

# **Building Setback Scenario in Different Sized Plots of Planned Residential Area: A Case Study on Nirala Residential Area of Khulna City, Bangladesh**

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## **Abstract:**

Setback is a regulation which controls the spacing between buildings to have adequate solar exposure and ventilation. Houses maintaining building setback ensures privacy between two consecutive buildings, ease in providing utility services and it also enhance the aesthetic view of the residential areas. Setback allows room for lawns and trees and to serve as filtration areas for storm water run-off. Khulna is the 3rd largest industrial city of Bangladesh with an area of about 45.65 sq. km. It is a divisional city and acts as regional hub of administrative, institutional, commercial and academic affairs. Nirala residential area is a planned residential area of Khulna city where people from other areas are migrating here for its various livable benefits. It is situated in the Southern part of Khulna city (ward-24, Khulna City Corporation) having a population of 3,000. The total area of this residential area is 67.31 Acres; of them 595 are residential plots, 25 are commercial plots and rests of them are vacant plots. The residential area is consisted of 20 inner roads, 300 residential buildings (mostly 3 to 5 storied). The study intends to discover the percentage of obedience and violence of setback rules in Nirala, one of the planned residential areas of Khulna city. For the purpose of this study, three distinct categories of plots were considered based on the quantity of land in planned areas; namely 3 Katha, 4 Katha and 5 Katha. Besides, relevant policy documents, newspaper clippings, web sites, Khulna City Master Plans and Detailed Area Plan of Khulna Development Authority (KDA) were reviewed in the initial level of study. Household questionnaire survey (for households having 3, 4 or 5 kathas of land) as well as stakeholders survey (Planners, architects, civil engineers, councilors, NGOs, DoF, DoE) are conducted to know the status of maintaining setback in the study area. After analysis of the obtained data a map was prepared showing buildings with level of setback violations. It was found that greater number of respondents in the area (55%) kept less vacant space (less than 2.5 m of the standard) in front of their buildings than the unplanned areas. This is because most of the households in planned areas try to ensure optimum use of space due to scarcity of land and high land price. The major reason behind this circumstance is weak enforcement of laws which allows people to violate the rules. The provision of minimum

setbacks for different sizes of plots for all categories shall be as per the concerned Master Plan/Development Plan to make a planned residential area. At the end of the study, some potential recommendations were also provided to obligate the prescribed rule of KDA for ensuring a healthy and vibrant city life for the inhabitants of Khulna area before it's too late to control the unplanned growth.

***Keywords:*** *Building Setback, Regulation, Planned residential area, Different sized plots*