



“Preparation of Development Plan for Fourteen Upazilas”

Package-02

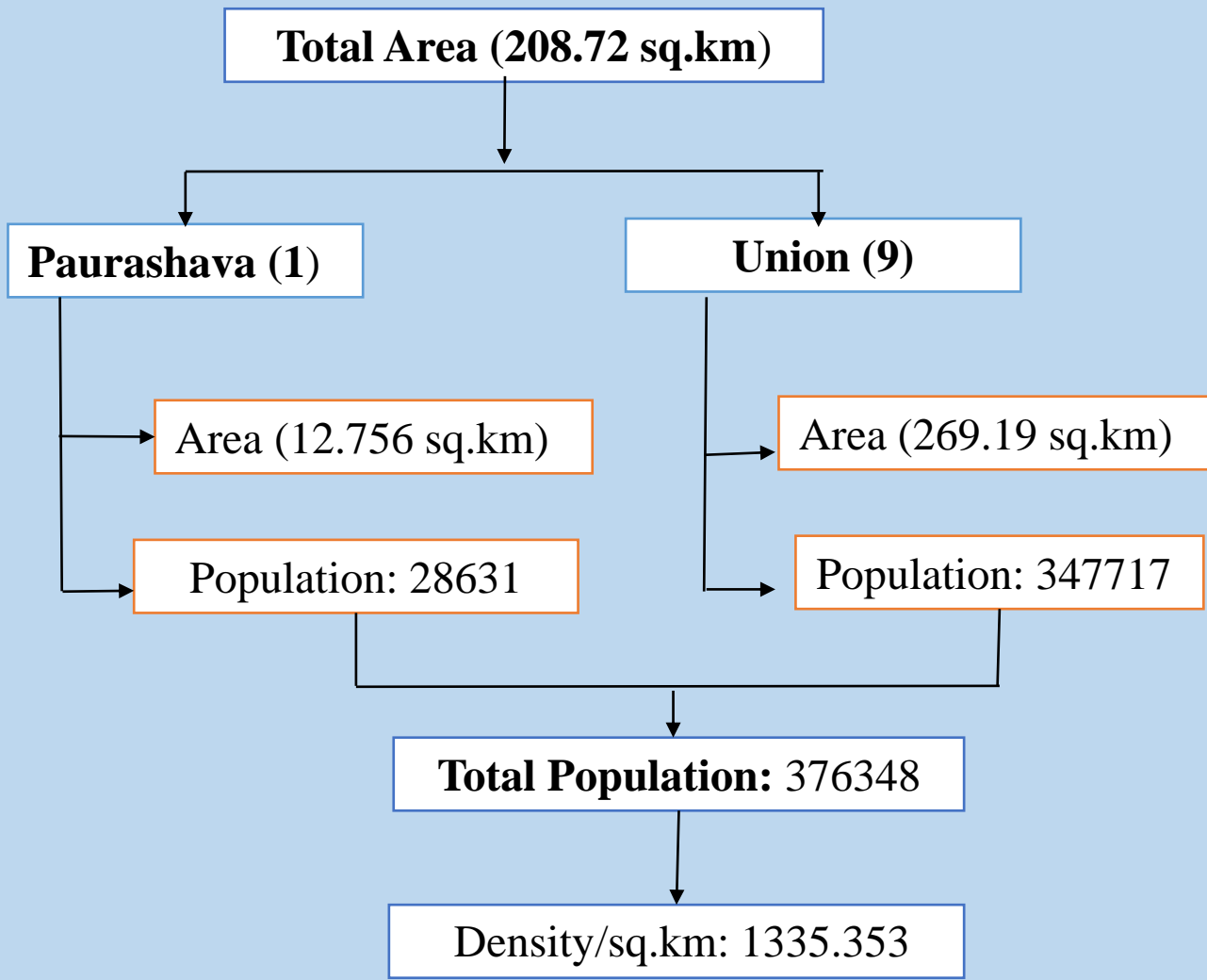
Presentation on Iswharganj Upazila, Mymensingh

Consultants

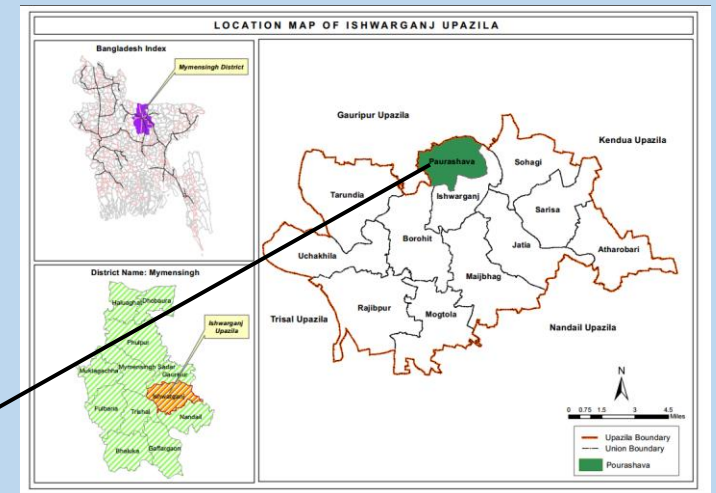
Sheltech Consultants Pvt. Ltd

ARC Bangladesh Ltd

Iswharganj Upazila at a Glance



- Iswharganj Upazila having an area of 281.94 sq. km. was established in 1936.
- 9 Wards, 11 Unions, 293 Mouzas and 13 Mahallas and 291 villages

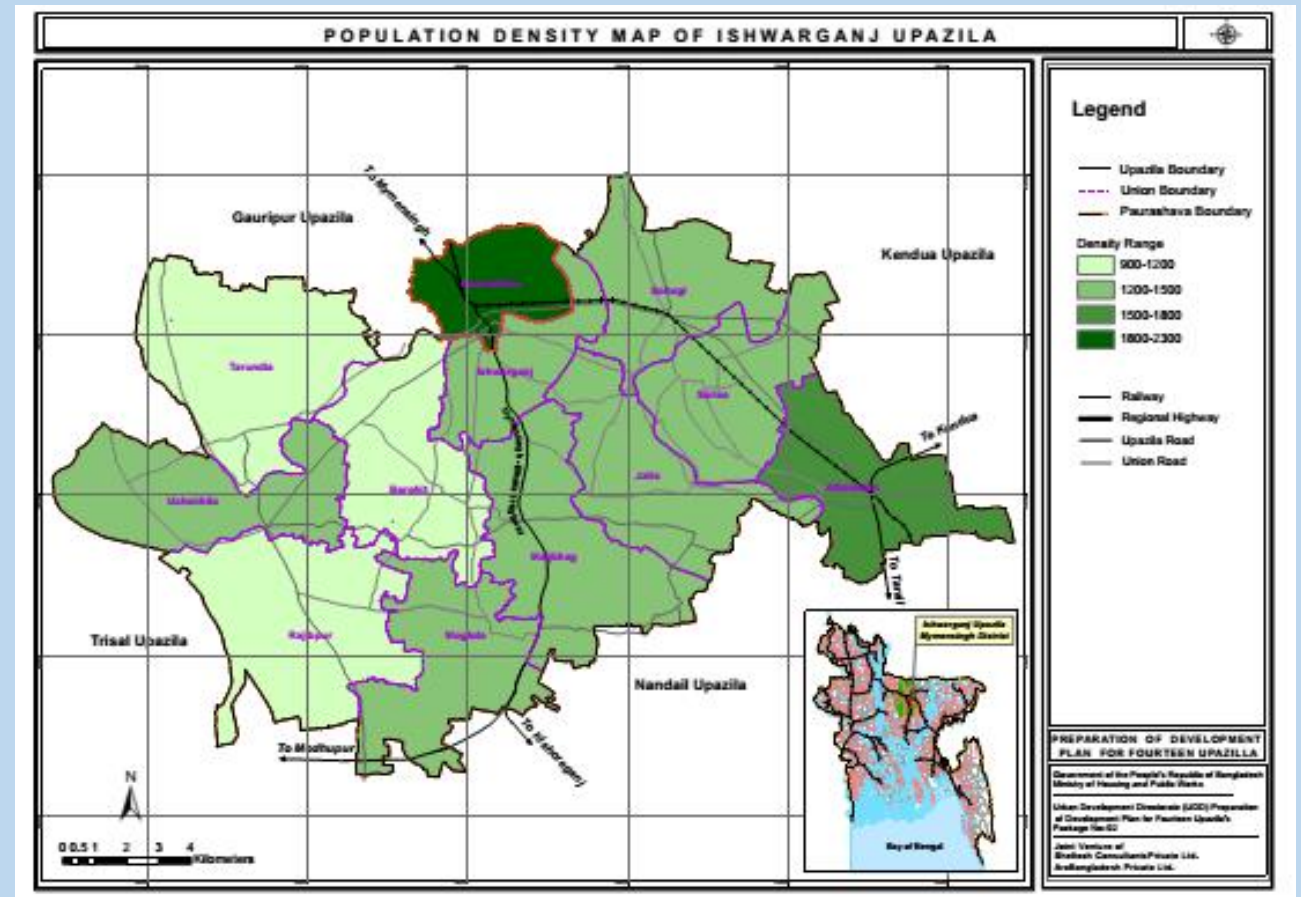


Paurashava Area

Population Density

Area	Y-2011		Y-2035	
	Population	Density/sq.km	Population	Density/sq.km
Urban Area	28631	2244	39688	3110
Rural Area	347717	1292	449978	1672
Total	376348	1335	489666	1737

After Paurashava ,Atharobari and Uchakhila union is most densed area.





Presentation
on
Draft Plan of Raipura Upazila Under Fourteen Upazilas Project

Presented By
Dr. Nurul Islam Nazem
Team Leader (Package-02)

Client
Urban Development Directorate(UDD)
Ministry of Housing and Public Works

Consultants
Sheltech Consultants Pvt. Ltd
ARC Bangladesh Ltd

Vision

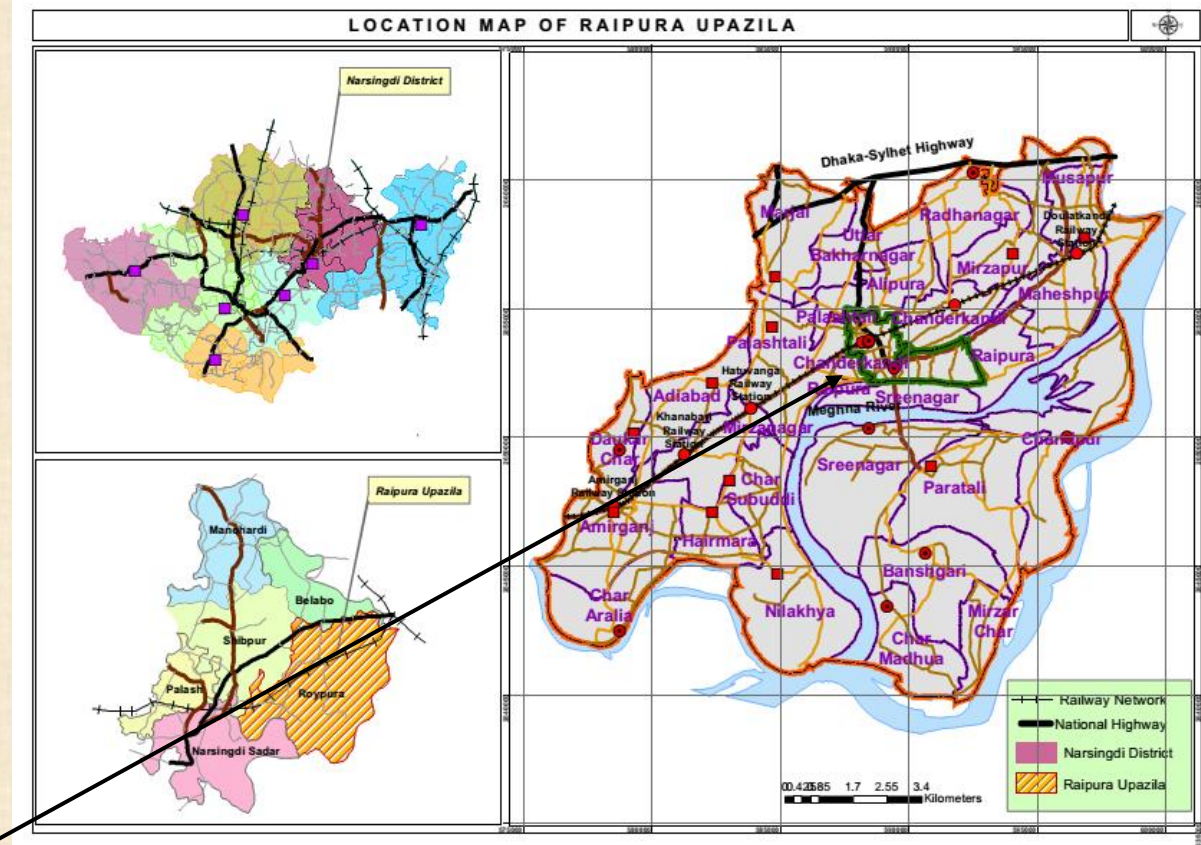
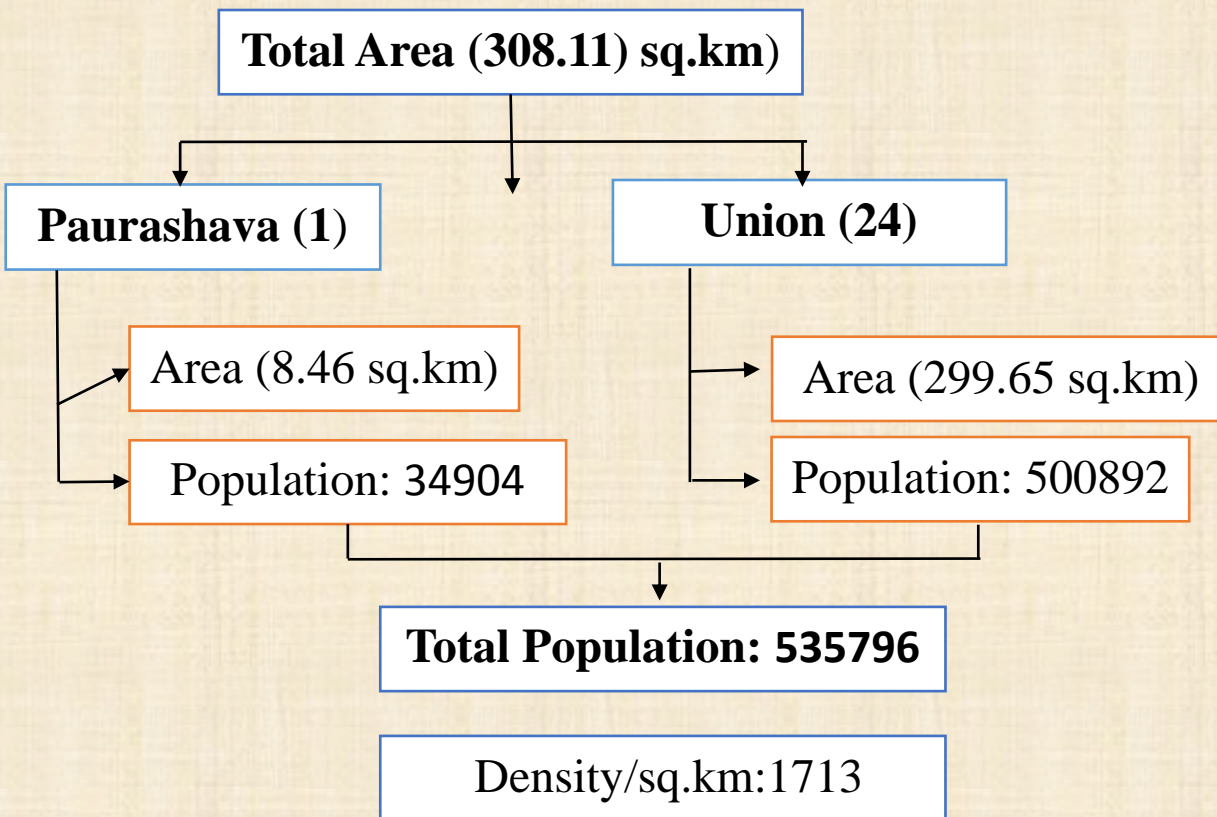
Bangladesh Govt. has an agenda to develop it's standard as middle income country in the year of 2021. The rate of this development is not uniform all over the country. There are some upazillas which are not well enough but rich in terms of resources. This upazillas need proper utilization of it s resources in planned manner.

Objectives

- Find the development issues and potential of the upazilla and make a 20 year development vision
- To develop and improve update provisions for better transport network, housing, social and community needs of the poor and the disadvantaged groups for a better quality of life.
- Prepare a multi-sector short and long term investment plan through participatory process for better living standards by identifying area based priority
- Provide control provisions for private sector development, clarity and security with regard to future development
- Provide guide-line for development considering the opportunity and constrains of future development of upazila town.

Raipura Upazila at a Glance

- Raipura Upazila having an area of 308.11 sq. km..
- Raipura Upazila (Narsingdi district) is located in between 23°52' and 24°04' North Latitudes and in between 90°44' and 90°59' East Longitudes
- It has 9 Wards, 24 Unions, 107 Mouzas and Mahallas, and 239 villages (BBS, 2011).



Paurashava Area

Area and Population

The Structure Plan covers an area of 76137 acres (308.11 sq.km.) including existing Paurashava area and its total Union area which comprises 24 unions.

Union	Area (in sq.km)	Population (2011)
Raipura Paurashava	8.46	34904
Adiabab	11.08	20359
Alipura	8.95	16734
Amirganj	15.87	38603
Banshgari	14.92	17205
Chanderkandi	8.74	15556
Char Aralia	8.90	14045
Char Subuddi	7.78	21438
Daukar Char	4.82	10555
Hairmara	6.37	15805
Maheshpur	10.64	26217
Marjal	13.04	23905
Mirzanagar	9.70	21658

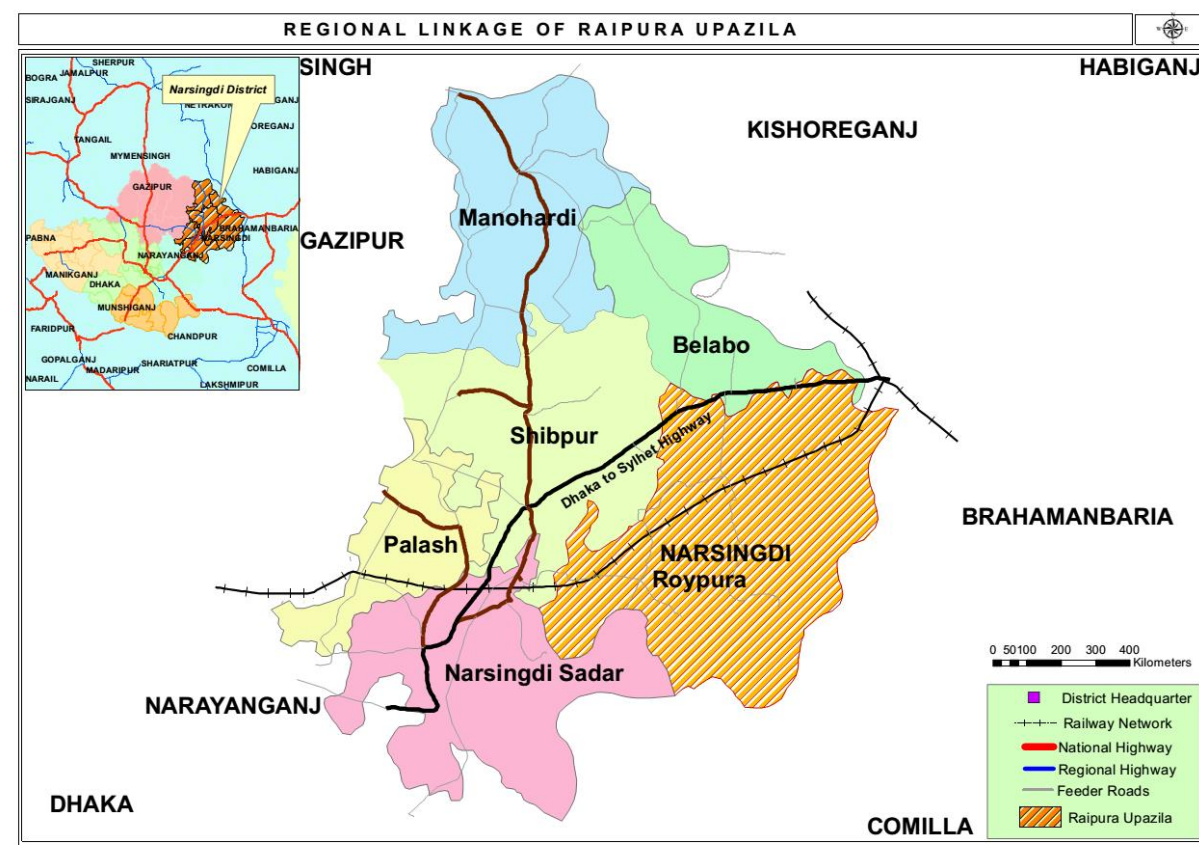
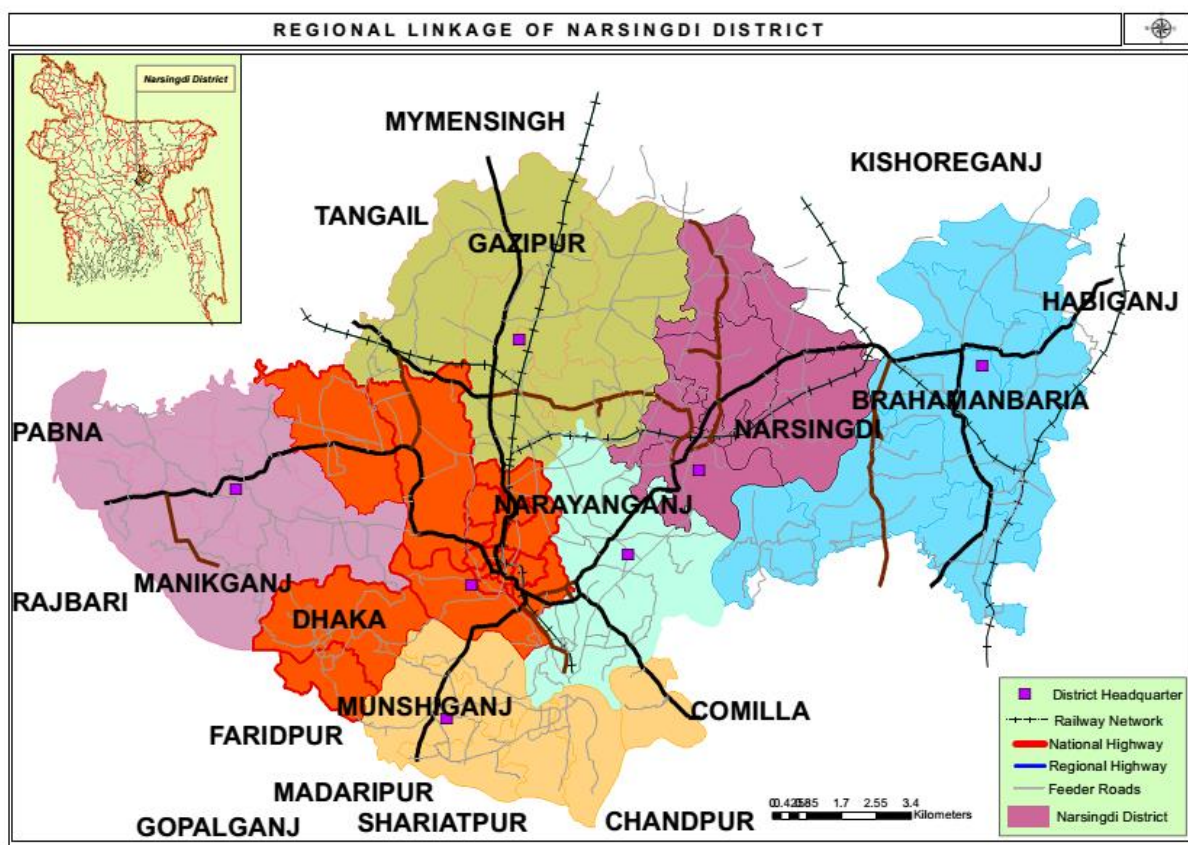
Union	Area (in sq.km)	Population (2011)
Mirzapur	13.02	24306
Mirzar Char	5.46	8840
Musapur	9.52	29121
Nilakhya	17.28	23976
Palashtali	15.73	32315
Paratali	20.60	27704
Radhanagar	9.78	17230
Raipura	7.71	11424
Sreenagar	25.21	27503
Uttar Bakharnagar	8.56	22283
Chandpur	19.84	24201
Char Madhua	9.54	9909
	308.11	535796

Projected Population

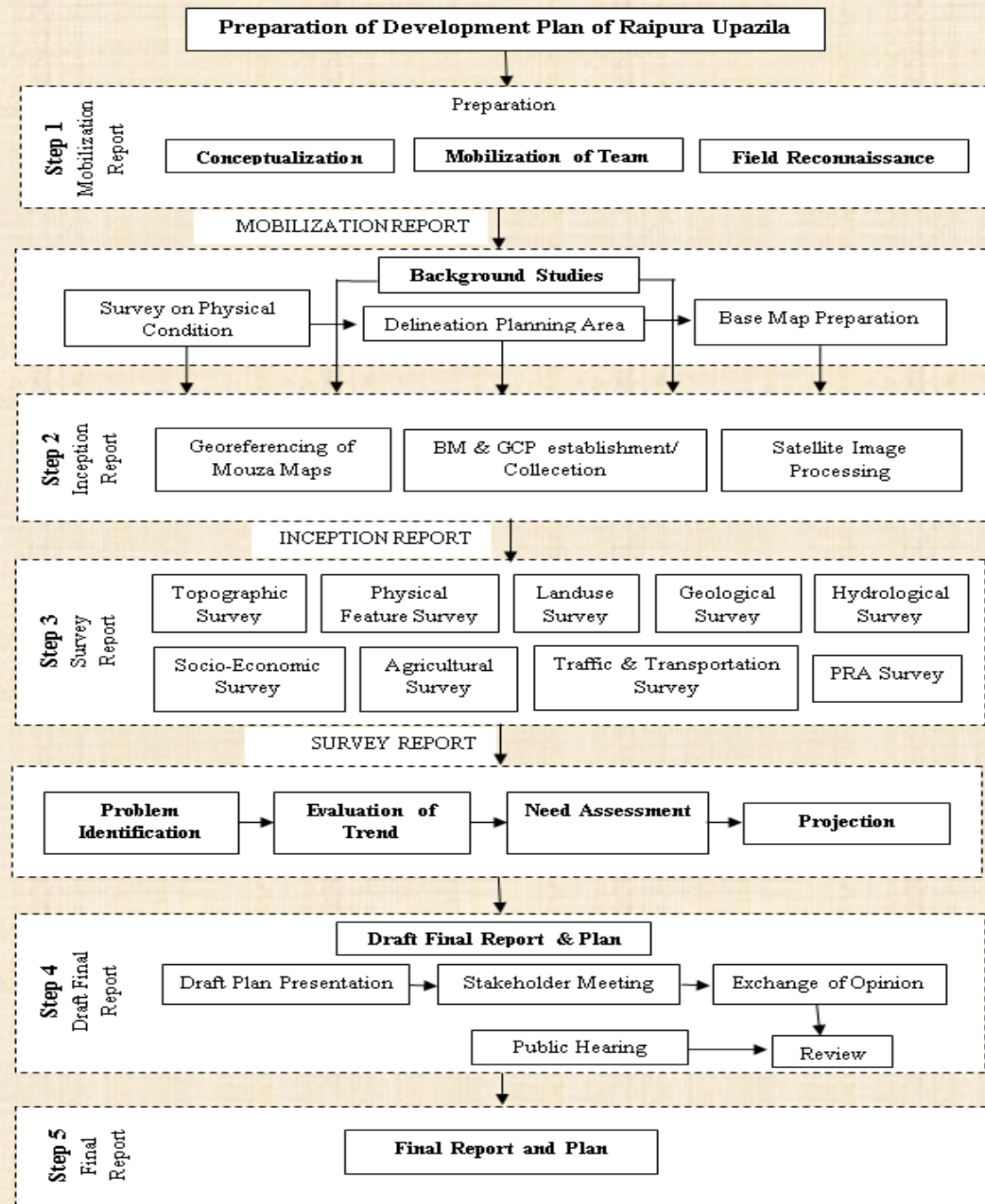
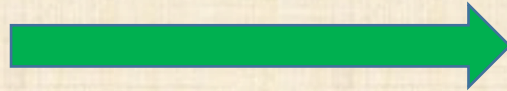
Area	Base Year Population (2011)	Projected Population				
		2015	2020	2025	2030	2035
Paurashava	34904	38678	43975	49996	56843	64627
Rural Area	500892	533307	576790	623820	674683	729694
Total	535796	571985	620765	673816	731526	794321

Regional Context of Raipura Upazila

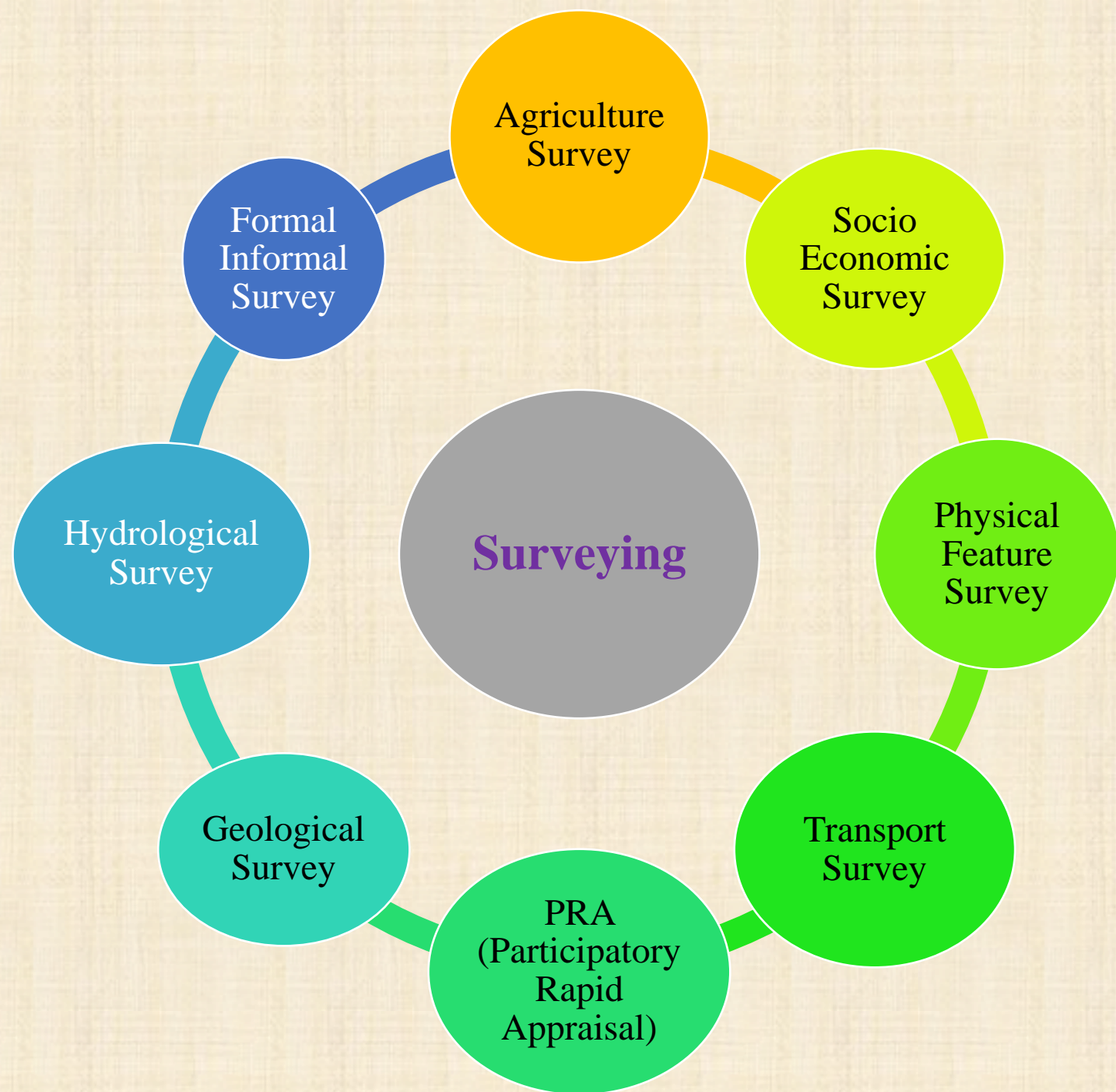
- The National Highway N-02 from Dhaka to Sylhet has passes over at northern part of the Upazila
- Well connected by National and Regional Highway
- Some Important river: Meghna, Old Brahmaputra and Arial Kha.
- 6 Railway Station (Amirganj, Hatu Vanga, Dawlotkandi, Khanabari, Mithikanda, Sreenidi.)



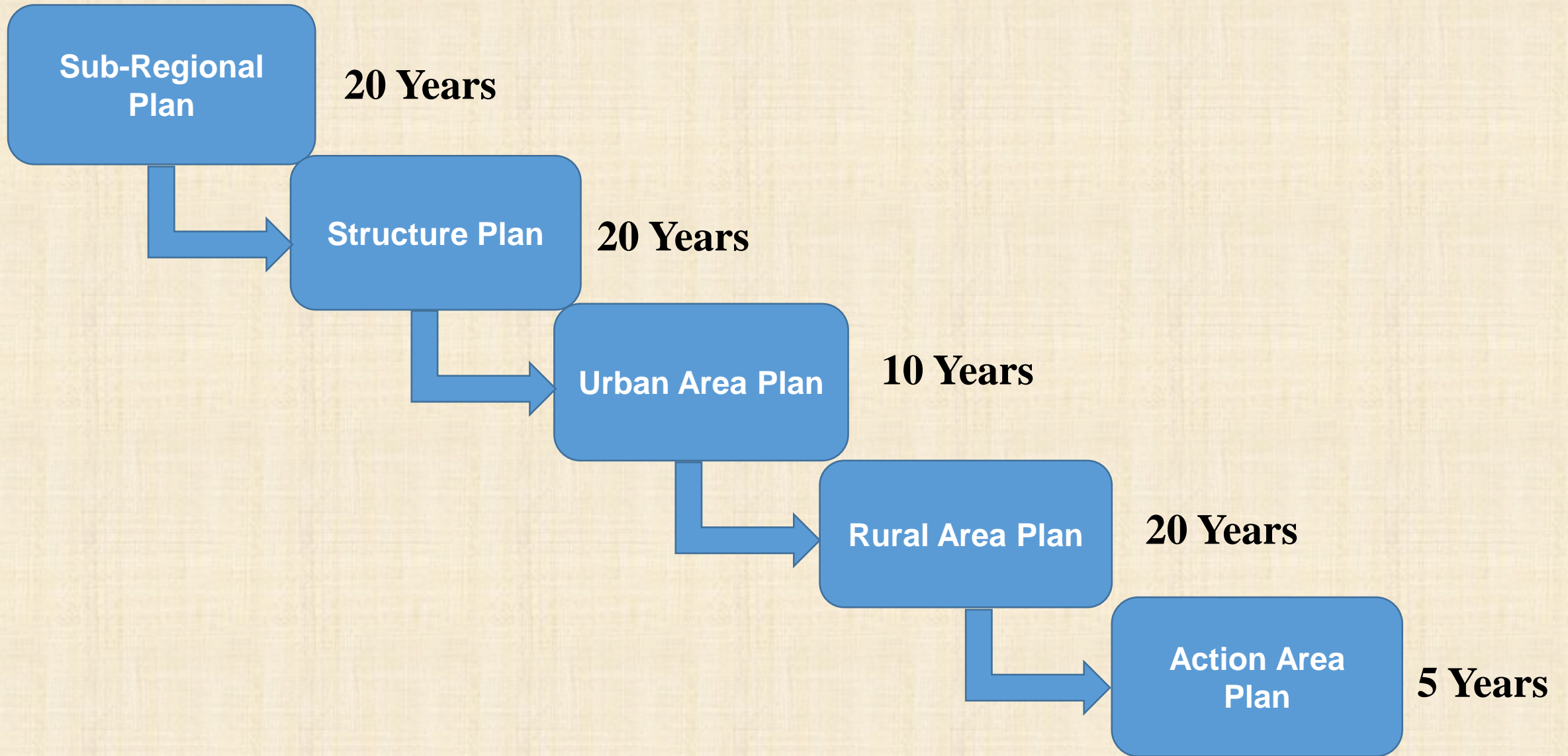
Methodology



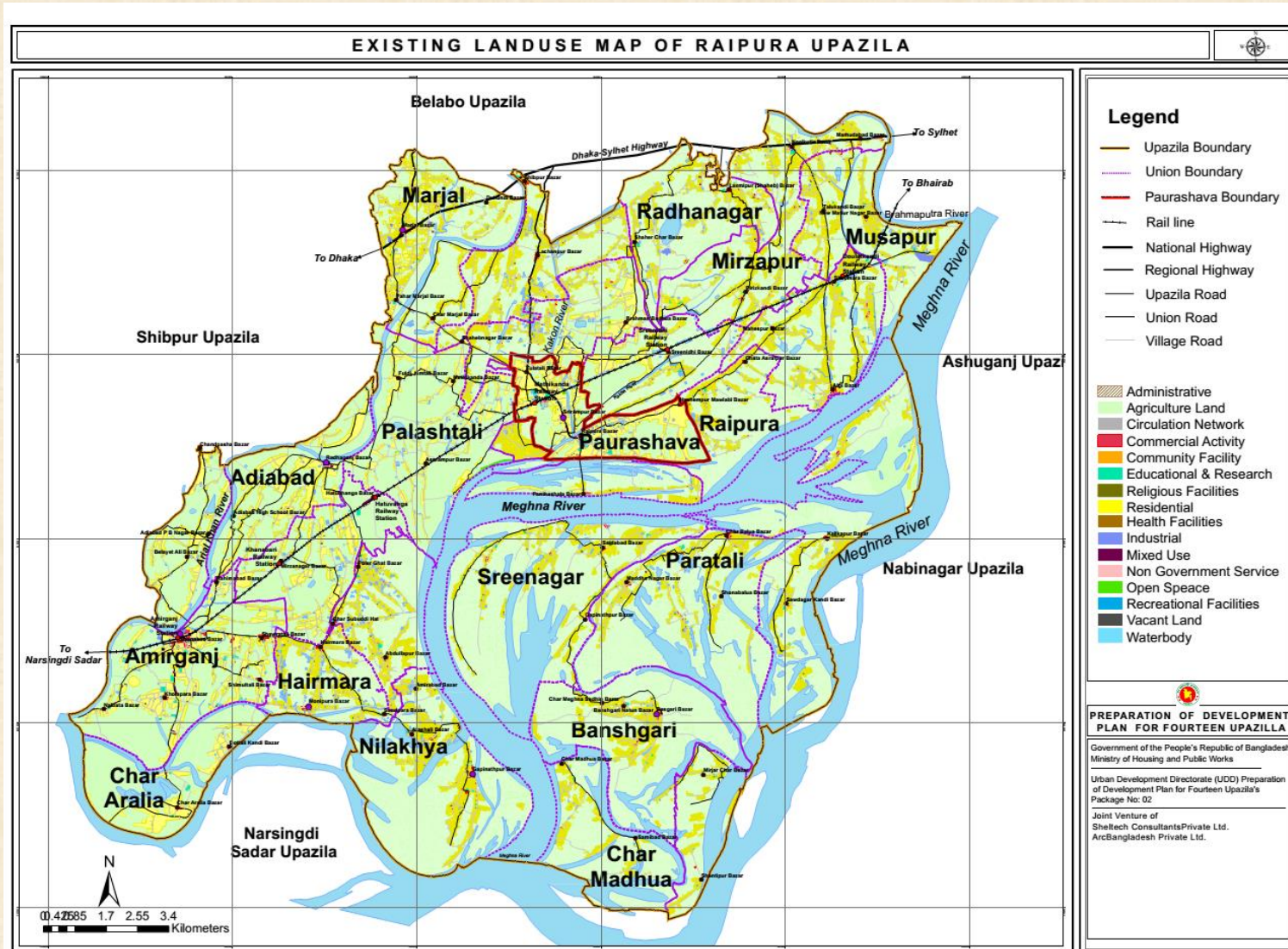
Conducted Survey



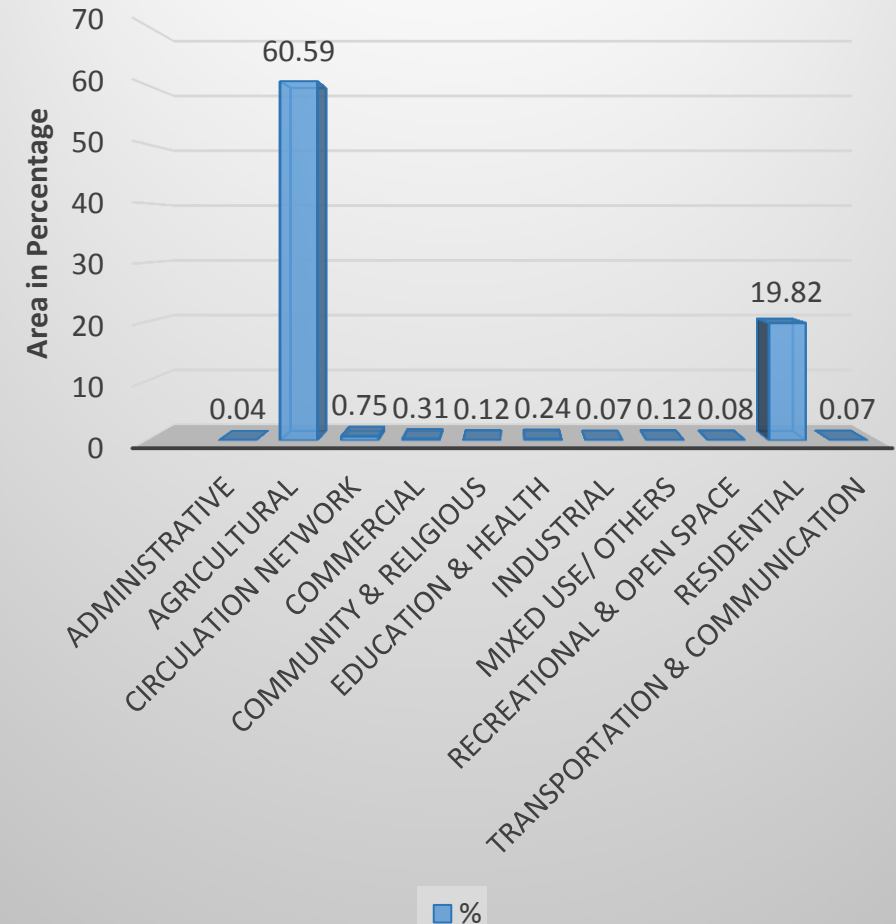
Possible Output of Development Plan



Existing Landuse of Raipura Upazila

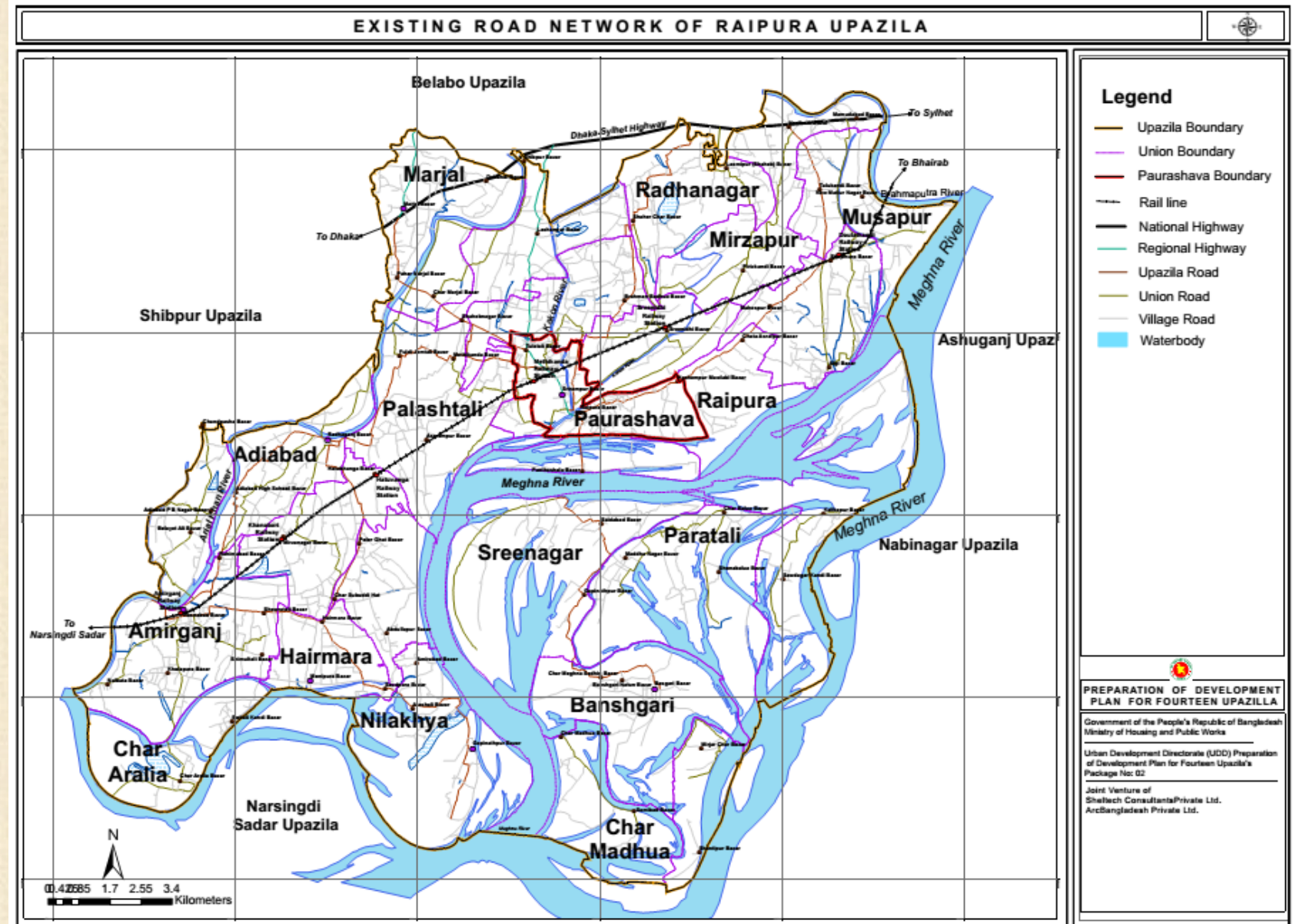


Existing Landuse

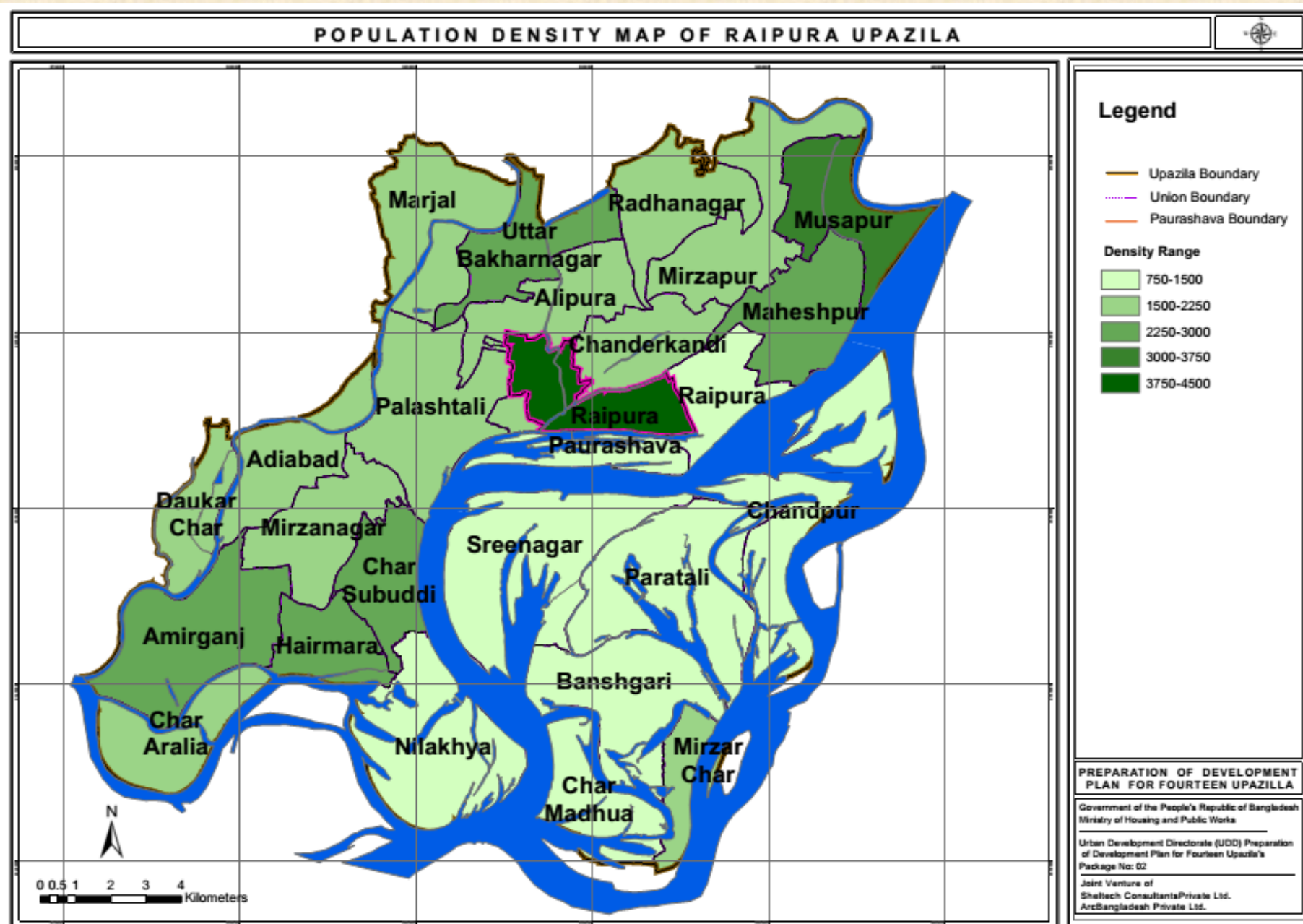


Existing Road Network of Raipura Upazila

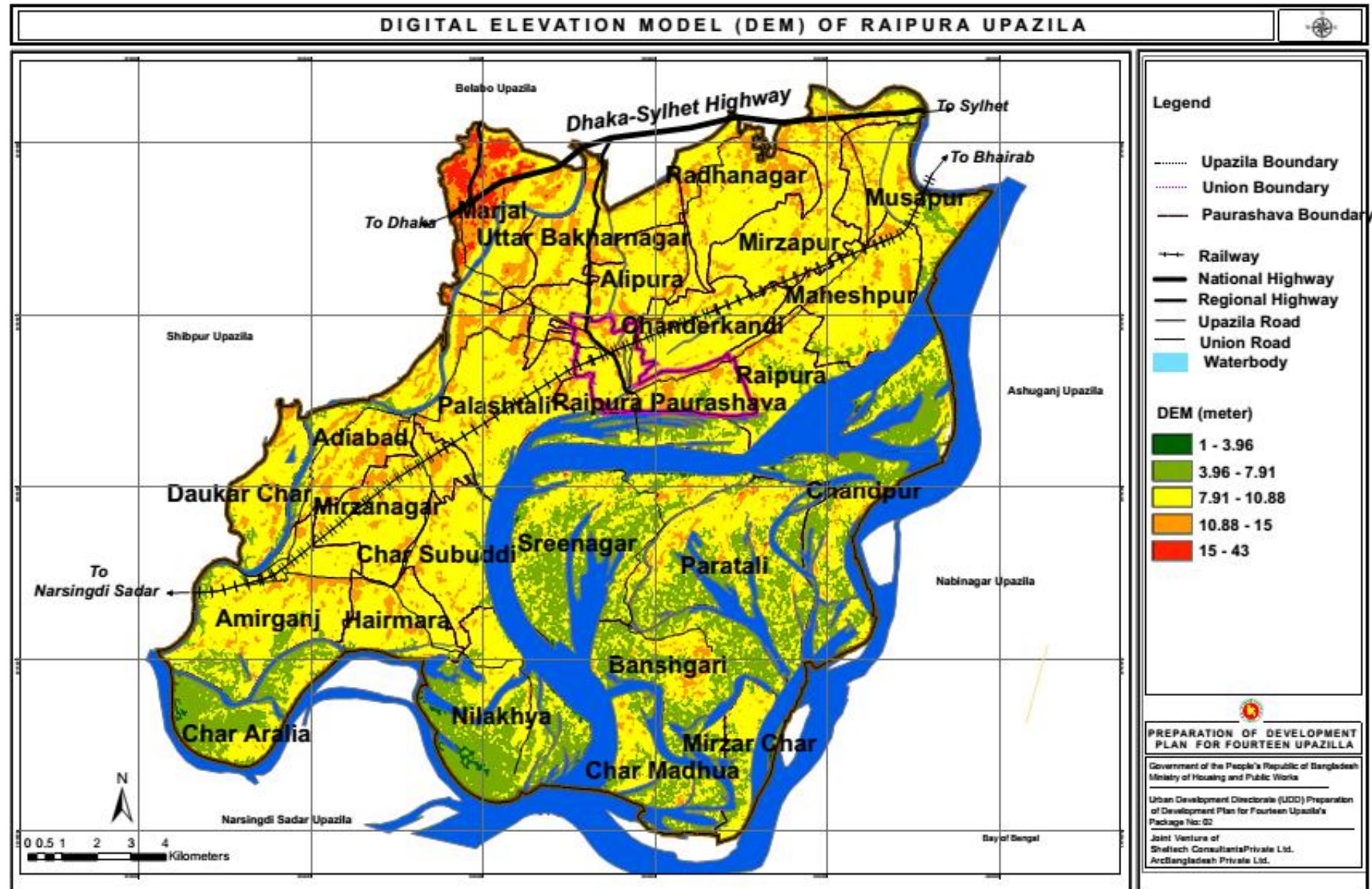
Thematic Map for Suitability Analysis



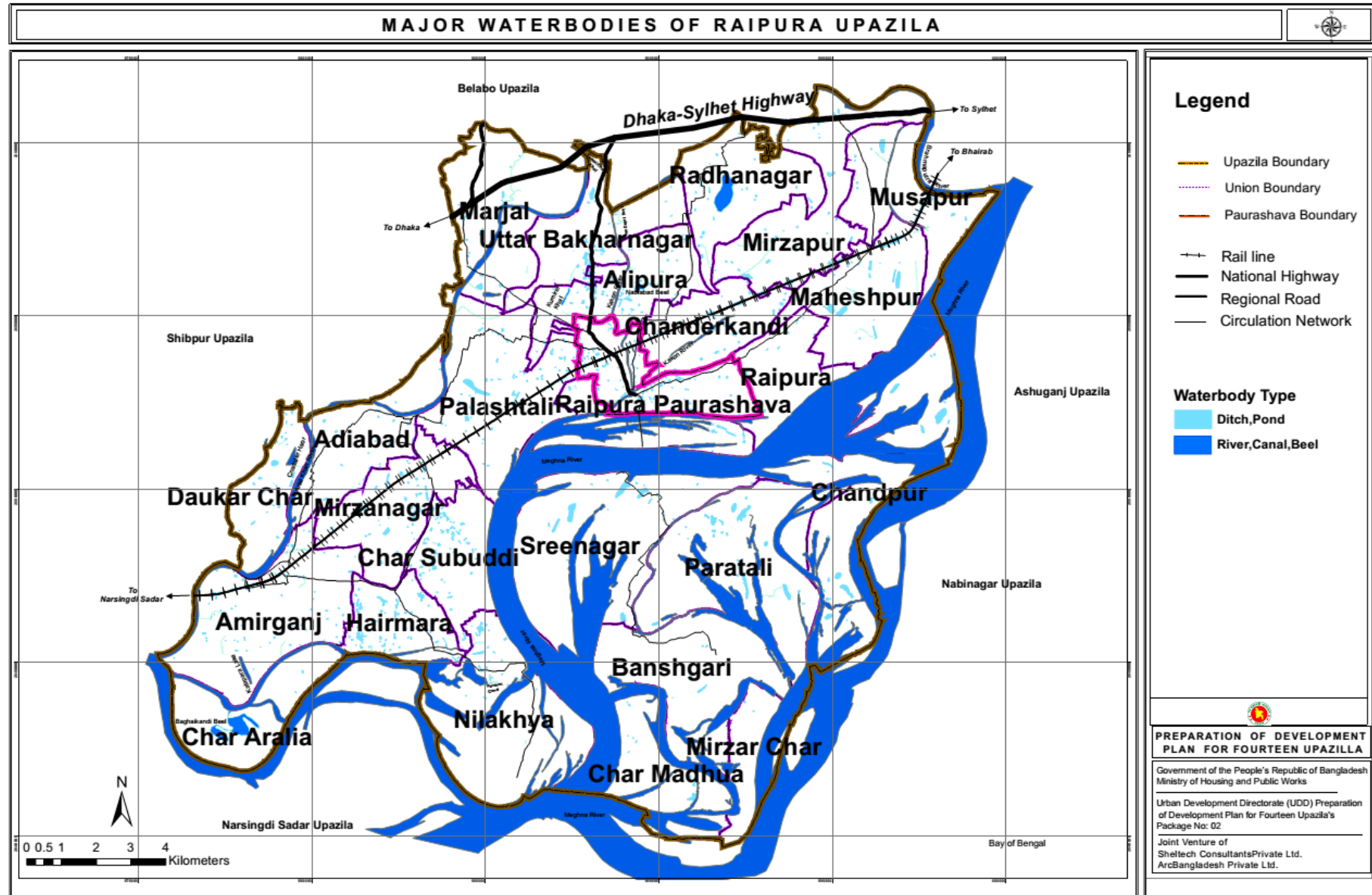
Population Density Map of Raipura Upazila



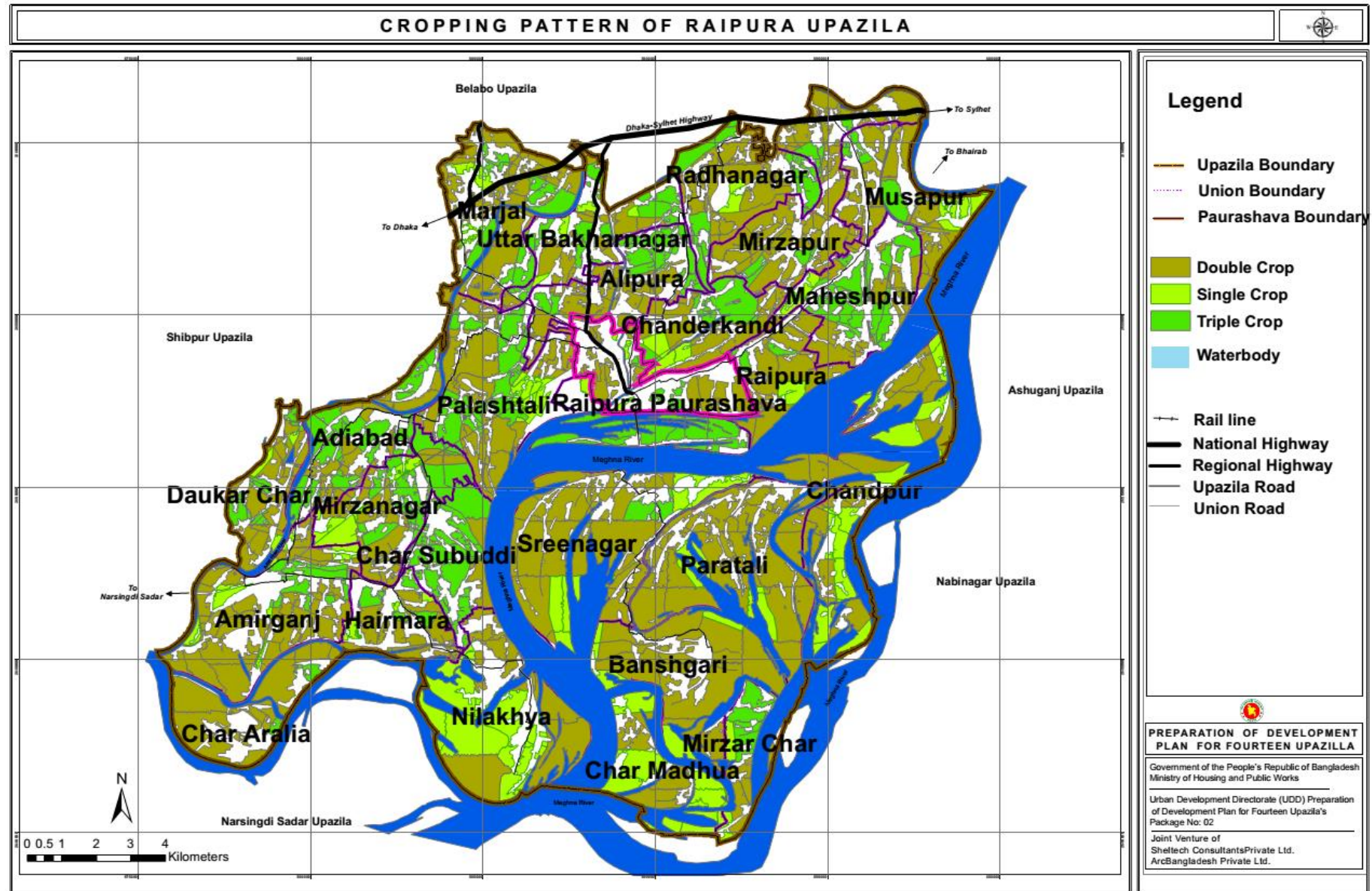
Digital Elevation Model (DEM) of Raipura Upazila



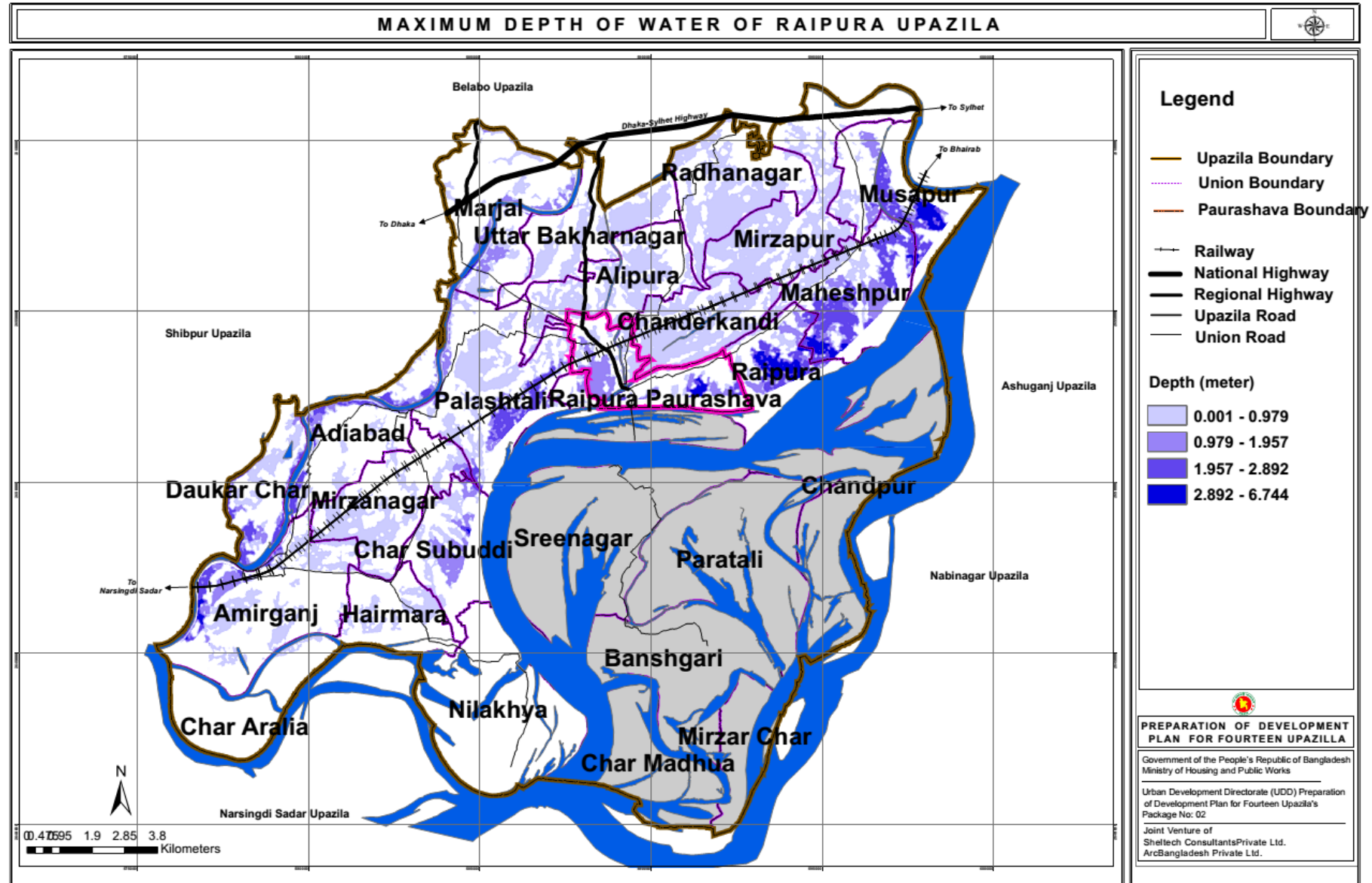
Major Waterbodies of Raipura Upazila



Agriculture land of Raipura Upazila

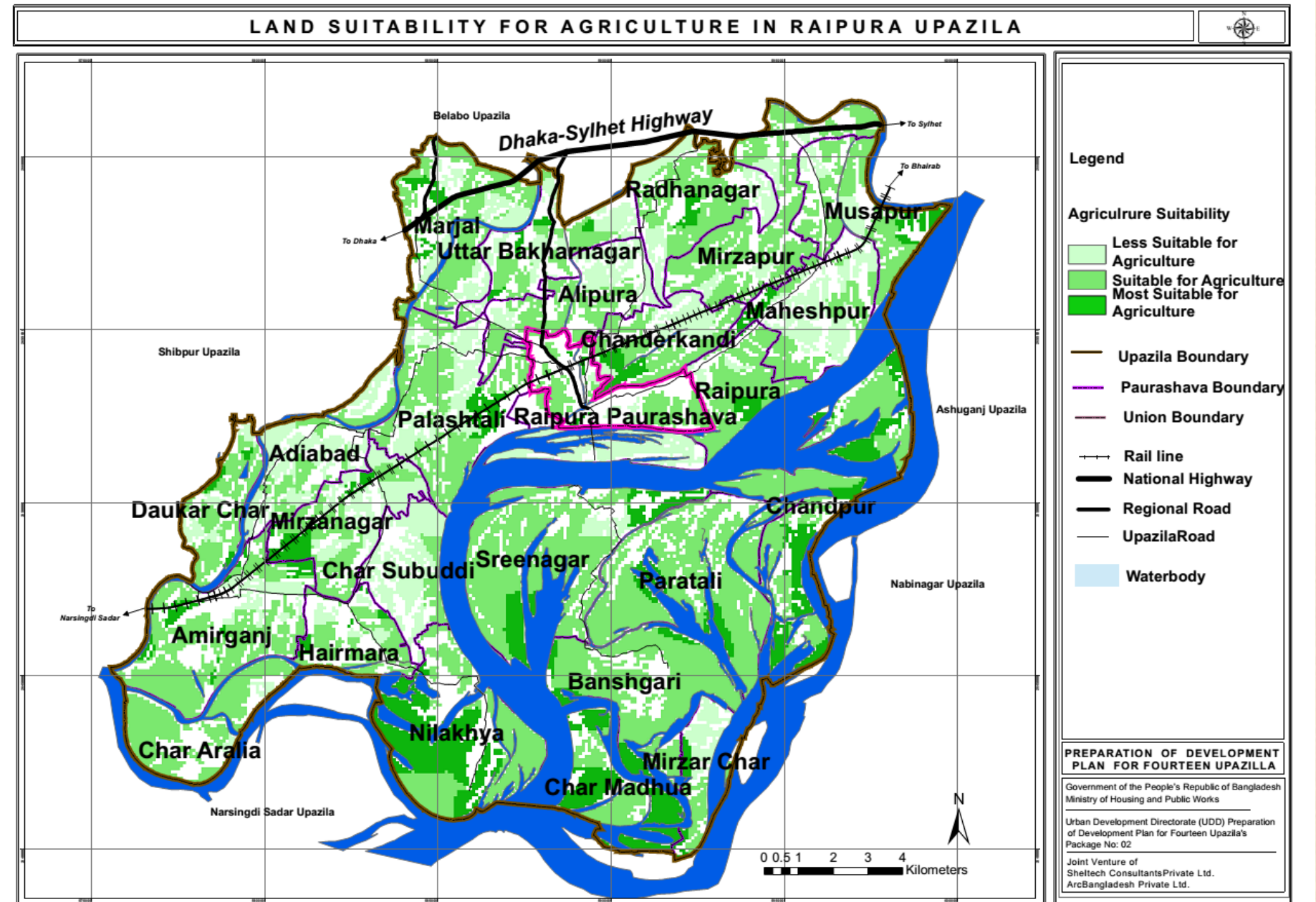


Inundation Map of Raipura Upazila

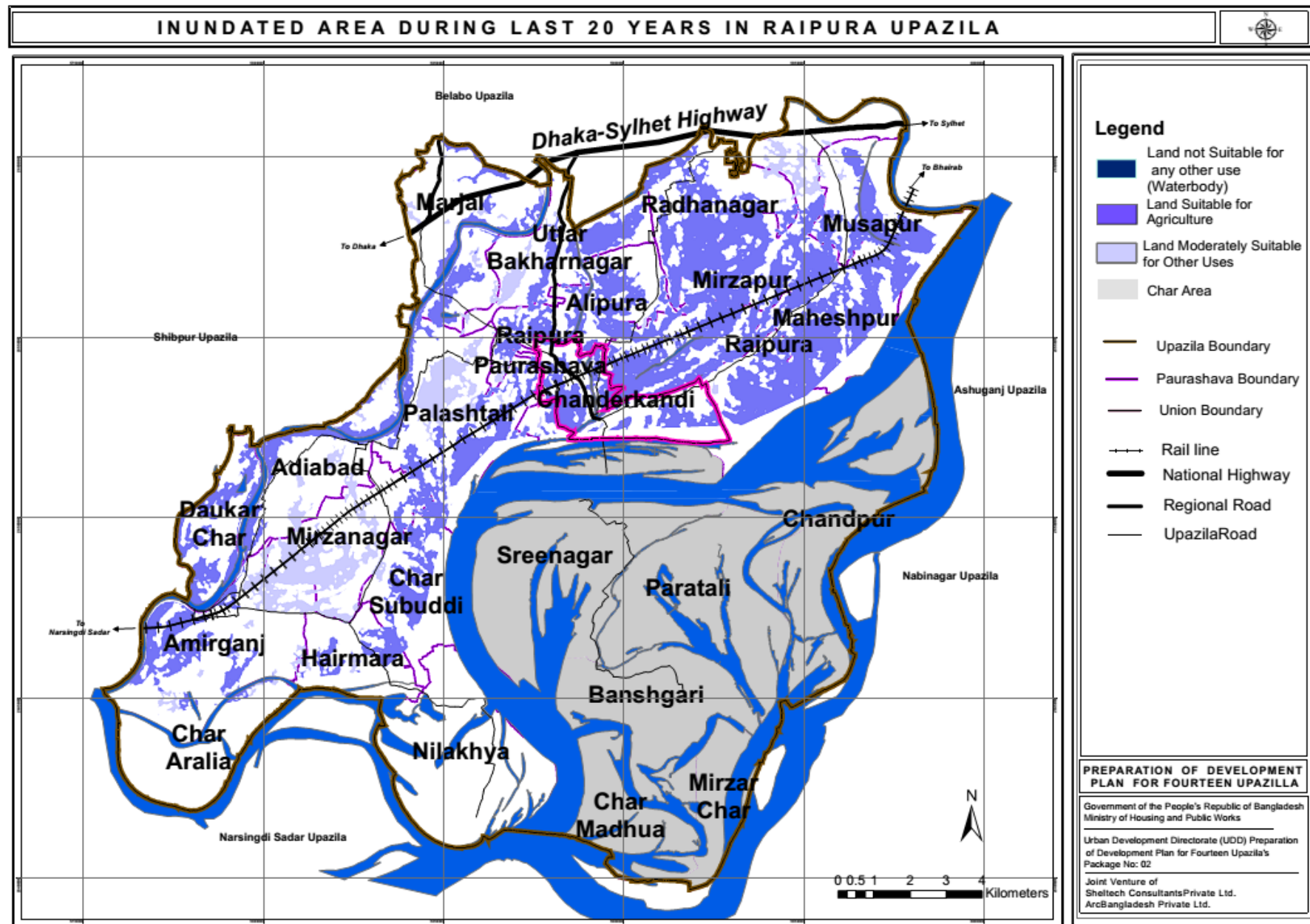


Agriculture Land Suitability of Raipura Upazila

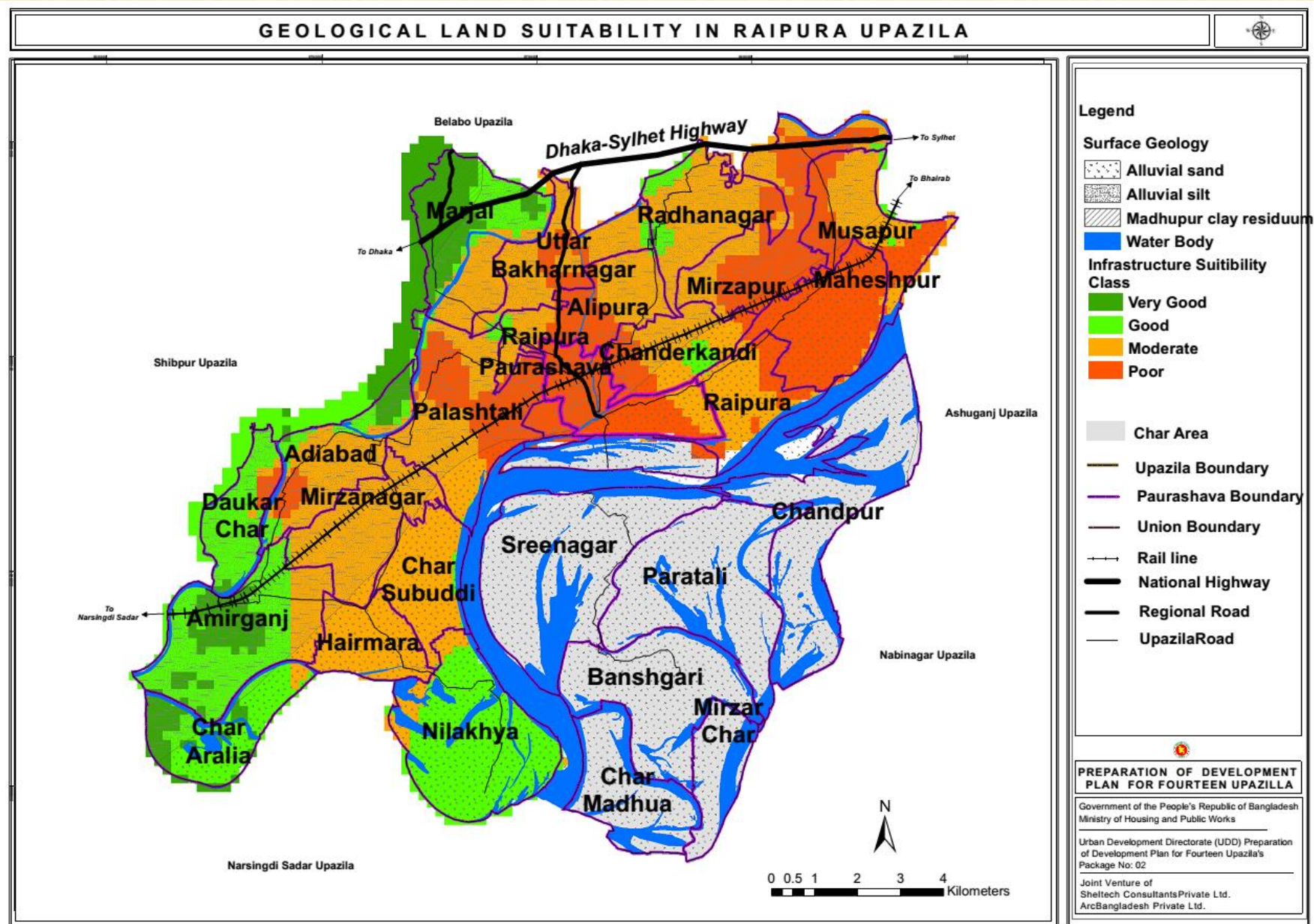
Suitability Analysis



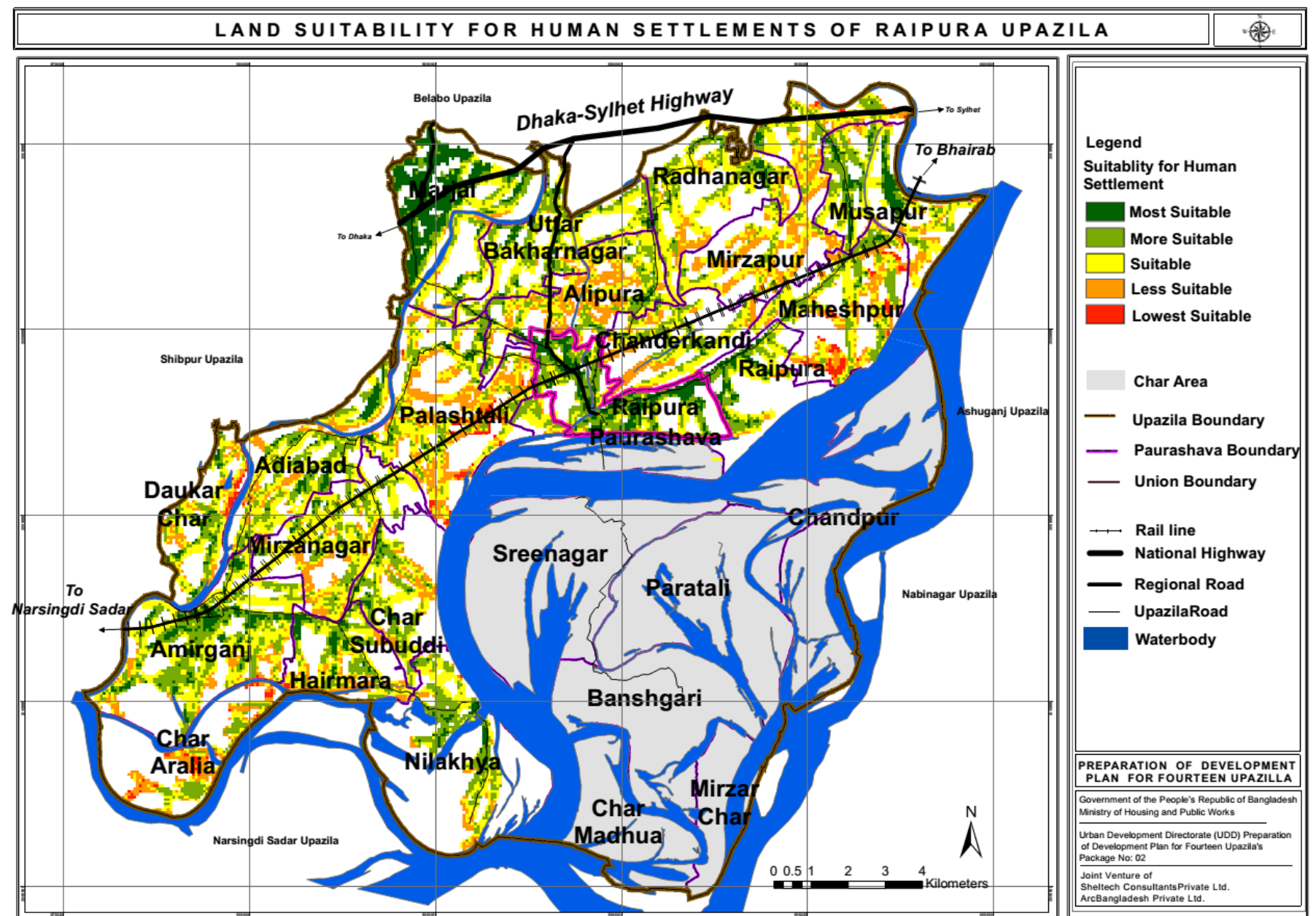
Inundated Area During Last 20 years of Raipura Upazila



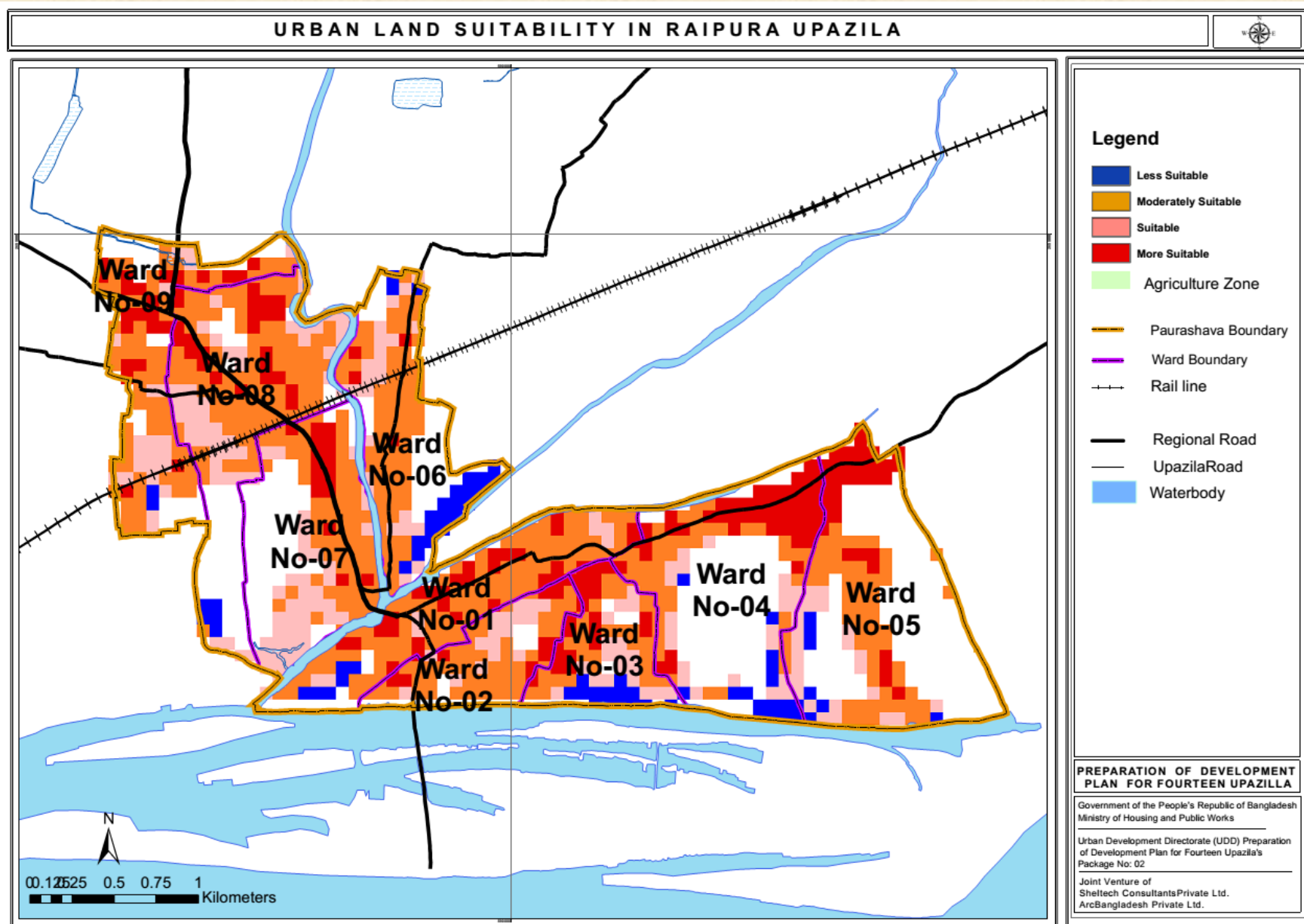
Geological Land Suitability of Raipura Upazila



Land Suitability for Human Settlement of Raipura Upazila

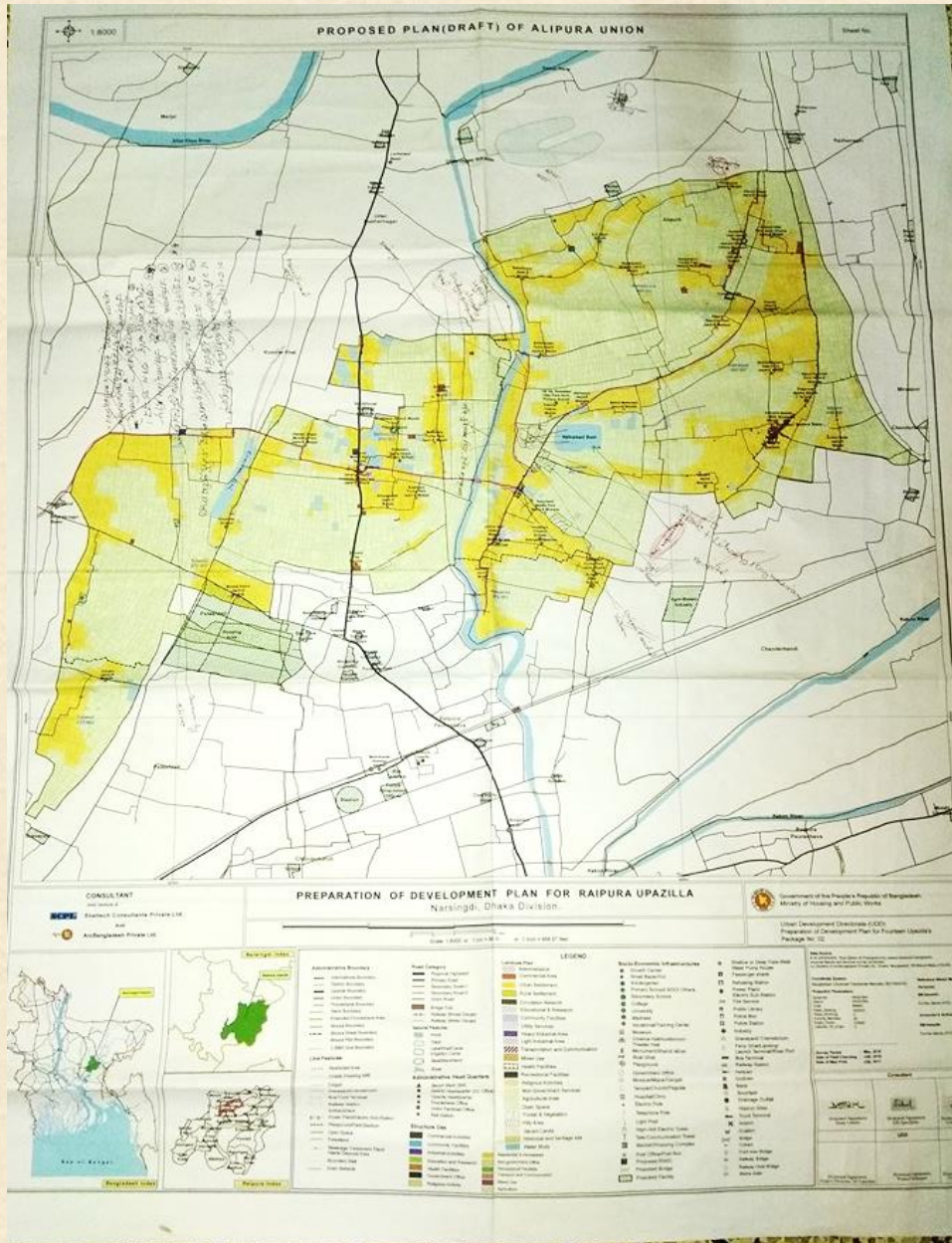


Urban Land Suitability of Raipura Upazila



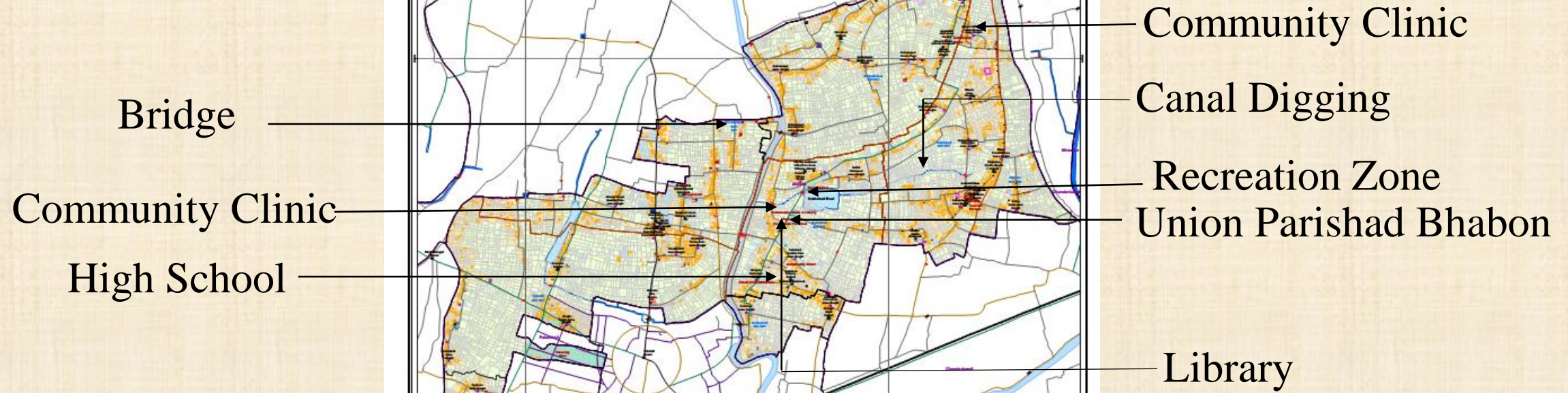
Consultation Meeting on Draft Plan

Proposed Plan (Draft) Alipura Union



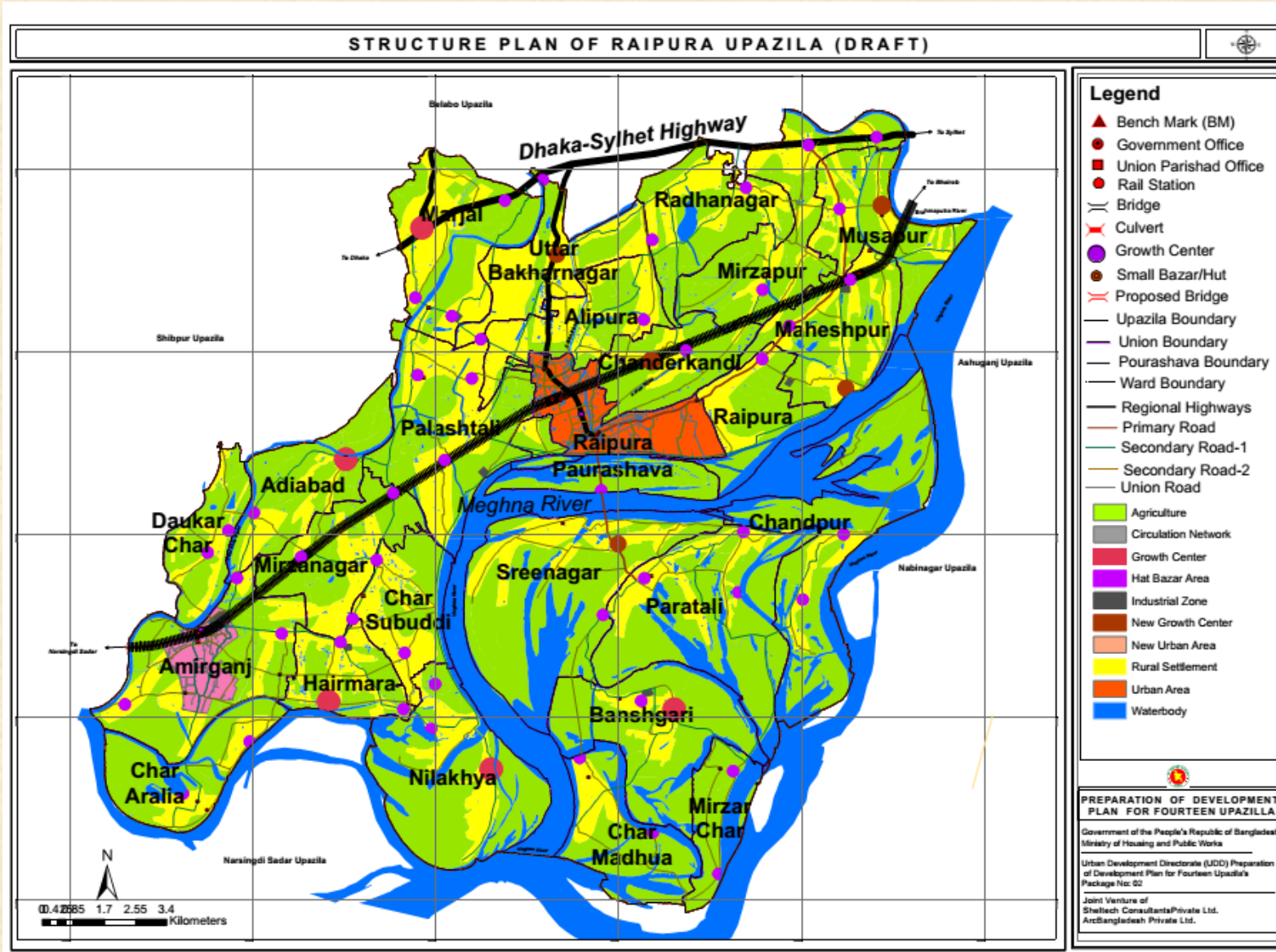
- Community Clinic
- Bridge
- Recreation Zone
- Public Library
- High School
- Union Parshad Bhabon
- Canal Digging

Proposed Plan (Draft) of Alipura Union



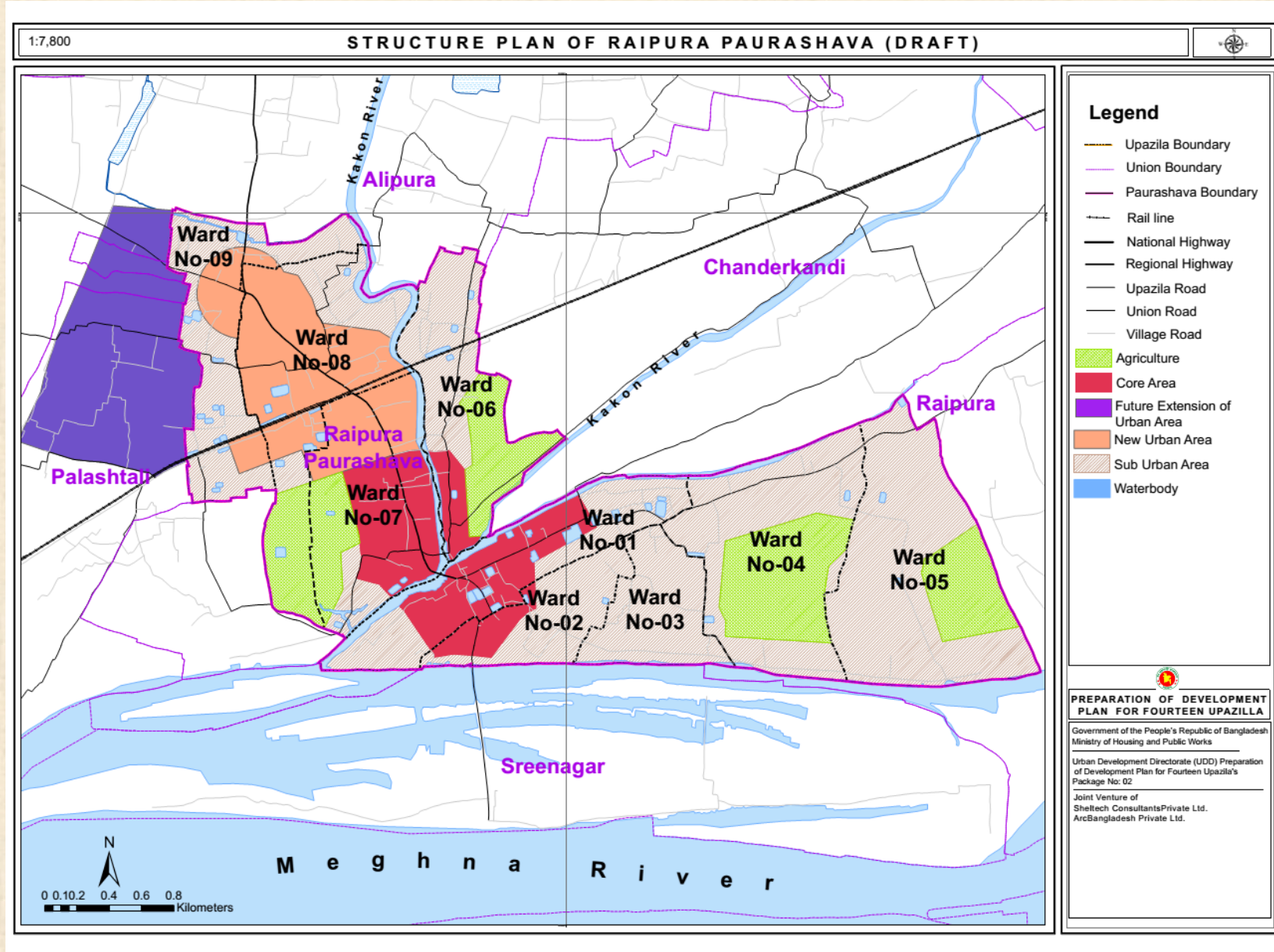
Structure Plan of Raipura Upazila

Structure Plan Categories	Area (in acre)	%
Agricultural Area	36219.28	47.57
Circulation Network	614.25	0.81
Growth Center	306.62	0.4
New Growth Center	179.63	0.24
Hat Bazar	743.02	0.98
Industrial Zone	83.475	0.11
Urban Area	1950.58	2.56
New Urban Area	694.19	0.91
Rural Settlement & Vegetation	12966.4	17.03
Waterbody	22379.57	29.39
Total	76137	100



Structure Plan of Raipura Paurashava

Broad Landuse Zoning	Area (in acre)	%
Agricultural	935.95	40.02
Core Urban Area	271.53	11.61
Future Extension Urban Area	298.25	12.75
Future Urban Area	295.28	12.63
Sub Urban Area	410.25	17.54
Waterbody	127.32	5.44
Total	2338.55	100.00

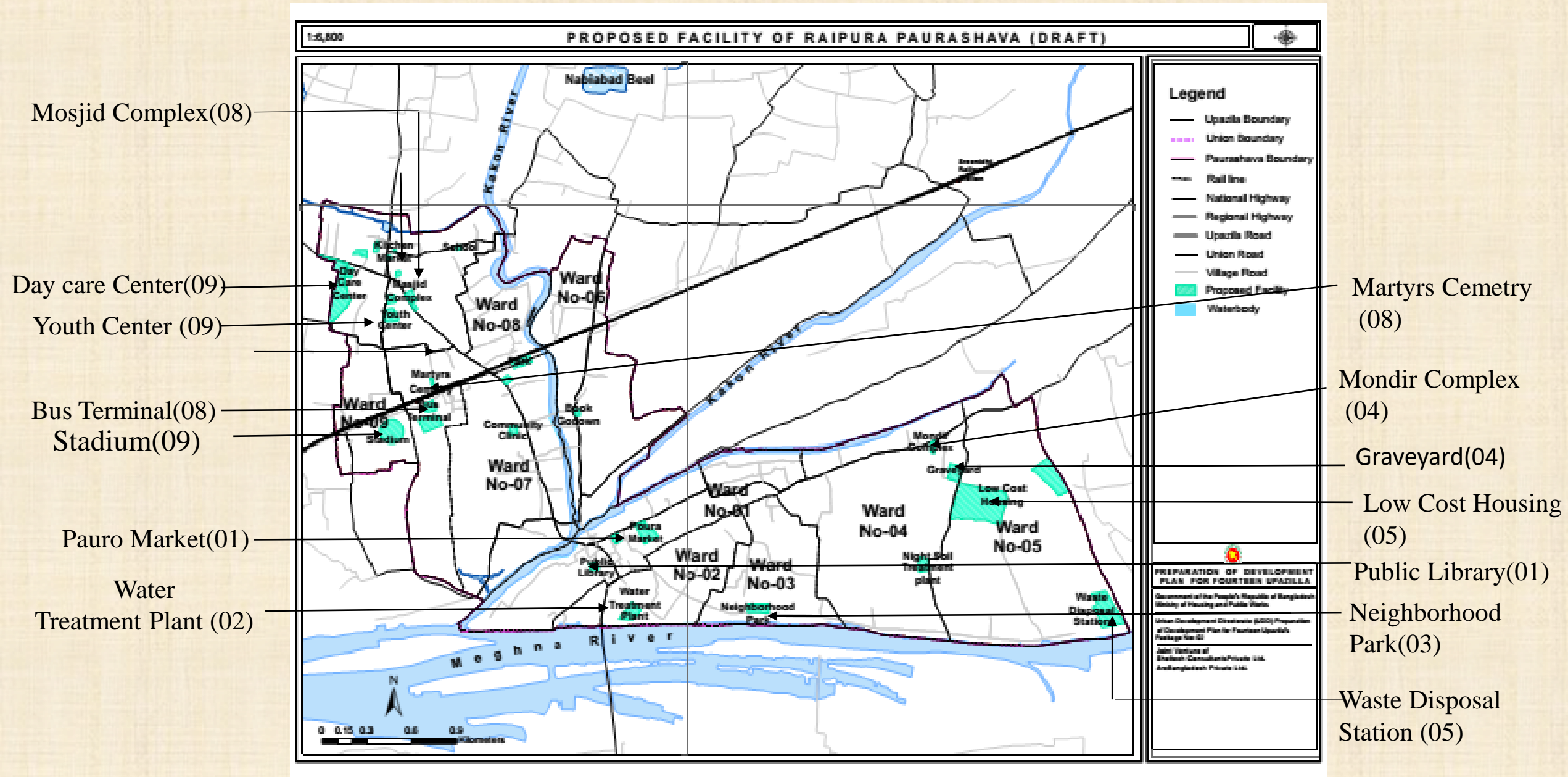


PRA Demand of Paurashava

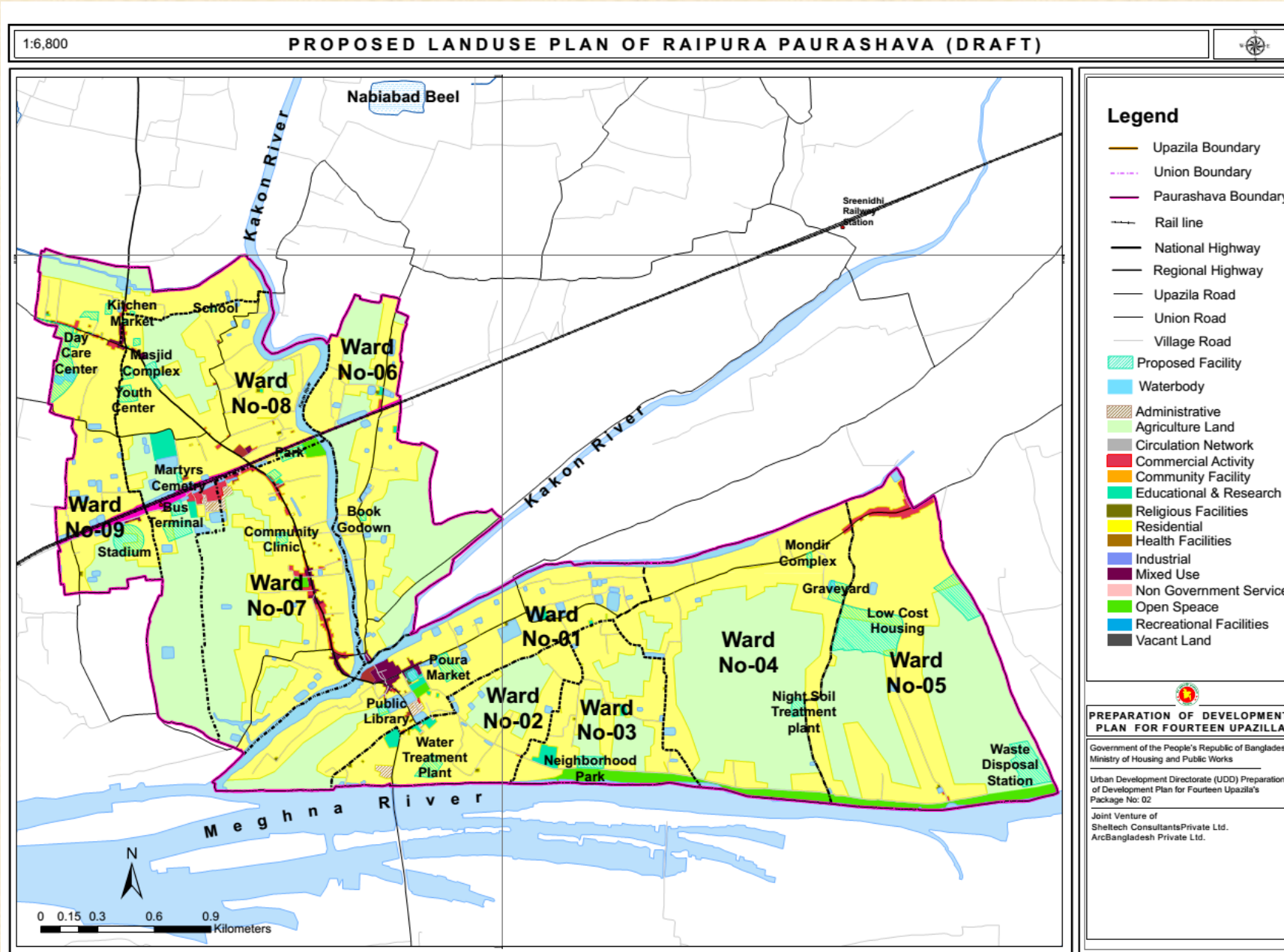
Short Term Development Priorities	Ward No
• Demand of pure drinking water supply	All Ward
• Demand of developed education system	All ward
• Demand of development of transportation system	All ward
• Demand of development of health services	7,8,9
• Demand of developed drain	7,8,9
• Demand of development of Entertainment	1,2,3,4,5,6
• Demand of gas connection	1,2,3,4,5,6
• Demand of water supply	1,2,3,4,5,6
• Demand of Corruption free land office	1,2,3
• Demand of drug free Society	1,2,3
• Demand of employment	1,2,3,4,5,6

Mid Term Development Priorities	Ward No
• Demand of developed drain	All Ward
• Demand of gas connection	All Ward
• Demand of development of health services	1,2,3,4,5,6
• Demand of water supply	All Ward
• Demand of development of transportation system	All Ward
• Demand of excavation of river and canal	4,5,6
• Demand of E.P.Z.	4,5,6,

Proposed Plan of Paurashava Area



Proposed Landuse Plan of Paurashava Area

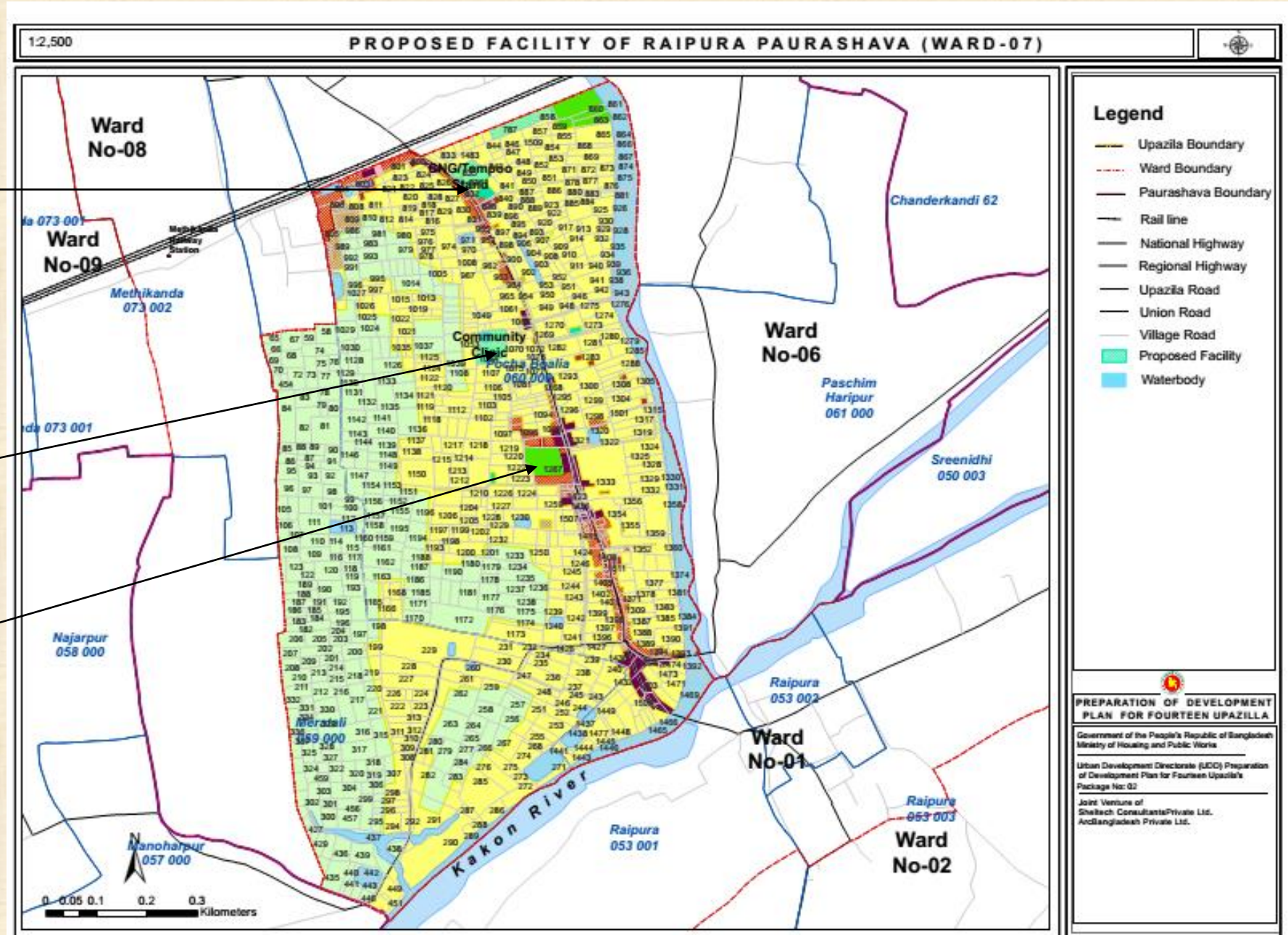


Sample of Ward Wise Map (Raipura Paurashava)

CNG/Tempoo Stand

Community Clinic

Park



Proposed Facility

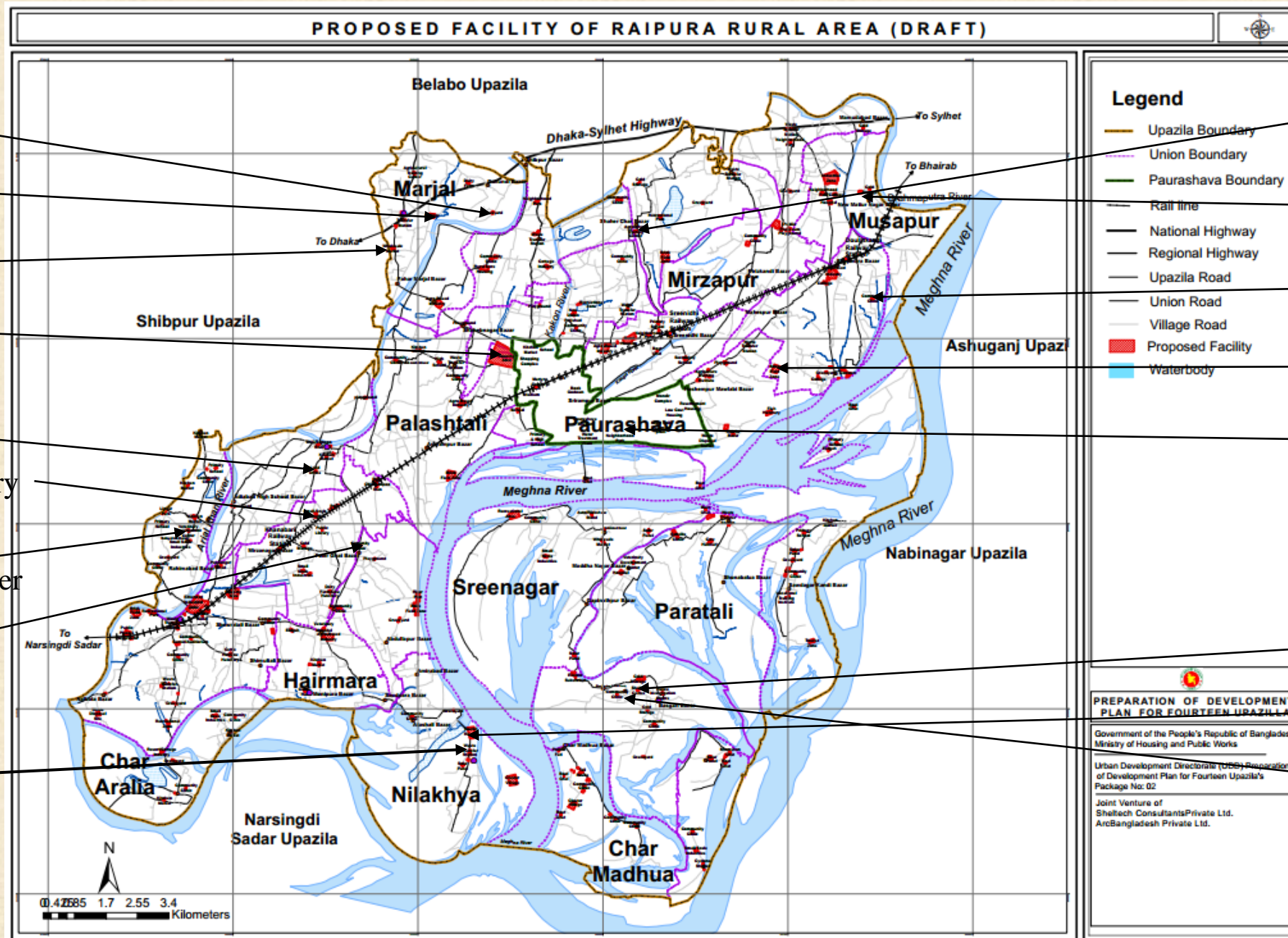
Ward Number	Type of Facilities	Area (in acre)
01	Paurashava Bhaban	0.19
	Paura Market	2.87
	Public Library	0.61
02	Water Treatment Plant	2.41
03	Neighborhood Park	2.09
04	Graveyard	2.24
	Low Cost Housing	18.16
	Mondir Complex	0.48
	Night Soil Treatment plant	1.55
05	Graveyard	2.24
	Low Cost Housing	18.16
	Night Soil Treatment plant	1.55
	Resettlement Housing	7.96
	Waste Disposal Station	3.36
06	Book Godown	0.31
07	CNG/Tempoo Stand	0.65
	Community Clinic	0.83
	Park	1.44

Ward Number	Type of Facilities	Area (in acre)
08	Bus Terminal	1.12
	Cold Storage	0.17
	Future Government Offices	2.70
	Martyrs Cemetery	0.25
	Masjid Complex	1.08
	Multi Purpose Hall	0.37
	Park	1.44
	School	0.24
	Shopping Complex	0.78
09	Waste Transfer Station	0.31
	Youth Center	1.78
	Cold Storage	0.17
	Day Care Center	0.82
	Housing Area	87.90
	Kitchen Market	0.10
	Neighborhood market	0.74
	School	0.24
	Shopping Complex	0.78
	Stadium	5.03
	Tempoo Stand	0.51
	Youth Center	1.78

Plot Schedule

Ward Number	Name	Area (acre)	Mauza	JL_No	Sheet No	Plot No
01	Paurashava Bhaban	0.19	Roypura	053	002	973
	Public Library	0.61	Roypura	053	001	610,611,652,653
					002	958
					003	1815
	Pauro Market	2.87	Roypura	053	003	1518,1519, 1521,1522,1523,1524,1525,1526,1527,1528,15291530, 1540,1541,1543,
02	Water Treatment Plant	2.41	Roypura	053	003	1881,1883,1884,1906,1907,1908,1909,1910,1911,1912,1913,1914, 1915,1916,1917,1918.
03	Neighborhood Park	2.09	Roypura	053	003	2322,2324,23252326,2327,2328,2329,2330,2331,2332,2333,2336,2344,2346,
04	Graveyard	2.24	Roypura	053	004	3887,3888,3895,3897,3898,3899,3900,3901,3902,3903,3904,3908,3909,
	Low Cost Housing	18.16	Roypura	053	004	4056
	Mondir Complex	0.48	Roypura	053	004	3119,3536,3543,3544,3545,3546,3549,3547,3549,38364558,
	Night Soil Treatment plant	1.55	Roypura	053	004	3472,3473,3474,3475,3476
					005	5163

Proposed Plan of Rural Area



Graveyard

College

Wholesale Market

Housing Area

Land Office

Small Scale Industry

Veterinary Development Center

Community Clinic

Waster Transfer Station

Agriculture Training Center

Growth Center

Community Clinic

Brick Field Zone

Neiborhood park

Shelter Center

Eco Resort

Cold Storage

Type of Facilities	Union	Area (acre)
Agricultural Training Center	Radhanagar, Marjal, Mahespur, Raipura	2.64
Agriculture Training Institute	Raipura	0.35
Agro Based Industry	Daukar Char, Palashtali, Banshgari, Mahespur, Chanderkandi, Hairmara, Marjal,	48.96
Agro Farm	Daukar Char	0.24
Auto/Rickshaw Stand	Sreenagar	0.76
Auto/Tempoo Stand	Marjal	0.51
Boat Ghat	Sreenagar, Char Madhua, Raipura, Chadpur, Paratali, Chanderkandi, Sreenagar, Mirzar Char	4.01
Brick Field Zone	Maheshpur, Palashtali, Radhanagar, Amirganj, Char Subuddi	44.05
Bus Terminal	Amirganj	0.75
Cattle Hat	Hairmara	1.77
Cattle Hat/Cow Hatchery	Amirganj	1.64
Cluster Village	Char Madhua, Nilahya, Banshgari, Paratali	27.02
CNG/Tempoo Stand	Mirzapur, Hairmara, Amirganj, Adiab, Mirzanagar	3.50

Type of Facilities	Union	Area (acre)
Cold Storage	Marjal, Paratali, Raipura, Musapur, Mirzapur, Radhanagar, Banshgari, Char Madhua, Mirzarpur, Mirzar Char, Sreenagar, Uttar Bkharnagar, Amirganj, Chanderkandi, Mirzarnagar	7.10
College	Marjal, Musapur, Maheshpur, Paratali	10.36
Community Center/Auditorium	Amirganj, Nilakhya, Mirzapur, Mahespur, Char Madhua, Hairmara, Char Aralia, Duakar Char, Palashtali, Sreenagar, Amirganj, Mirzar Char, Chadpur, Adiab, Banshgari, Uttar Bakharnagar, Char Subddi, Raipura	17.35
Community Clinic & Library	Alipura	0.79
Cottage Industry	Uttar Bakharnagar	2.27
Cow Hatchery	Paratali	1.78
Cyclone Shelter	Mirzar Char, Char Madhua	1.74
Dairy Farm	Marjal, Raipur, Mahespur	4.23
Dairy Farm/Cow Hatchery	Mirzanagar	1.03

Type of Facilities	Union	Area (acre)
Eco Resort	Paratali	3.61
Eidgah	Char Aralia, Hairmara,Chadpur	2.93
Electric Substation	Banshgari	0.30
EXtended Industrial Zone	Amirganj	36.08
Fish Hatchery	Raipura	3.94
Fish Processing Zone	Chandpur	1.01
Godown	Maheshpur	0.65
Graveyard	Amirganj, Musapur,Mirzar Char, Banshgari,Char Madhua, Nilakhya,Char Subddi,Adiabab,Radhanagar,Marjal,Char Aralia,Palashtali,Amirganj,Duakar Char,Mirzapur,Chadpur,Mirzar Char,	15.79
High School	Palashtali, Alipura, Mahespura	2.64
Hospital	Paratali, Musapur,Amirganj,Char Subddi, Mirzanagar	8.33
Housing Area	Alipura, Palashtali, Amirganj	191.81
Industrial Zone	Musapur	26.48

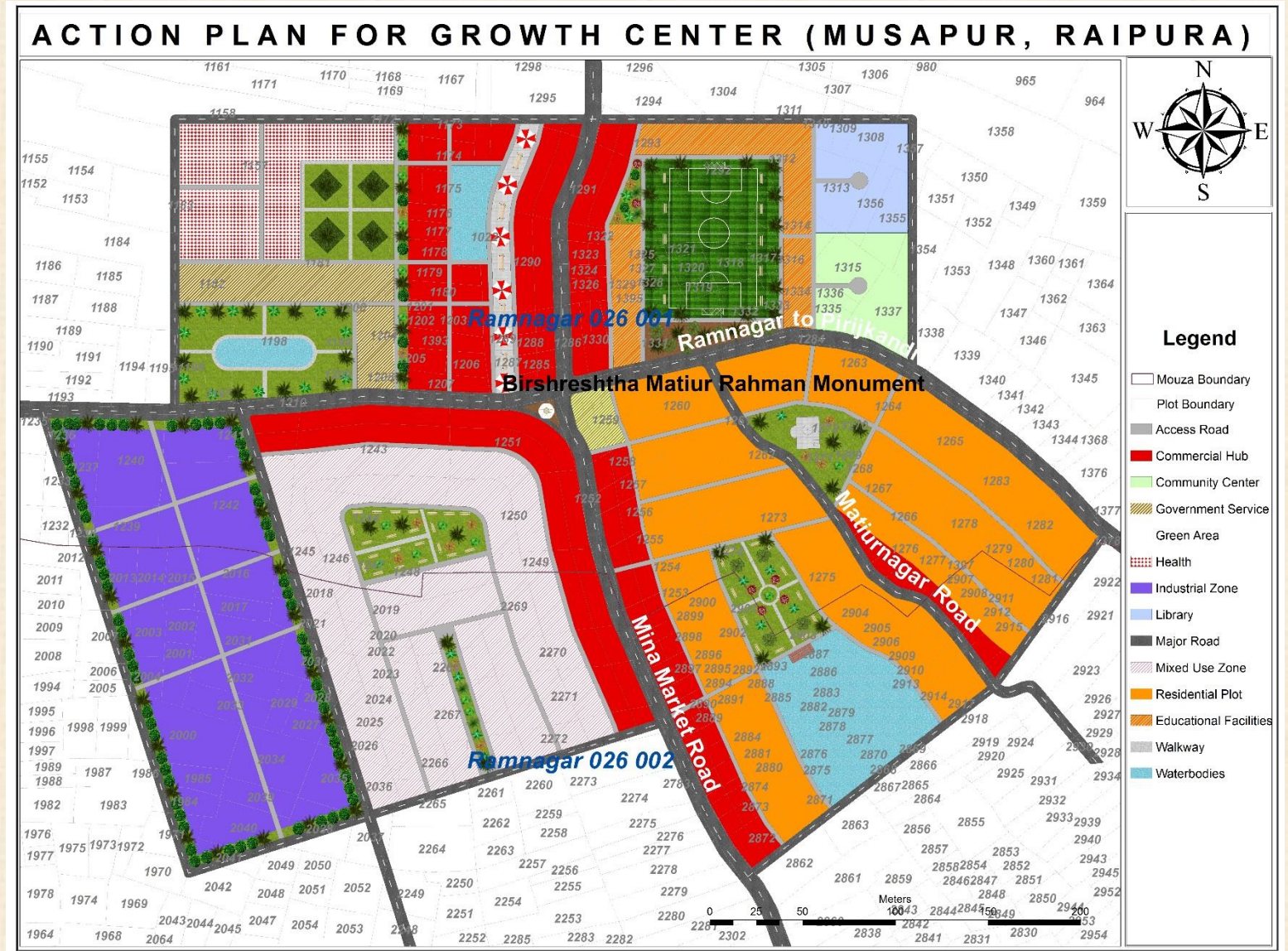
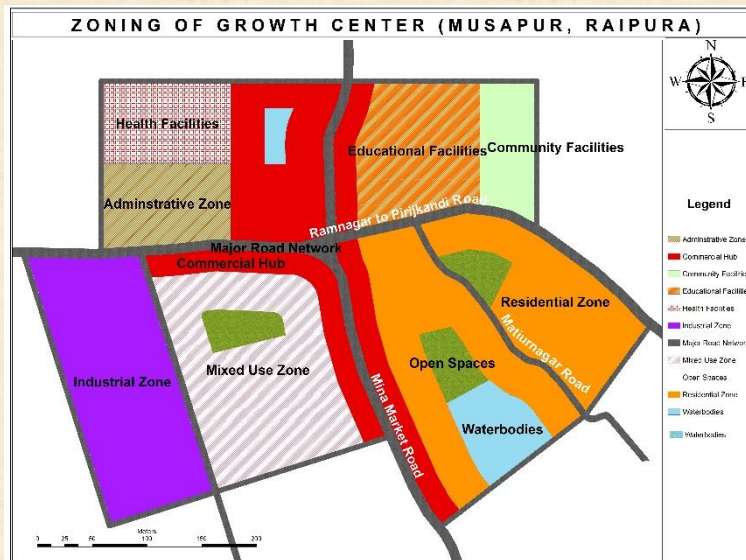
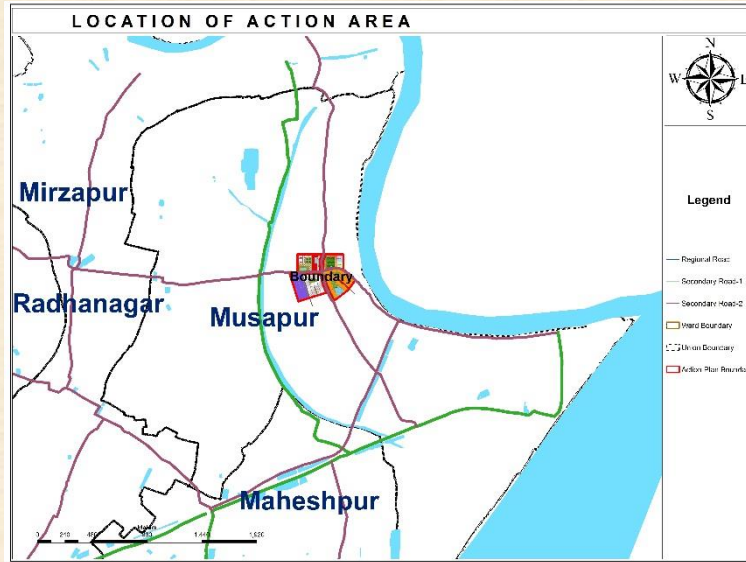
Plot Schedule

Type of Facilities	Union	Area (acre)	Mauza	JI_No	Sheet_No	Plot_No
Agricultural Training Center	Maheshpur	0.98	Sapmara,	042	000	976,983,984,985,986,12
			Begamabad	029	002	1252,1265,1266,
	Marjal	0.76	Marjal	068,001	003	283,284,4550,4525,4550,4551,4552
	Radhanagar	0.89	Radhanagar	048	001	3,4,5,6,79
			Sahar Char	011	000	254,255,256,257
Agro Based Industry	Daukar Char	1.47	Kashimnagar	093	000	428,429,430,745,746,747
	Palashtali	4.12	Khag Char	074	000	13,14,15,16,17,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,53,55,56,57,58,118,119,120,121,122,123,124,125,131,132,133,134,135,
		4.12				1092
	Banshgari	3.27	Banshgari	121	002	3139,3140,3141,3142,3143,3144,3145,3146,3147,3148,3149,3150,3151,3152,3153,3154,3155,3156,3159,3160,3161,3163,3211,3214,3215,3219,3212,3213,3216,3218,3293.
		3.27	Char Meghna	120	002	1842,1843,1844,1847,1852
	Chanderkandi	1.18	Chanderkandi	062	001	447,451,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,481,482,490,681,685,686,690,691,693,694,695,696,697,708,709,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731732,734,735736,737,738,739,740,741,742,743,745,744,746,747,748,749,750,751,755,756,757,758,759

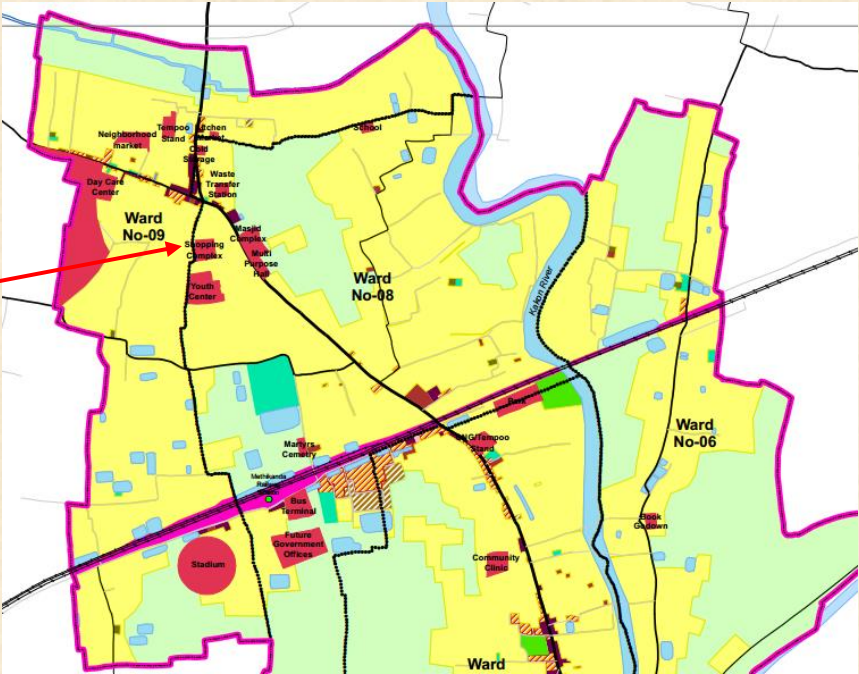
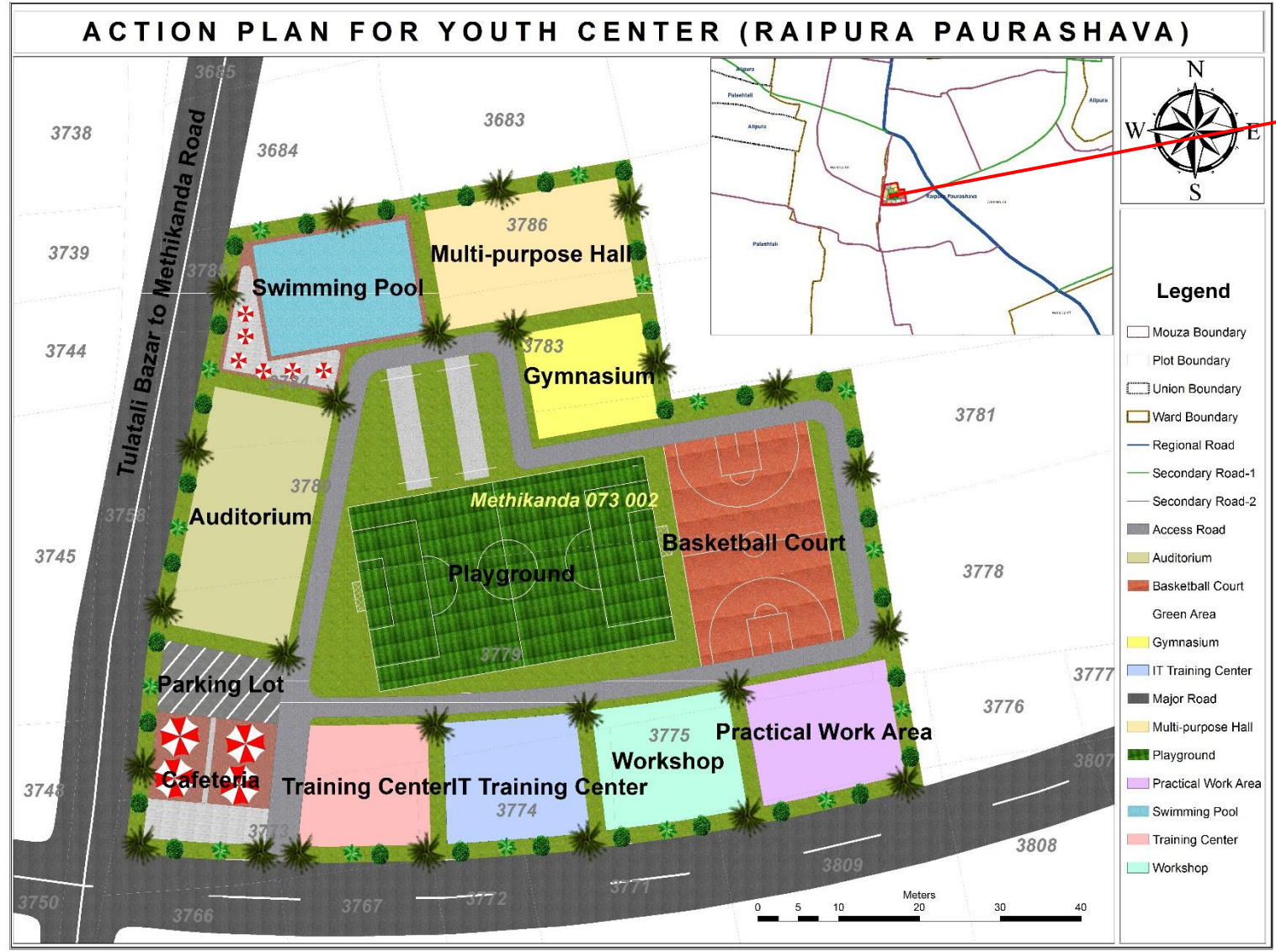
Bus Terminal	Amirganj	0.76	Hasnabad	095	003	1885
Multipurpose Hall	Alipura	0.37	Nabiabad	063	003	4535,4534
Tourist Zone	Chandpur	3.06	Purba Hossainnagar	117	003	3656,3666,3667,3668,3671,3694,3695,3696,3697,3698,3699,3702,3703,3704,3705,3706,3942,4883,
Truck Terminal	Amirganj	1.54	Hasnabad	095	003	1868,1869,1871,1872,1873,1875,1879,1880,1876,1877,1878,1881,
Sattelite Clinic	Paratali	0.59	Hossain Nagar	119	001	271,275,276,277,278,279,280,281,310.
Mondir Complex	Roypura	0.48	Roypura	053	004	3119,3536,3543,3544,3545,3546,3547,3549,4558,
Community Center/Auditorium	Amirganj	0.34	Hasnabad	095	003	2044,2051,2171,
Eco Resort	Paratali	3.61	Hossain Nagar	119	002	2953,2958,2959,2960,2961,2962,2963,2964,2965,2966,2967,2968,22969972,2973,2974,2975,2971,2976,2977,2978,2979,2984,2985,2986,5164,
Cottage Industry	Uttar Bakharnagar	2.27	Uttar Bakharnagar	065	003	7056,7274,7275,7276,7282,7283,7284,7285,7291,7292,7293,7294,7295,7298,7299,8202,

Action Area Plan

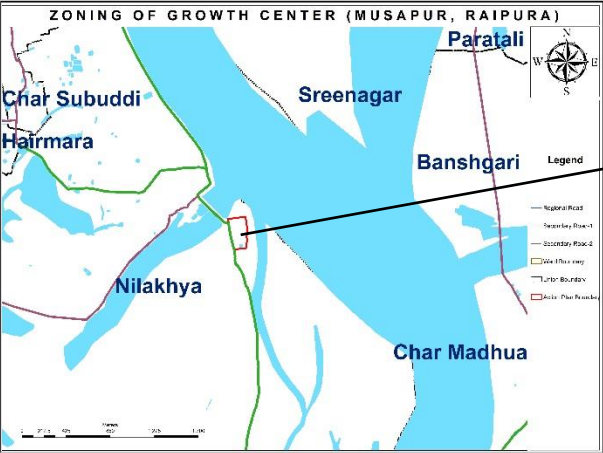
Name of the Project: Development of Growth Center at Matur Nagar at Musapur Union. (Area: 42 Acre)



Name of the Project: Development of Youth Center at Shrirampur Uttar Para at Ward No : 08 (Area: 1.65 Acre)



Name of the Project: Development of Eco Resort at Nilakhya Union (Area: 11.37 acres)





Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Rail line
- National Highway
- Regional Highway
- Upazila Road
- Union Road
- Village Road
- Proposed Facility
- Administrative
- Agriculture Land
- Circulation Network
- Commercial Activity
- Community Facility
- Educational & Research
- Religious Facilities
- Residential
- Health Facilities
- Industrial
- Mixed Use
- Non Government Service
- Open Space
- Recreational Facilities
- Vacant Land
- Waterbody



PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

Government of the People's Republic of Bangladesh
Ministry of Housing and Public Works

Urban Development Directorate (UDD) Preparation
of Development Plan for Fourteen Upazila's
Package No: 02

Joint Venture of
Sheltech Consultants Private Ltd.
ArcBangladesh Private Ltd.

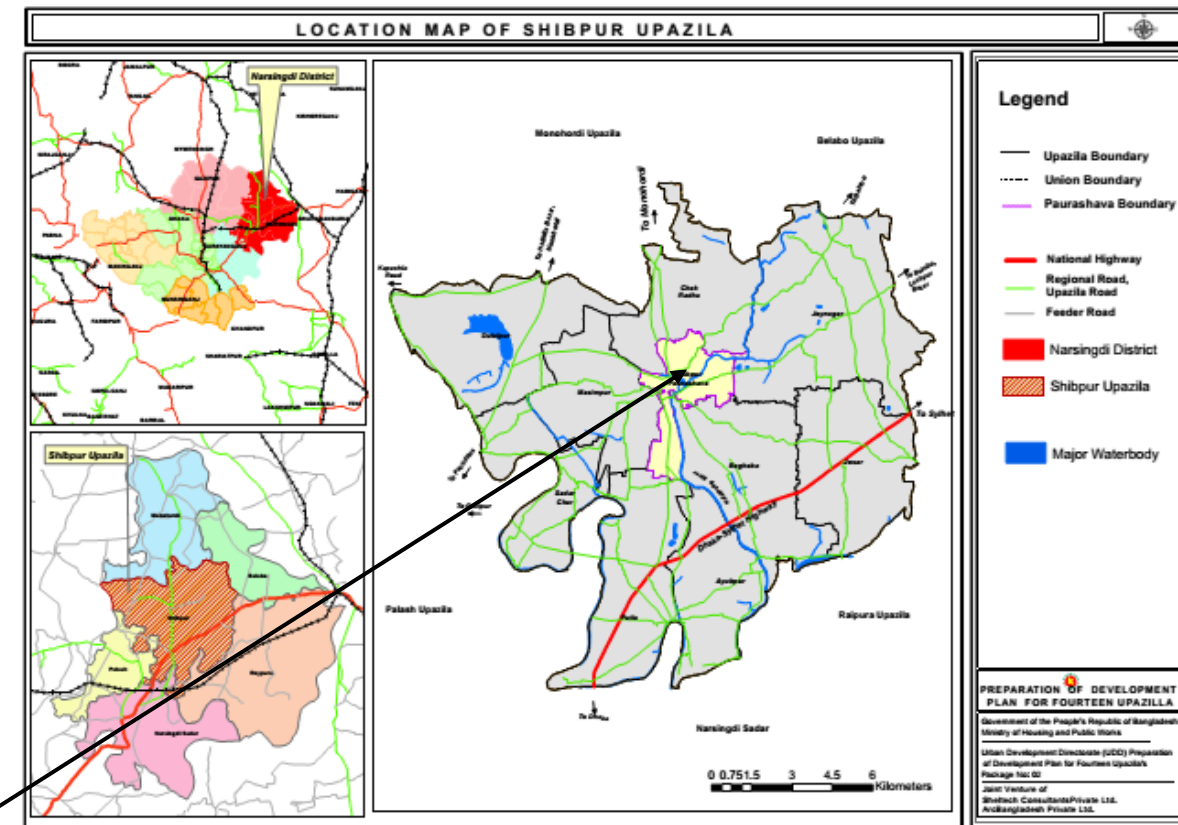
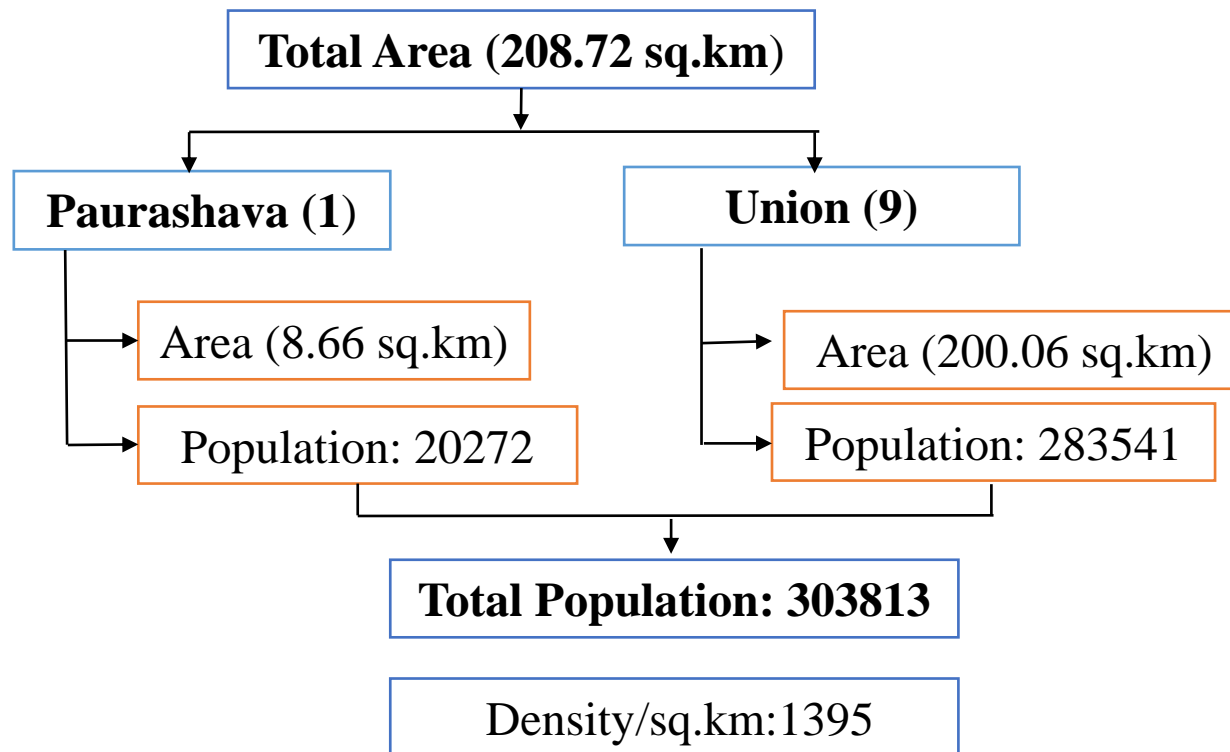
Thank You



Draft Plan of Shibpur Upazila Under Fourteen Upazilas Project

Shibpur Upazila at a Glance

- Shibpur Upazila having an area of 208.72 sq. km. (as per GIS database) was established in 1918.
- Shibpur Upazila (Narsingdi district) is located in between 23°56' and 24°07' North Latitudes and in between 90°38' and 90°50' East Longitudes.
- It has 9 Wards, 9 Unions, 132 Mouzas and Mahallas, and 194 villages (BBS, 2011).



Paurashava Area

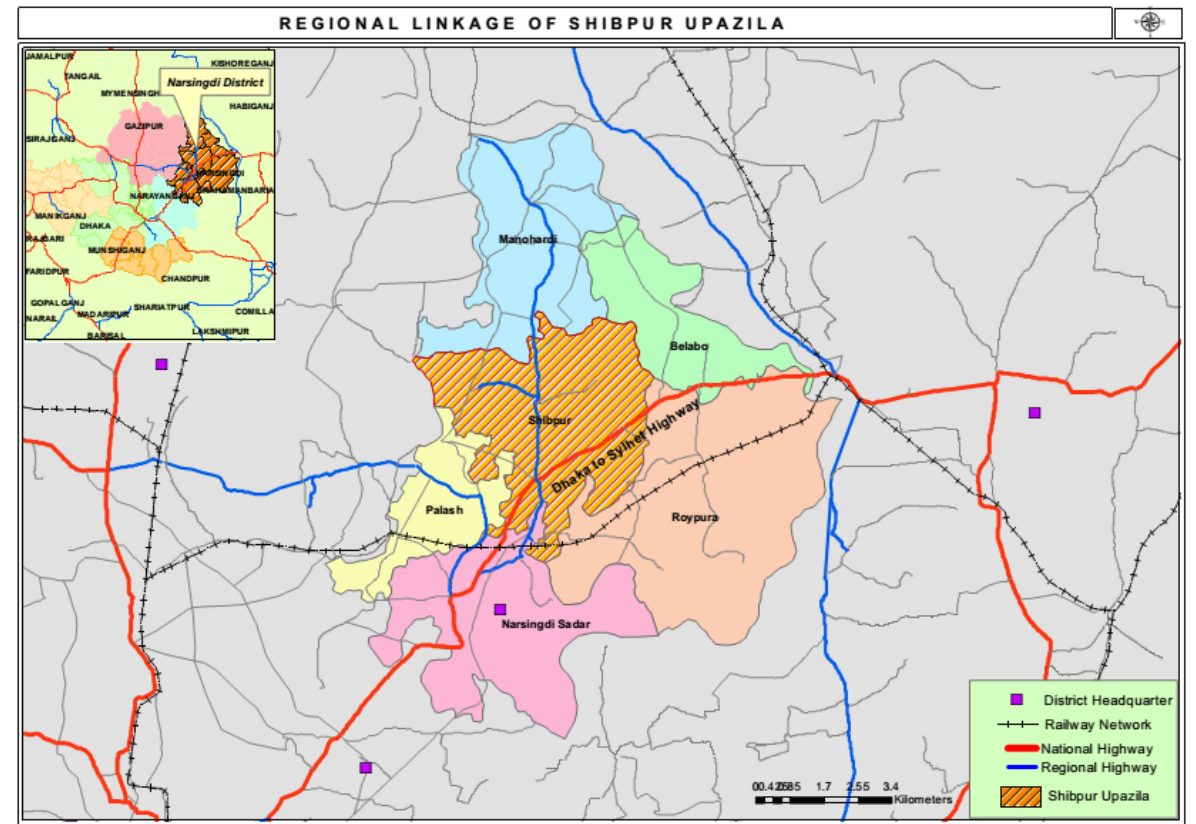
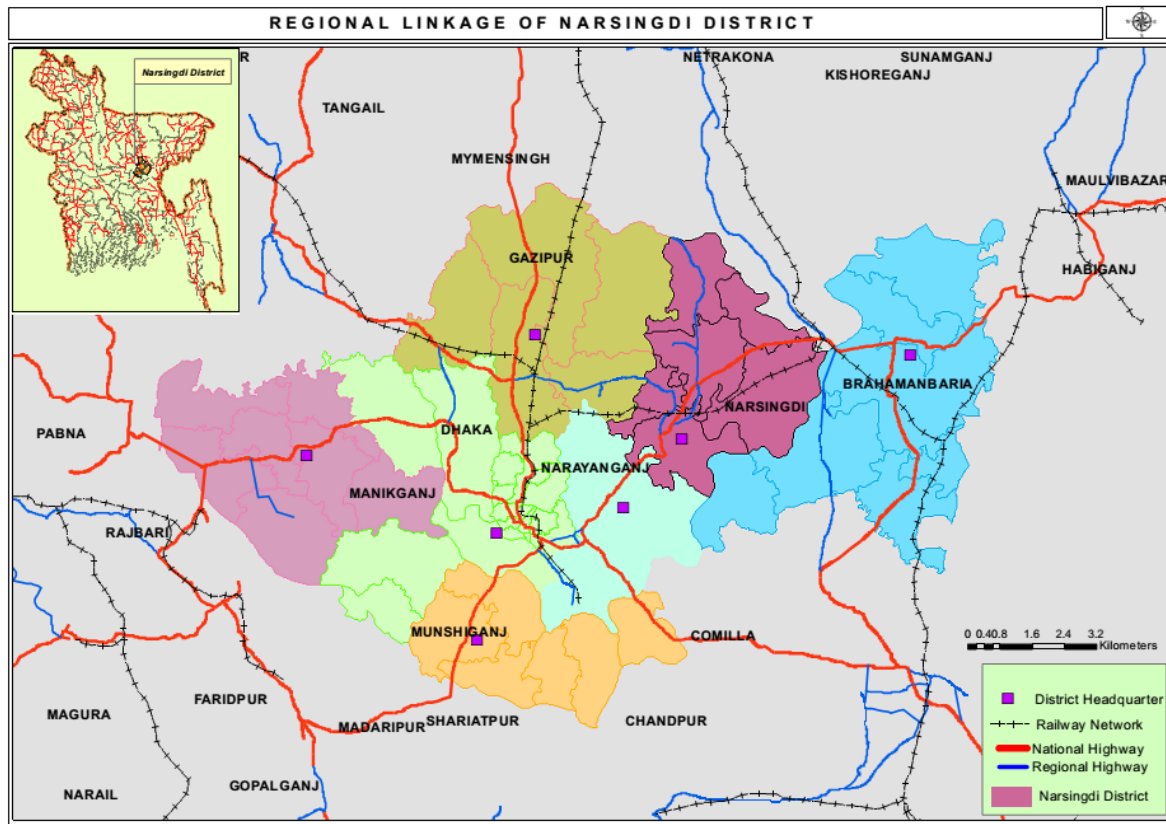
Area and Population

The Structure Plan covers an area of 51590.54 acres (208.72 sq.km.) including existing Paurashava area and its total Union area which comprises 9 unions.

Name of Area	Area		Population	
	Sq.km.	Acre	2011	2035
Paurashava	8.66	2153.71	20272	34905
Ayubpur Union	16.4	4053.47	30243	37055
Baghaba Union	23.3	5758.24	29023	35560
Chak Radha Union	19.08	4716.12	24663	30218
Dulalpur Union	25.86	6389.15	33220	40703
Josar Union	22.32	5515.33	30427	37280
Joynagar Union	37.15	9180.6	30540	37419
Masimpur Union	17.8	4399.62	28143	34482
Putia Union	22.46	5551.11	54503	66779
Sadhar Char Union	15.67	3873.32	22779	27910
Total	208.72	51590.54	283541	347406

Regional Context of Shibpur Upazila

Shibpur Upazila has great significance in the context of road network. Regional Highway has gone through it which makes the Upazila Center more viable. Dhaka – Sylhet National Highway passing through Shibpur as road communication of Shibpur with Dhaka, Sylhet, Chittagong and other divisional towns . Mainly based on agriculture, the economy of Shibpur has flourished through trade and cottage industries.



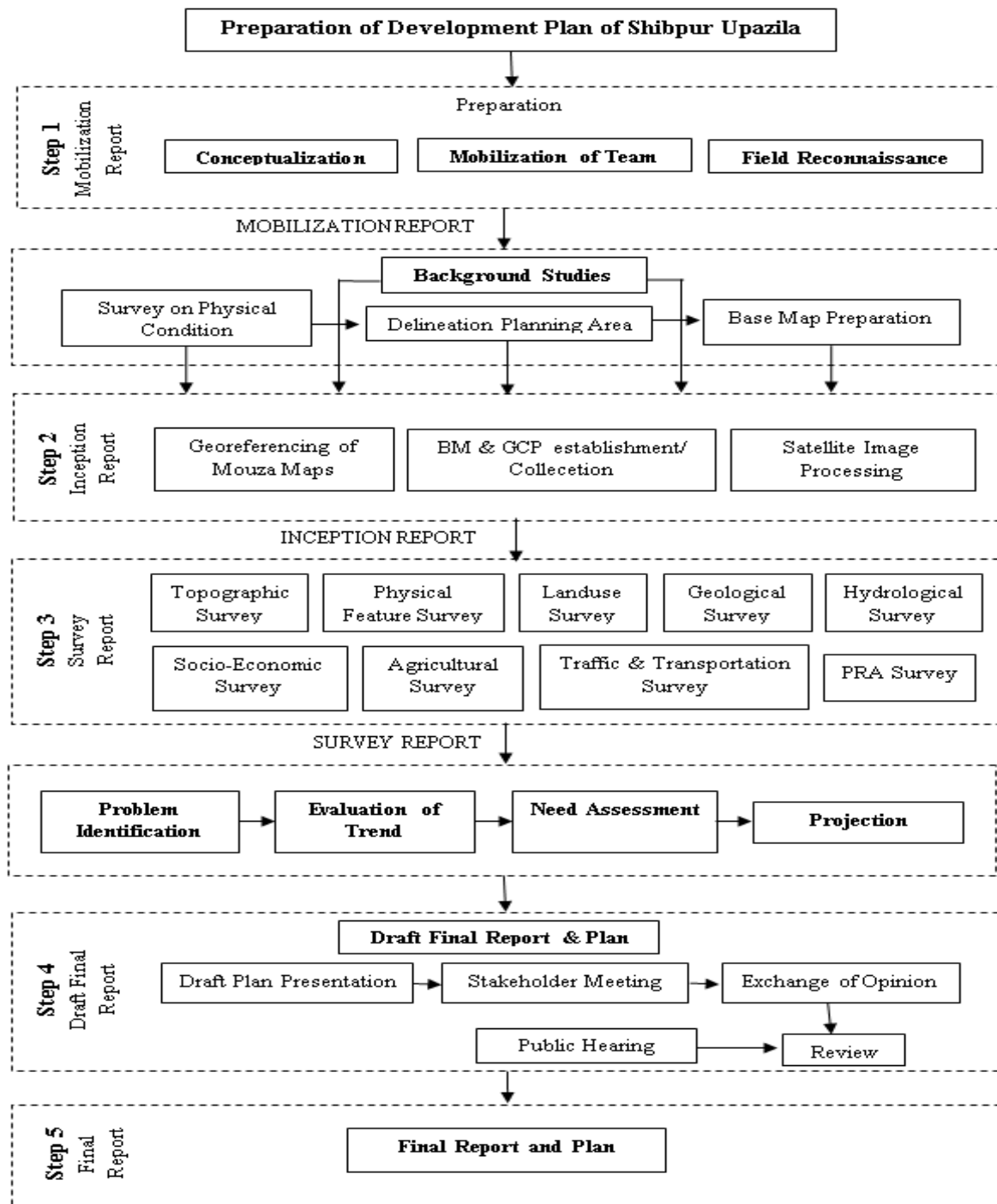
Vision of Government

- Save Agricultural Land and Promote sustainable land-use planning
- Promote sustainable development that supports increased productivity, employment and investment;
- Promote a favourable industrialization and trade policy regime
- Making available adequate infrastructure and integrated and balanced transportation system
- Support pollution control and protect public health from environmental hazards

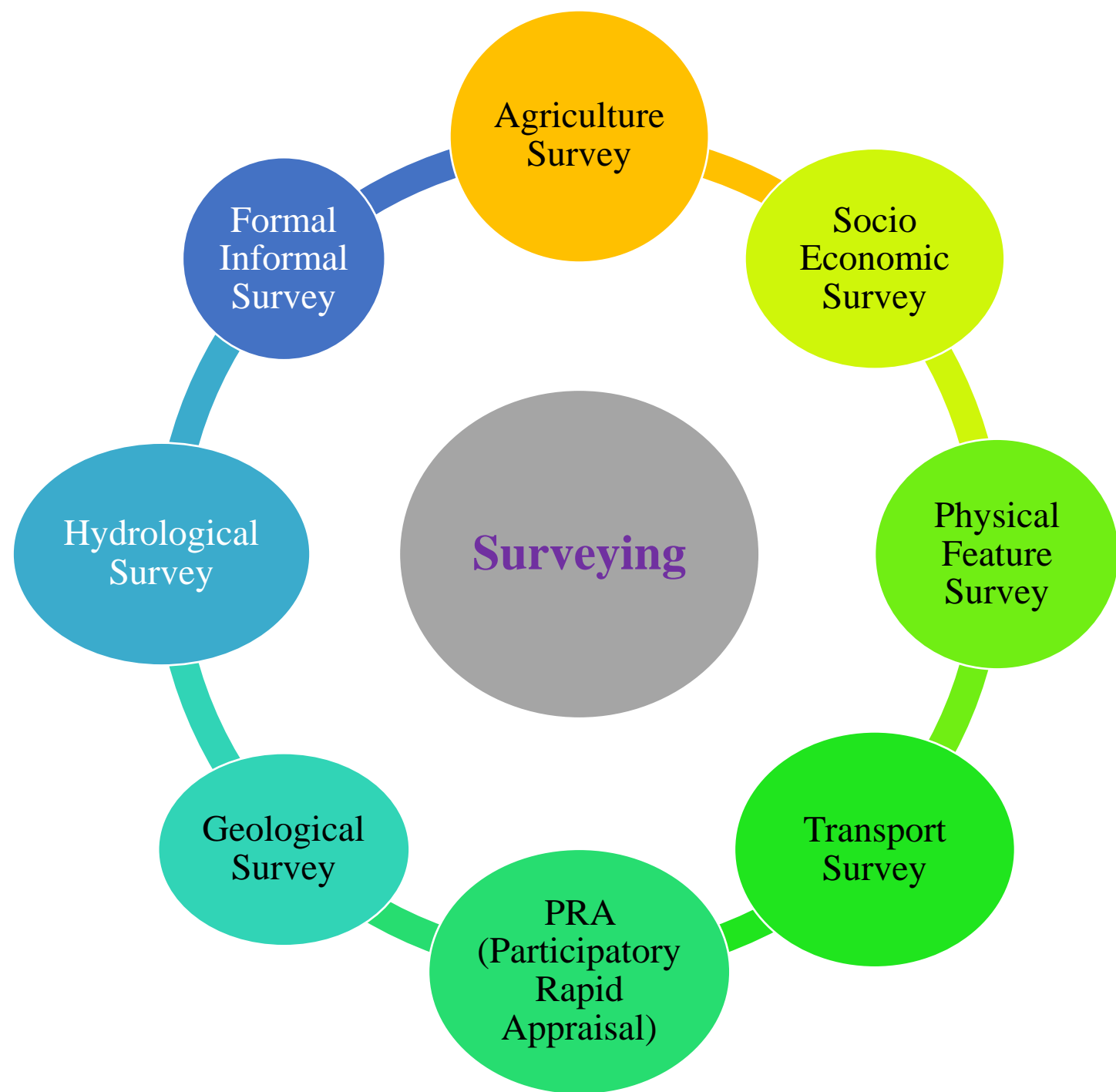
Objectives of the Plan

- Making Rural Urban Balance
- Formulating policies and strategies for guiding desired land use in this Upazila.
- Making and ensuring environmental/ecological balance
- Finding some bankable project to generating employment and income.
- Strengthening management expertise

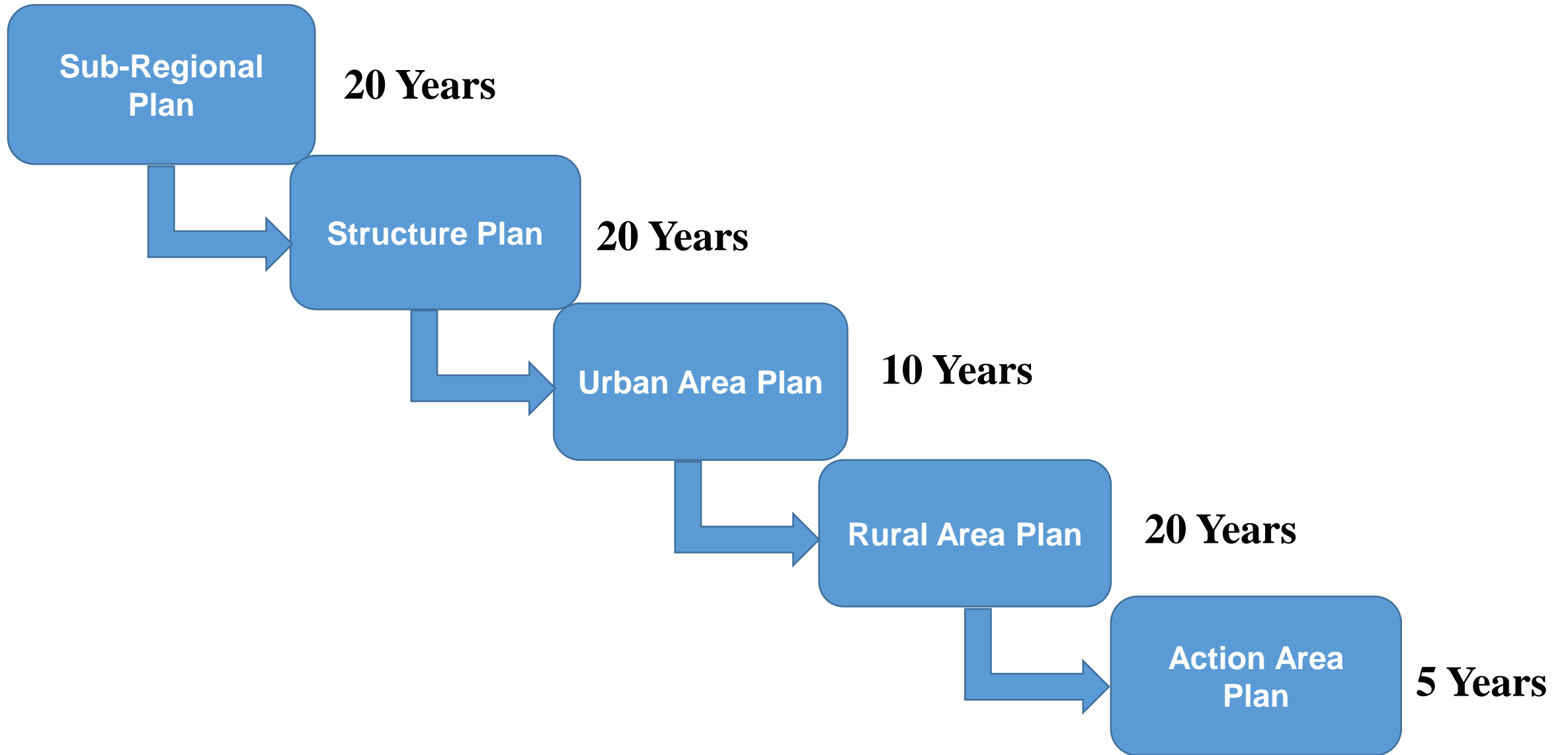
Methodology



Conducted Survey

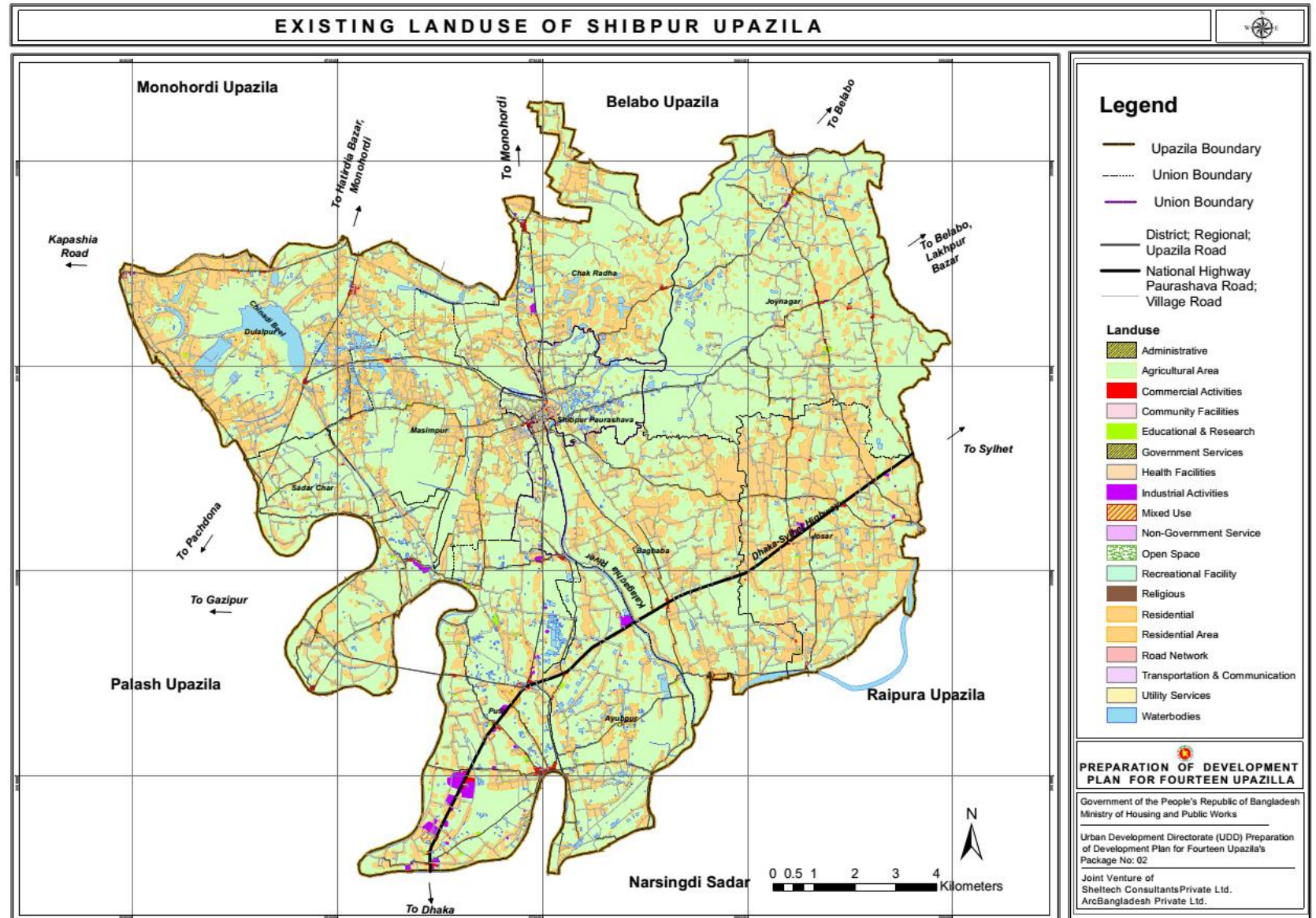


Possible Output of Development Plan

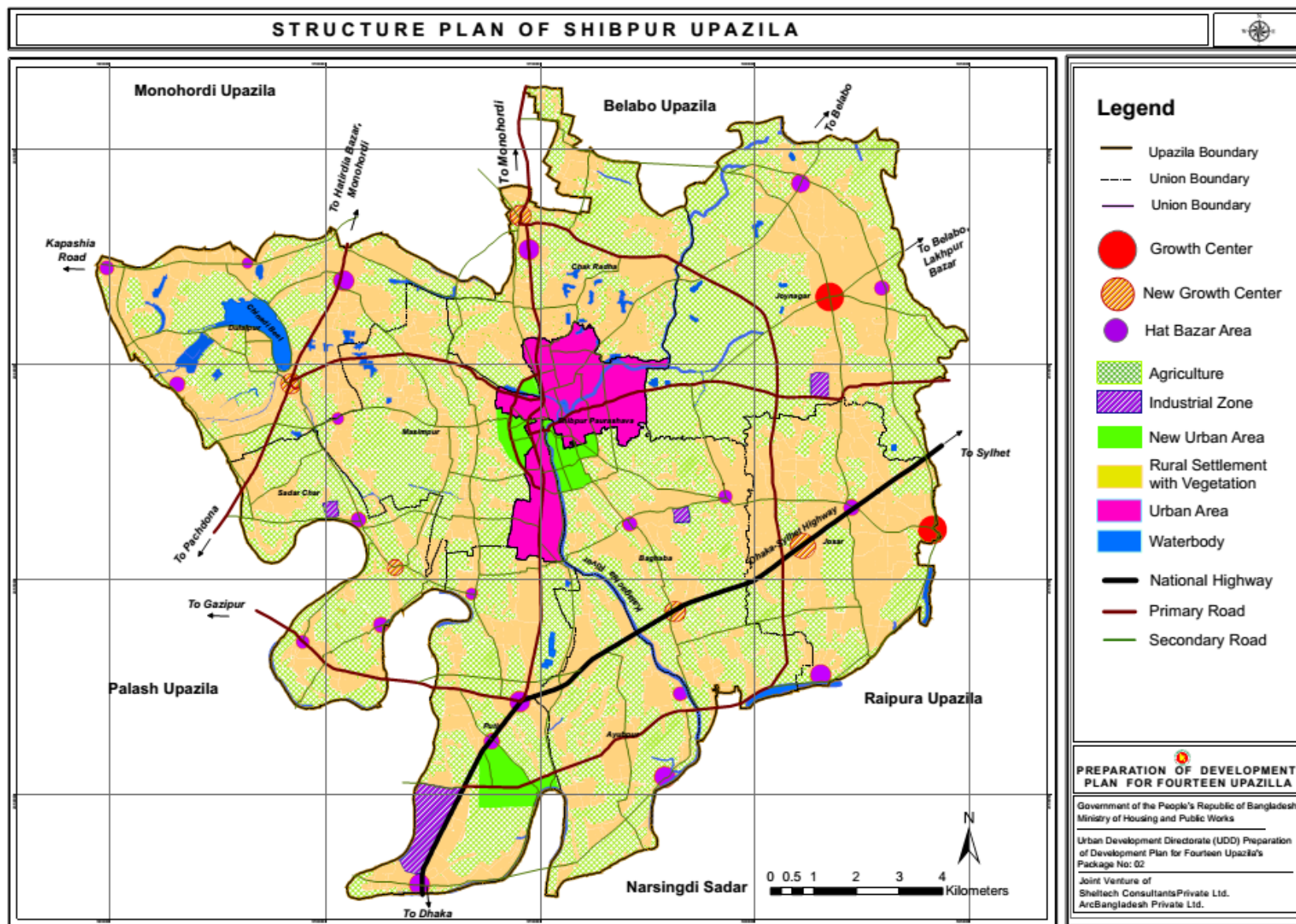


Existing Landuse of Shibpur Upazila

Landuse	Existing Landuse	
	Area (acre)	%
Administrative	14.85	0.03
Agricultural Area	30557.65	61.81
Circulation Network	613.12	1.24
Commercial Activities	281.15	0.57
Community and Religious Facilities	76.72	0.16
Education & Health	170.12	0.34
Industrial	217.01	0.44
Recreational and Open Space	7.50	0.02
Transport and Communication	0.6	0.00
Mixed Use / Others	109.84	0.22
Residential	15046.45	30.44
Utility & Waste Management	0.92	0.00
Water Body	2340.71	4.73
Total	49436.83	100

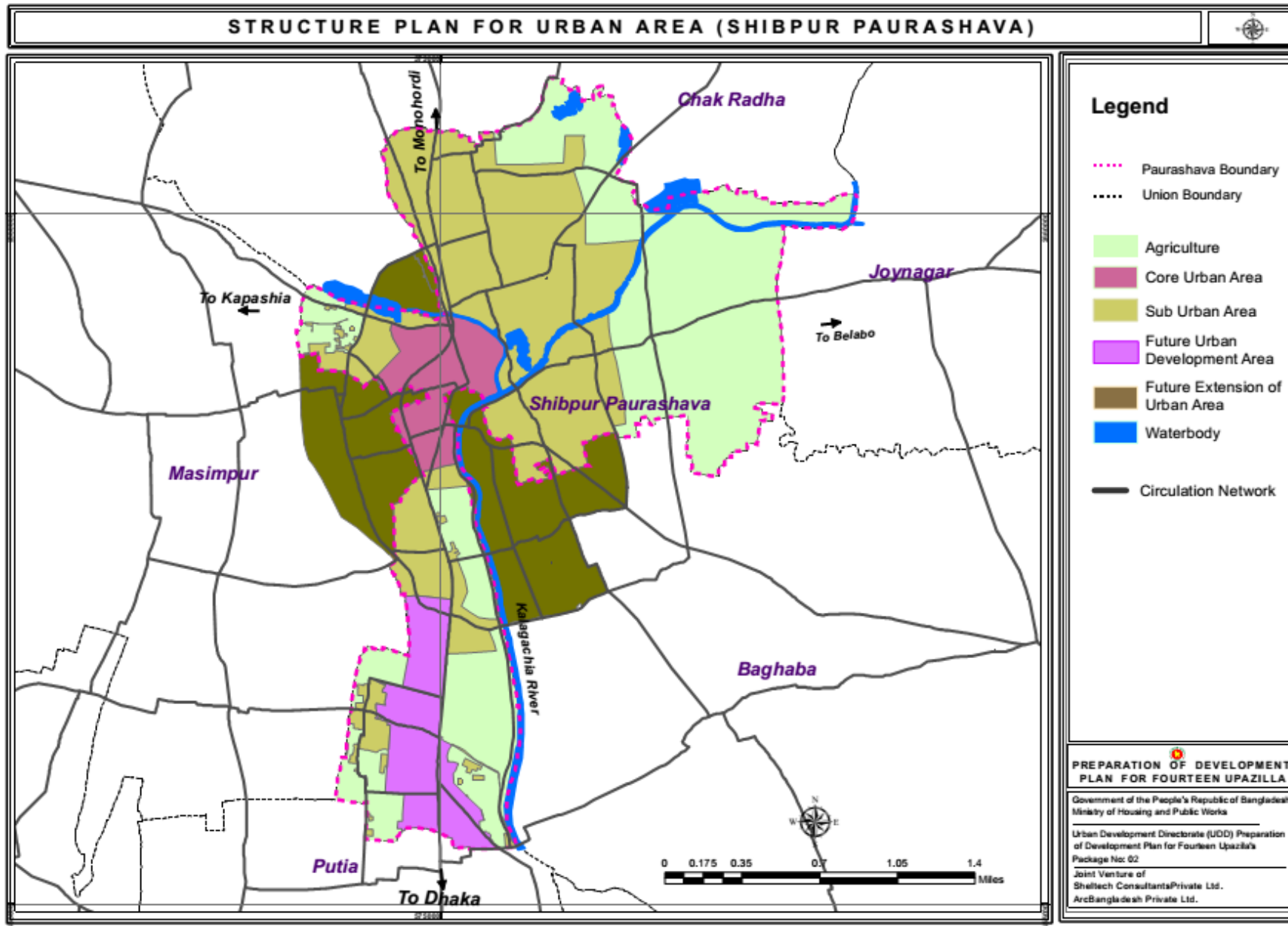


Structure Plan of Shibpur Upazila



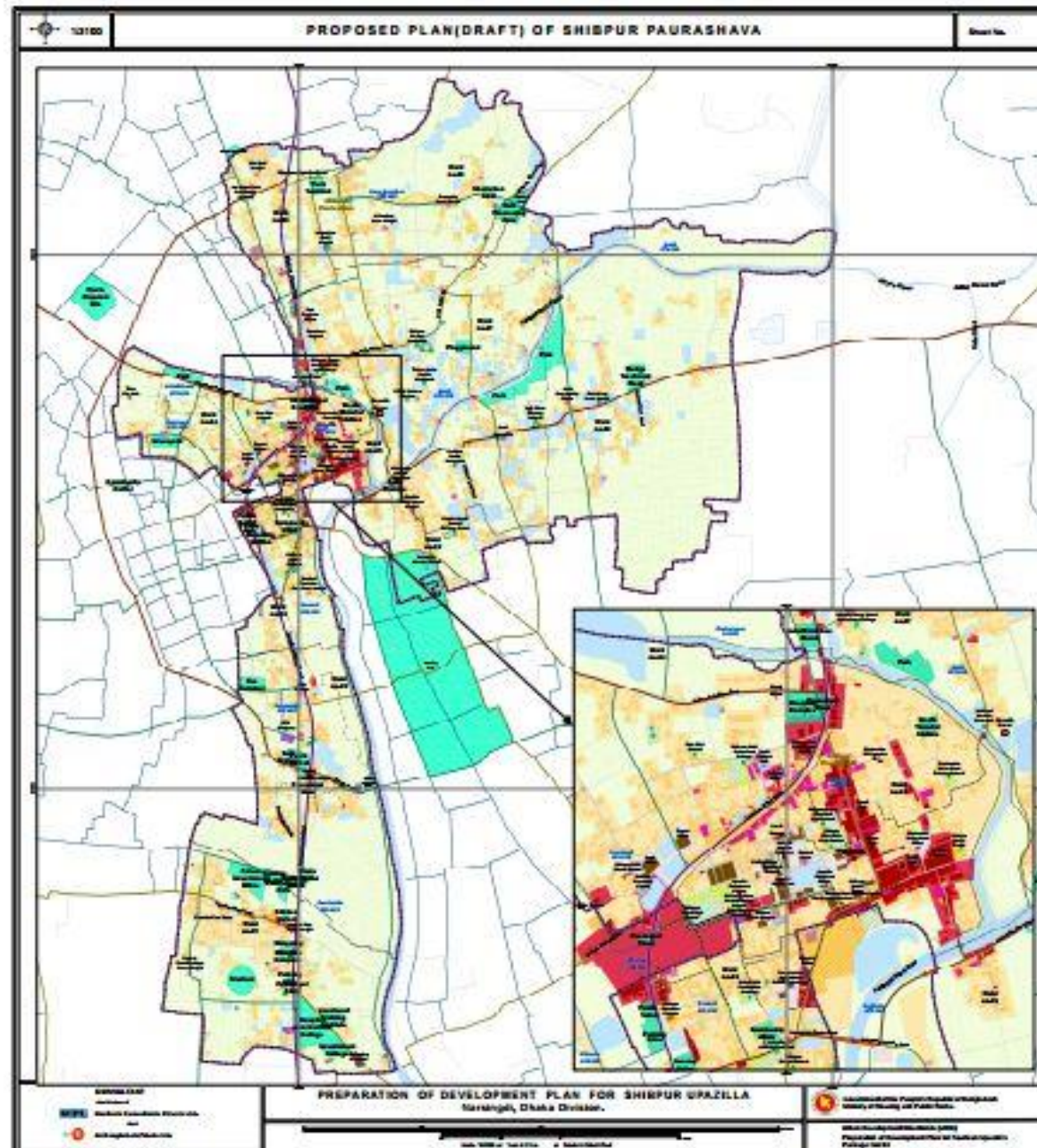
Structure Plan Categories	Area (acre)	%
Agricultural Area	25246.11	48.94
Circulation Network	545.41	1.06
Growth Center	164.06	0.32
New Growth Center	615.92	1.19
Hat Bazar	624.46	1.21
Industrial Zone	233.22	0.45
Urban Area	910.77	1.77
New Urban Area	20036.65	38.84
Rural Settlement & Vegetation	2097.24	4.07
Waterbody	1116.76	2.16
Total	51590.54	100

Structure Plan of Shibpur Paurashava



Zoning	Area(Acre)	%
Agricultural	880.35	31.88
Core Urban Area	144.57	5.23
Future Extension Urban Area	607.58	22.00
Future Urban Area	234.95	8.51
Sub Urban Area	894.23	32.38
Total	2761.68	100

Proposed Plan of Paurashava Area



LEGEND

Landuse Plan

- Administrative
- Commercial Area
- Urban Settlement
- Rural Settlement
- Circulation Network
- Educational & Research
- Community Facilities
- Utility Services
- Heavy Industrial Area
- Light Industrial Area
- Transportation and Communication
- Mixed Use
- Health Facilities
- Recreational Facilities
- Religious Activities
- Non Government Services
- Agricultural Area
- Open Space
- Forest & Vegetation
- Hilly Area
- Vacant Lands
- Historical and heritage site
- Water Body

rters

IC Office)

- Residential & Homestead
- Non-government Office
- Recreational Facilities
- Transport and Communication
- Mixed Use
- Agriculture

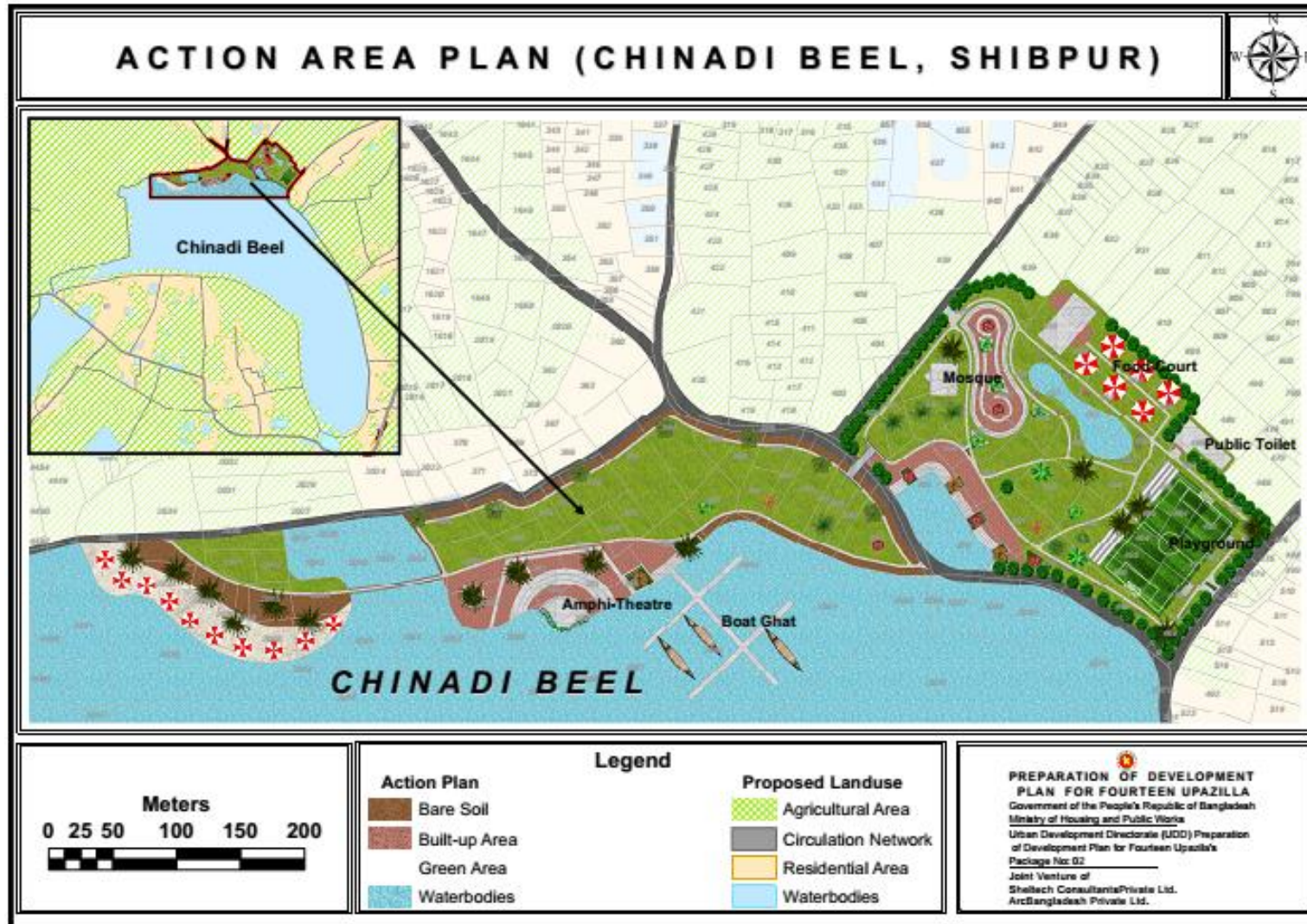
Proposed Facility

Name	Area	Ward Name
Bus Terminal	2.62	Ward no-02
Cattle Hut	0.49	Ward no-08
Central Park	13.4	Ward no-06
Clinic	0.37	Ward no-03
Cold Storage	0.82	Ward no-02, 03
Fish Processing Zone	3.13	Ward no-08
Future Government Office	6.57	Ward no-01
Government College	2.27	Ward no-01
Graveyard	2.8	Ward no-04
Hospital cum Medical College	10.97	Ward no-01
Kitchen Market	0.43	Ward no-01
Masjid Complex	1.46	Ward no-03
Park	3.57	Ward no-07,04
Passenger Shed	0.26	Ward no-07
Paura Bhaban	0.96	Ward no-02
Pauro Market	2.18	Ward no-02

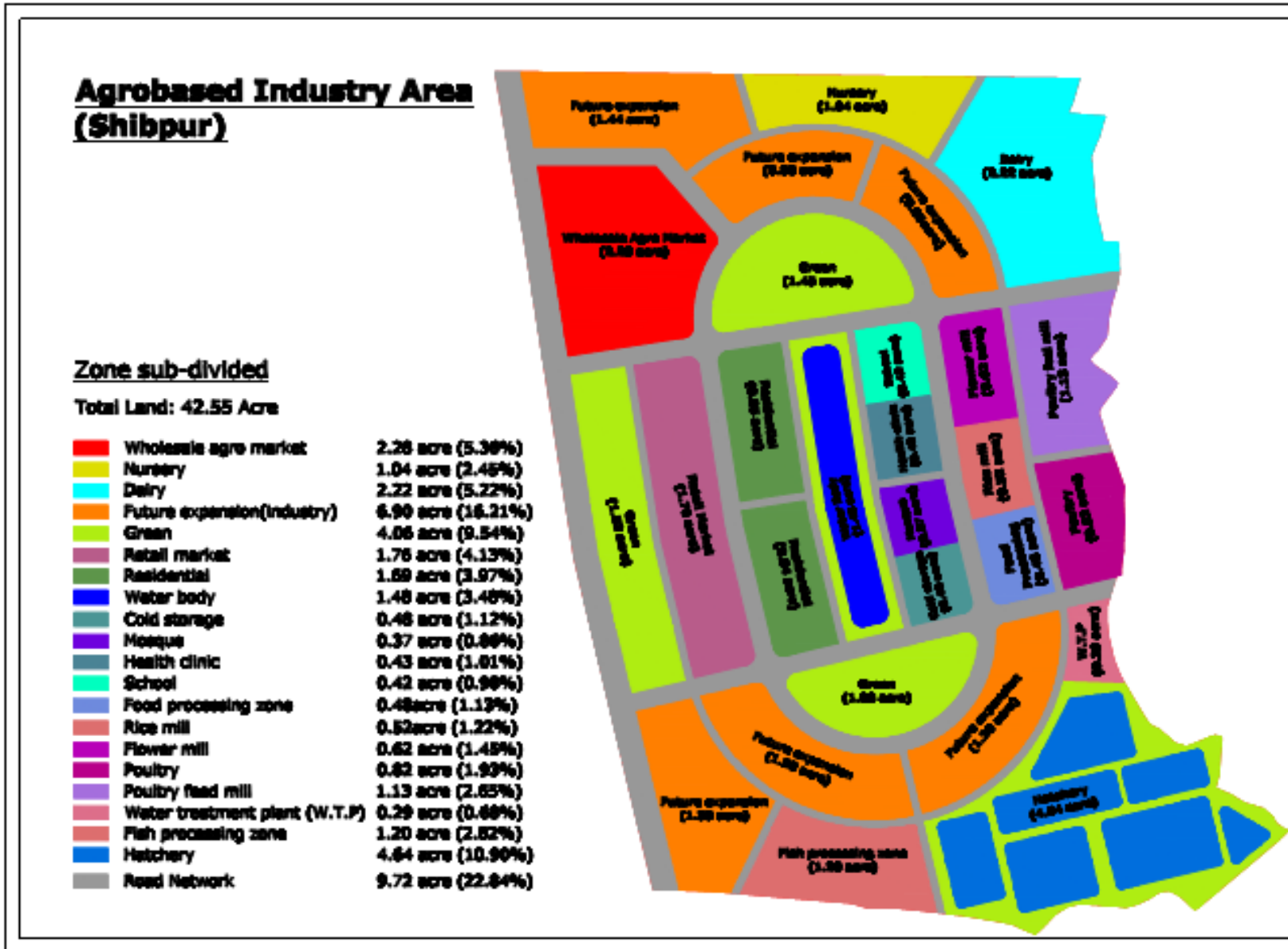
Name	Area	Ward Name
Playground	1.26	Ward no-07
Public Toilet	0.27	Ward no-03
Recreational Park	2.22	Ward no-02
Refueling Station	0.46	Ward no-03
Shamshan Ghat	0.79	Ward no-08
Shopping Complex	1.81	Ward no-01,04
Stadium	7.18	Ward no-01
Tempoo Stand	1.11	Ward no-09
Training Center	0.77	Ward no-02
Vocational Training Institute	1.4	Ward no-01
Waste Transfer Station	0.35	Ward no-05
Water Treatment Plant	0.77	Ward no-02
Total	70.69	

Action Area Plan

Name of the Project: Development of Chinadi Beel as Recreational Zone at Dulalpur Union.



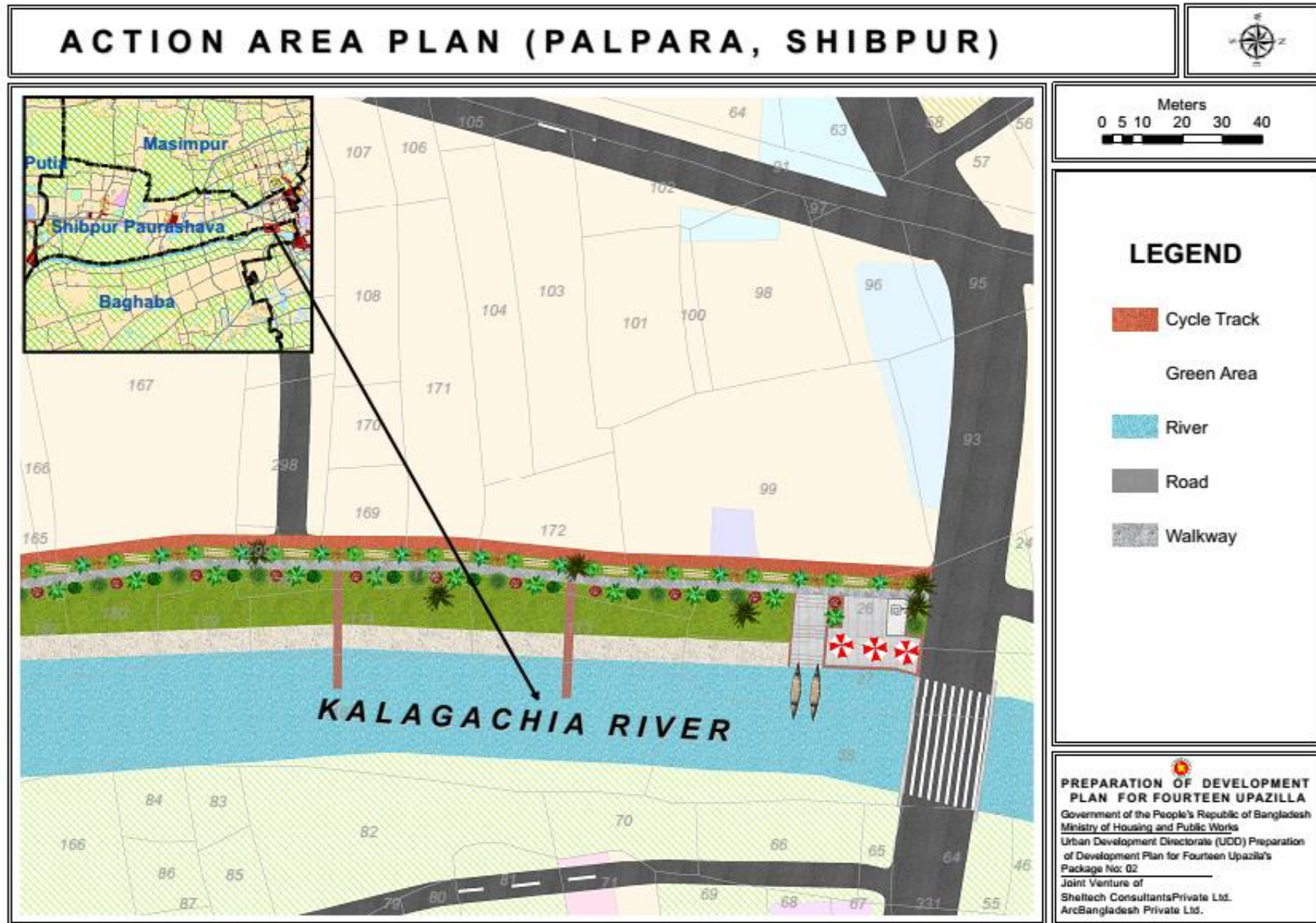
Name of the Project: Development of Agro-Based Industry at Joynagar Union.



Name of the Project : Pedestrian Facilities along Major Road



Name of the Project : River Side Walkway Development along Kolagachia River at Palpara Bazar.

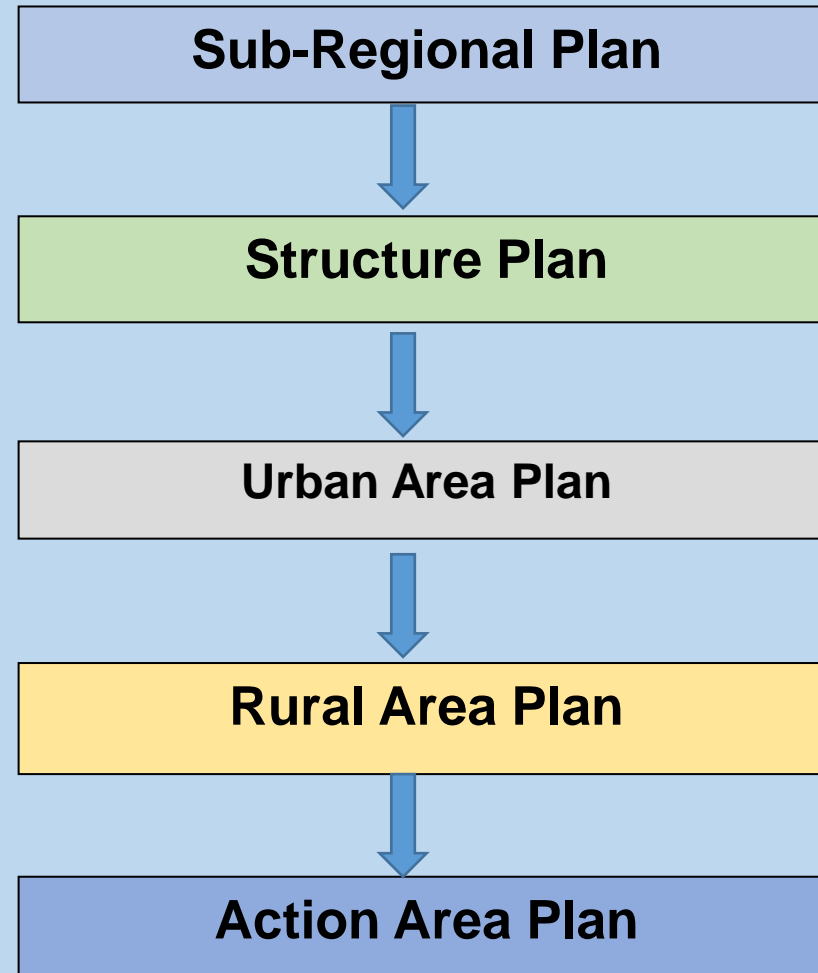


Thank You

Objectives of The Plan

- Determining a long term distribution of population to achieve a discrete Rural Urban Balance
- Formulating policies and strategies for guiding desired land use.
- Making and ensuring environmental/ecological balance.
- Finding some bankable project to generating employment and income.
- Formulation of Policies and Plan for Rural growth villagers and key villagers.
- Development of some Strategic Infrastructure.

PREPARE FIVE TIER PLAN



PLAN PROCESS

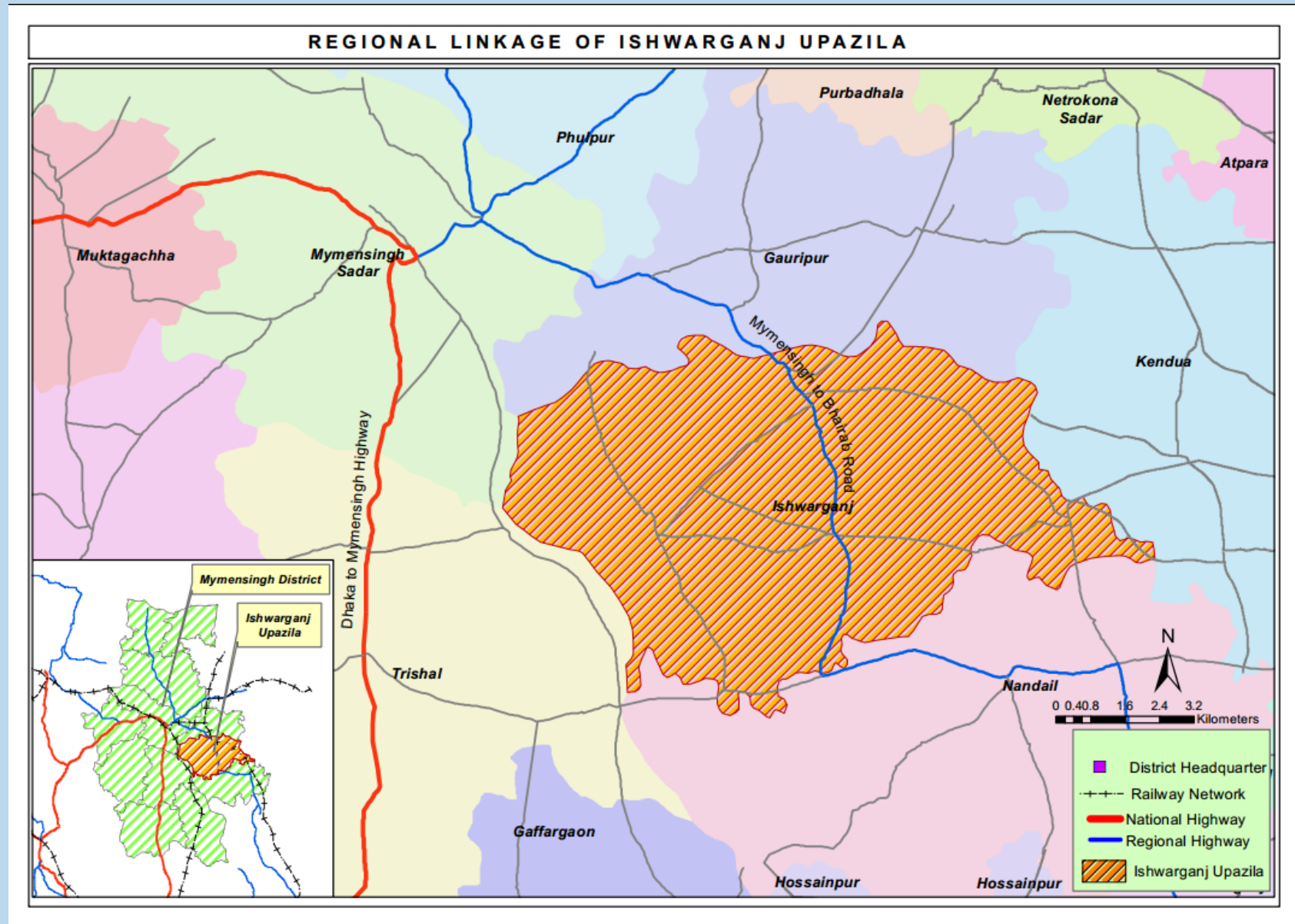
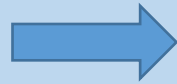
Sub-Regional Plan

Sub-Regional on Strategic Plan is a development Strategy consisting of a comprehensive package of Physical Socio Economic and environmental policies regarding Urban development over a period of time such as

Understanding the current state of the local economy including its relative strengths and weakness is identified using Shift-Share Analysis as a Regional Planning tool.

It explores the scenario of economic growth of a region which is generated by a national growth in that sector, supportive industry mix and comparative advantage of that particular region

Regional Linkage



PLANNING STRATEGIES AND POLICIES

Policy1: Give Emphasize on Agricultural Production

Policy 2: Give emphasize on expanding source of income (Agricultural land not enough to generate sufficient income)

Policy 3: Employment Generation through Development of Potential Sectors.

Policy4: Increase Mobility within the Upazila through Develop Road Network

Policy 5: Developing Growth Center/Markets as transfer points for agricultural goods Justification

Policy 6: Identify, promote and protect historical and culturally sensitive places as tourism side.

Policy 7: Develop human resource training under Ministry of Youth Development in collaboration with child and Women Affairs Ministry.

Policy 8: Developed basic utility service facilities within all over the Upazila.

Policy 9: Strengthening and expansion of existing major institutions and educational facilities and educational facilities.

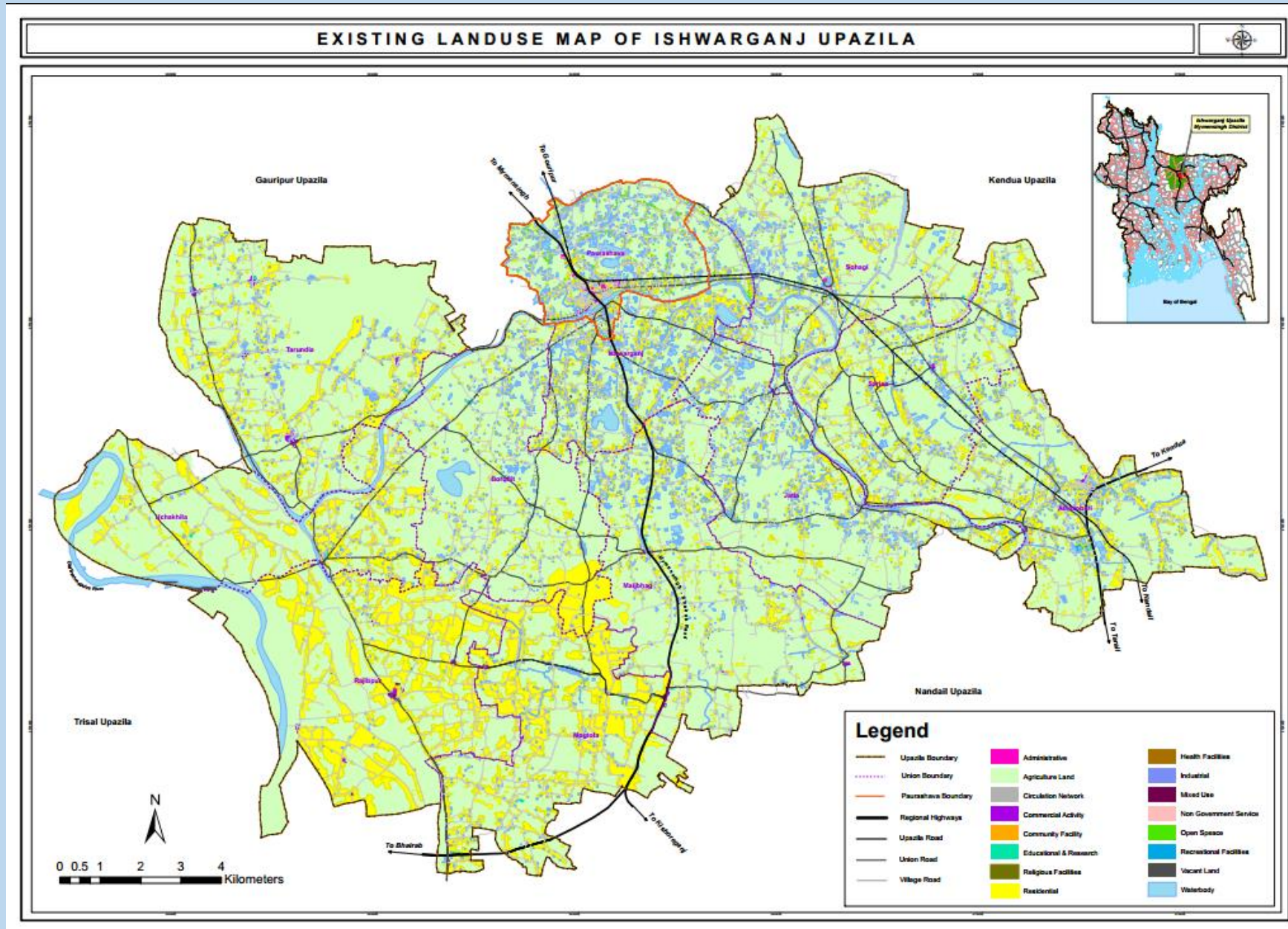
Structure Plan

Area and Population

The Structure Plan covers an area of 281.94 sq.km. including existing Paurashava area and its total Union area which comprises 11 unions.

Name of Area	Area (as per GIS database)		Population	
	Sq.km.	Acre	2011	2035
Paurashava	12.75	3152.607	28631	39688
Atharabari	21.79	5384.56	36739	47544
Barahit	24.65	6092.09	29350	37982
Ishwarganj	14.68	3627.38	21223	27465
Jatia	23.00	5683.95	31515	40783
Maijbhag	28.97	7158.81	38925	50373
Mogtola	23.99	5928.81	35729	46237
Rajibpur	31.78	7854.24	36758	47568
Sarisa	21.46	5304.64	28305	36629
Sohagi	21.28	5258.29	27853	36044
Tarundia	32.65	8042.09	30610	39612
Uchakhila	24.91	6155.41	30710	39742
Total	281.94	69669.73	376348	489667

Existing Landuse Map of Iswharganj Upazila

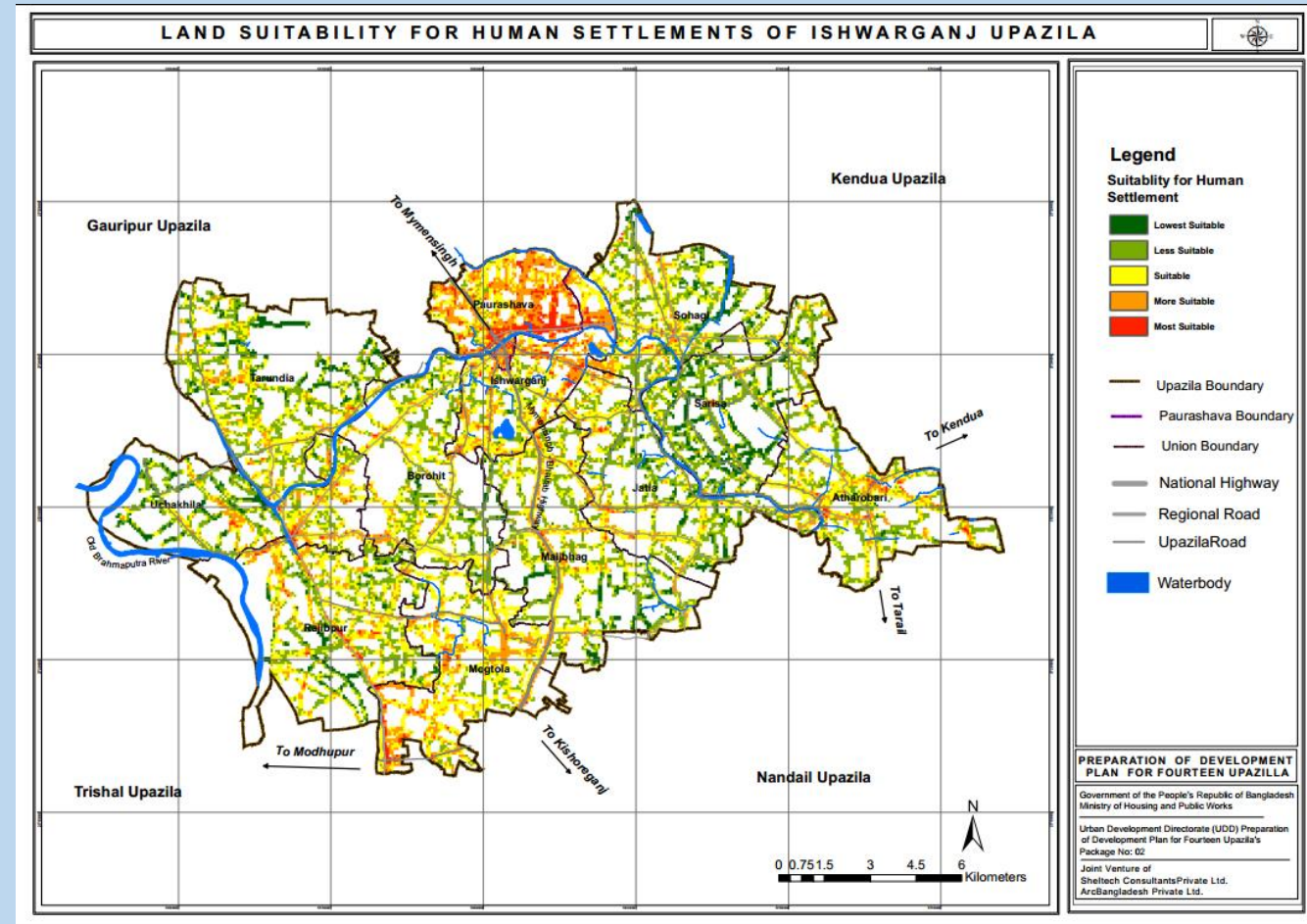


Existing Landuse of Iswharganj Upazila

SI. No.	Landuse Category	Urban		Rural	
		Area (Acre)	%	Area (Acre)	%
1	Administrative	25.13	0.80	11.51	0.02
2	Agriculture	1758.48	55.77	47759.09	71.66
3	Circulation Network	66.35	2.10	676.17	1.01
4	Commercial Activities	36.37	1.15	218.29	0.33
5	Community and Religious Facilities	11.60	0.37	2.44	0.01
6	Educational and Health	17.52	0.55	137.35	0.21
7	Industrial	4.46	0.14	32.22	0.05
8	Mixed Use/ Others	4.14	0.14	63.78	0.09
9	Recreational Facilities	2.43	0.08	25.11	0.04
10	Residential	793.87	25.18	54.87	0.08
11	Transport & Communication	0.05	0.00	14225.79	21.54
12	Water body	428.91	13.72	3314.47	4.97
Total		3149.31	100.00	66520.42	100.00

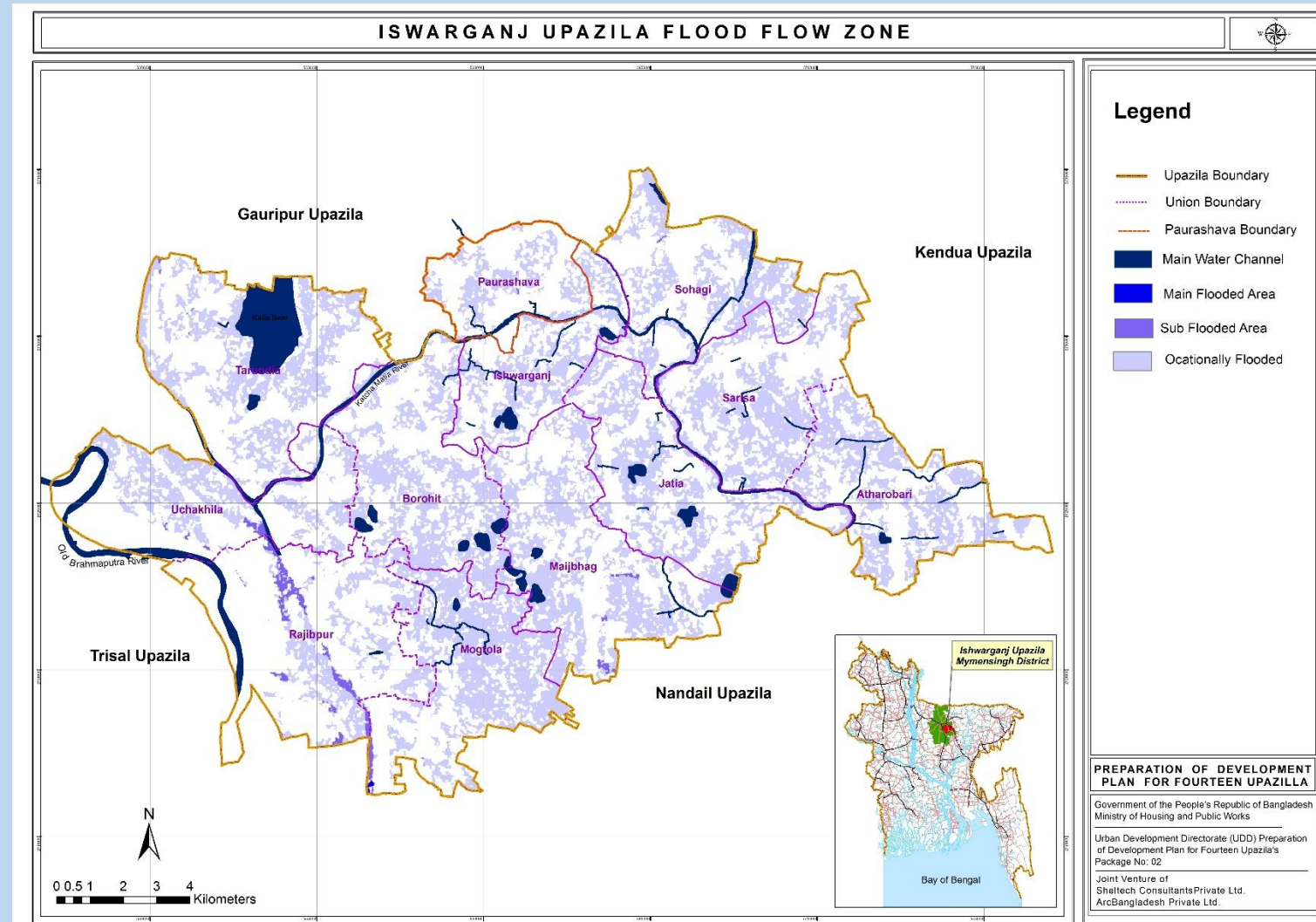
Geological Analysis

- ❑ Suitability Analysis was an important step for Structural Plan Preparation.
 - ❑ To identify the best suitable area for human settlement an analysis has been done.
- Iswharganj Pourashava, Iswharganj, Atharabari, Mogtola, Maijbag, Uchakhila, Rajibpur Union land is suitable for Human Settlement.



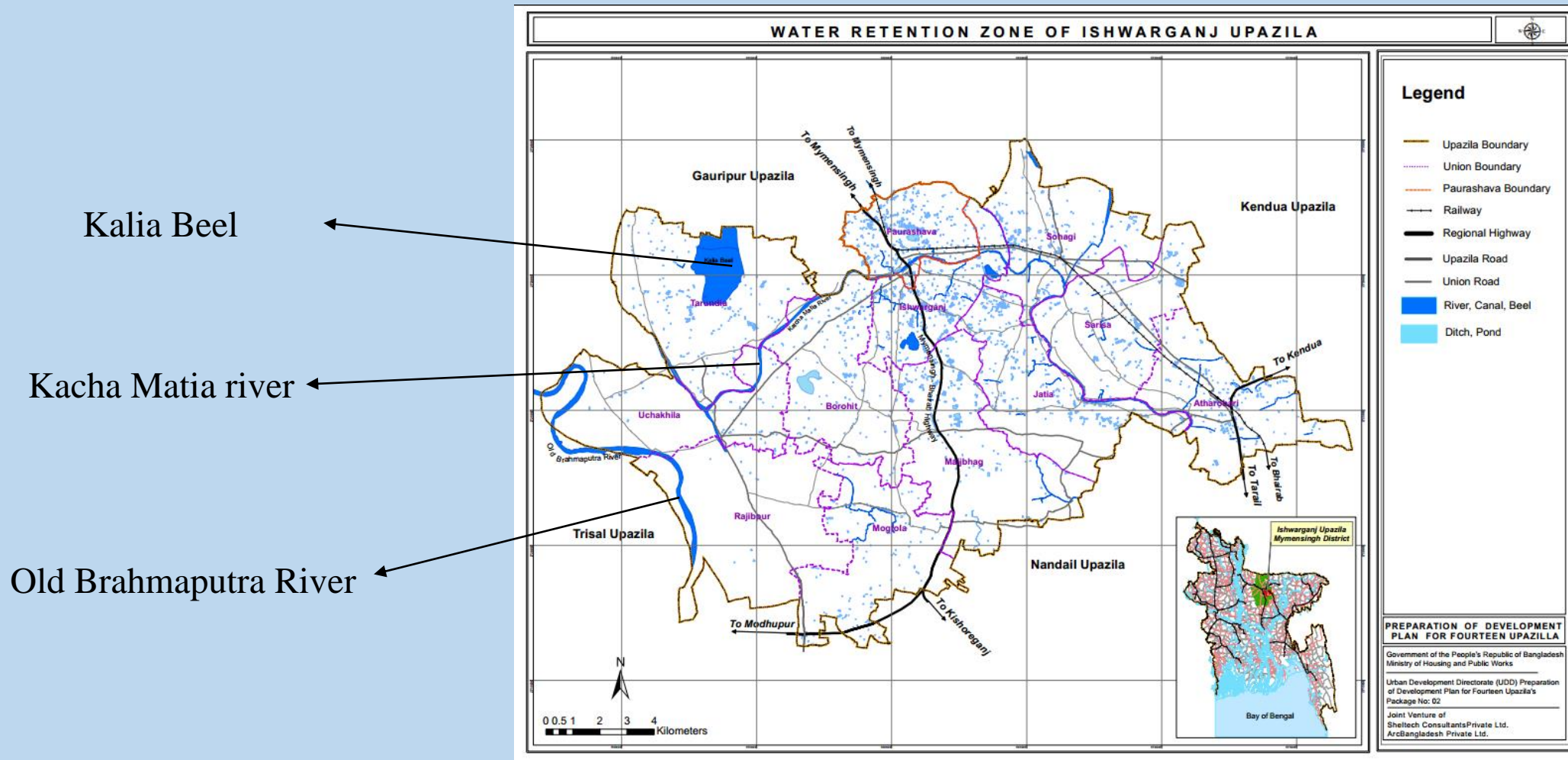
Hydrological Analysis

- Maximum not inundated area.
- In Paurashava, some area of ward no 4 situated in sub flood flow zone.

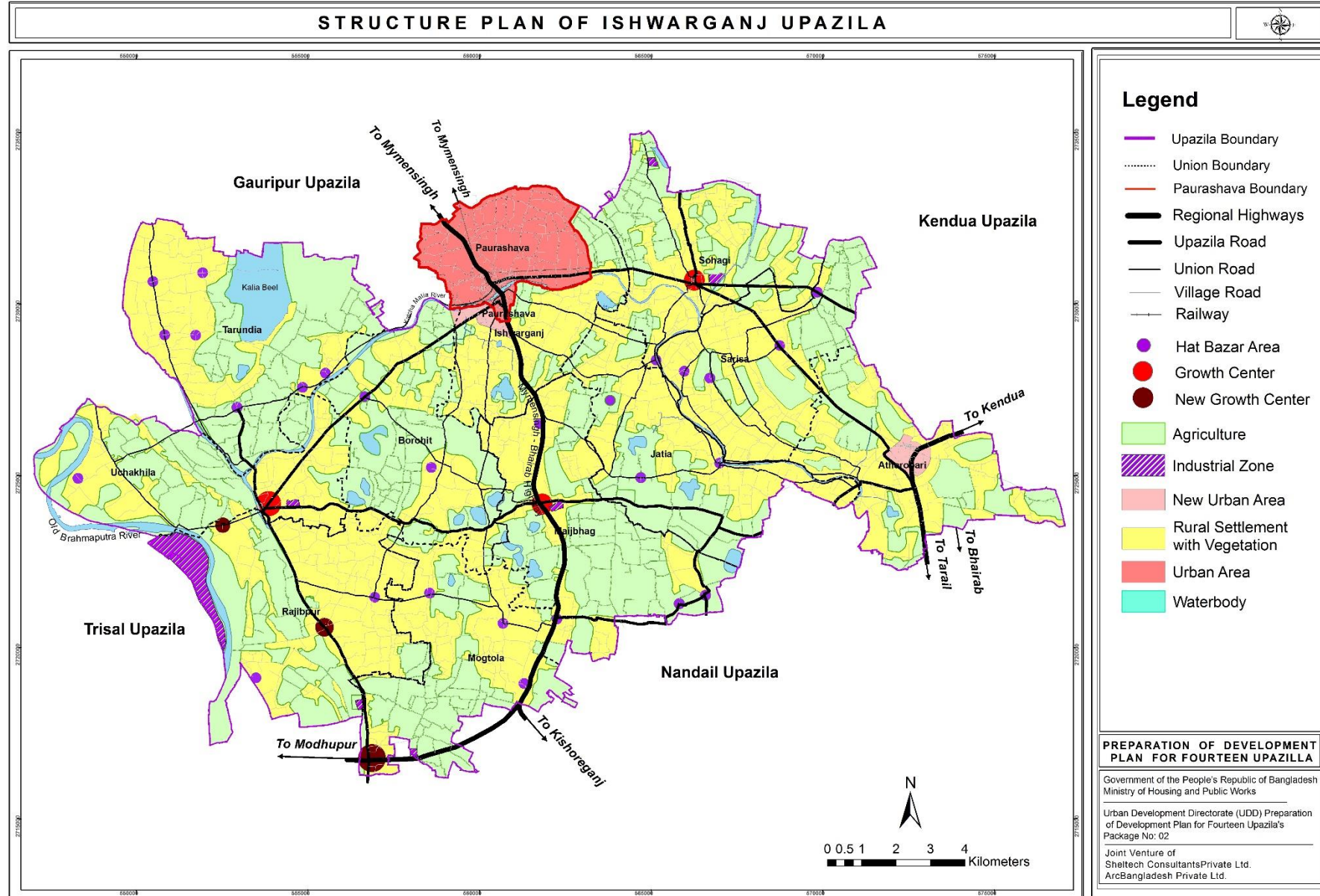


Water Retention Pond

The main retention water bodies mainly contain the Khal, River and Bill area. About 2760 waterbody has been declared as water retention in Iswharganj. Among them Kalia Bill, Khal of Mogtola, Jatia, Atharabari, Sarisa etc. are important. Some large waterbodies of Borohit, Ishwarganj, Jatia are also declared as water retention pond



Structure Plan of Iswharganj Upazila



Structure Plan

Total area of Iswharganj Upazila is segregated under some broad classes that will basically guide future growth with wide aspects. Structure Plan of Iswharganj Upazila consists of Upazila Structure and Urban Structure Plan.

Sl.No	Structure Plan Categories	Area (acre)	%
1	Agriculture	30270.96	43.33
2	Circulation Network	734.42	1.051
3	Growth Center	225.78	0.32
4	Hut Bazar	455.11	0.65
5	Industrial Zone	595.11	0.8519
6	New Growth Center	210.71	0.30
7	New Urban	437.24	0.62
8	Rural Settlement	31052.73	44.71
9	Urban Area	3034.94	4.34
10	Waterbody	2652.36	3.796
Total		69669.73	100

Contingency Plan

Scenario

- Total Structure 88663
- Risky Structure 236

Objectives

- To mitigate the impact of a major earthquake in Bangladesh and save as many lives as possible.

Planning Assumptions

- Earthquakes are impact type events and provide no warning preventing any pre-event response activities
- There is likelihood of secondary effects following an earthquake or aftershocks which may include fire, flood, liquefactions, subsidence and release of hazardous and toxic chemicals
- Strong aftershocks will continue for several days resulting in further building collapse
- Access will be severely restricted due to debris, collapsed bridges etc.

Contingency Action Plan

Sectors	Actions	Physical Planning
Health	Preparedness planning for Community Clinic	Location of Clinic (Existing and Proposed)
	Arrangement of Medicare	Area of the Clinic
	Mobilization of doctors and medical teams	Connectivity with the Clinic
Food Security Cluster	Supply and distribution of Food and relief	Location of Godown and Food Storage
		Connectivity
Shelter	Identification of Shelter Place	Location of Open Space and Safe Govt. Institution, multipurpose of Govt School College
	Identification of the people needing shelter in camps	Proximity of this place
WASH	Restoration of water supply and drainage	Connectivity
		Identification of water hydrant and reservoir
	Sanitation	Water Supply and Utility Line proposal

Contingency Action Plan

Sectors	Actions	Physical Planning
Logistics	Vulnerability Assessment	Connectivity
	Risk Assessment	Accessibility to the vulnerable locations
	Accommodations facilities for humanitarian workers (tents)	
Fire Service	Preparedness planning for Fire Service	Location of Fire Service Station
	Sufficient Facility Building	Fire Service Route Planning
		Source of water
Child Protection	Family training	
	Coordinate with other sectors	
Early Recovery	Governance	
	Debris Management	Waste Disposal Site locations

Structural Plan Policies

Creation of Employment Opportunities

Policy-01: Encourage investment in business

Policy 02: Support SME for creation of jobs and economic upliftment

Economic Development

Policy-01: Developed light industries to flourish the industrial sector development

Policy-02: Creation of Training facilities at the grassroots level family planning workers for motivational activities

Housing and Resettlement Zone Development

Policy-01: Making provision of affordable housing for the low income people

Policy-02: Establishing resettlement zone for erosion affected people

Environmental Issues

Policy-01: Preservation of ponds

Policy-02: Identifying the erosion risk zones

Policy-03: Pollution Control

Protection of Historical Site

Policy-01: Identify and preserve Ecologically Sensitive Area (ESA)

Policy-02: Locate and conserve 'Heritage Sights'.

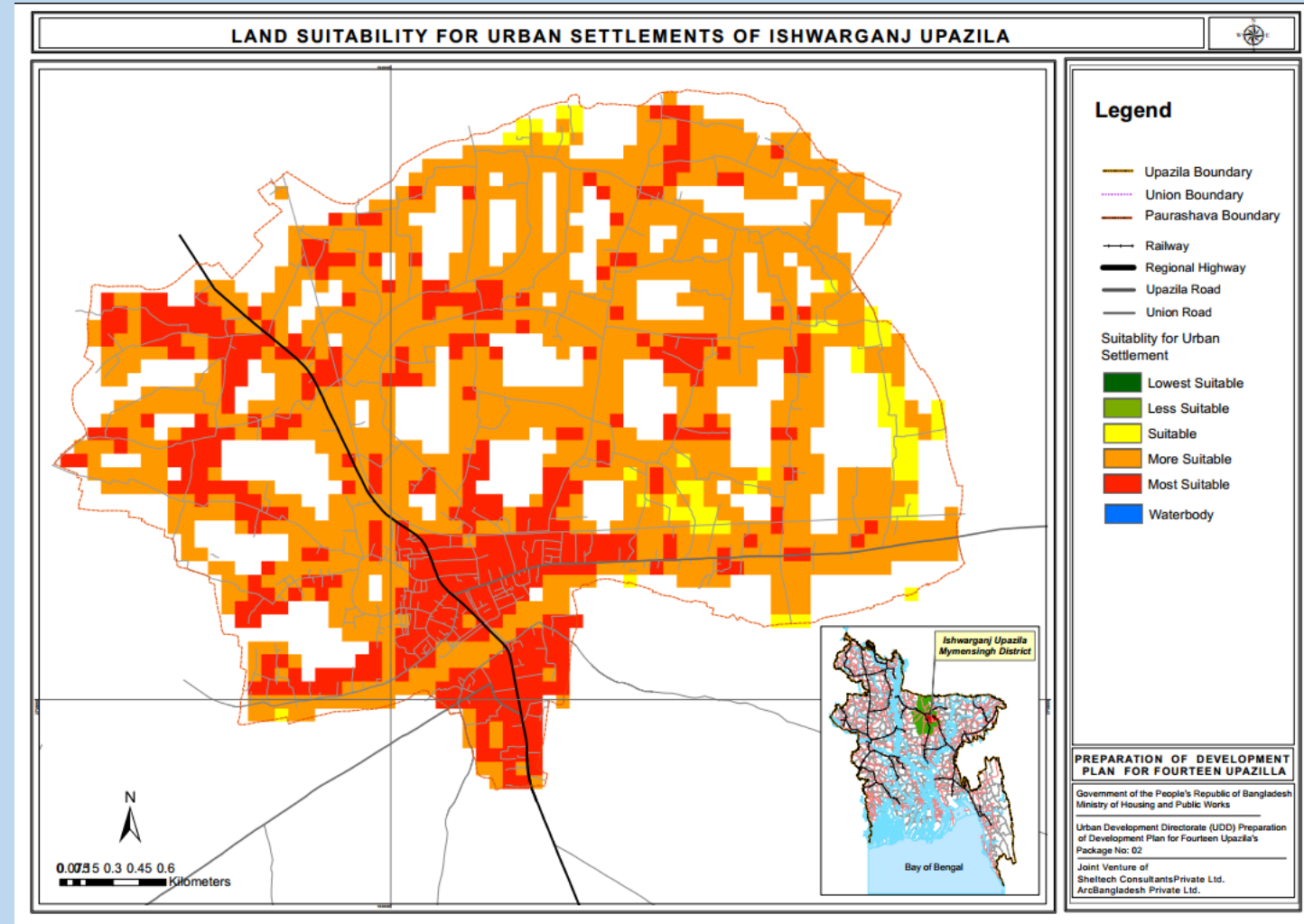
River Erosion Control and Drainage

Policy 01: Incepting drainage network plan in response of water logging problems

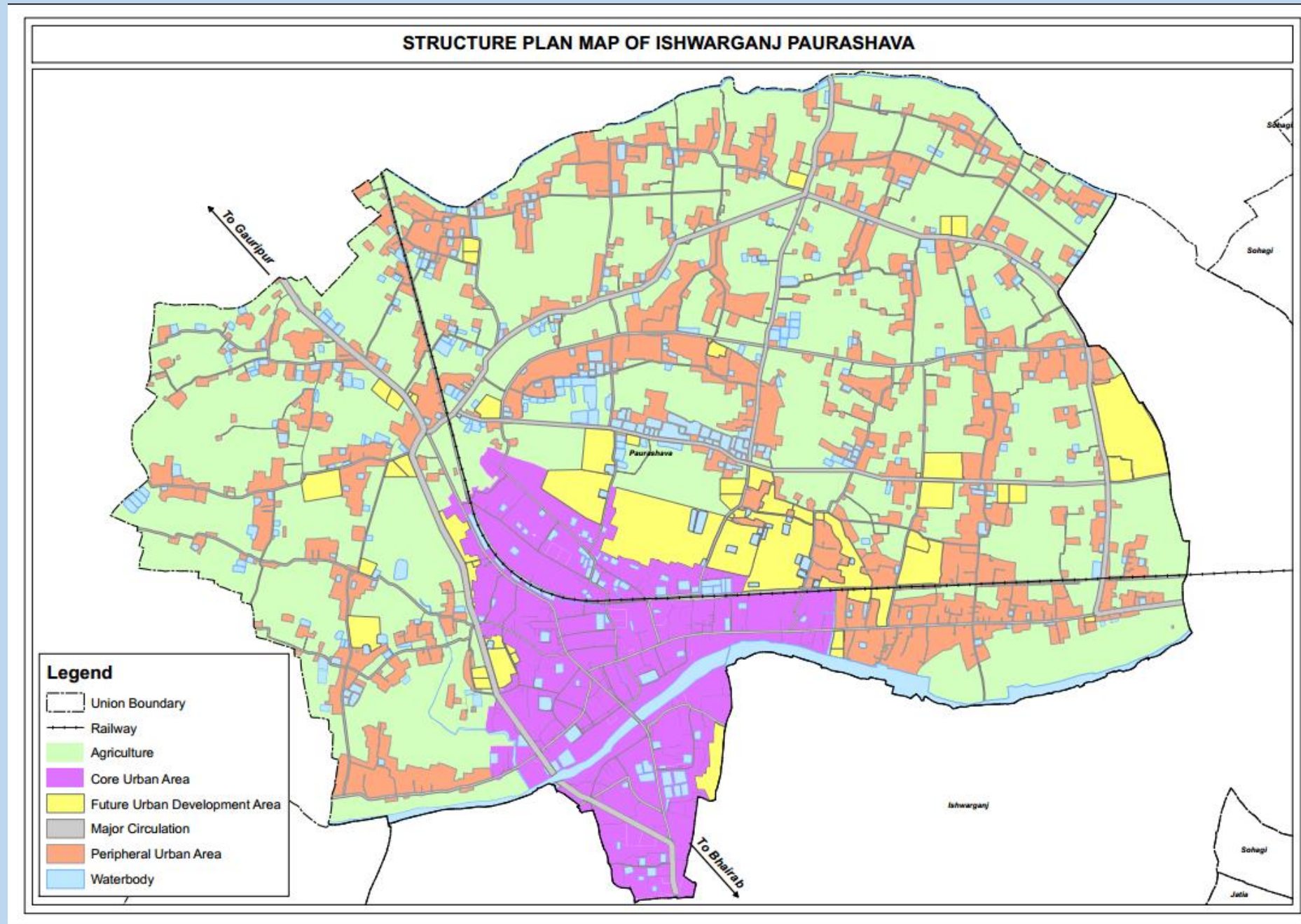
Urban Area Plan

Urban Land Suitability Analysis

- Most of the area around the core Paurashava area are most suitable.
- Highly suitable area has been found in ward 1, 2, 3 and 5
- On the other hand less suitable area found in ward no 7 and 9



Urban Structure Plan



Agriculture

Agricultural land (also *agricultural area*) denotes the land suitable for agricultural production, both crops and livestock.

Core Urban Area

This area is also known as built-up area. This is defined as the area which has the highest concentration of services; it also has the highest population concentration and density.

Future Extension of Urban Area

This zone will be the required additional area for future planned urban development as per population projection. Existing physical trend of growth and potential areas shall have to be consider for new urban land development.

Future Urban Development Area

Future Urban Development Area refers to the extended developed area beyond the Core Urban Area. It will be developed where the new growth trend can be identified.

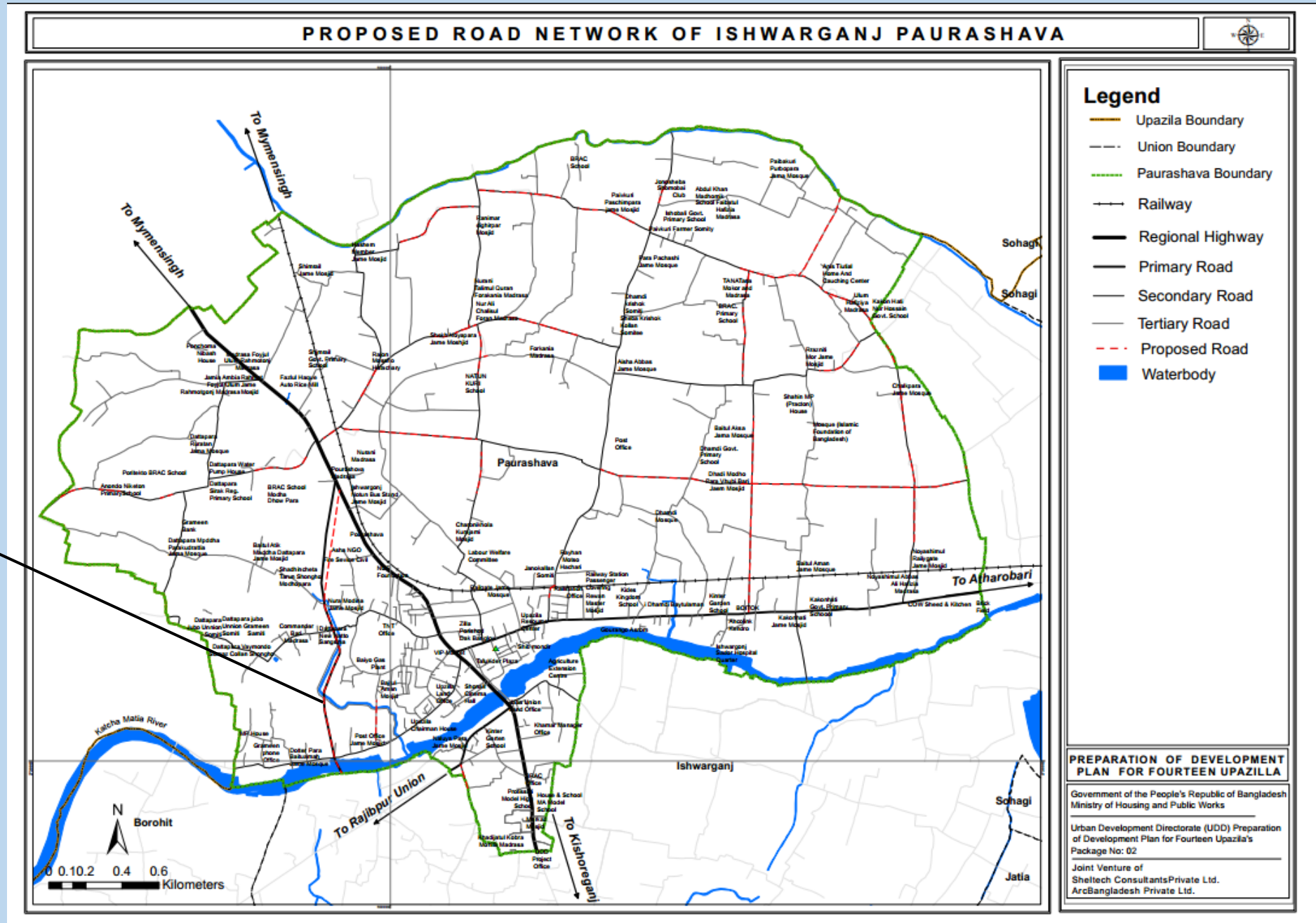
Sub Urban Area

This zone is developing areas which will take further decades to reach the population densities of the urban core area. Low initial densities in these areas do not justify supply of a full range of services as they will initially be underused

Urban Structural plan

Sl.No	Zoning	Area(Acre)	%
1	Agriculture	1583.29	50.29367
2	Core Urban Area	344.27	10.93571
3	Future Urban Development Area	212.06	6.736281
4	Major Circulation	223.46	7.134123
5	Peripheral Urban Area	580.30	18.43326
6	Waterbodies	203.59	6.466954
	Total	3149.13	100

Road Network Plan



Road Hierarchy	Length (km.)
Primary Road	5.039891
Regional Highways	3.647818
Secondary Road	28.51896
Walkway	0.673935
Total	37.8806

- ☐ **Bypass Road proposed beside for Reduce congestion from paurashava area.**
- ☐ **New Bridge Culvert proposed Paurashava area where proposed create block natural water flow.**
- ☐ **Foot over bridge proposed in Paurashava area.**
- ☐ **Special Treatment proposed for Major junction.**

Proposed Facility

Name	Number	Area	Ward Name
Auditorium	1	0.45	2
Bus Terminal	1	4.71	3
CattleHat/Cow Hathery	1	0.52	3
Central Park	1	5.99	2
CNG/Auto Stand	2	0.27	1,2
Cold Storage	3	0.64	7
Dairy Farm	1	0.39	1
DayCare Center	1	0.22	2
Electric Substation	1	1.54	2
Fish Market	1	0.71	3
Future Government Offices	2	7.73	2,3
Godown	5	1.07	1,7
Graveyard	1	2.96	8
Housing Area	2	170.65	4
Kitchen Market	1	0.71	1
Low Cost Housing	1	20.89	8

Proposed Facility

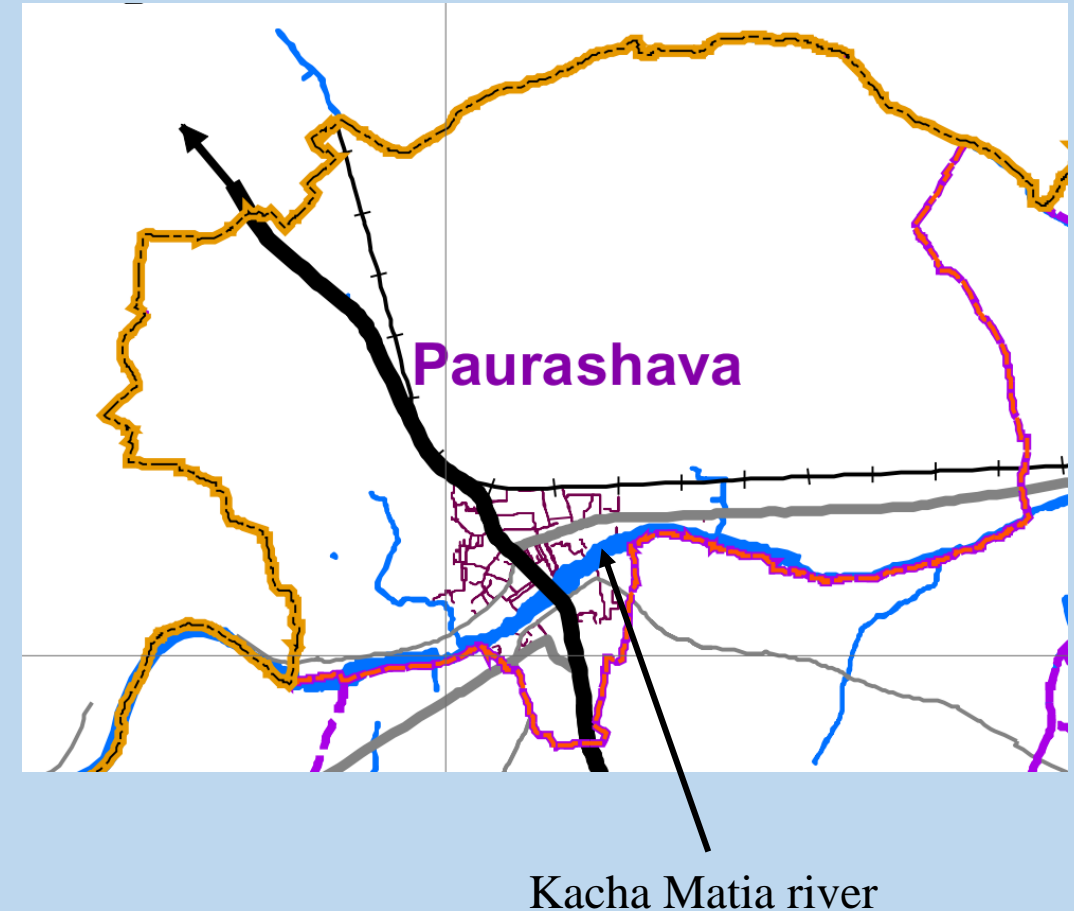
Name	Number	Area	Ward Name
Mosque Complex	1	1.18	1
Neighborhood Market	2	3.66	6,8
Pauro Market	3	2.18	7
Public Library	1	0.49	1
Restricted Use(Graveyard)	1	0.15	2
Shelter Center	1	0.97	1
Shopping Complex	1	0.27	3
Stadium	1	7.16	3
Waste Transfer Station	2	1.49	4
Wholesale Market	2	1.07	1
Total	40	238.15	

Comparison between Existing and Proposed Land Use of Iswharganj Urban Area.

Sl. No	Landuse Category	Existing Landuse		Proposed Landuse	
		Area (acre)	%	Area (acre)	%
1	Agriculture	1759.08	55.85	1758.48	55.77
2	Circulation Network	66.52	2.11	66.34	2.1
3	Commercial Activity	36.37	0.37	36.37	1.15
4	Community and	11.59			
	Religious Facility		0.12	11.6	0.36
5	Educational and				
	health	17.53	0.56	17.52	0.56
6	Industrial	4.46	0.14	4.46	0.14
7	Mixed Use/Others	4.13			
			0.131	4.13	0.135
8	Recreational Facilities	2.8	0.089	2.43	0.077
9	Residential	794.94	25.24	789.87	25.12
10	Transport &	0.047			
	Communication		0.0014	0.047	0.001
11	Waterbody	426.77	13.55	432.72	13.72
	Total	3149.34	100	3149.34	100

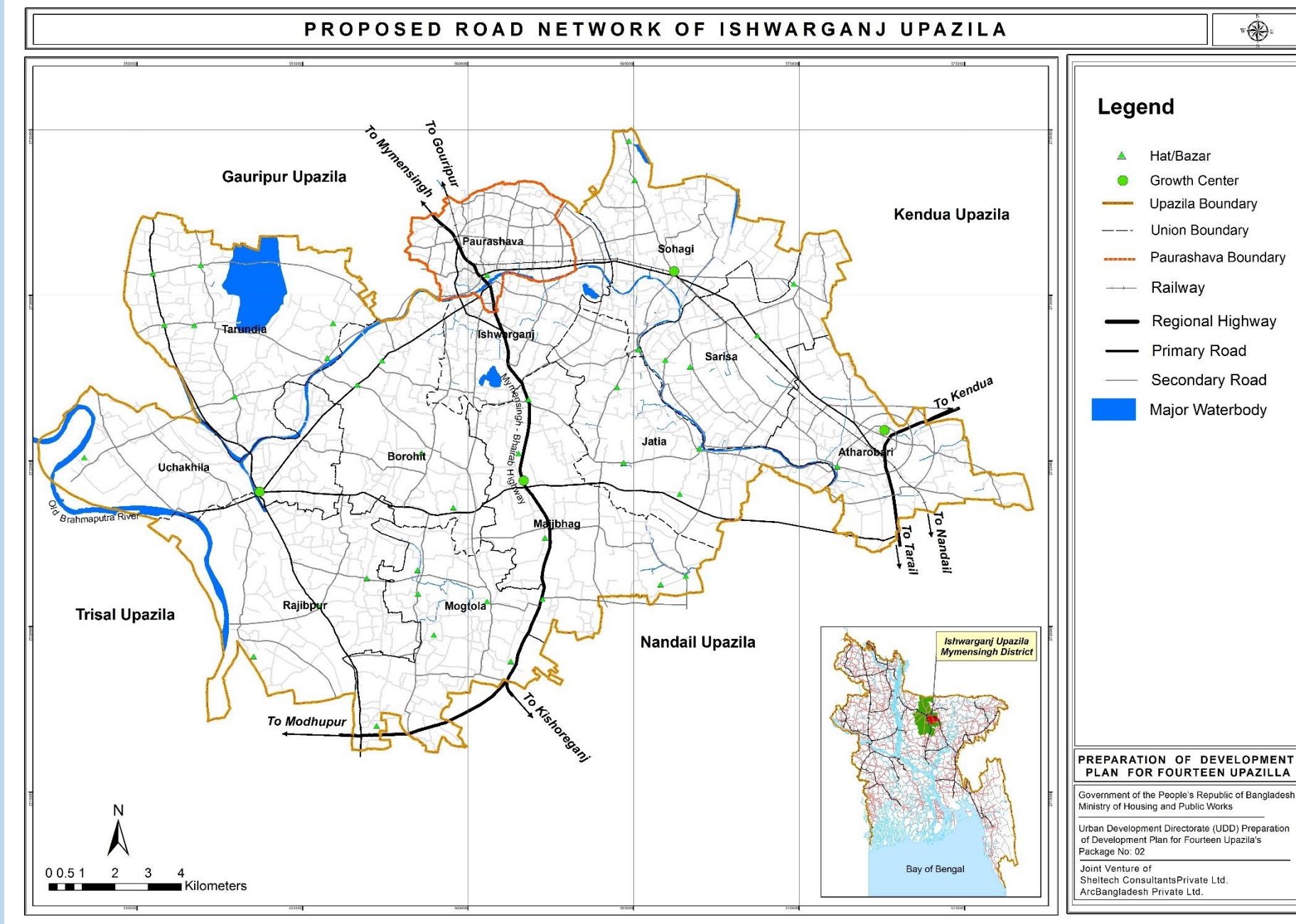
Drainage Plan

- Kacha Matia river has been passed through ward no 1, 2, 5, 7, 9 and Kacha Matia river meet with Old Brahmaputra River. The River will be the main primary drainage channel for the paurashava.
- The Maximum Area of the paurashava is not inundated or occasionally inundated. Only some area of ward no 4 and 7 is seen as Sub flood flow zone.
- Beside this, for the new road proposal and the development of road network some blockage will be created. To solve the problem drainage network will be proposed along with the road. In some major points, some culvert will be proposed to solve the water logging problem and will make a good connection to the primary drainage channel.



Rural Area Plan

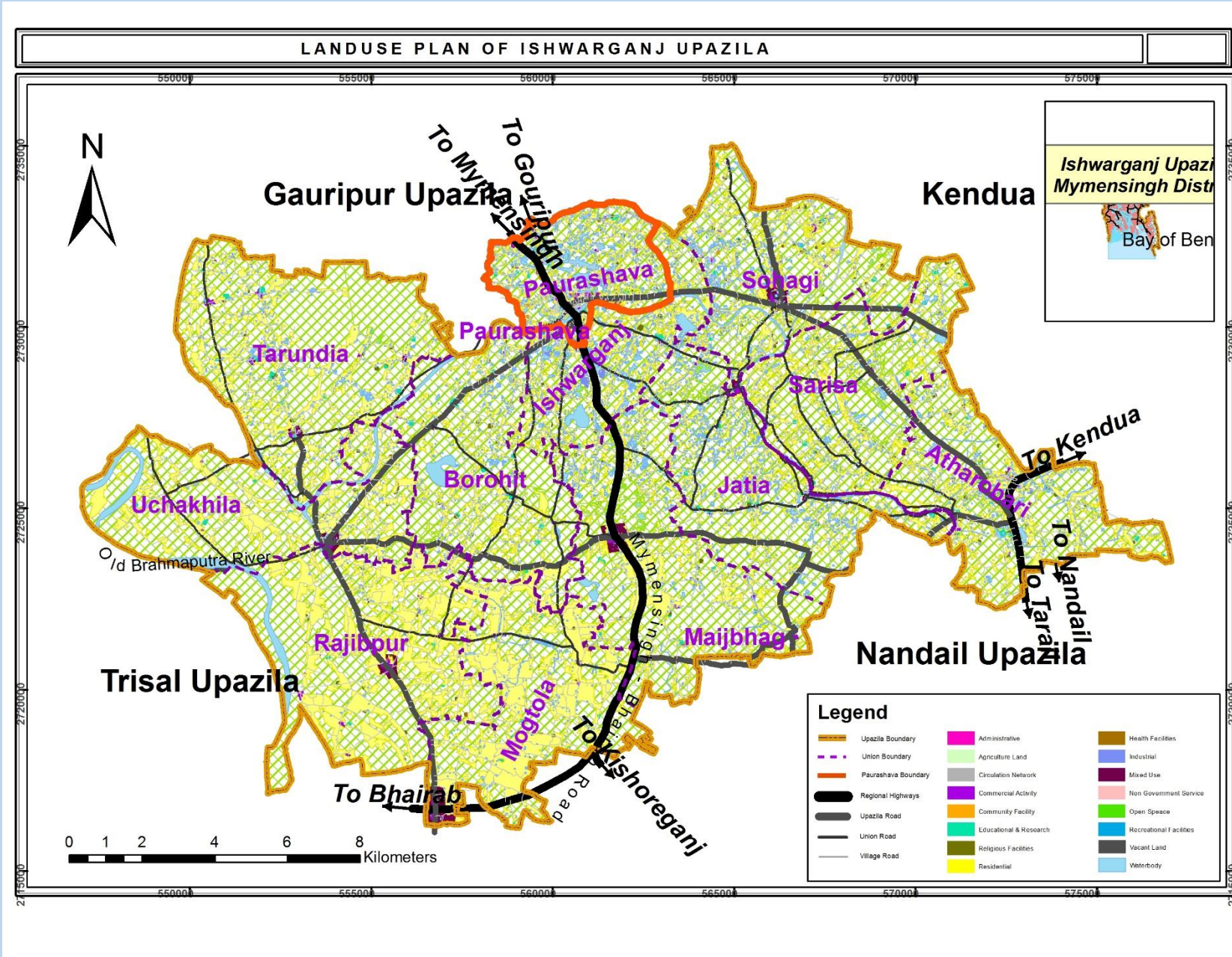
Road Network plan



Landuse	Road Hierarchy	Length (km.)
Road Network	Primary Road	63.28889
	Regional Highways	24.23931
	Secondary Road	256.3758
	Walkway	22.73522
Total		366.6393

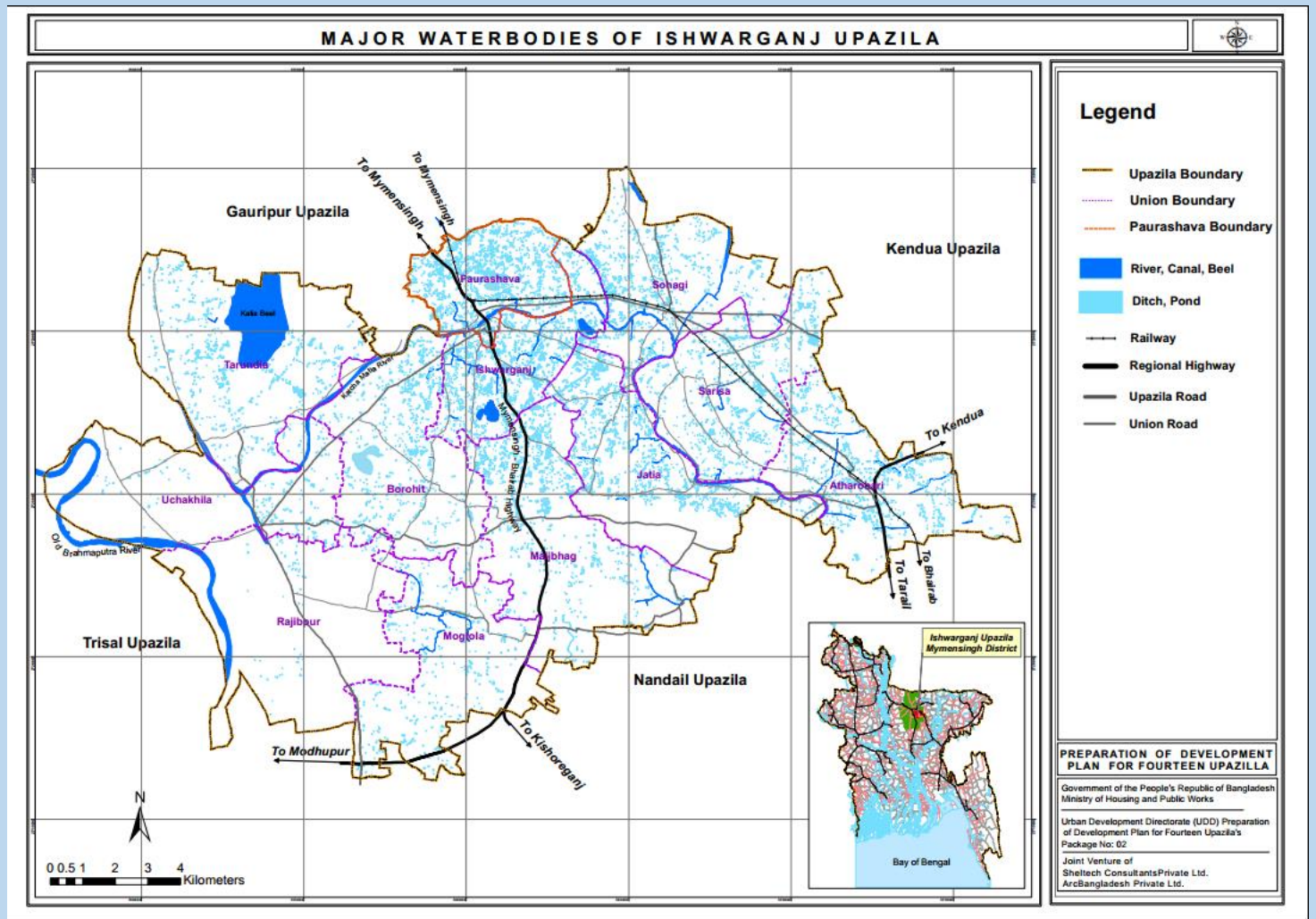
- Service road proposed for reduce congestion on Highway Road
- Footover bridge proposed main intersection point
- Special treatment proposed at Atharobari Bazar, Maijbagh Mor, Uchakhila bazar area.

Land Use Plan



Drainage Facility

Kacha Matia river, Old Brahmaputra and Kalia beel consider as a main drainage channel

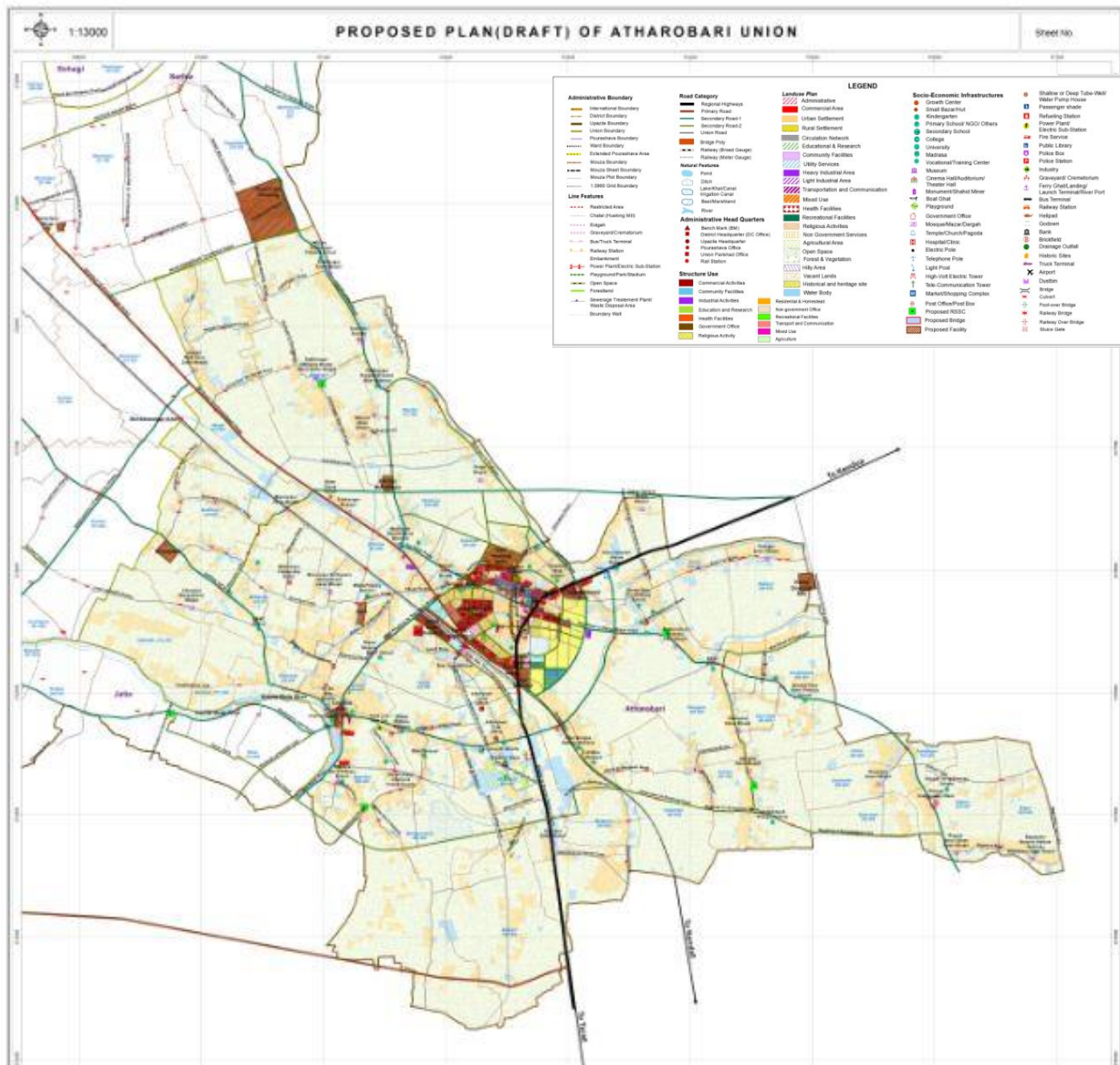


Sohagi Union



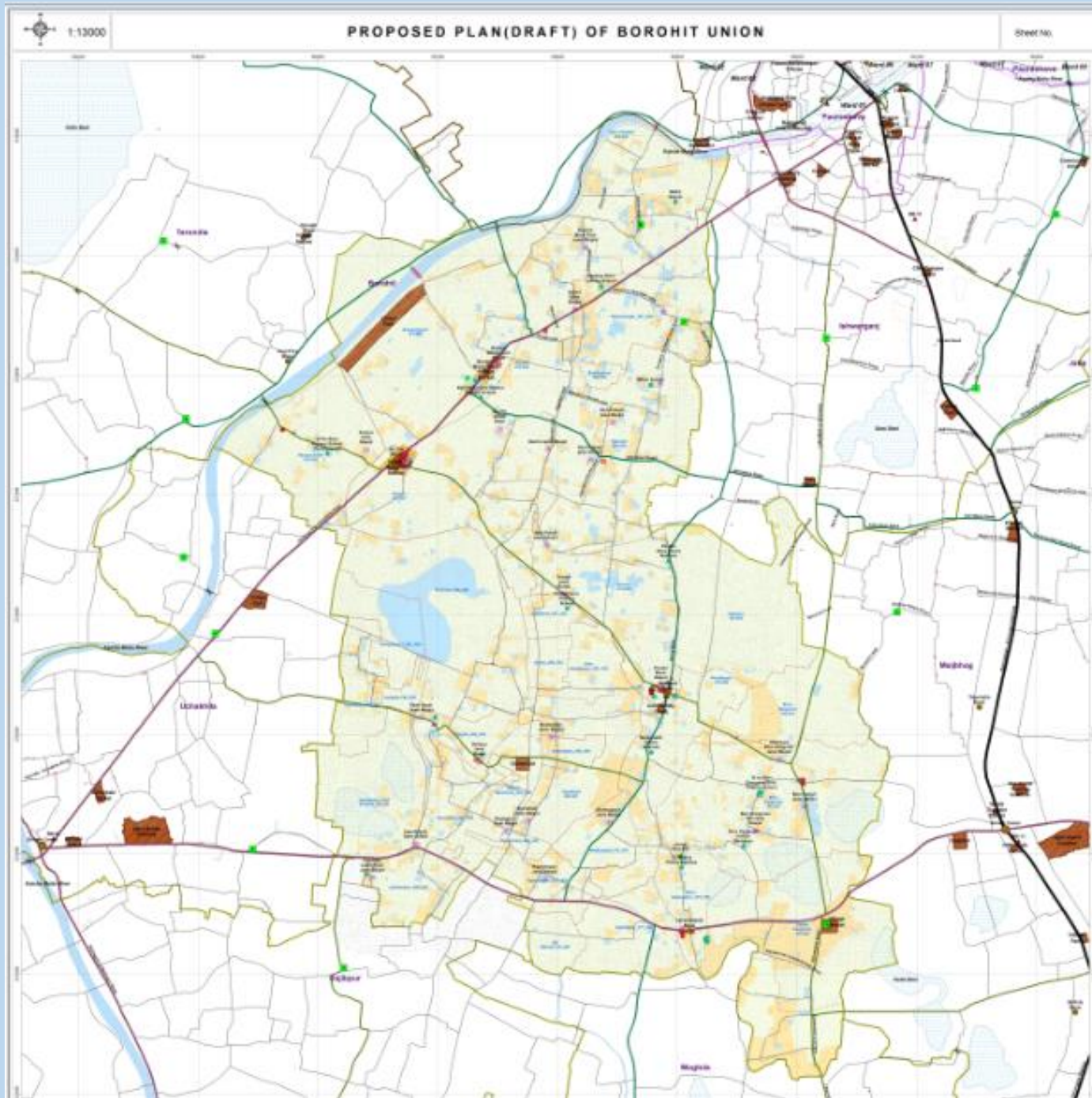
Proposed Facility	Number	Area
Kitchen Market	2	2.86
Agro-based Industry	1	26.12
Waste Transfer Station	1	0.65
Community Clinic	1	0.89
Graveyard	1	2.38
Brick Field Zone	1	15.43
Total	7	48.33





Atharobari Union

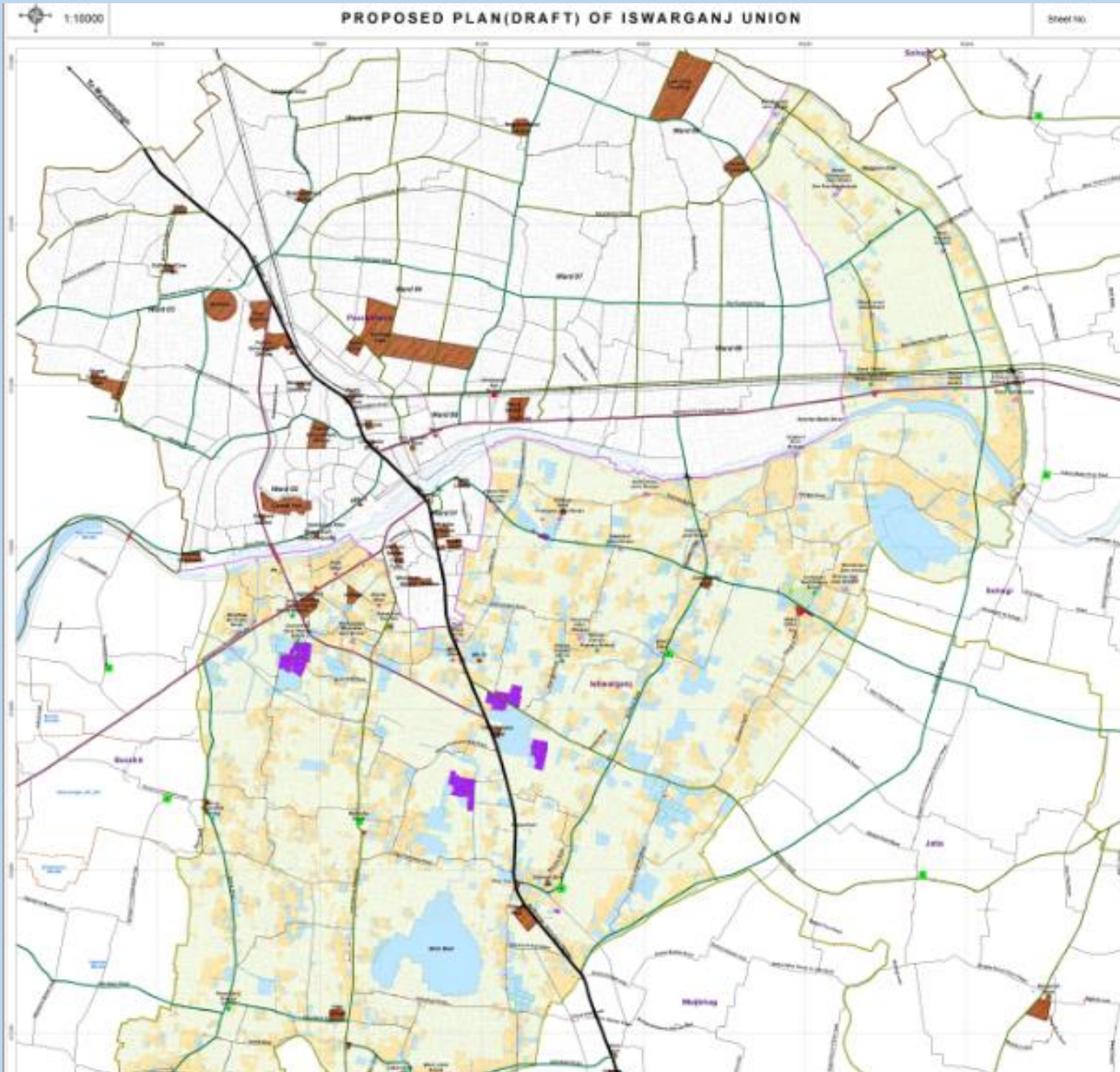
Proposed Facility	Number	Area
Bus Terminal	1	3.73
Auto/Car Stand	1	1.09
Truck Terminal	1	1.27
Park & Vegetation	1	5.01
Community Clinic	1	0.5
Small Scale Industry	1	5.24
Park	1	2.44
Neighborhood Park	2	2.71
Waste Disposal Site	1	4.03
New Housing Area	1	10.42
Graveyard	1	4.19
Electric Substation	1	2.78
Total	13	43.42



Borohit Union

Proposed Facility	Number	Area
Village Market	1	3.54
Graveyard	1	2.89
Community Clinic	1	0.83
Waste Transfer Station	1	0.49
Village Market	1	0.16
Linear Park	1	22.58
Total	6	30.49



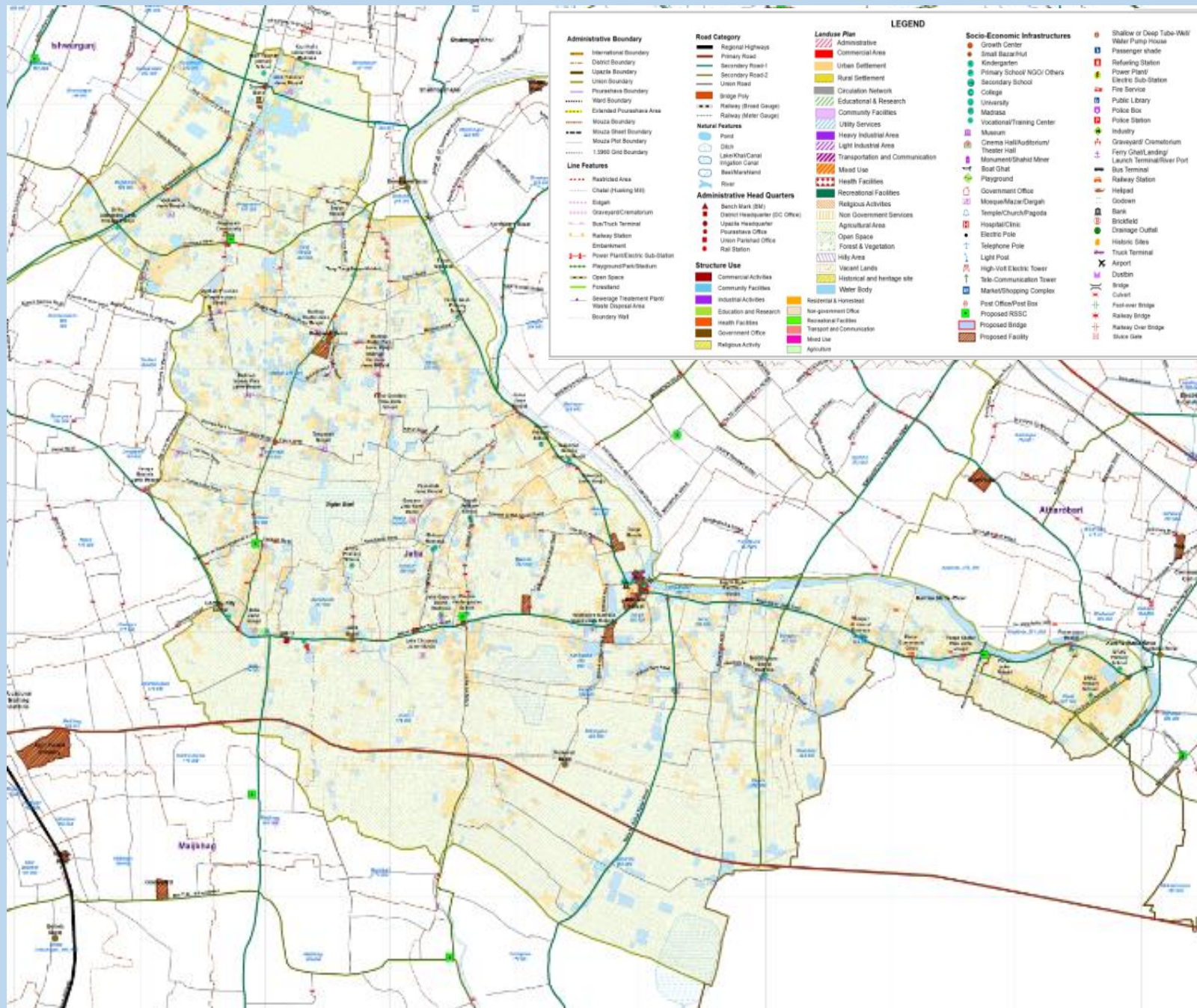


Ishwarganj Union

Proposed Facility	Number	Area
High School	1	1.27
Village Park	1	2.97
CNG/Tempo Stand	1	0.72
Agriculture Training Center	1	2.86
College	1	1.40
Community Clinic	1	0.83
Total	6	10.04

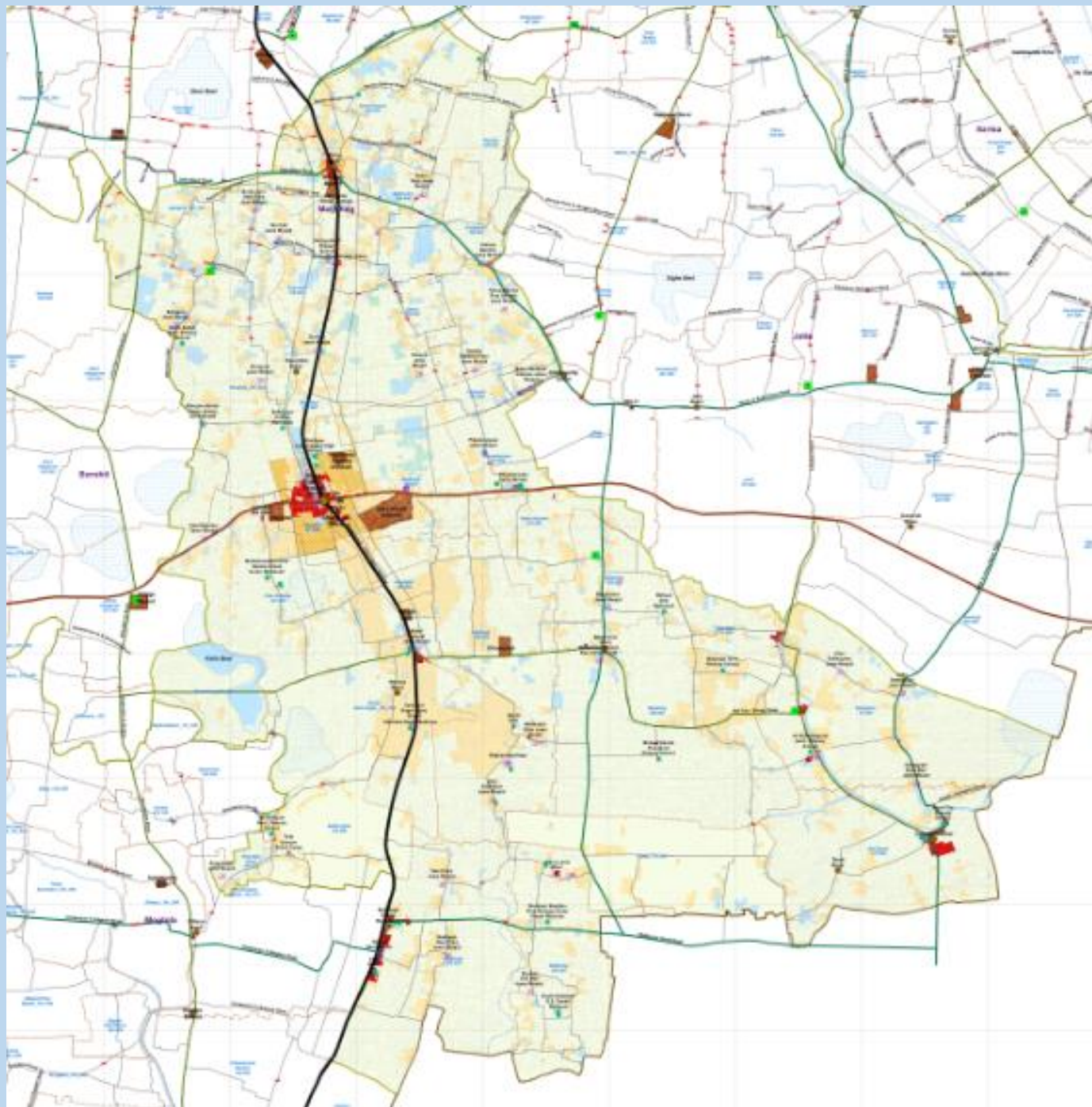


Jatia Union



Proposed Facility	Number	Area
High School	1	2.49
Community facility	1	0.26
Graveyard	1	2.23
Kitchen Market	2	4.61
Village Park	1	2.22
Total	6	11.80

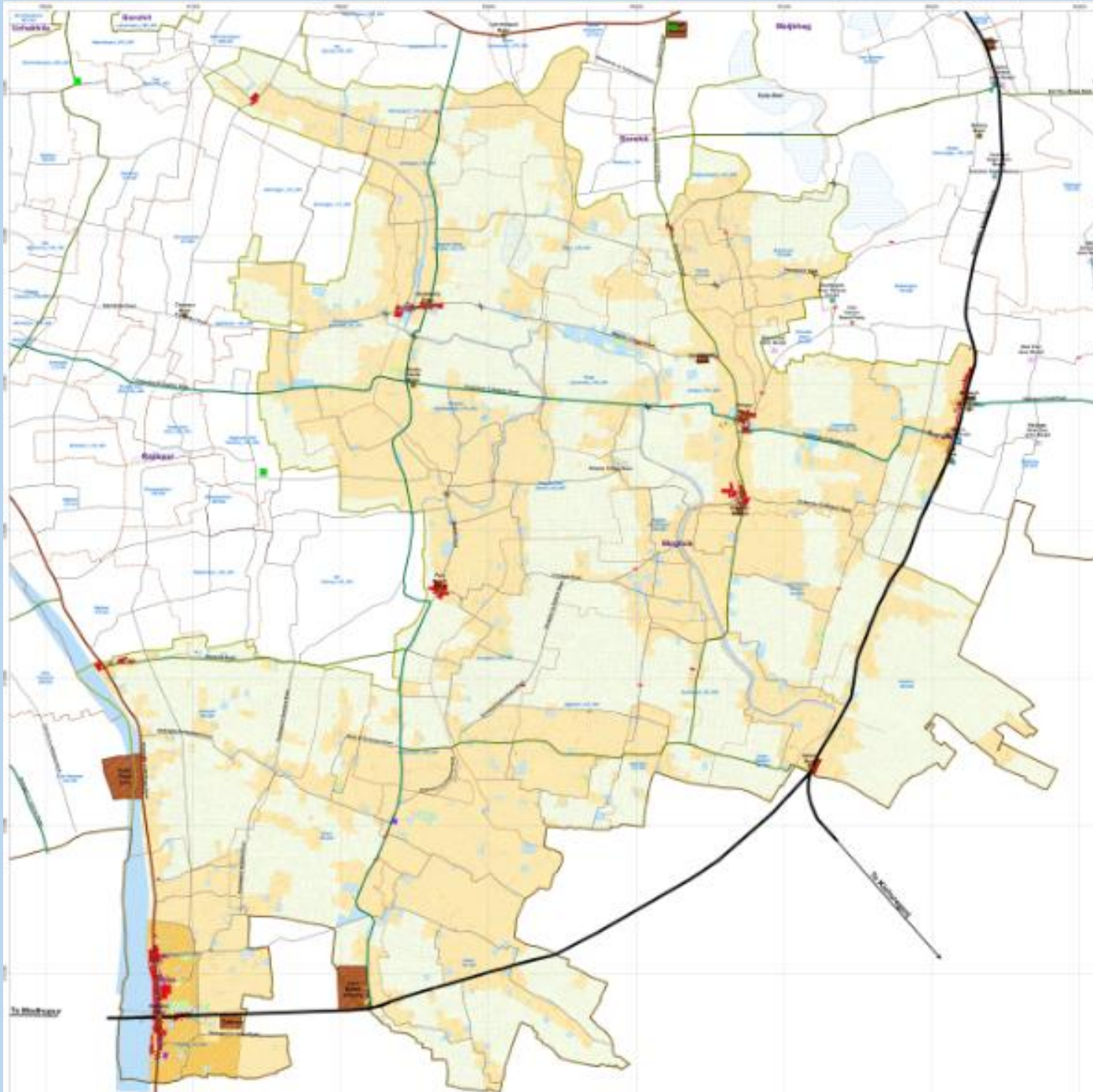
Maijbag Union



Proposed Facility	Number	Area
Waste Transfer Station	1	0.40
Kitchen Market	2	3.45
Graveyard	1	3.16
Village Park	1	0.95
CNG/Auto Stand	1	0.73
Agro based Industry	1	18.69
Hospital	1	3.60
Waste Transfer Station	1	0.27
Vocational Training Institute	1	1.98
Total	10	33.23



Mogtola Union



Proposed Facility	Number	Area
Godown	1	3.07
Agro Based Industry	1	14.48
Passenger Shed	1	0.09
Kitchen Market	1	0.52
Community Clinic	1	0.83
Total	5	18.98



Rajibpur Union



Proposed Facility	Number	Area
Brick Field Zone	1	16.96
Kitchen Market	3	6.56
Graveyard	1	2.77
Cold Storage	1	0.21
Community Clinic	2	2.47
Proposed Industrial Zone	1	484.43
Low Cost Housing Zone	1	5.69
Truck Terminal	1	1.96
Primary School	1	1.34
Electric Substation	1	3.00
Village Park	1	2.90
Total	14	528.29

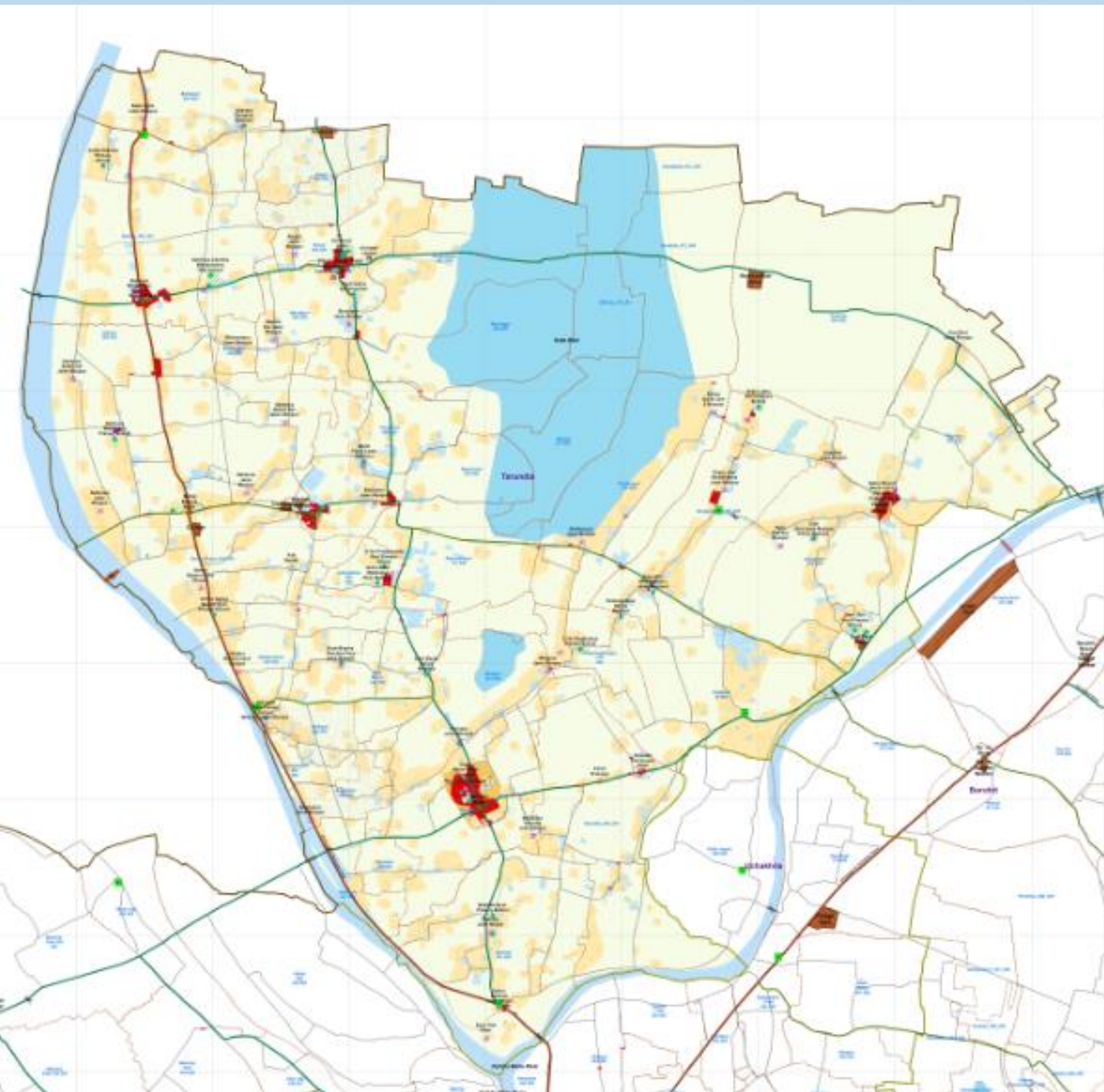


Sarisa Union

Proposed Facility	Number	Area
Kitchen Market	2	2.33
Rural Core Housing	1	41.38
Village Park	1	2.07
Community Clinic	1	0.59
Total	5	46.38



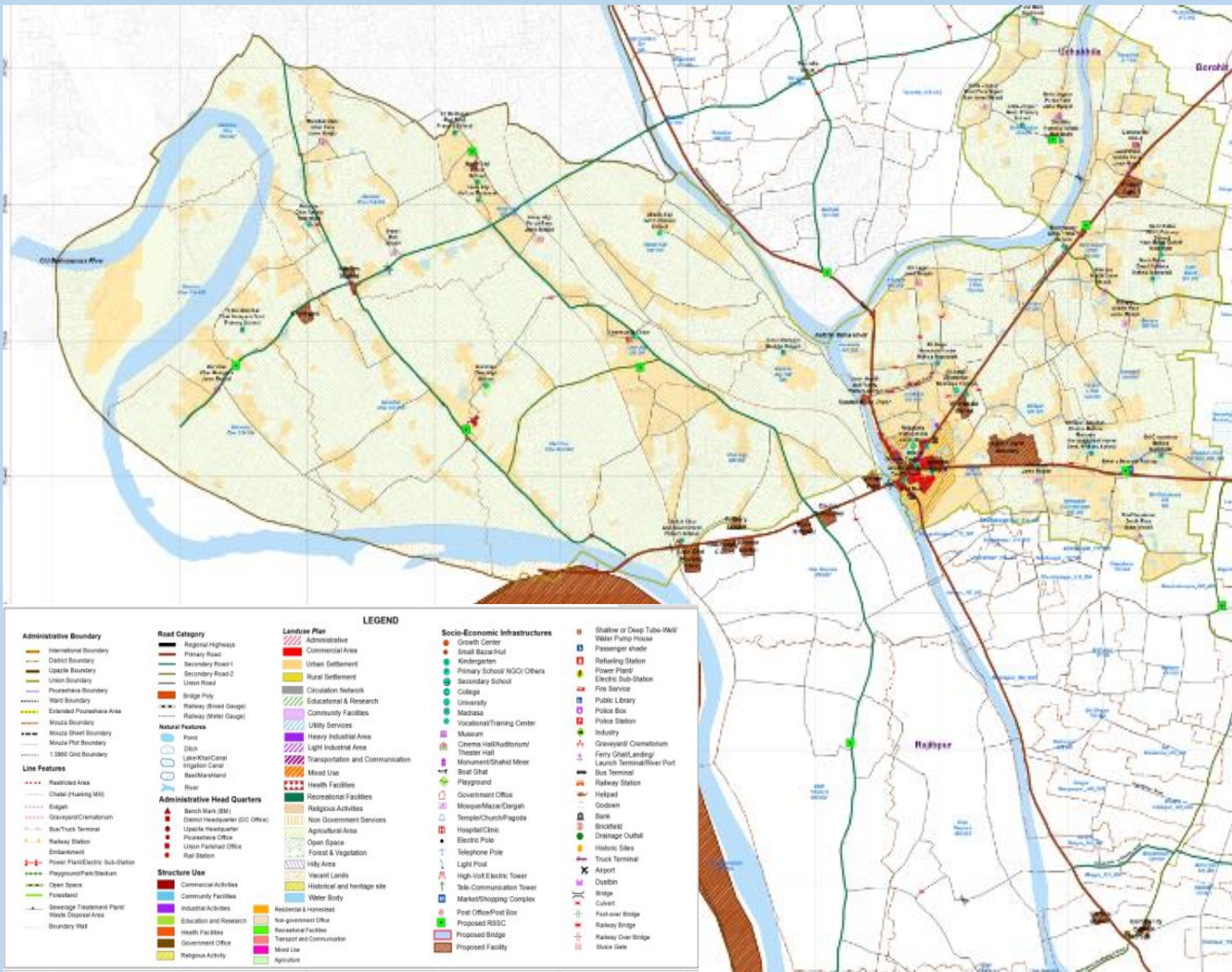
Tarundia Union



Proposed Facility	Number	Area
College	1	1.24
Community Clinic	1	0.83
Village Market	1	0.39
Kitchen Market	1	0.36
Recreational Zone	1	3.13
Graveyard	1	1.95
Total	6	7.89



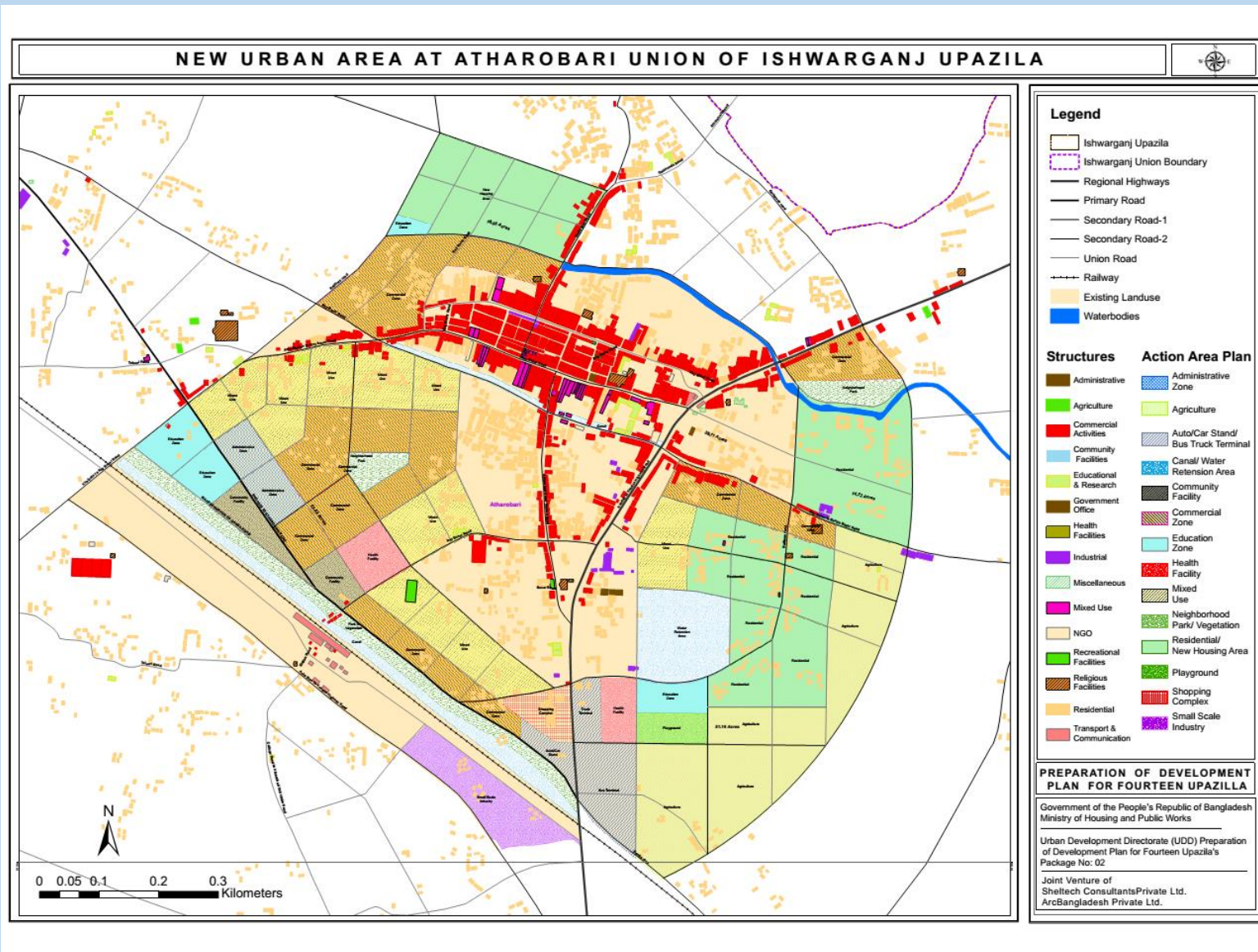
Uchakhila Union



Proposed Facility Number Area

Kitchen Market	2	2.95
Agro Based Industry	1	18.99
Wholesale Market	1	2.51
Graveyard	1	2.95
Village Park	1	5.59
Total	6	32.99

Action Area Plan



Use Type	Area (Acres)
Administrative Zone	2.95
Agriculture	5.02
Auto/Car Stand	1.08
Bus Terminal	3.73
Canal	4.39
Commercial Zone	30.60
Community Facility	3.14
Education Zone	5.52
Health Facility	3.63
Mixed Use	23.87
Neighborhood Park	2.70
New Housing Area	10.41
Park & Vegetation	5.01
Playground	1.53
Residential	41.79
Shopping Complex	1.748
Small Scale Industry	5.23
Truck Terminal	1.27
Water Retension Area	5.58

Photo Gallery





Thank You