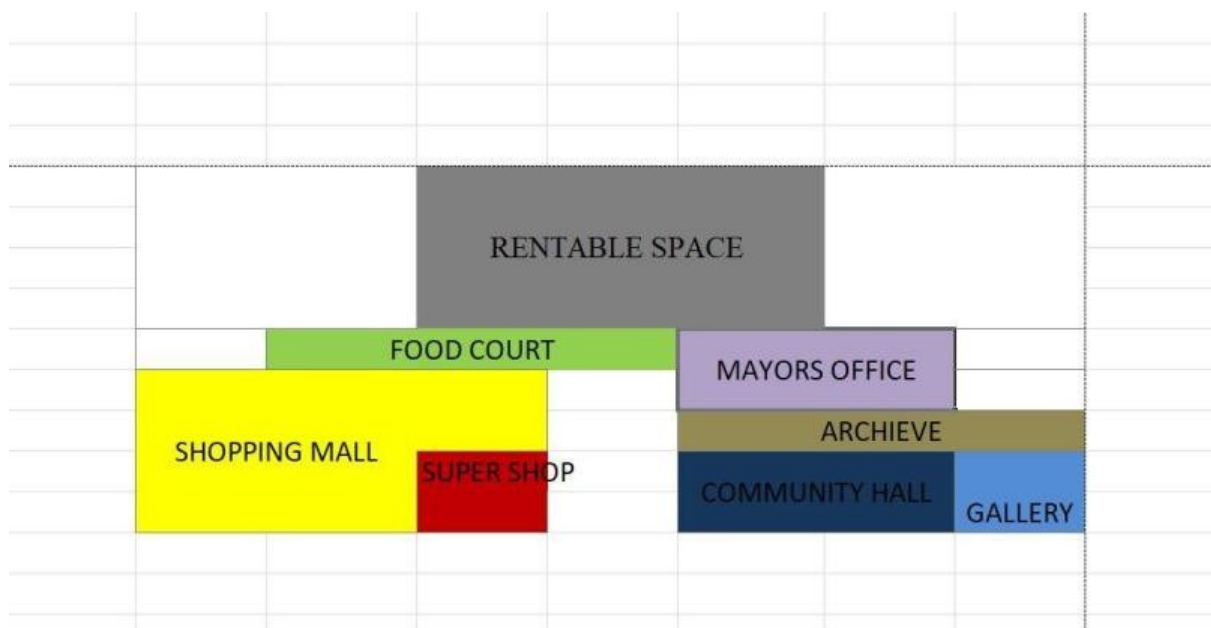
MARKET	79400
COMMUNITY CENTER	11500
EXHIBIT	4600
ADMINISTRATIVE	9685
RENTABLE SPACE	20000



Still now the highest priority is on the commercial activates oriented amenities which is contradictory with the purpose of this project as its vision to create this project as an iconic place in region .therefore community should be given more accessibility in space

5.3 Functional Zoning

In the functional zoning program order has been considered bottom to top and number of stake holder of programs is the basis of priority list .shopping mall ,community center ,gallery are amenities are going to serve maximum number of people .archive located above the community hall and beneath the mayors office ,as this program need a certain level of privacy but shouldn't considered restricted either .mayors seminar hall and food court are put on same level as mayor this office is supposed to a place where random citizen can access him and a place to practice citizens democratic rights .the top most areas for rent specially for office activates .



5.4 Concept

Concept is simply creating a place that will work as city center .as the site already has all the potential.

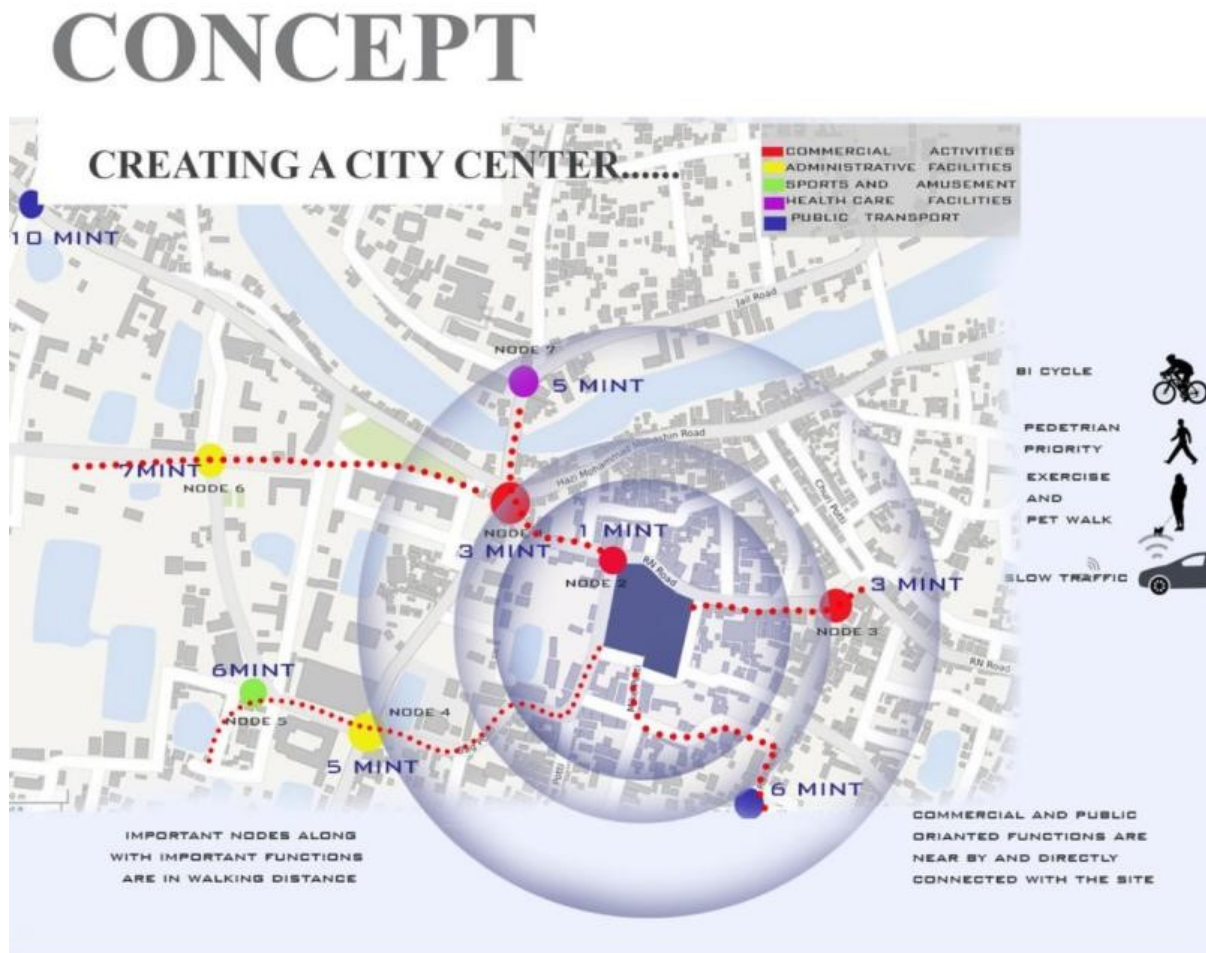


fig:5.4.1

source: author

Chapter 6: Design Considerations

This project belongs to the local Government therefore not only to revenue generation but also creating a public space is key consideration. This Project hold amenities to serve people both in internally and externally. To be precise it has two types of public amenities.

- Urban consideration
- Internal consideration

6.1 Urban decision

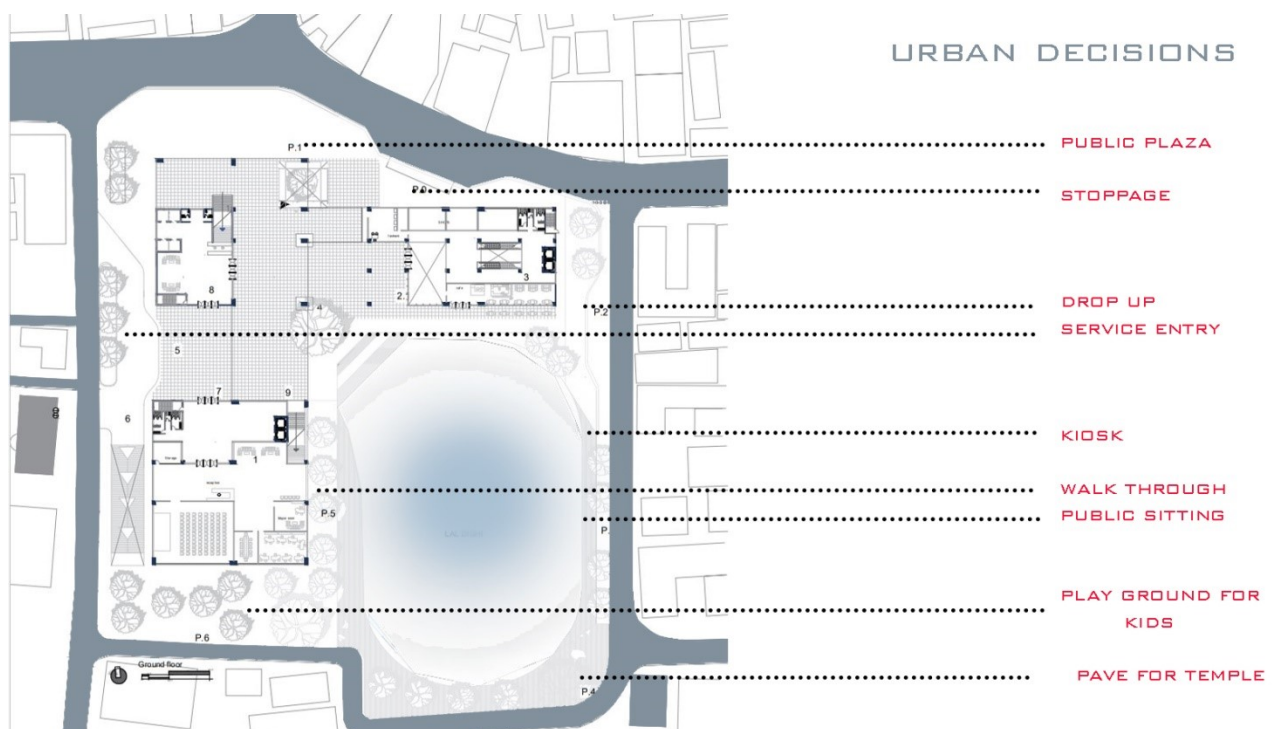


fig :6.1.1 source: author

6.2 Form development

The form for the project is considered from the context of the site .Topography, Geography, Neighborhood, Landscape, Sky cape, Climatic issues are Factors those who influenced the process

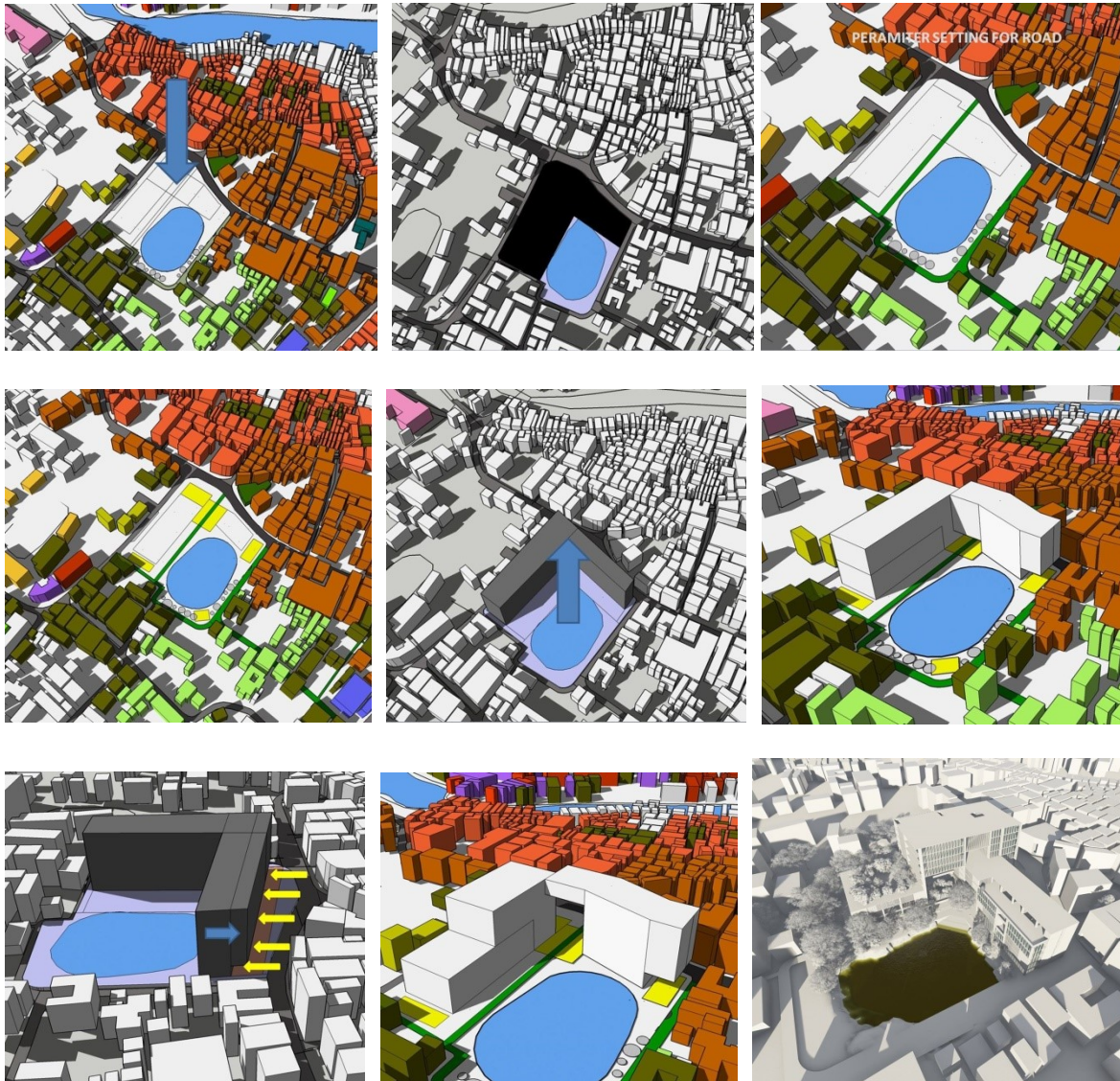


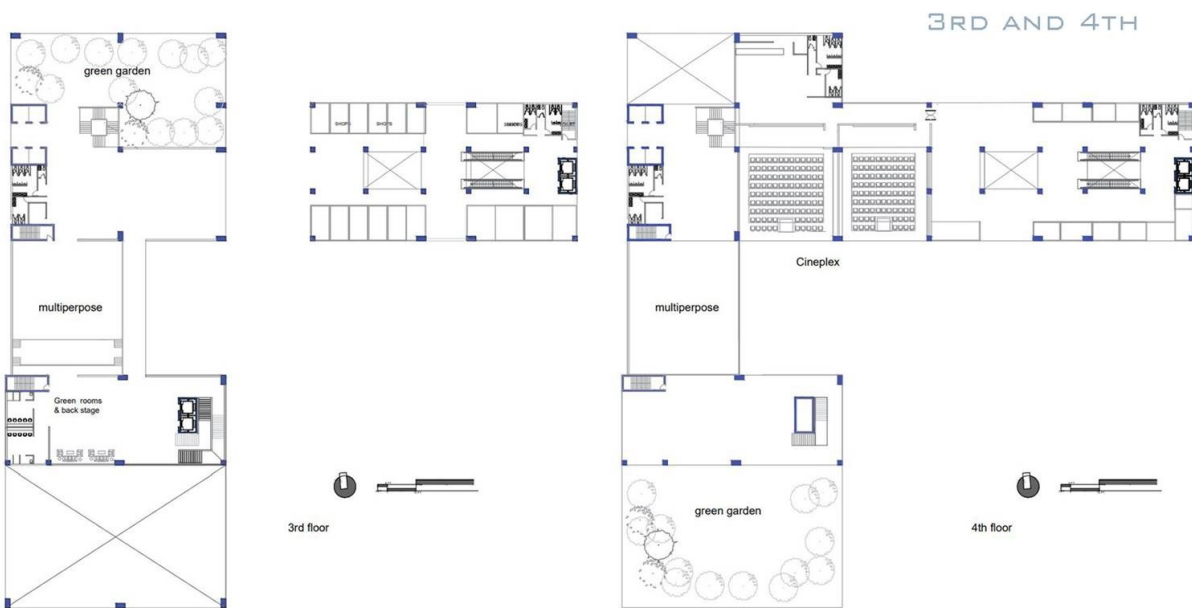
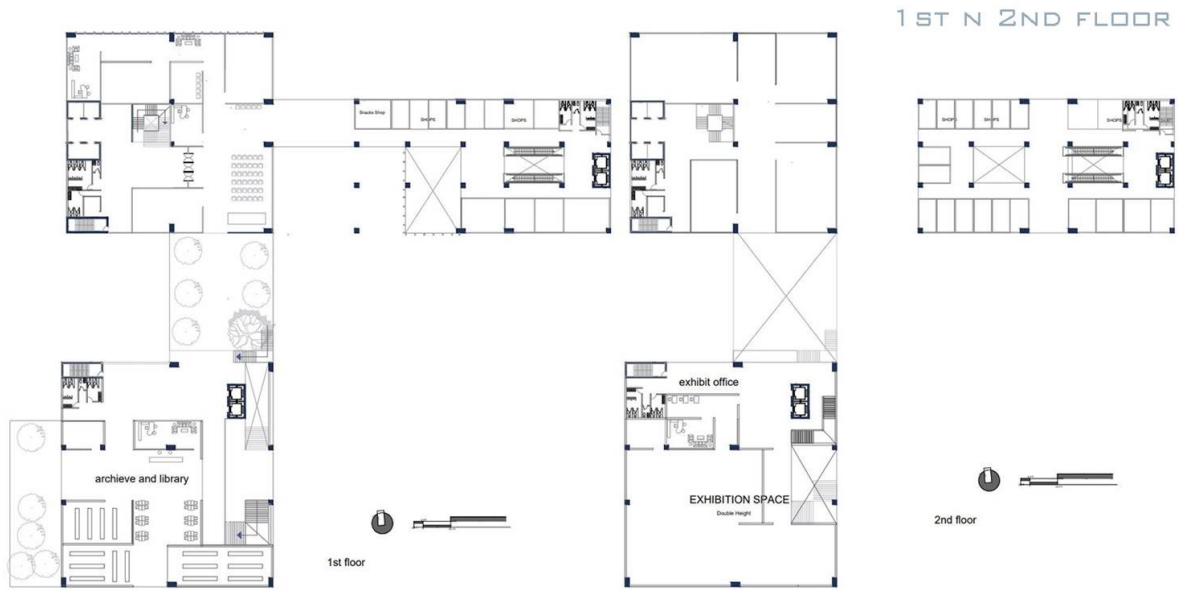
fig :6.2.1 source: author

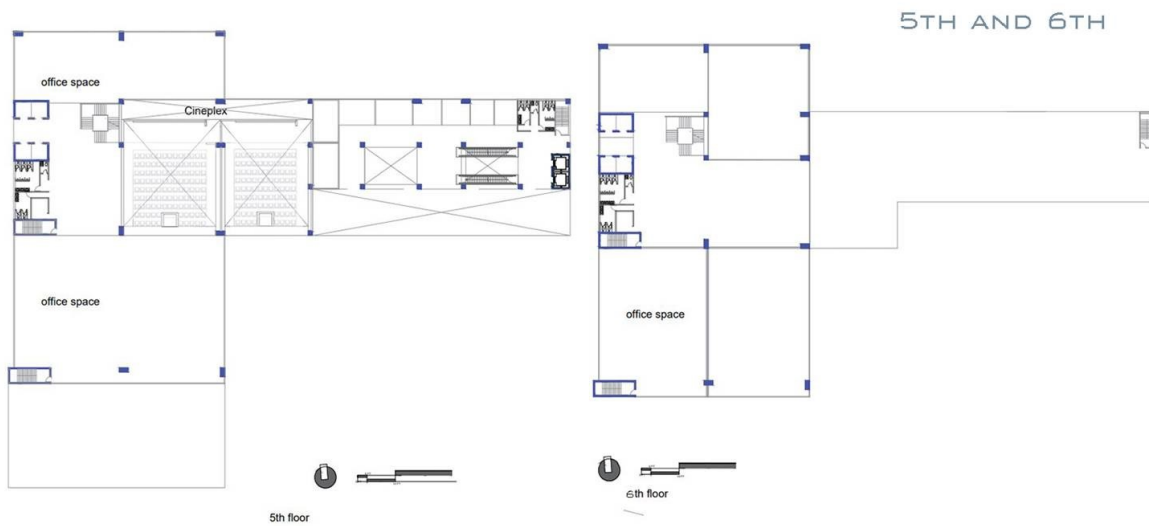
Chapter 7: Design Suggestions

7.1 Architectural Drawings

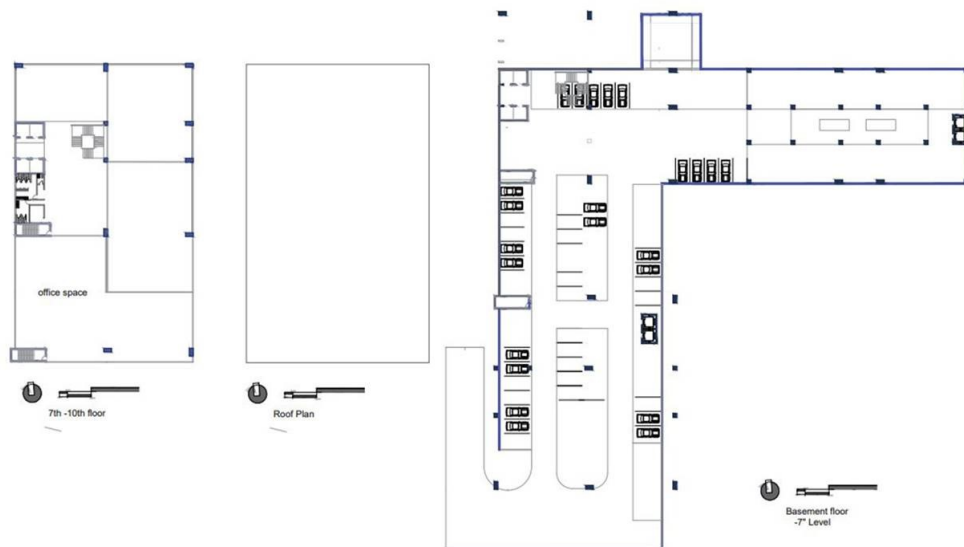
All the plans ,Elevations and Sections are given bellow

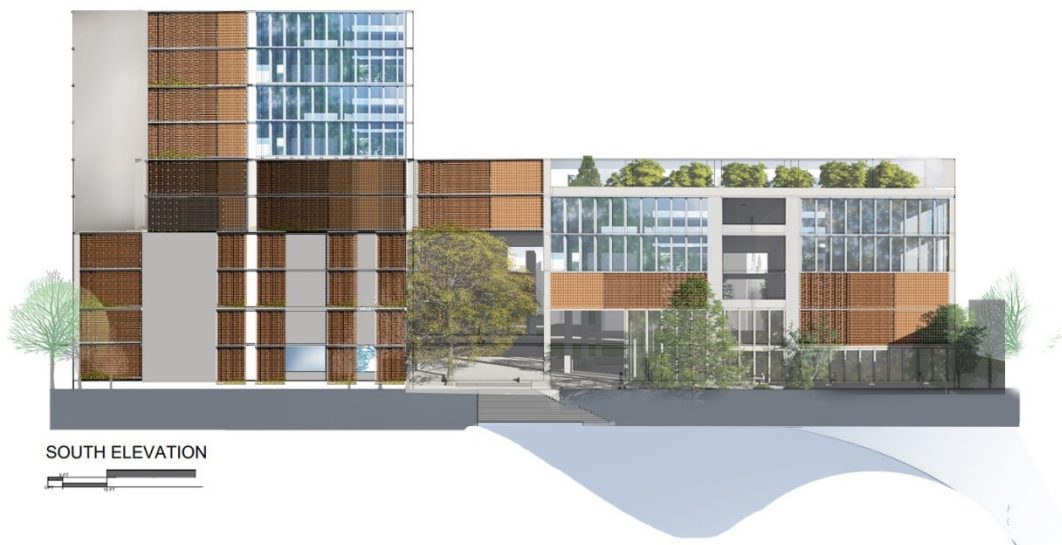
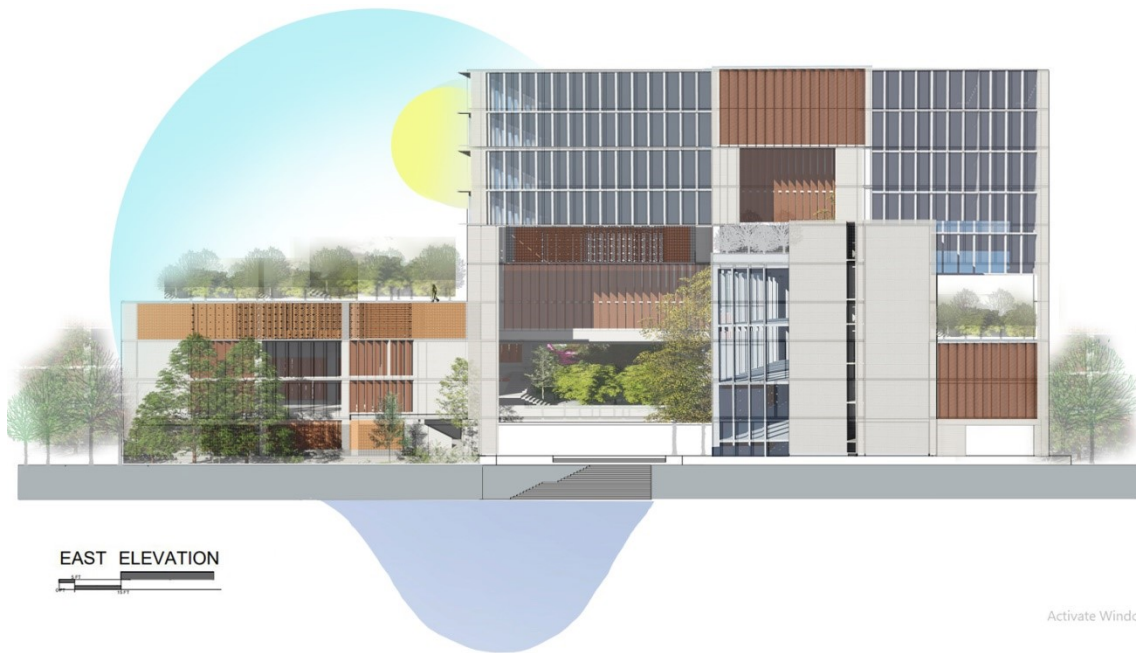






RENTABLE OFFICE SPACES AND BASEMENT





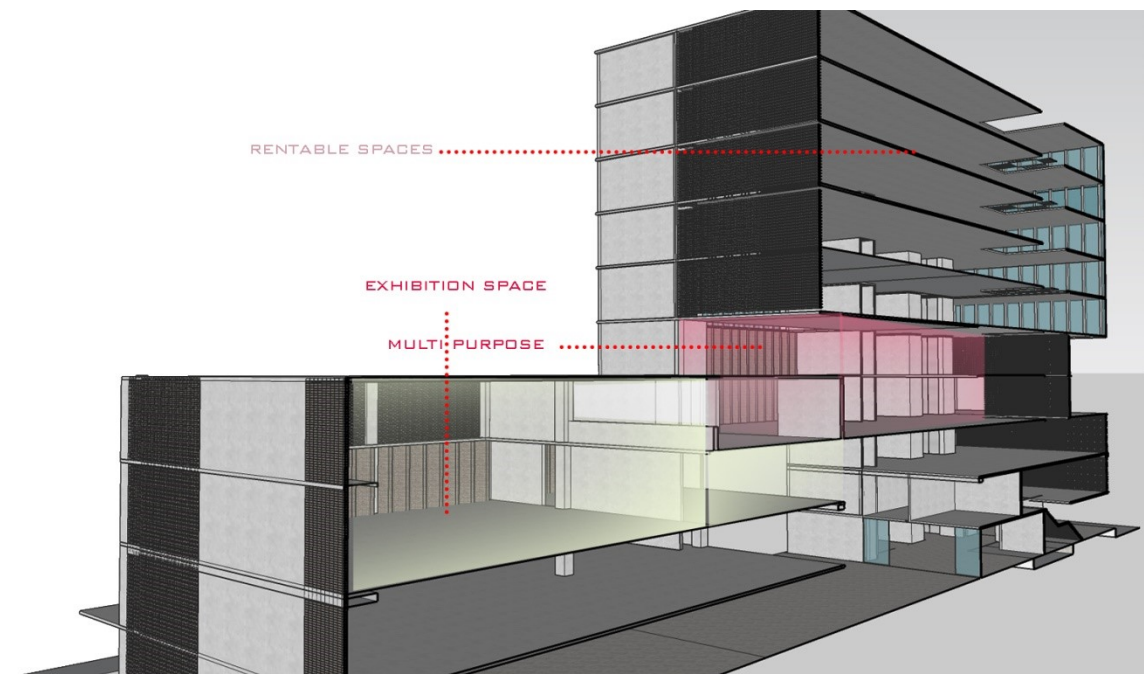
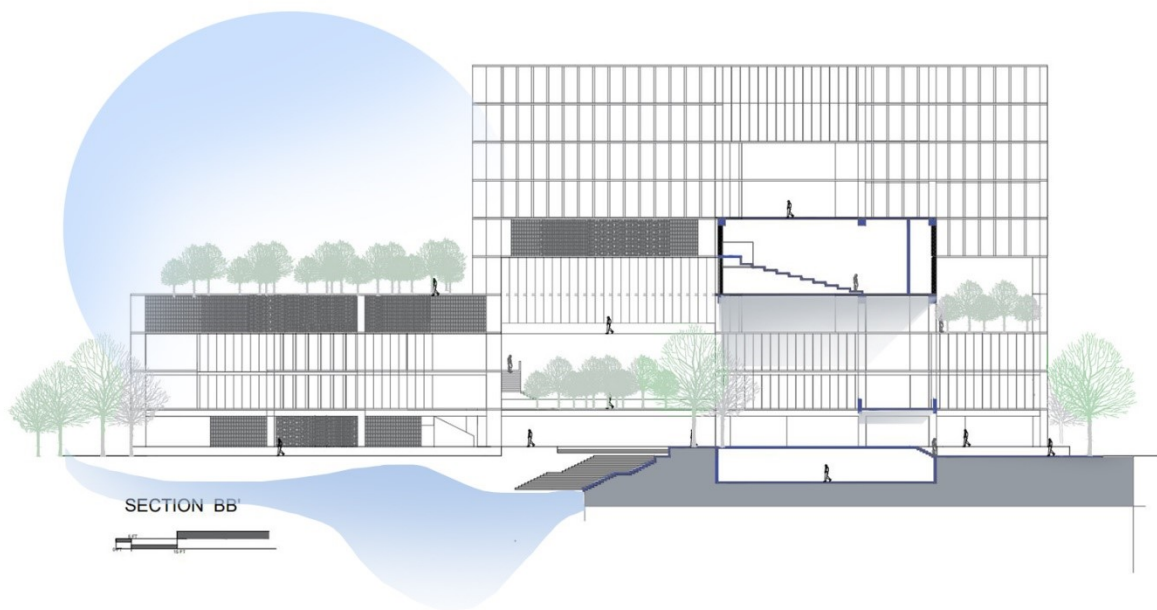


fig 71.1.1

source: author

7.2 Rendered Images









References

- [1] **(ICOMOS, The ICOMOS Charter for the conservation of historic towns and urban areas, 1987.**

https://www.icomos.org/charters/towns_e.pdf [accessed July 13, 2019].

Google Scholar) ,as cited in , Mehanna, W. E., WEM, & Mehanna, W. E., WEM. (2019). Urban renewal for traditional commercial streets at the historical centers of cities. Alexandria Engineering Journal, 58(4), 1127-1143. doi:<https://doi.org/10.1016/j.aej.2019.09.015>

- [2] **(Bundesminiterium des inner, für bau und heimat, nd , Bundesminiterium des inner, für bau und heimat, nd ,planning for transition , Elisabeth Schaumann, Christina Simon-Philipp, Conference: AESOP Annual Congress 2019, 2019, p. 1475)**

- [3] **(Frauns and scheuevens, 2010, p. 10)**

Appendix A.

Proposed Projects for Model City



Sl.	Particulars	Expenditure (In Crore- BDT)
22	Improvement of Lal-dighi	10
23	Construction of Drain, Cross drain & Culvert	600
24	Waste collection bin	5
25	Construction of Entrance & exit gate at 5 different ways of the city	5
26	Construction of old home at Bokchar Bihari colony	10
27	Improvement & Maintenance of Pouroshava Market	15
28	Improvement of Grave Yards	15
29	Construction of Passenger shed and Foot over Bridge at different spot at pouro area	80
30	Re-Excavation of Nil-gonj shahpara khal, gazir ghat khal & kazirkhal	8
31	Beautification works at Palbari more & Hushtola more	10
32	Beautification of Metho Pukur pond, Biman office pond, Zomadder para pond & Vola tank road side pond	15
33	Construction of Kitchen Market at East Hut-Bazaar area.	40

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