URBAN DEVELOPMENT DIRECTORATE

MINISTRY OF WORKS

GOVERNMENT OF THE PEOPLES REPUBLIC OF BANGLADESH

LAND USE PLAN

NABIGANJ UPAZILA SHAHAR

HABIGANJ ZILA

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1990

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" প্রত্যয়ন পত্র "

প্রত্যয়ন করা যাইতেছে যে, পরিচালকের দপ্তর নগর উন্নয়ন অধিদপ্তর সেগুনবাগিচা, ঢাকার স্মারক নং-ডব্লিউ-৩৫২/৮৮(২৬)-২০০৩ তাং-৮/০১/৮৯ ইং মাধ্যমে মেসার্স এম, এন, আলম এন্ড এ্যাসোসিয়েট, ডি,আই,টি, এনেক্স বিল্ডিং দিলকুশা বানিজ্যিক এলাকা, ঢাকা । অত্র নবীগন্জ উপজেলা শহরের ভূমি ব্যবহার মাষ্টার প্ল্যান প্রনয়নের জন্য পরামর্শদানকারী হিসাবে নিয়োগ প্রাপ্ত হইয়া ভূমি ব্যবহার/মাষ্টার প্ল্যান প্রনয়নের কাজটি সন্তোষজনক ভাবে সম্পূর্ণ করিয়াছেন । তাহাদের এই কাজের জন্য নবীগন্জ উপজেলার জনসাধারণ উপকৃত হইবেন । উক্ত সংস্থা তাহাদের চুড়ান্ত বিল পাওয়ার অধিকারী ।

আমি উক্ত সংস্থার মংগল কামনা করি ।

২৫/৪

চেয়ারম্যান
উপজেলা পরিষদ
নবীগন্জ, হবিগন্জ জেলা ।

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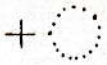
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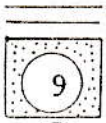
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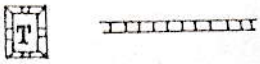
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CHAPTER - I

1. INTRODUCTION

1.1 Contents of the Report.

Report III or the Draft Plan has been prepared after detailed Socio-economic and Land Use Survey. The Draft Plan contains background information of the upazila, methodology, existing survey data, forecasts, Programming and phases of implementation of the plan along with the future Land Use Plan of the Upazila Shahar for the year 2000 A.D. The first three chapters contain background information, methodology and existing survey data while the remaining three chapters contain forecasts, Land Use Plan, Programming and implementation detail. The Land Use Plan has been prepared after profound analysis of the various survey data and is shown in the Figure No. 4 as per TOR.

1.2 Urban Development Strategy.

From the time of administrative reorganisation, the upazila has been considered as the focal point of local administration. Upazila is now considered as the lower level of administrative unit where the policy of integrated development strategy can be implemented. Therefore, it will be possible to prepare development plans in an integrated manner and implement them more efficiently and with greater participation of the local people. The government for social, economic and infrastructural upliftment of the upazila region included both rural and urban development /in it. This policy reflects the national policy of bringing development administration and service facilities to the door steps of the rural masses and to ensure better delivery of government services to the people.

1.3 Importance of Physical Planning

In implementation of the development strategy the socio-economic policies are translated into physical targets. Investment in sectoral development involving diversification of activities tend to give rise to unplanned physical developments in space which create various urban problems. This process also results in inefficient land use through utilization of land in inappropriate locations. Moreover, the comprehensive planning which

is the prerequisite for sectoral co-ordination cannot be overlooked in upazila development.

It is, therefore, important that physical and land use plans should be prepared for the upazila at the earliest possible time for each upazila to ensure orderly development of the upazila shahar area. It is expected, Land use/Master plan of the upazila will provide the necessary physical planning framework for guidance of future physical development in the upazila upto 1995 and beyond. Consequently, a better utilization of land will be ensured in the upazila shahar and basic infrastructures necessary for all sectoral developments will be provided in a planned manner.

1.4 Scope of Consultancy Services

The scope of work included in the terms of reference have been used as guidelines for the course of action performed during this phase of the consultancy work.

Development of the upazila shahar will be greatly influenced by the development of the upazila as a whole. Therefore, for preparation of a land use plan for the upazila shahar, study of the demographic, socio-economic and physical characteristics, availability of human settlements and their distribution, transport linkages etc. in the whole upazila area will be necessary. In order to study the present situation and future growth of the upazila shahar, delineation of the boundary of the existing upazila shahar and that of the study area, the extent of the catchment area of the upazila shahar and determination of the total population which is likely to be served by the upazila shahar will be necessary.

Then within the study area existing land use survey including recording the topographical features, land use zones, pattern of distribution of public and private developments, and study of the existing drainage channels, flooding characteristics, are included in the tasks of the consultant.

1.5 Methodology

In the Report I a broad and general methodology was proposed for the whole of the consultancy work. In Report II, however, a brief description was given how the task of data collection and socio-economic and land use survey were conducted and their results prepared were clearly described.

In this phase of work we have tried to recast the main information once again encompassing the tasks of forecasts of the demographic and other socio-economic variables based on the information collected through various survey works conducted in the past.

We have also employed our best efforts and attention in preparing a land use plan for plain low area in Nabiganj Upazila Hdquarters area for the target year of 2000 A.D.

A brief description about programming and implementation of the Land Use Plan along with priority action and cost implication has been given as guidance with view to phasing and implementing the land use plan.

1.6 Background Information and Resource Potentials of the Zila and the Upazila.

1.6.1 General Information.

1.6.1.1 Zila Level Information.

Name of the Zila	=	Nabiganj
Total Area	=	2580 sq.km(996 sq. miles)
Land Area	=	2321 sq.km(896 sq. miles)
River Area	=	140 sq.km(54 sq. miles)
Reserve Forests	=	119 sq.km(46 sq. miles)
Total Population	=	1277366(1981)
Population Density	=	495 per sq.km(1283 per sq.miles)
Number of Houshold	=	223060 Nos.
Number of Upazila	=	8 Nos.
Number of Unions	=	77 Nos.

1.6.1.2 Upazila level Information.

Name of Upazila	=	Nabiganj
Total Area	=	417 sq.km(161 sq. miles)
Number of Union	=	13
Number of Mouza	=	219
Number of Villages	=	352
Total Number of Population	=	216662
Number of Households	=	37006(1981)
Average Size of Households	=	5.85

1.6.2 Urban Area Information.

Urban Area of the Upazila(1981)	=	4.8 sq.km(1.80 sq. miles)
Urban Population (1981)	=	6565 persons
Number of Urban Centre	=	1

1.6.3. Agriculture.

a. Land Category.

Total Area	=	417 sq.km
Land Area	=	396 sq. km
Reserve Forest	=	18 sq. km.
River Area	=	3 sq.km

b. Agricultural Production(1981-82).

Name of Crops	Cultivated Area (in acre)	Production in M.Tons
Aus	5000	2084
Aman	64000	29842
Boro	22000	12949
Mustard	465	108
Jute	1185	3860 bales
Banana	180	1188 M tons

c. Land Utilisation and Intensity of Cropping (1981-82).

Total Area	=	102400 acres
Current fallow	=	4838 "
Single cropped	=	42583 "
Double cropped	=	15305 "
Triple cropped	=	487 "
Net cropped	=	58375 "
Gross cropped	=	74654 "
Intensity of cropping	=	128%

d. Irrigation by means of: (1982-83).

		Area Irrigated
Power Pump	=	5000 Acres
Door	=	8000 "
Saring busket	=	1700 "
Others	=	500 "
Total	=	15200 "

1.6.4 Industry and Employment.

a.	Agricultural Cropping	=	40352 persons
	Agricultural Non-cropping	=	3957 "
b.	Manufacture	=	242 "
c.	Business	=	4456 "
d.	Others	=	10291 "

1.6.5 Education.

a. Institutions	Number	Number of students
College	1	250
High School	10	2721
Jr.High School	2	213
Primary School	149	26509
Madrasha	23	3412

b. Literacy (1981).

(Age 5 yrs and above)	Number of persons	Literacy Rate
Male	21632	23.0
Female	12319	13.6
Total Literacy	33951	18.7

1.6.6 Religious Institutions(1983).

Mosque = 321 Nos.
Temple = 27 "

1.6.7 Storage Facilities(1982).

a. Food Godown = 1 No. capacity = 500 tons.

1.6.8 Communication.

a. Roads Metalled = 26 Km
Non Metalled = 225 Km

b. Bus stoppage = 5 Nos.
Launch station = 2 Nos.

1.6.9 Physical Facilities.

a. No. of Villages Electrified = 9 Nos.

b. Services and Facilities.

Post Offices	=	22 Nos.
Telegraph Office	=	1 No.
Bank Branch	=	16 Nos.
Daily Bazar	=	8 Nos.
Weekly/Bi-Weekly Bazar	=	22 Nos.
Tubewell(for drinking water)	=	1458 Nos.
Upazila Health Complex	=	1 No.
Charitable Dispensary	=	5 Nos.
Missionary Hospital	=	Nil
Cinema Hall	=	1 No.
Registered Club	=	4 Nos.
Dak Banglow	=	1 No
Sheba Asram	=	1 No
Public Library	=	1 No

Ref: Sylhet District Statistics, 1983. B B S

CHAPTER TWO

2. THE UPAZILA IN ITS DISTRICT CONTEXT.

2.1 Location and Physical Characteristics.

2.1.1 Location.

Nabiganj Upazila is located on the north-eastern side of the newly created Habiganj District. The Upazila Shahar of Nabiganj on the otherhand, is located on the western side of the Upazila very near to the Barak river.

The Upazila of Nabiganj lies between $24^{\circ}25'$ and $24^{\circ}41'$ north latitude and $91^{\circ}24'$ and $91^{\circ}40'$ east longitude. The Upazila Headquarters area under the present study lies between $24^{\circ}33'$ and $24^{\circ}34'30''$ north latitude and $91^{\circ}30'$ and $91^{\circ}32'$ east longitude. The present shahar area is found to have developed mainly on both sides of a road. However, existing rivers and khals have also influences on the development specially on the development of residential area. The main market area, primary School,, High School, Police Station, Post Office, Bus station are located on both sides of the main road in the Hat Nabi/ganj Mouza. The Upazila health complex is located on the south side of the shahar in Hat Nabiganj and the college is located on the north side in Holitala Mouza.

Map No. M_{1b} shows the subject upazila and Habiganj Zila within Bangladesh as a whole. The Zila Map No. M_{1a} shows the boundaries of the upazila, upazila headquarters area, Principal Transport network along with other important features of the district in 1" = 4 miles (1: 250000) scale.

Map No. M_{1c} shows the Nabiganj upazila headquarters area, main transport linkages, important towns around the subject upazila shahar.

2.1.2 Physical Characteristics in the Zila.

Habiganj Zila is mostly characterised with flood plains of various soil formation. The western part of the Zila is characterised by silty grey soil or silty clay land of the old Meghna Estuarine Flood Plain. The upazilas of Azmiriganj, Bahubal, Baniachang, Habiganj, Lakhai, Madhabpur and Nabiganj belong to this group. Most of plain land maintains contours ranging from 12 feet to 25 feet.

In the southern part of the Zila especially in the Chunarughat upazila dense mixed forests with trees and bamboo are located. This forests and hill ranges run from south wards north with peak heights of 218 feet and less. At the edge of these forest and small hills is plain land with contour from 15 to 20 feet. Most of Tea Gardens are located in these areas.

Rivers and Khals.

Some important rivers and khals are also flowing through the Zila Among these Kushiyara river originating in the Indian territory and flowing with its numerous tributeries through Sylhet and Moulvibazar Zila, is important.

The Table-1 below shows broad classification of land on topographical and Land Use Category in Habiganj Zila.

Table 1 : Broad Classification of Land on Topographical and Land Use Category in Habiganj Zila.

Name of the Upazila	Total		Land Area		Reserved Forest		River Area	
	Sq.ml.	sq.km	sq.ml.	sq.km	sq.ml.	sq.km	sq.ml.	sq.km
NABIGANJ	161	417	153	396	7	18	1	3
Azmiriganj	83	215	67	173	-	-	16	42
Bahubal	89	231	77	200	10	26	2	5
Baniachang	192	497	164	425	-	-	28	72
Chunarughat	192	497	160	415	28	72	4	10
Habiganj	95	246	92	238	-	-	3	8
Lakhai	76	197	76	197	-	-	-	-
Madhabpur	108	280	107	277	1	3	-	-
HABIGANJ ZILA	996	2580	896	2321	46	119	54	140

Source : District Statistics, Sylhet, BSS, 1983.

2.1.3 Physical Characteristics of Nabiganj Upazila.

Nabiganj Upazila with a total area of 417 sq. Km or 161 sq. miles is situated on the northern side of Habiganj Zila. The entire Upazila area is covered by agricultural plain land. A number of marshy low land areas locally known as beels or haors exist in the upazila. Most of these beels are used for boro cultivation in the winter. Some of these beels are also excellent abode for sweet water fish. As a result a good number of people have adopted fishing as profession in the upazila.

2.1.4 Analysis.

Table 1 shows that about 90 percent of the total area of the Zila is plain land and only 4.6% is forest land. The area covered by rivers and khals in the zila is 5.4% of the total area. The situation in the Nabiganj Upazila area is better than the whole Zila area. About 96 percent of the area is plain land and only 18 sq. Km area is covered with forest which is about 4 percent of the total area.

2.2 Population and Settlement Distribution.

2.2.1 Population and Settlement in the Zila Regions.

The population and Settlements are observed to have concentrated in village forms along road side and river banks. The Zila area mainly being plain land area, the settlements are scattered over the whole area in the form of villages or towns. Most of the towns are observed to have located at the junctions of some communication routes.

Table 2 shows the distribution of settlements in the Habiganj Zila and Nabiganj Upazila and Table 3 shows the upazila-wise population of Habiganj Zila.

Table 2 : Distribution of Settlements in the Zila Habiganj and Upazila Nabiganj.

Name of the Area	Municipal Town/Zila Shahar	Upazila Shahar	Other growth centre *	Rural Settlements	
				Number of Mouza	Number of Villages
Habiganj Zila	1	8	120	1303	2307
Nabiganj Upazila	-	1	28	219	347

Note : Growth Centres include hats and bazars and Union Headquarters.

Ref.: District Statistics, Sylhet, BBS, 1983 and Upazila Parishad Office, Nabiganj.

Table 3 : Upazila-wise Population of Habiganj Zila(1981).

Name of Upazila/ Zila	Area in sq km (sq mile)	Population			No.of House-hold	Density per sq km (sq.mile)	Per capita availability of land in acres
		Total	Male	Female			
Madhabpur	280(108)	194710	97595	97115	35433	695(1803)	0.35
Ajmiriganj	215(83)	74094	38028	36066	12163	345(893)	0.71
Bahubal	231(89)	116604	58723	57881	22433	505(1310)	0.48
Baniachang	497(192)	2040007	103675	100332	33780	410(1062)	0.60
Chunarughal	497(192)	202267	101311	100956	34408	407(1054)	0.60
Habiganj	246(95)	178713	91027	87686	32042	726(1881)	0.34
Lakhai	197(76)	90309	44343	45966	16396	458(1188)	0.53
Nabiganj	417(161)	216662	108616	108064	36405	519(1346)	0.47
HABIGANJ	2580(996)	1277366	643318	634048	223060	495(1283)	0.49

Ref. : District Statistics, Sylhet, BBS, 1983.

According to Table-3 Baniachang and Chunarughat Upazila are jointly ranking the biggest in size but Nabiganj upazila has the highest number of population in Zila. On other hand highest density of population exists in Habiganj Upazila(726 persons per sq. km) while the maximum per capita availability of land is observed in Azmiriganj Upazila.

2.2.1.2 **Previous Population of the Zila.**

In order to ascertain the growth and to determine future population, data on population at certain base periods are necessary. We collected data on population from secondary sources from the published records of 1961, 1974 and 1981 National Population Census of Bangladesh both for Zila and Upazila level information represented in Table- 4.

Table- 4: Population of Habiganj Zila in 1961,1974 and 1981.

Name of Upazila/Zila	Population of 1961			Population of 1974			Population of 1981		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Nabiganj Upazila	143731	73696	70035	182460	92773	89687	216662	108616	108046
Habiganj Zila	852862	432784	420078	1082485	549258	533217	1277366	643318	634048

Source : National Population Census Reports of 1961,1974 & 1981.

2.2.2 Population of Nabiganj Upazila

2.2.2.1 Area, Household and Male/Female division.

Nabiganj Upazila consists of 13 Unions and 219 Mouzas. The Mouzas, Villages and Settlements are almost evenly distributed all over the Upazila area except the south-eastern part where a number of haors exist. The distribution of population in different mouzas and unions varied with the variation of their area having correlation with each other. Table - 5 below shows the area and population of different Unions of Nabiganj Upazila in 1981.

Table-5 : Area and population of different Unions of Nabiganj Upazila in 1981

Upazila/ Union	Area			Population		
	In acre	In ha	No.of house hold	Total	Male	Female
Nabiganj Umion	5643	2284.6	3640	20821	10690	10131
Paniunda	12865	5208.50	2678	14727	7450	7277
Paschim Bara Bhakair	6921	2802.02	1900	11158	5661	5497
Aushkandi Union	5945	2406.88	2776	16906	8333	8573
Bausha Union	7669	3104.86	3231	18437	9178	9259
Debpara Union	5421	2194.74	2949	17291	8654	8637
Digalbak Union	8233	3333.20	3030	19416	9541	9875
East Bara Bhakair	5408	2189.47	1888	11097	5487	5610
Gaznaipur Union	5521	2235.22	3297	18521	9368	9153
Inathganj "	5129	2076.52	2547	17955	9087	8868
Kalair Banga"	3016	1221.05	1963	11862	5934	5928
Kargaon "	10565	4277.33	3533	20611	10413	10198
Kurshi "	8775	3552.63	2973	17860	8820	9040
NABIGANJ UPAZILA	91116	36889.0	36405	216662	108616	108046

Source : Bangladesh Population Census 1981, Community Table of All Thanas of Sylhet District Part 1 PP 73-86.

2.2.2.3 Age Structure of Population

Table 6 shows the division of population by age. This is important for planning purposes.

Table 6 : Age Structure of Population of Nabiganj Upazila (1981).

Name of Union	POPULATION					
	Total	0 - 4 Years	5 - 9 Years	10-17 Years	18-64 Years	65 & Over
Aushkandi	16,906	2408	3011	3177	7652	658
Bausha	18 437	2689	3362	3268	8476	642
Debpara	17 291	2519	3150	3251	7808	563
Dighalbak	19 416	2808	3510	3562	8867	669
East Bara Bhakair	11 097	1635	2043	1936	5114	369
Gajnai pur	18 521	2601	3250	3496	8501	673
Inaethganj	17 955	2631	3289	3165	8129	741
Kalairbag	11 862	1734	2168	2129	5442	389
Kargaon	20 611	2985	3732	3525	9686	683
Kushi	17 860	2648	3310	3245	8045	612
Nabiganj	20 821	2900	3624	4003	9654	640
Paniunda	14 727	2077	2596	2674	6806	574
Paschim Bara Bakhair	11 158	1510	1888	1903	5447	410
NABIGANJ UPAZILA	216 662	31145	38933	39334	99627	7623
Percentage of Total	100%	14.38	17.97	18.15	45.98	3.52

Source: Bangladesh Population Census 1981, Community category of all Thanas of Habiianj District, Part I.

2.2.3 Migration

Migration played little role in the growth of population during last two decades in the Zila. After independance of the country in 1971 intra-regional migratory effect has been tremendous due to undertaking of programmes of large scale development activities by the government in the urban centres of both Zila and Upazila. Table - 7 shows the Upazila -wise growth of population in the Habiganj Zila and Table 8 shows the Union-wise growth of population in Nabiganj Upazila between 1961 and 1981.

Table- 7 : Growth of Population of Habiganj Zila between 1961 and 1981 with Percentage Variation.

Upazila / Zila	Population			Percentage Variation		
	1961	1974	1981	1974 over 1961	1981 over 1974	1981 over 1961
Ajmiriganj	51143	62258	74094	21.73	19.01	44.88
Bahubal	83021	99794	116604	20.20	16.85	40.45
Baniachong	138351	173884	204007	25.68	17.32	47.46
Chunarughat	128373	171297	202267	33.44	18.08	57.56
Habiganj	118772	151494	178713	27.55	17.97	50.47
Lakhai	66083	79624	90309	20.49	13.42	36.66
Madhabpur	123232	161674	194710	31.20	20.43	58.00
Nabiganj	143717	182460	216662	20.96	18.75	50.76
HABIGANJ ZILA	852692	1082485	1277366	26.95	18.00	49.80

Source : Sylhet District Statistics,1983,BBS.

Table 8 : Growth of Population of Nabiganj Upazila between 1961 and 1981 with Percentage Variation

Union / Upazila	Population			Percentage Variation		
	1961	1974	1981	1974 over 1961	1981 over 1974	1981 over 1961
Aushkandi	10744	14425	16906	34.26	17.20	57.35
Bausha	12783	16139	18437	26.25	14.24	44.23
Deb Para	11796	15321	17291	29.88	12.86	46.58
Dighal Bak	12590	15801	19416	25.50	22.88	54.22
East Bara Bhakair	7047	8168	11097	15.91	36.23	57.47
Gaznaipur	12749	15788	18521	23.84	17.31	45.27
Inathganj	10673	14877	17955	39.39	20.69	68.82
Kalairbanga	8293	10350	11862	24.80	14.61	43.04
Kargaon	14316	17400	20611	21.54	18.45	43.97
Kurshi	11625	15104	17860	29.93	18.24	53.63
Nabiganj	13801	17089	20821	23.84	21.84	50.87
Pani Unda	9724	12704	14727	30.65	15.92	51.45
West Bara Bakhair	7590	9294	11158	22.45	20.06	47.01
NABIGANJ UPAZILA	143731	182460	216662	26.95	18.75	50.74

Source: Population Census of 1961, 1974 and 1981. B B S

Table-9 shows the net migration of Population in the Zila and Upazila between 1974 and 1981.

Table- 9 : Net Migration of Population in the Zila and Upazila between 1974 and 1981.

Upazila / Zila	Natural growth of population between 1974 and 1981	Census Population in 1981	Net Migration between 1974-1981
Nabiganj Upazila	214822	216662	1840
Habiganj Zila	1274482	1277366	2884

Source : Calculated from Population Census Data of 1974 and 1981.

2.2.4 Analysis.

The distribution of population and settlement characteristics of Habiganj Zila and Nabiganj Upazila have been greatly influenced by the topographical and land use characteristics. Habiganj Zila is densely populated area compared to other Zilas of plain land area. Population density in different upazilas of Habiganj Zila ranges from a minimum 345 person per square kilometer to 695 persons per square kilometer with the zila average of 495 persons per sq km in 1981.

In 1981 Nabiganj Upazila had a population density of 695 persons per sq km compared to Zila average of 495 persons and national average of 605 persons per sq km. In different Unions of Nabiganj Upazila density ranges between a minimum of 524 persons to a maximum 910 persons/ skm.

The age composition of population in Nabiganj Upazila shows that the people of the following age groups have the given ratios of the total population :

Below 5 years of age	16.79%
Between 5 " and 9 years	15.56%
Between 10 " 17 "	18.04%
Between 18 " 64 "	46.04%
65 years old and over	3.57%
	100

The distribution of religious composition of the people is found to vary markedly in different unions of the Upazila. In all the Unions of the Upazila, Muslims form the majority group by religion in comparison to Hindu Community. In some unions such as Kargaon, Nabi ganj, Bausha and West Bara Bakhair the ratio of Hindu population is remarkably high in comparison to other unions. For example in East Bara Bakhair union the number of Hindu Population is 888 which is 8% of the total population of the union while 77.21% of the total population are Hindu in West Bara Bakhair union.

2.3 Economic Performance and Transport Linkages

2.3.1 Employment and Underemployment

2.3.1.1 Occupational Classification at the Zila Land

The employment and underemployment situation relating to zila and upazila can be better understood by studying the occupational size of labour force, type of dominant economic activity and employment characteristics. Table 10 below shows the occupational classification of people at the zila land and Table 11 shows the employment situation at the zila and upazila level.

Table 10: Occupational Classification of Labour Force in Habiganj Zila in 1981.

Upazila / Zila	Population above 10 yrs of age(%)	Not Working		Occupation		
		Attending school (%)	Not attending school (%)	Household (%)	Cultivation (%)	Agri - Non-crop (%)
Nabiganj	146,584 (100)	16,985 (11.59)	13,907 (9.48)	56,394 (38.47)	40,352 (27.53)	3,957 (2.70)
Habiganj Zila	861 310 (100)	52 403 (6.04)	110 133 (12.79)	327 278 (38.00)	242 987 (28.21)	12 398 (1.44)

Occupation		
Manufacture (%)	Business (%)	Others (%)
242 (0.17)	4,456 (3.04)	10,291 (7.02)
17 255 (2.00)	28 350 (3.29)	70 506 (8.19)

Table- 11: Population Employed and Seeking Employment in 1981.

Category	Total Population in the Upazila	Nabiganj Upazila		Habiganj Zila	
		Total population above 10 years of age		Total population above 10 years of age	
		Employed	Seeking employment	Employed	Seeking employment
Male and Female	216662	115692	30892	698774	162536

Source : Bangladesh Population Census, 1981.

Table-12 below shows the number of economically active population of greater Sylhet District including Habiganj Zila in 1981.

Table- 12 : Number of economically active population by age and sex 1981 in Greater Sylhet district.

Age group	Total population	Economically Active Population					
		Male		Female		Both Sex	
		Number	Percent of the total	Number	Percent of the total	Number	Percent of the total
10 - 14	747903	162266	10.9	11972	11.0	174238	10.9
15 - 19	505961	185375	12.4	13085	12.0	198460	12.4
20 - 24	427321	167482	11.2	14112	13.0	181594	11.3
25 - 29	421411	179657	12.0	15026	13.8	194683	12.2
30 - 34	350986	155643	10.4	13365	12.3	169008	10.5
35 - 39	320732	158481	10.6	11669	10.7	170150	10.6
40 - 44	257251	122599	8.2	9505	8.7	132104	8.2
45 - 49	189972	98733	6.6	6176	5.7	104909	6.5
50 - 54	177730	86862	5.8	5519	5.1	92381	5.8
55 - 59	96960	50293	3.5	2430	2.2	52723	3.4
60 - 64	128671	57978	3.8	3088	2.8	61066	3.8
65 +	193065	68350	4.6	2938	2.7	71288	4.4
Total (10 yrs +)	3817963	1493719	100.0	108885	100.0	1602604	100.0

Source : Sylhet District Statistics, 1983, BBS.

Table-12A shows the Crude activity rate and refined activity rate of economically active population of greater Sylhet District in 1981.

→

Table-12A: Crude and Refined Activity Rate of Economically active population in the Sylhet District in 1981.

Region	Crude Activity Rate Population			Refined Activity Rate Population		
	Both Sex	Male	Female	Both Sex	Male	Female
Sylhet	28.3	51.6	3.95	42.00	75.5	5.93
Bangladesh	27.1	49.9	2.84	40.5	73.9	4.30

Source : Statistical Year Book 1987,BBS.

Note: 1. Crude Activity Rate is the ratio of economically active population of ages 10 years and above to the total population expressed in percentage.

2. Refined Activity Rate is the ratio of economically active population of ages 10 years and above the population of the same ages expressed in percentage.

Analysis : More than 66 percent of economically active population in Habiganj Zila are engaged in agricultural and household activities (Table-10) Only 2 percent of the economically active population are engaged in manufacturing and 3.29 percent are engaged in business activities. The activities in agriculture are spread over the whole area. It is observed that crude and refined activity rate of the male population was overwhelmingly higher than that of the female(Table-12A. The distribution of economically active population in the age groups 10-14 to 40-44 were more or less uniformly distributed for both sexes(Table-12).

In Nabiganj Upazila majority of the economically active population are engaged in agricultural and household activities. 17.38 percent of the total population over 10 years of age are grouped as not working including the students(6.11%). 39.07 percent of the economically active population are engaged in household works which is an indication of underemployment or disguised unemployment prevailing in the upazila.

2.3.2 Income and Expenditure.

2.3.2.1 Due to non-availability of recorded data on household income and expenditure the same have been presented on the basis of daily wages rates of different categories of labour in Sylhet District in the last five years of which relevant data are available.

Table-13 shows the annual daily wage rates of workers of different categories between the financial year 1977-78 and 1981-82.

Table-13 : Annual Daily Wages Rates of Workers by Type. (In Taka)

Type	Skilled / Unskilled	1977-78	1978-79	1979-80	1980-81	1981-82
Agricultural Labour	Skilled	11.51	15.98	23.08	24.36	25.18
	Unskilled	9.71	11.00	13.47	15.27	16.63
Fisherman	Skilled	11.90	17.17	30.00	35.00	37.72
	Unskilled	9.76	11.00	14.36	15.18	21.54
Bakery Workers	Skilled	15.00	16.95	20.00	20.42	22.73
	Unskilled	11.00	11.70	12.00	12.25	15.91
Fitter	Skilled	17.00	20.80	25.00	27.33	35.41
	Unskilled	11.30	13.75	16.00	16.33	19.45
Turner	Skilled	17.24	20.02	27.00	28.83	35.00
	Unskilled	10.62	17.73	20.00	20.00	22.00
Lineman	Skilled	11.70	16.56	70.00	20.00	21.54
	Unskilled	9.65	11.31	12.00	12.27	15.00
Forestry Labour	Skilled	18.83	20.50	31.66	39.25	42.27
	Unskilled	12.73	15.23	18.50	23.25	26.27
Casual Labour	Skilled	13.00	17.50	24.00	25.00	24.73
	Unskilled	9.00	10.80	15.00	15.00	16.64
Compositor	Skilled	15.00	17.85	20.00	21.45	22.55
	Unskilled	9.50	11.96	12.00	12.00	15.00
Book Binder	Skilled	16.00	16.50	20.00	21.44	22.73
	Unskilled	10.00	11.18	12.00	12.66	16.54

Source : Sylhet District Statistics, 1983, BBS.

It is seen in Table 13 that the wage rates are low in Sylhet District region. As a result income earned by persons engaged in different professions and trades are low. This feature combined with high level of unemployment and under employment made the total household income of working class of people relatively low.

2.3.2.2 Expenditure.

Either published or recorded data on expenditure of household at Zila and Upazila levels are not available. Due to low level of wages earned by the workers it is quite reasonable to assume that the subsistance level of livelihood of majority of households in the district, keeps the levels of expenditure low.

2.3.3 Agriculture and Forestry.

2.3.3.1 Land Classification.

High percentage of agricultural and cultivable waste land is an indication for an agricultural based economy in the Zila. Table-14 below shows the classification of land according to use (1982).

Table-14: Classification of land According to Category (1982).

(In acres)

Upazila / Zila	Reserve Forest	Char Area	Khas land	River	Cultivable Waste
Ajmiriganj	-	6000	10000	4000	150000
Bahubal	6675	15	826	400	1500
Baniachong	-	91	82 4	775	19800
Chunarughat	-	112	21250	20000	1200
Habiganj	-	-	935	752	21300
Lakhai	-	200	-	800	200
Madhabpur	350	-	3158	-	1430
Nabiganj.	-	-	13872	4410	6000
Habiganj Zila	7025	6418	50865	31137	201430

Source : District Statistics, Sylhet, 1983, BBS.

2.3.3.2 Land Utilisation in Agriculture.

It is important as well as interesting to know the utilisation of land in agriculture and forestry and level of production in the zila for identifying the areas of development potentials and depicting investment in appropriate areas enhancing the pace of development.

Table-15 shows the land utilisation and intensity of cropping in the Habiganj Zila and Table 16 shows the level of production of major crops in the Zila Region.

Table-15 : Land Utilisation & Intensity of Cropping in the Habiganj Zila in 1981-82.

(Figures in acres)

Upazila/ Zila	Total area	Current follow	Cropped Area			Total cropped area		Intensity of Cropping
			Single	Double	Triple	Net	Gross	
Ajmiriganj	53120	1613	18926	12026	1025	31977	46053	144.02
Bahubal	56960	7041	14478	10932	1464	26874	40734	151.57
Baniachang	122880	4177	53938	16398	5125	75461	102109	135.31
Chunarughat	122240	40	37851	27330	6424	71605	111783	15611
Habiganj	60800	8064	17033	13119	7175	37327	64796	173.59
Lakhai	48000	2413	28389	5466	746	34601	41559	120.11
Madhabpur	69120	1210	21765	24051	869	46685	72474	155.24
Nabiganj	102400	4838	42583	15305	487	58375	74654	127.89
Habiganj Zila	635520	29396	234963	124627	23315	382905	554162	144.73

Source : Sylhet District Statistics, 1983, BBS.

Table-16 : Area and Production of Major Crops(1981-82) in Habiganj Zila.

A= Area in acres.
P= Production in M/Tons.

Upazila/ Zila	Rice		Mustard		Jute		Tobacco		Pine Appl		Potato	
	A	P	A	P	A	P	A	P	A	P	A	P
Nabiganj	95000	9218	465	108	1185	144	325	97	60	348	111	1632
Habiganj Zila	602000	326511	1976	577	4025	508	1710	452	750	4328	3284	19529
Upazila as % of the Zila	15.8	2.8	23.5	18.7	29.4	28.4	19.0	21.5	8.0	8.0	3.4	3.2

Source : Sylhet District Statistics,1983,BBS.

2.3.3.3 Irrigation Facilities.

Information on the provision of irrigation facilities and other agricultural inputs in the zila as well as in the upazila level will be necessary in order to determine the level of services available and the scope for further improvement in the agricultural production and for increasing of employment opportunities in the upazila in the sector. Table- 17 shows the number of irrigation equipment used in the upazila and zila region in 1982.

Table- 17 : Number of Irrigation Equipment used in 1981-82.

Name of Upazila/ Zila	Name and Number of Equipment Used			
	Deep Tubewell		Low lift pump	
	No.	Area irrigated in acres	No.	Area irrigated in acres
Nabiganj	20	1396	46	1724
Habiganj Zila	20	1396	1446	66161
Upazila as % of the Zila	100	100	3.14	2.61

Source : Sylhet District Statistics 1983, BBS.

As regards the use of agricultural inputs some 311 tons of chemical fertilizers was distributed in Nabiganj Upazila in 1979-80 which was 2.82 percent of the total tonnege distributed in Habiganj Zila in that year.

2.3.3.4 Analysis.

Table- 15 shows that Nabiganj Upazila had 58375 acres of net cropped area out of 102400 acres of total area which is 57 % of the total and the intensity of cropping was 127.89% in 1981-82. The amount of cultivable waste land is only 4.72 of the total area.

As regard the production of rice, jute, mustard, tobacco, pine-apple, potato, the upazila production was quite noteable. From the table-16 we may find that the production of rice was 15.75% and that of jute was 50.0% of the total production in the Zila region in 1981-82.

The irrigation facilities and the level of fertilizer and pesticide etc. indicate that the level of use of these inputs is low and there are prospects of achieving higher production level with improvement in the use of the inputs in agricultural sector. And this expected achievement is likely to provide additional employment opportunities and higher income to the people of the upazila.

2.3.4 Non-Agriculture.

2.3.4.1 Industry.

Industrial and commercial activities in the upazila as well as in the zila are mainly based by the agricultural and forestry products. Most of the industries are cottage industries and greater portion of the total employment is limited to the family members.

Due to some helpful conditions like easy availability of power resources, low priced land, cheap labour and wellbuilt communication systems, some big industries like Saiham Textile Mill, factory for making handles of umbrella have been localised in Noapara within the upazila area. Table-48 shows the number of some of the important cottage industries in 1981.

Table 18 : Number of Some Imortant Cottage Industries, Investment and Persons Employed in 1981.

Name of Industry	Nabiganj Upazila					Habiganj Zila				
	No of Unit	Investment in 000 Tk	Persons Employed			No of Unit	Investment in 000 Tk	Persons Employed		
			Hired	Family	Total			Hired	Family	Tot
Rice	61	3544	37	97	134	309	18211	695	466	1161
Biscuit Bakery	3	332	35	4	39	25	849	167	46	213
Sweets	9	24	40	15	55	140	1616	511	189	820
Oil	-					84	488	14	234	248
Saw Mill	-					7	1309	104	3	107
Tailor	118	533	58	211	269	642	4831	481	1128	1689
Wooden Furniture	59	314	42	183	225	367	2404	360	1101	1461
Sital Pati	35	70	-	150	150	35	70	-	150	150
Total	285	4817	212	660	872	1609	29778	2332	3317	5849

Source: Sylhet district statistics - 1983, BBS.

2.3.4.2 Fishery.

There are big haors in the upazila area. As a result fish cultivation is very prospective in the upazila area and good number of people are engaged in this profession.

2.3.4.3 Analysis.

Table- 18 showing the type of industries, industrial investment and labour engaged in cottage industries the prospects of expansion of cottage industries in the upazila and zila which depends mainly on the agricultural based raw-materials for their production.

2.3.5 Transport and Communication.

The zila headquarters and some of the upazila headquarters including Nabiganj, Madhabpur, Sreemongal upazilas are connected by road way with the major towns of Bangladesh.

There is no railway line in Nabiganj Upazila. Air Transport facility is also absent. Table-19 shows the position of different types of roads in the Zila. The upazila is connected with the tele-communication with zila headquarters and neighbouring upazila shahars.

Table-19 : Existing Roads in Habiganj Zila(1982).

(In Km)

Upazila / Zila	Pucca	Semi-pucca	Kutcha	Total
Ajmiriganj	-	3.22	64.37	67.59
Bahubal	24.14	-	127.14	151.28
Baniachang	-	1.61	104.61	106.22
Chunarughat	32.19	4.83	120.70	157.72
Habiganj	40.23	80.47	321.87	442.57
Lakhai	-	-	40.23	40.23
Madhabpur	19.31	12.87	254.28	286.46
Nabiganj	22.53	-	225.31	247.84
HABIGANJ ZILA	138.40	103.00	1258.51	1499.91

Source : Sylhet District Statistics,1983,BBS.

Analysis : In view of the existence of well-built transport and communication system with zila headquarters with rest of the country, the system as a whole is satisfactory except the few upazilas where pucca roads connecting zila headquarters are yet to be developed.

2.4 Social Infrastructure.

2.4.1 Markets.

Habiganj Zila area as a whole constitute a good market area but rural in nature except in the urban areas. There are daily, weekly and bi-weekly markets in the upazila. They are mainly meant for selling agricultural outputs. Of course, markets in the zila or upazila headquarters area sit almost daily and finished goods are bought and sold.

Table-20 shows the distribution of markets in different upazilas of Habiganj Zila.

Table-20 : Distribution of Markets in Habiganj Zila, 1982.

Upazila / Zila	Number of Daily Bazar	Number of Weekly or Bi-weekly Bazar
Ajmiriganj	2	2
Bahubal	2	12
Baniachang	5	15
Chunarughat	5	20
Habiganj	5	8
Lakhai	3	7
Madhabpur	2	18
Nabiganj	8	22
HABIGANJ ZILA	32	104

Source : Sylhet District Statistics, 1983, BBS.

2.4.2 Commercial Activities.

Commercial activities are confined mainly in marketing areas. Agricultural goods are mainly gathered at the different growth centres where the traders collect them and export them to bigger centres within or outside upazila or zila. As regards storage godowns have been constructed by public organisations at the upazila headquarters area.

2.4.3 Educational Sector.

The existing situation with respect to number of literate persons and the literacy rate according to 1981 population census is given in the Table-21A and number of education institutions and the number of students in the zila of Habiganj are given in Table-22.

Table-21A: Number of Literate persons and Literacy Rate in Habiganj Zila in 1981.

Upazila / Zila	Literate Persons			Literacy Rate		
	Total	Male	Female	Total	Male	Female
Mabiganj Upazila	33951	21632	12319	18.7	23.0	13.6
Habiganj Zila	189373	129222	60151	17.8	24.0	11.4

Source : Sylhet District Statistics,1983,BBS.

Table-21 : Educational Institutions and Number of students in the Habiganj Zila,1982.

Upazila / Zila	Primary		Secondary		College		Madrahsa		G.S.Kendra	
	No.of School	Student	No.of School	Student	No.of College	Students	No.of Madrasha	Students	No.of Kend	Students
Ajmiriganj	42	6047	8	1475	-	-	6	350	5	110
Bahubal	80	10110	6	1300	-	-	12	1928	7	150
Baniachang	104	16479	15	2816	1	150	5	735	15	325
Chunarughat	109	13157	12	2620	1	98	15	1430	15	145
Habiganj	114	14524	16	3880	2	450	4	550	4	200
Lakhai	48	7715	4	657	-	-	5	300	6	133
Madhabpur	95	13491	17	3361	1	200	2	369	12	255
Nabiganj	160	19523	12	2934	-	-	23	3412	13	310
HABIGANJ ZILA	752	101046	90	19043	5	898	72	9074	77	1628

Source : Sylhet District Statistics,1983,BBS.

2.4.4 Health and Social Welfare.

Information on public health and Social Welfare in the Habiganj Zila information on existing medical institutions, family planning facilities and social service facilities have been collected. Table-22 shows the medical institutions and Table-23 shows the family planning services available in the zila.

Table-22 : Existing Medical Institutions in Habiganj Zila(1982).

Upazila / Zila	U.Z. Health Complex		Chari-table Dispan-sary	Missionery Hospital		Other
	No.	Bed		No.	Bed	
Ajmiriganj	1	31	2	-	-	-
Bahubal	1	31	1	-	-	2
Baniachang	1	31	1	-	-	-
Chanarughat	1	31	1	-	-	-
Habigang	1	31	2	-	-	12
Lakhai	1	31	1	-	-	-
Madhabpur	1	31	4	4	-	-
Nabiganj	1	31	5	-	-	-
HABIGANJ ZILA	8	248	17	4	-	14

Source : Sylhet District Statistics,1983,BBS.

Table-23 : Family Planning Clinical Centres in Habiganj Zila,1982.

Upazila / Zila	Sterilization Centre	Mobile Centre	Injection Centre	M.R. Centre	Family Planning Welfare Centre
Nabiganj U.Z.	1	1	1	1	-
Habiganj Zila	9	8	9	9	6

Source : Sylhet District Statistics,1983,BBS.

2.4.5 Other Urban Services and Utilities.

Services and facilities throughout the Zila region have not been equally developed due to un-development of communication facilities everywhere. Table-24 shows a comparative statement of the existing provisions of some of the important service facilities in the area.

Table- 24: Number and Location of Service Facilities in the Habiganj Zila, 1982.

Upazila / Zila	Tubewell Drinking Water	Villa - ge elec trifeid	Post Office	Tele- graph Office	Rest House	Bank Branch	Cinema Hall	Regis- tered Club	Public Library
Ajmiriganj	540	17	4	1	1	5	-	-	-
Bahubal	559	7	11	-	2	6	-	-	2
Baniachang	1340	6	9	1	1	5	-	-	-
Chunaru-ghat	1494	37	10	2	2	4	-	-	-
Habiganj	2000	10	19	1	2	19	2	15	1
Lakhai	677	-	-	-	-	-	-	-	-
Madhabpur	1414	100	21	1	2	9	1	1	1
Nabiganj	1458	4	22	1	1	16	1	4	1
HABIGANJ ZILA	9482	181	96	7	10	64	4	20	5

Source : District Statistics, Sylhet, 1983, BBS.

2.5 Current Development Project(Priority Projects).

2.5.1 Development Projects in the upazila are implemented by the Upazila Parishad as well by the various government department and other organisation. The project implemented by the upazila Parishad through the Development Assistance Fund under the ADP can be divided into three broad categories, such as socio-economic infra-structure, physical infra-structure and agricultural infra-structure. Under the Food for Works Programme(FWP) and Rural Works Programme(RWP), mainly the rural road construction programme is executed.

The Roads and Highways Department(RHD), the Power Development Board (PDB), the T&T Board etc. execute projects under their respective department. Table-25 shows the different priority projects under execution by various agencies.

Table- 25: Priority Projects under Execution in Nabiganj Upazila in 1989-90.

Name of Projects	Implementing Agency	Location	Cost in Taka	Year of commencement	Year of completion	Remarks.
Contrn.of culvert over Madhukandi Barai khal.	Upazila Parishad	Mandar-Kandi	90880	1989-90	1989-90	Complete 100%
Contrn. of R.C.C. Culvert near Paniunda Bazar	-Do-	Paniunda	25000	1989-90	1989-90	20%
Development of Work of Kurshi Primary School	-Do-	Kurshi	13500	1989-90	1989-90	25%
Digging of 2 Deep Tube Well	-Do-	Hat Nabiganj	87500	1989-90	1989-90	50%
Constrn. of Pucca drain for Deep Tube well at Purangaon.	-Do-	Purangaon	49963	1989-90	1989-90	100%
Nursery Project for Tree Plantation	-Do-	Hat Nabiganj	20000	1989-90	1989-90	40%
Contrn. of Box Culvert at village Lalmir	-Do-	Lalmir	129543	1988-89	1989-90	100%

Source : Upazila Parishad Office,Nabiganj.

2.6 Synthesis: Identification of Hierarchy of Settlements in the Upazila.

2.6.1 Existing situation and Future Trends.

The analysis of the existing demographic, socio-economic and geo-physical condition in the Habiganj Zila and in different upazilas within it neveal the nature and conditions of physical infra-structural development, size-distribution of human settlements in the Zila region and the levels of socio-economic services development in the different settlements in the area.

The analysis also reveals the prospects as well as trends of future growth and development in different fields. The comparative trends of development occurred in different fields of the upazila under study also indicate the future trend of development in the area. The potential resources, especially the agricultural resources together with the situational condition of the upazila in question indicate that Nabiganj upazila shahar is likely to grow rather rapidly.

2.6.2 Situation within the Nabiganj Upazila.

The distribution of humnn settlements, development of various socio-economic services and physical infra-structure at different areas within the upazila have been greatly influenced by the geo-physical condition of it. As a result, the human settlements and socio-economic services are almost evenly distributed in different unions as well as mouza centres. The prospects of future growth of these small centres as well as the levels of socio-economic activities are not different from each other. As the future growth and development of each of these centres and settlements will influence the growth of the upazila shahar area, so it is necessary to determine the hierarchy of settlements in the upazila with respect, existing services and facilities available at various settlements and growth centres.

2.6.3 Identification of Hierarchy of Settlements in the Upazila.

Identification of the hierarchy of Settlements within the upazila with respect to the criteria mentioned in the previous paragraphs will help preparation of land use plan of the upazila shahar in many ways. For examples, the levels of various services and facilities available at different areas will determine the dependence on various services and facilities provided in the upazila shahar area.

Secondly, idenfification of hierarchy of settlements is also necessary for determination of catchment area or Zone of influence of the upazila shahar. It will also be necessary to plan for development of various services at different areas based on the levels of services available at different centres.

The methodology followed for determination of hierarchy of settlements in the upazila involved collection of data on a number of specified demographic, physical and socio-economic characteristics of each of the centres through field survey. Then different comparative weights were assigned to each criteria in accordance with its importance. Then each of these centres were compared with the total score it obtained as per weights assigned to each criteria. Table-26 shows the rank order of the hierarchy of settlements in the Nabiganj Upazila.

The important settlements as well as the centres are shown on Map M 2.

2.6.4 Analysis.

Table-26 shows the analysis of the hierarchy of settlements in the Nabiganj Upazila. Some of the important urban services and facilities are observed to have concentrated in a few centres of the upazila. The union centres comprising the upazila shahar area and the other union centres received the next order of ranking. The volume of economic activities and service facilities in these centres are less than the headquarters area. The hierarchy of various centres can be grouped as follows :

Group A : with score 25 and above with provision of higher number of urban services.

Group B : with score 15 to 24 with limited urban services.

Group C : with score less than 15 with poor urban services.

The hierarchy of settlement as grouped above have been shown in the Map NO. M 2

Table - 26 : Hirrarcy of Settlements and Growth Centres in Madhabpur Upazila in 1989.

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Nabigand										
		Hat Nabi-gonj	Shib-pasha	Adit pur	Bar-kat pur	Bha-dar-di	Chan-shat pur	Sala-mat-pur	Enat bad	Gan-dh	Gnal ha-ri.	Uj-akh-air
Population												
Below - 1000	1	1	-	-	1	1	-	1	1	1	1	-
1001 - 5000	2	-	2	-	-	2	-	-	-	-	-	2
5001 - 10000	3	3	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	2	-	-	-	-	-	-	-	-	-	-
Light Industry	1	1	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	1	-	-	-	-	-	-	-	-	-	-
Weekly	2	2	-	-	-	-	-	-	-	-	-	-
Bank	2	2	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	1	-	-	-	-	-	-	-	-	-	1
Hospital	2	2	-	-	-	-	-	-	-	-	-	-
Community Centre	1	1	-	-	-	-	-	-	-	-	-	-
Clubs	1	1	-	-	-	-	-	-	-	-	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	1	-	-	-	-	-	-	-	-	-	-
Graveyard	1	1	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	-	-	-	-	-	-	-	-	-	-
Educational												
Primary School	1	1	1	1	-	1	-	-	-	-	1	1
Secondary School	2	2	-	-	-	-	-	-	-	-	-	-
College	3	3	-	-	-	-	-	-	-	-	-	-
Madrasha	1	1	1	-	-	-	-	-	-	-	-	1
Urban Services												
Post Office	1	1	-	-	-	-	-	-	-	-	-	-
Telegrame Office	2	2	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	1	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	1	-	-	-	-	-	-	-	-	-	-
Bus Station	1	1	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		32	4	2	1	3	1	1	1	1	2	5
Rank Order		A	C	C	C	C	C	C	C	C	C	C

Table - 26 : (Contd.)

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Paniunda Union										
		Hdita-la	Kani pur	Nahar pur	Muradpur	Surish pur	Timir pur	Alipur	Bara Char	Bhargonj	Burinas	Kursha
Population												
Below - 1000	1	-	-	1	1	1	-	1	-	1	1	1
1001 - 5000	2	2	2	-	-	-	2	-	2	-	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	-	-	-	-	-	-	-	-	-	-	-
Weekly	2	-	-	-	-	-	-	-	-	-	-	-
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	-	-	-	-	1	-	-	-	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	-	-	-	-	-	-	-	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	1	-	-	-	-	-	-	-	-	-
Educational												
Primary School	1	1	1	1	-	-	1	1	1	1	1	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	1	-	1	-	-
Urban Services												
Post Office	1	-	-	-	-	-	-	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		4	4	2	1	1	5	2	4	2	2	2
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 : (Contd.)

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Ba-bon	Noa Gaon	Pani-unda	Ra-karipur	Sy-edpur	San-kor pur	West Am. shav	Bara Bau-shi	Bhakair Char gaon	West Chak	Fatah pur
Population												
Below - 1000	1	-	-	-	-	1	-	-	1	-	-	-
1001 - 5000	2	2	2	2	2	-	2	2	-	2	2	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	1	-	-	-	-	-	-	-	-
Market: Daily	1	-	-	1	-	-	-	-	-	-	-	1
Weekly	2	-	-	2	-	-	-	-	-	-	-	2
Bank	2	-	-	2	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	1	-	1	-	-	-	1	-	-	-	1
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	1	-	-	-	-	-	-	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	-	-
Graveyard	1	-	-	1	-	-	-	1	-	-	-	1
Mosque/Temple	1	-	1	1	-	-	-	-	1	1	1	1
Educational												
Primary School	1	1	1	1	1	-	1	1	1	1	1	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	2
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	1	-	-	-	-	-	-	-	1
Urban Services												
Post Office	1	-	-	1	-	-	-	-	-	-	-	1
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		4	4	15	3	1	2	5	3	4	4	12
Rank Order		C	C	B	C	C	C	C	C	C	C	C

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Aushkandi Union										
		Ha-limpur	Sai-la	Sona pur	Ajal pur	Alam pur	Aush Kandi	Ban-gaon	Bata pur	Chai-tan pur	Dau-lat pur	Deo-tali
Population												
Below - 1000	1	-	1	-	1	-	1	-	1	1	1	1
1001 - 5000	2	2	-	2	-	2	-	2	-	-	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	-	-	-	-	-	1	-	-	-	-	-
Weekly	2	-	-	-	-	-	2	-	-	-	-	-
Bank	2	-	-	-	-	-	2	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	-	-	-	-	1	1	-	-	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	1	-	-	-	-	-
Clubs	1	-	-	-	-	-	1	1	-	-	-	-
Cinema Hall	1	-	-	-	-	-	1	-	-	-	-	-
Play Ground	1	-	-	-	-	-	1	1	-	-	-	-
Graveyard	1	-	-	-	-	-	1	1	-	-	-	-
Mosque/Temple	1	1	-	1	-	1	1	1	1	-	-	-
Educational												
Primary School	1	1	1	1	1	1	1	1	1	-	1	1
Secondary School	2	-	-	-	-	-	2	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	1	-	1	1	1	-	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	1	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	1	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		4	2	5	2	5	19	9	3	1	2	2
Rank Order		C	C	C	C	C	B	C	C	C	C	C

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Firachatpur	Jalalpur	Mangalpur	Minojpur	Mithapur	Mukimpur	Pitual	Rudrapur	Sadorbad	Ulu Kandi	Umorpur
Population												
Below - 1000	1	1	1	1	1	1	1	-	1	-	1	-
1001 - 5000	2	-	-	-	-	-	-	2	-	2	-	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	-	-	-	-	-	-	-	-	-	-	-
Weekly	2	-	-	-	-	-	-	-	-	-	-	-
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	-	-	-	-	-	1	-	1	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	-	-	-	-	-	-	-	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	-	1	-	1	1	1	1	-	1	-	1
Educational												
Primary School	1	-	1	-	1	1	1	1	-	1	-	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	1	-	-
Urban Services												
Post Office	1	-	-	-	-	-	-	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		1	3	1	3	3	3	5	1	6	1	4
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 : (Contd.).

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Bausha Union										
		Roypur	Bausha	Badara	Bara Kunal	Bhanpur	Bhatorhai	Chandpur	Gahapur	Dasair Konal	Delsparal	Daulatpur
Population												
Below - 1000	1	1	-	-	1	1	1	-	1	1	-	1
1001 - 5000	2	-	2	2	-	-	-	2	-	-	2	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	1	-
Market: Daily	1	-	1	-	-	-	-	-	-	-	1	-
Weekly	2	-	2	-	-	-	-	-	-	-	2	-
Bank	2	-	-	-	-	-	-	-	-	-	2	-
Social Infra-structure												
Health Centre	1	-	1	-	-	-	-	-	-	-	1	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	-	-	-	-	-	-	-	-	-
Cinema Hall	1	-	1	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	1	-
Graveyard	1	-	-	-	-	-	-	-	-	-	1	-
Mosque/Temple	1	-	1	1	-	-	-	1	-	-	1	-
Educational												
Primary School	1	-	1	1	-	-	-	1	1	1	1	-
Secondary School	2	-	-	-	-	-	-	-	-	-	2	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	-	1	-
Urban Services												
Post Office	1	-	1	-	-	-	-	-	-	-	1	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		1	10	4	1	1	1	4	2	2	17	1
Rank Order		C	C	C	C	C	C	C	C	C	B	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Deb Para Union										
		Inamchai	Kaifakpur	Nijchowk.	Rifatpur	Sujapur	Baitherkhal	Bhorn Deb	Faridpur	Husanpur	Projatpur	Deb para
Population												
Below - 1000	1	-	1	1	-	-	-	1	1	1	1	-
1001 - 5000	2	2	-	-	2	2	2	-	-	-	-	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	1
Light Industry	1	-	-	-	-	-	-	-	-	-	-	1
Market: Daily	1	-	-	-	1	1	-	-	-	-	-	1
Weekly	2	-	-	-	-	-	-	-	-	-	-	2
Bank	2	-	-	-	-	-	-	-	-	-	-	2
Social Infra-structure												
Health Centre	1	-	-	-	1	1	-	-	-	-	-	1
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	1
Clubs	1	-	-	-	-	-	-	-	-	-	-	1
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	-	1
Graveyard	1	-	-	-	-	-	-	-	-	-	-	1
Mosque/Temple	1	1	-	-	1	1	1	1	1	-	-	1
Educational												
Primary School	1	1	1	1	1	1	1	1	1	1	1	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	1
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	-	-	1
Urban Services												
Post Office	1	-	-	-	-	-	-	-	-	-	-	1
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		4	2	2	6	6	4	3	3	2	2	19
Rank Order		C	C	C	C	C	C	C	C	C	C	B

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Hatarchar	Haitandi	Jalalsapur	Kalabonpur	Majbangaon	Narondi	Rudragaon	Sadarghat	Uttar Faridpur	Digal Boaljura	Chatra Kut.
Population												
Below - 1000	1	-	1	-	-	1	1	1	-	1	1	-
1001 - 5000	2	2	-	2	2	-	-	-	2	-	-	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	1	-	-	-	-	-	-	1	-	-	1
Market: Daily	1	1	-	1	-	-	-	-	1	-	-	1
Weekly	2	2	-	-	-	-	-	-	2	-	-	2
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	1	-	1	-	-	-	-	1	-	-	1
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	1	-	1	1	-	-	-	1	-	1	1
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	1	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	-	1	1	-	1	-	1	1	1	1
Educational												
Primary School	1	1	-	1	1	-	1	-	1	-	1	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	1	-	-	1
Urban Services												
Post Office	1	-	-	-	-	-	-	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		10	1	7	5	1	3	1	12	2	4	11
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained — Bak Union: Daudpur	Daulatpur	Digalbox	Jagornathpur	Faddullapur	Gaolimpur	Jaipur	Kadipur	Kharra	Mouzpur	Paradia
Population												
Below - 1000	1	-	1	-	1	-	-	1	1	1	1	1
1001 - 5000	2	2	-	2	-	2	2	-	-	-	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	1	-	-	-	-	-	-	-	-
Market: Daily	1	1	-	1	-	1	1	-	-	-	-	1
Weekly	2	-	-	2	-	2	-	-	-	-	-	-
Bank	2	-	-	2	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	1	-	1	-	1	1	-	-	-	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	1	-	1	-	1	1	-	-	-	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	1	-	-	-	-	-	-	-	-
Graveyard	1	-	-	1	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	-	1	-	1	1	1	-	1	1	1
Educational												
Primary School	1	1	-	1	-	1	1	1	-	1	1	1
Secondary School	2	-	-	2	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	1	-	-	-	-	-	-	-	-
Urban Services												
Post Office	1	-	-	1	-	-	-	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		7	1	18	1	9	7	3	1	3	3	4
Rank Order		C	C	B	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained — Gaznaipur Union										
		Anwarpur	Babanda	Bandaura	Bangaon	Bairatola	Kamargaon	Gabdeb	Gaznaipur	Kandigaon	Kayesligaon	Ligaon
Population												
Below - 1000	1	1	1	-	-	1	-	1	-	-	-	-
1001 - 5000	2	-	-	2	2	-	2	-	2	2	2	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	1	-	-	-	-	1	1	-	-
Market: Daily	1	-	-	1	-	-	-	-	1	1	-	-
Weekly	2	-	-	2	-	-	-	-	2	2	-	-
Bank	2	-	-	-	-	-	-	-	2	-	-	-
Social Infra-structure												
Health Centre	1	-	-	1	1	-	1	-	1	1	1	1
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	1	-	-	-
Clubs	1	-	-	1	1	-	1	-	1	1	1	1
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	1	-	-	-
Graveyard	1	-	-	-	-	-	-	-	1	-	-	-
Mosque/Temple	1	-	-	1	1	-	1	-	1	1	1	1
Educational												
Primary School	1	-	-	1	1	-	1	1	1	1	1	1
Secondary School	2	-	-	-	-	-	-	-	2	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	-	-	1	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	1	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	1	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		1	1	10	6	1	6	2	20	10	6	6
Rank Order		C	C	C	C	C	C	C	B	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Radhypur	Rayghor	Rayghor Bade	Swasti pur	Husen pur	Kamar gaon	East Baraga	Bara Badi Bakhir	Bhakair Mamra Khai	Kazir gaon	Shaila
Population												
Below - 1000	1	-	1	1	-	-	1	-	-	-	1	1
1001 - 5000	2	2	-	-	2	2	-	2	2	2	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	1	-	1	1	1	-	1	1	1	-	-
Weekly	2	-	-	-	2	-	-	2	-	-	-	-
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	1	-	1	1	-	-	1	1	1	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	1	-	-	1	-	-	1	1	1	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	1	1	-	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	-	-	1	1	1	1	1	1	1	1
Educational												
Primary School	1	1	1	1	1	1	-	1	1	1	1	1
Secondary School	2	-	-	-	-	-	-	2	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	-	1	1	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		7	2	4	9	6	2	12	8	7	3	3
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Nisha Kuri	Sataillal	Shanker Sena	Shatak	Tarabari	Agra	Inathgonj Borhanpur	Chand pur	Dakshingram	Firozpur	Inathgonj
Population												
Below - 1000	1	-	1	-	-	1	-	1	-	1	1	1
1001 - 5000	2	2	-	2	2	-	2	-	2	-	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	1	-	1	-	-	-	-	-
Market: Daily	1	-	-	-	1	-	1	-	1	-	-	-
Weekly	2	-	-	-	2	-	-	-	-	-	-	-
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	-	1	1	-	1	-	1	-	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	1	-	-	-	-	-
Clubs	1	1	-	1	1	-	1	-	-	1	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	1	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	1	1	1	1	1	1	1	1	-	-
Educational												
Primary School	1	1	1	1	1	-	1	1	1	1	-	-
Secondary School	2	-	-	-	-	-	2	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	1	-	1	-	-	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	1	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		5	3	7	11	2	14	3	6	4	1	1
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Goldoba	Ilimpur	Karimpur	Madya Samat	Manikpur	Mostafapur	Sabajpur	Projatpur	Ramjanpur	Khalilpur	Ramjanpur
Population												
Below - 1000	1	-	1	-	-	1	-	1	-	1	1	1
1001 - 5000	2	2	-	2	2	-	2	-	2	-	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	1	-	1	-	-	-	-	-
Market: Daily	1	-	-	1	1	-	1	-	1	-	-	-
Weekly	2	-	-	-	2	-	-	-	-	-	-	-
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	-	1	1	-	1	-	1	-	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	1	-	-	-	-	-
Clubs	1	1	-	1	1	-	1	-	-	1	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	1	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	1	1	1	1	1	1	1	1	-	-
Educational												
Primary School	1	1	1	1	1	-	1	1	1	1	-	-
Secondary School	2	-	-	-	-	-	2	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	1	-	1	-	-	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	1	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		5	3	7	11	2	14	3	6	4	1	1
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained Kalair Banga Union										
		Gi-as pur	Ka-lair Bonga	Kha-ria	Man-dar kandi	Lah-ora pur	Rani gaon	Te-da-la	Umor pur	Bara-sha Kun	Be-gam pur	Bu-ren-ga
Population												
Below - 1000	1	1	-	-	-	-	-	-	-	-	1	1
1001 - 5000	2	-	2	2	2	-	2	2	2	2	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	1	-	-	-	-	-	1	-	-	-
Market: Daily	1	-	1	1	-	-	1	1	1	1	-	-
Weekly	2	-	2	2	-	-	2	-	2	-	-	-
Bank	2	-	2	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	1	1	1	-	1	1	1	1	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	1	-	-	-	-	-	-	1	-	-
Clubs	1	-	1	1	1	-	1	1	-	1	-	-
Cinema Hall	1	-	-	-	-	-	1	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	1	1	1	1	1	1	1	1	1	1
Educational												
Primary School	1	-	1	1	1	-	1	1	1	1	-	-
Secondary School	2	-	-	-	-	1	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	1	1	-	-	-	-	1	1	-	-
Urban Services												
Post Office	1	-	1	-	-	-	-	-	-	1	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		2	15	10	6	3	9	7	10	10	2	2
Rank Order		C	B	C	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Gan-dha	Gum Gu-mia	Ha-lim pur	Ka-mala pur	Kar-gaon	Kuri Shail	Mad-hab pur	Mil-lik	Mok-ta-har	Pan-ja rai	Uttam pur
Population												
Below - 1000	1	1	-	1	1	-	1	1	-	-	-	-
1001 - 5000	2	-	2	-	-	2	-	-	2	2	2	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	-	-	-	-	-	-	-	-	1	-	-
Weekly	2	-	-	-	-	-	-	-	-	-	1	-
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	1	1	-	-	1	-	-	1	1	1	1
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	1	-	-	-	-	-	-	-	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	1	-	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	1	1	1	1	1	1	1	1	1	1
Educational												
Primary School	1	1	1	1	-	1	-	1	1	1	1	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	-	-	1
Urban Services												
Post Office	1	-	-	-	-	-	-	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		4	5	4	2	6	2	3	5	6	6	6
Rank Order		C	C	C	C	C	C	C	C	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Kurshi Union										
		Rajapur	Sardar pur	Serpur	Tajpur	Taragaon	Halitala	Bazkasara	Berigam	Bhubirbak	Dullabpur	Enatabad
Population												
Below - 1000	1	1	1	-	1	1	1	1	1	1	1	-
1001 - 5000	2	-	-	2	-	-	-	-	-	-	-	2
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	-	-	-	-
Market: Daily	1	-	-	1	-	-	-	-	-	-	-	1
Weekly	2	-	-	-	-	-	-	-	-	-	-	2
Bank	2	-	-	-	-	-	-	-	-	-	-	-
Social Infra-structure												
Health Centre	1	-	-	1	-	-	1	1	1	-	1	1
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	1	-	-	-	1	-	-	-	1
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	-	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	-	1	1	1	1	1	1	-	1	1	1
Educational												
Primary School	1	-	-	1	-	-	1	1	-	-	1	1
Secondary School	2	-	-	-	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	-	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	-	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		1	2	7	2	2	4	5	2	2	4	9
Rank Order		C	C	C	C	C	C	C	C	C	C	CC

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained										
		Fat-ar	Ga-har	Ghol Doba	Hai bat pur	Ju-hur pur	Kad-ma	Kal-lan pur	Kur-shi	Maj-afar bad	Mota jil pur	Mul-la rai
Population												
Below - 1000	1	1	1	1	1	1	1	1	-	1	1	1
1001 - 5000	2	-	-	-	-	-	-	-	2	-	-	-
5001 - 10000	3	-	-	-	-	-	-	-	-	-	-	-
10001 - above	4	-	-	-	-	-	-	-	-	-	-	-
Socio-economic activity												
Medium Industry.	2	-	-	-	-	-	-	-	-	-	-	-
Light Industry	1	-	-	-	-	-	-	-	1	-	-	-
Market: Daily	1	-	-	-	-	-	-	-	1	-	-	-
Weekly	2	-	-	-	-	-	-	-	2	-	-	-
Bank	2	-	-	-	-	-	-	-	2	-	-	-
Social Infra-structure												
Health Centre	1	-	-	1	-	-	1	-	1	1	-	-
Hospital	2	-	-	-	-	-	-	-	-	-	-	-
Community Centre	1	-	-	-	-	-	-	-	-	-	-	-
Clubs	1	-	-	-	-	1	-	1	1	-	1	-
Cinema Hall	1	-	-	-	-	-	-	-	-	-	-	-
Play Ground	1	-	-	-	-	-	-	-	1	-	-	-
Graveyard	1	-	-	-	-	-	-	-	-	-	-	-
Mosque/Temple	1	1	1	1	1	1	1	1	1	1	1	1
Educational												
Primary School	1	-	-	1	-	-	1	-	1	1	-	-
Secondary School	2	-	-	-	-	-	-	-	-	-	-	-
College	3	-	-	-	-	-	-	-	-	-	-	-
Madrasha	1	-	-	-	-	-	-	-	1	-	-	-
Urban Services												
Post Office	1	-	-	-	-	-	-	-	1	-	-	-
Telegrame Office	2	-	-	-	-	-	-	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-	-	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-	-	-	-	-	-	-
Bus Station	1	-	-	-	-	-	-	-	-	-	-	-
Rly. Station	1	-	-	-	-	-	-	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-	-	-	-	-	-	-
Total Score		2	2	4	2	3	4	3	15	4	3	2
Rank Order		C	C	C	C	C	C	C	B	C	C	C

Table - 26 :

Description of the Criteria	Weightage	Name of the Settlement and Score Obtained Kurshi				
		Rai-pur	Sadulya pur	Sait Kuhan	Samor gaon	Shail pur
Population						
Below - 1000	1	-	1	1	1	1
1001 - 5000	2	2	-	-	-	-
5001 - 10000	3	-	-	-	-	-
10001 - above	4	-	-	-	-	-
Socio-economic activity						
Medium Industry.	2	-	-	-	-	-
Light Industry	1	1	-	-	-	-
Market: Daily	1	1	-	-	-	-
Weekly	2	-	-	-	-	-
Bank	2	-	-	-	-	-
Social Infra-structure						
Health Centre	1	1	1	-	1	-
Hospital	2	-	-	-	-	-
Community Centre	1	1	-	-	-	-
Clubs	1	-	1	-	1	-
Cinema Hall	1	-	-	-	-	-
Play Ground	1	-	-	-	-	-
Graveyard	1	-	-	-	-	-
Mosque/Temple	1	1	1	-	1	1
Educational		-				
Primary School	1	1	1	-	1	-
Secondary School	2	-	-	-	-	-
College	3	-	-	-	-	-
Madrasha	1	1	-	-	-	-
Urban Services						
Post Office	1	-	-	-	-	-
Telegrame Office	2	-	-	-	-	-
Telephone Exchange	1	-	-	-	-	-
Elec. Sub-Station	1	-	-	-	-	-
Bus Station	1	-	-	-	-	-
Rly. Station	1	-	-	-	-	-
Steamer/Launch Ghat.	1	-	-	-	-	-
Total Score		9	5	1	5	2
Rank Order		C	C	C	C	C

CHAPTER - 3

3. THE UPAZILA HEAD QUARTERS

3.1 Definition of Sphere of Influence/Attractiveness.

3.1.1 Objectives.

With a veiw to preparing a land use plan/master plan for the upazila shahar within a time-frame, the size of the population to be served by the urban services and facilities, employment opportunities etc. and the land acquired for making provision for such services and facilities are required to be ascertained. So the size of population of the settlements dependent on the services and other provisions of the town and the extent of spatial distribution of such settlements which forms the sphere of influence or catchment area is to be determined.

3.1.2 Assumptions and Criteria for Definition of Catchment Area.

The catchment area for the upazila shahar will depend on the situational distance of the settlements and the level of services available in them as well as on the existence of the means of transport and communication in that region. Administratively, the total area of the upazila which forms the catchment area, while for socio-economic services, like education, health, employment, commerce, recreation etc. the criteria for determination of the catchment area of a centre are dependent on the level of services provided in it and distance and means of transport and communication available from bigger ones to smaller centres.

For instance, the whole of the Nabiganj upazila forms catchment area for administrative and judicial services provided in the Nabiganj Upazila Shahar while about one-sixth part of the total area of the upazila at the north-western and north-eastern side is beyond the catchment area for socio-economic services provided in the upazila shahar. Because it is easier and advantageous to get socio-economic services from local as well as nearby important centres like Marşkul (Baniachang) Sherpur(Balaganj) etc.

For socio-economic services and facilities the catchment area for the Upazila Shahar includes all unions except the whole of west Bara Bhakair, parts of Dighal Bak and Aushkandi unions(MAP NO.M2).

In determination of the catchment area the following elements may be taken into consideration :-

a. The whole of the upazila may be considered as the catchment area for the services administered by the upazila administration but limited within upazila boundary i.e. the administration, law and order inforcing establishment, the judiciary services etc.

b. Provision of services which can be enjoyed by the people depend ing on the opportunities and not limited by the territorial jurisdiction such as health services etc.

c. The provisions and services which cater for the immediate and daily needs of the people. The provisions serve the people within a relatively short distance from the town and the distance depend on the level and standard of the particular provision, existing similar service in other adjacent locations and the transport and communications facilities to the location of the service from the settlement served.

d. The existing services and facilities in adjacent settlements may reduce the dependence on the same provision in the upazila shahar and thus have an effect of lowering down the attractiveness of the upazila shahar with respect to that facility.

In determining the catchment area of Nabiganj Upazila Shahar the major road links connecting Sylhet, Comilla and other major cities of Bangladesh with Nabiganj Upazila Shahar were taken into consideration. Some parts of the upazila having better link with nearby important centres is outside from the catchment area of Nabiganj Upazila Shahar for socio-economic services.

3.1.3 Method followed for Determination of Catchment Area.

The situation relating to the conditions of various existing provisions in different settlements within the upazila and in the settlements and centres outside the upazila, their size, capacity and standards were examined along with the physical constraints as well as transportation facilities and the most suitable settlements which were likely to be attracted by the facilities of Nabiganj Upazila Shahar have been determined. The boundary of this catchment area has been shown in the MAP No. M2(Upazila Map).

3.1.4 Settlements within the Catchment Area and their Population.

It is necessary to determine existing size of population of settlements in the catchment area and their future growth within the plan period. Table 27 shows the names of the Settlements and their respective population. This population figure will be used in the forecast of population in the upazila shahar.

3.1.5 Analysis.

Out of the 13 unions of the Nabiganj Upazila west Bara Bhakair Union and part of Dighalbak and Aushkandi Unions are better connected with nearby important centres like Sherpur, Markul for many socio-economic services. Population of the area have better access to these centres than their own upazila shahar. Therefore, the area of the upazila has been excluded from the catchment area of the Nabiganj Upazila Shahar.

Table-27 : Settlements (union-wise) their size and Population within the Catchment Area(1981).

Name of Union	Total Area		Area within the catchment Area		Total No.of Population	Population of the catchment area(1981)
	In acre	In ha	In acre	In ha		
Aushkandi Union	5945	2406.88	3862	1563.56	16906	10982
Bausha	7669	3104.86	7669	3104.86	18437	18437
Debpara	5421	2194.74	5421	2194.74	17291	17291
Dighalbak	8233	3333.20	6601	2672.47	19416	15567
East Bara Bhakair	5408	2189.47	5408	2189.47	11097	11097
Gaznaipur	5521	2235.22	5521	2235.22	18521	18521
Inathganj	5129	2076.52	5119	2076.52	17955	17955
Kalaibanga	3016	1221.05	3016	1221.05	11862	11862
Kargaon	10565	4277.33	10565	4277.33	20611	20611

(Contd. Table-27)

Name of Union	Total Area		Area within the catchment Area		Total No of population	Population of the catchment Area(1981)
	in acre	In ha	in acre	in ha		
Kurshi Union	8775	3552.63	8775	3552.63	17860	17860
Nabiganj "	5643	2284.62	5643	2284.62	20821	20821
Paniunda "	12865	5208.50	12865	5208.50	14727	14727
	84190	34085.02	80475	32580.97	205504	195731

Source : Field Survey and Population Census,1981,BBS.

3.2 Definition of the Shahar Area.

3.2.1 Objectives.

The objective of definining the Upazila Shahar area is to fix up an area in space within which an in-depth study can be carried out for analyses of various features, elements and functions of the existing built up area which fulfils the condition of an urban area. In the process of preparation of a land use plan for the Upazila Shahar, it is necessary to study the characteristics of a wider area beyond the existing shahar area in order to examine the prospects of future urban expansion. This area will be termed as the Study Area for the purpose.

3.2.2. Assumptions and Criteria.

In defining the shahar area it was assumed that there was no official delineation of Nabiganj Upazila Shahar due to non-existence of any Municipality there. Therefore, boundary of the existing Upazila Shahar has been fixed for the purpose of analysis of the town on the basis of various conditions which fulfil the definition of an urban area in Bangladesh. These criteria include the distribution of offices of the administrative departments and service organisations, concentration of non-agricultural activities, higher population densities Provision of urban services etc. The area on the otherhand, has been fixed on the basis of availability of suitable land for urban development around the existing town, the physical constraints and other relevant factors which affect the urban spatial expansion. The study area includes the existing upazila shahar area as defined in this paragraph. The boundaries of the existing upazila shahar and that of the study area have been shown in the Map M3a and the areas included in the existing upazila shahar and that of study area have been given in Table-28 and Table-29 respectively.

Table- 28: Area included in the Nabiganj Upazila Shahar (Built-up Area) 1989.

Name of Mouza	Total Area		Area included in the Upazila Shahar		Total population 1981	
	Acre	Ha	Acre	Ha	Total	Population of the Shahar Area
Hat Nabiganj	175	70.85	175	70.85	1819	1819
Naharpur	174	70.44	159	64.37	266	266
Shibpasha	343	138.87	343	138.87	2084	2084
Gandha	200	80.97	153	61.94	573	405
Timirpur	834	337.65	135	54.65	3160	511
Kanaipur	269	108.91	134	54.25	2467	1230
Holitola	685	277.33	64	25.91	1008	100
Salamatpur	156	63.16	22	8.91	583	150
	2836	1148.18	1185	479.75	11960	6565

Source : Field Survey, 1989.

Table- 29: Areas included in the Study Area, 1989.

Name of. Mouza	Total Land Area		Land Area included in the Study Area		Population of 1981	
	Acre	hact	Acre	Ha.	Total	Population in the study Area
Ganhari	252	102.02	64.00	25.91	636	165
Kanaipur	269	108.91	211.00	85.42	2467	1935
Timirpur	834	337.65	322.00	130.36	3160	2550
Hat Nabiganj	175	70.85	175.00	70.85	1819	1819
Refatpur	473	191.50	241.00	97.57	1956	996
Bhatar Hai	211	85.43	47.00	19.03	512	115
Naharpur	174	70.45	174.00	70.45	266	266
Millik	536	217.00	37.00	14.98	1284	-

(Contd. Table-29)

Name of Mouza	Total Land Area		Land Area included in the Study Area		Population of 1981	
	Acre	Ha	Acre	Ha	Total	Population in the study area
Shibpasha	343	138.87	343.00	138.87	2084	2084
Salamatpur	156	63.16	156.00	63.18	583	583
Holitala	685	277.33	685.00	277.33	568	568
Gandha	200	80.97	200.00	80.97	573	573
Dattagram	1513	612.55	114.00	46.15	1135	85
Kamalapur	227	91.90	113.00	45.75	279	139
Moktahar	814	329.55	110.00	44.53	922	125
TOTAL	**6862**	**2778.13**	**2992.00**	**1211.33**	**18244**	12003

3.2.3 Analysis Upazila Shahar Area.

a) Nabiganj **Upazila Shahar.**

Nabiganj Upazila Shahar is mainly built on either side of a local pucca road connecting Dhaka-Sylhet Highway at Sherpur. The Shahar has developed along the road. The main market area, Bus Station(Local), Police Station, Post Office are situated on the right side of the road. The UNO Complex on the other-hand is situated on the left side of General Osmani Road about a kilometre away from the main commercial centre. Necessary plain and suitable high land along the main road is available mainly in Shibpasha, Naharpur, Kanaipur and Gandha Mouzas for future development of the town.

b) The Study Area.

The study area extends beyond the existing built-up areas of the Nabiganj Upazila Shahar towards east, north and west in Shibpasha, Naharpur, Timirpur, Kanaipur, Gandha and Holitola mouzas.

3.3 Existing Land Use, Facilities and Utilisation Characteristics.

3.3.1 Demographic and Household Information.

3.3.1.1 Population and Household of the Upazila.

According to 1981 Census Report the number of population of Nabiganj Upazila was 216662. The upazila is divided into 13 unions. Out of the 13 unions 10 unions in full and parts of 2 unions have been included in the catchment area and 8 mouzas have been included in the study areas of the upazila shahar of Nabiganj. Table 30 shows the area, population and household of the 13 unions of the upazila.

Table30 : Area, Population and Household of Nabiganj Upazila (1981).

Unions	Area		Population			House hold	Population density per sq. km.	Size of House-hold
	Acre	sq.km	Total	Male	Female			
Aushkandi Union	5945	24.06	16906	8333	8573	2776	703	6.05
Bausha "	7669	31.04	18437	9178	9259	3231	594	5.71
Debpara "	5421	21.94	17291	8654	8637	2949	788	5.86
Dighal Bak "	8233	33.32	19416	9541	9875	3030	583	6.41
East Bara Bhakair "	5408	21.89	11097	5487	5610	1888	507	5.88
Gaznaipur "	5521	22.34	18521	9368	9153	3297	829	5.62
Inathganj "	5129	20.76	17955	9087	8868	2547	865	7.05
Kalair Banga "	3016	12.20	11862	5934	8928	1963	972	6.04
Kargaon "	10565	42.76	20611	10413	10198	3533	482	5.83
Kurshi "	8775	35.51	17860	8820	9040	2973	503	6.01
Nabiganj "	5643	22.84	20821	10690	10131	3640	912	5.72
Paniunda "	12865	52.07	14727	7450	7277	2678	283	5.50
Paschim Bara Bhakair "	6921	28.01	11158	5661	5497	1900	398	5.87
NABIGANJ UPAZILA	91111	368.74	216662	108616	108046	36405	588	5.95

Source : Calculated from the Upazila Statistics, 1981 Census.

3.3.1.2 Population and Household in the Study Area.

The information collected from the secondary sources in the study area on population and household have been tabulated in the Table-31.

Table-31: Population and Household Information in the Study Area(1981).

Name of the Mouza	Area		Population						Popu. Density per sq.km (1981)	H. hold size 1981
	Acre	Sq.km	1961	1974	1981					
			Total	Total	Total	Male	Female	House hold		
Hat Nabiganj	175	0.71	752	1064	1819	1081	738	307	561	5.93
Neharpur	174	0.70	176	212	266	131	135	48	380	5.54
Shibpasha	343	1.39	727	850	2084	1068	1016	389	1499	5.36
Gandha	200	0.81	472	497	573	300	273	101	707	5.67
Timirpur	322	1.30	535	1005	2550	1286	1264	442	1961	5.77
Kanaipur	211	0.85	774	974	1335	980	955	345	2276	5.61
Holitali	685	2.77	275	717	568	265	303	115	205	4.94
Salamatpur	156	0.63	425	535	583	277	306	86	925	6.78
Goahari	64	0.26	117	131	165	87	78	29	634	5.68
Refatpur	241	0.97	358	375	996	491	505	161	1027	6.19
Bhatar Hai-	47	0.19	76	93	115	57	58	19	605	6.05
Dattagram	114	0.46	63	72	85	42	43	12	184	7.08
Kamalapur	113	0.46	78	90	139	71	68	27	302	5.15
Moktahar	110	0.45	96	106	125	60	65	21	278	5.95
Study Area	2992	12.10	4924	6721	12003	6196	5807	2102	1004	5.71

Source : Population Census 1961, 1974 and 1981.

3.3.1.3 Age Structure of the Population.

Table31A shows the age structure of population in the study area.

Table-31A: Age structure of population in the Study Area (1981).

Age Group	Number of Population	Percent
0 - 9	3709	30.90
10 -17	2233	18.60
18 -64	5680	47.32
65 and over	381	3.18
Total	12003	100.00

Source : Bangladesh Population Census, 1981, Community Tables all Thanas of Sylhet District Part-1.

3.3.2 Topographical Condition.

3.3.2.1 Topographical Condition in the Upazila Area.

Except the beel and haors namely the Chapra, Nawa Chawki, Dehrakhal Charia, Salora haor etc. at different areas the whole of the upazila consists of plain land maintaining a normal contour heights ranging from 15 to 21 feet. A good number of khals originating from nearby rivers flowing over the upazila areas from east to west normally and somewhere changing their courses of direction due to contour of the land. These khals normally get dry in the winter, drain out the rain water when they are filled with. If the rain fall is normal, there is no risk of flood. If there is heavy rain along with heavy inflow from upper rivers there is likelyhood of occassional flood of short duration. The whole of the upazila provides good opportunities for agricultural production.

3.3.2.2 Topographical Condition in the Study Area.

The study Area covers the existing shahar area and its prospective environs. The development of the existing shahar has mainly occurred on both sides of the pucca road connecting the Dhaka-Sylhet highway at Sherpur in Balaganj Upazila.

The main commercial area, police station, post office, high school, primary school are situated on the right side of the road near bus station. The health complex on the other hand is situated on the right side of the Nabiganj-Habiganj road near the commercial centre.

3.3.3. Flood Characteristics in the Study Area.

Several small water channels flowing mainly north to south are the principal water channels in the study area. The main water channel viz. Kamarkhali river flowing from north to south has bifurcated near Kanai. pur, Hat Nabiganj and Timirpur Mouza junction and flowing taking the name as Shakha Barak Nadi. These water channels with their tributaries almost get dry in the winter. When rains come they are filled with rain water and act as navigable channels for transportation purposes.

3.3.4 Existing Drainage Channel.

3.3.4.1 Drainage in the upazila.

The upazila area is drained by a number of small rivers or khals originating from the nearby rivers in the east and flow normally towards west. These khals carry mostly the rain water and get almost dry in the winter. In the rainy season when these are filled with water become navigable for small boats.

3.3.4.2 Drainage channels in the Shahar Area.

Due to non-existence of big rivers in the upazila area road transport system has become the principal means of transport and communication. For this reason the development of the upazila shahar occurred on the side of the main road. However, the small rivers on the western and southern side of the upazila shahar function as the principal means of drainage of the shahar area. The drainage channels are shown in the Map No. M3a.

3.3.5 Transport and Communication.

The whole of the upazila area is plain. There are several haors and beels at different areas of the upazila. Due to absence of big rivers, the upazila has been connected by road with important cities of Bangladesh

There is road connection between Zila Shahar Habiganj and Nabiganj upazila shahar. The upazila shahar is also connected with the union office by footpath level roads.

The upazila shahar is connected by telephone and telegraph network. There are 22 post offices in the upazila including one in the shahar area. Category and mileage of transport network in the upazila and study area are given on the Table-32.

Table-32: Category and Mileage of the existing transportation route in the upazila and the study area.

Name of Area	Roads			Railway Line	River Route
	Pucca (in km)	Brick paved (in km)	Kutcha (in km)		
Study Area	4.58	4.45	14.87	-	-
Upazila Area	25.00	4.45	127.00	-	-

Source : Field Survey and District Statistics, Sylhet,BBS,1983.

3.3.6 Agriculture and Forestry.

Nabiganj upazila is predominatly an agricultural area. Out of 102 thousand acres of total,58 thousand acres of land in net is used for crop production which is about 57 percent of the total. With respect to land utilisation in 1981-82, out of total 102400 acres-4838 acres were current fallow, 42583 acres were single cropped, 15305 acres were double cropped and 487 acres were tripple cropped and the intensity of cropping was 127.89 percent.

Irrigation facilities in the Upazila is poor. In 1981-82 out of 14,500 acres of land in the Upazila 5,000 acres of land was irrigated by means of power pump, 8,000 acres by doons, 1,000 acres by "swing basket" and 500 acres by other means.

Out of the various Rabi and Kharif crops the items which have significant proportion of production in comparison to other Upazilas have been considered as major crops of the Upazila.

Forest and river areas cover a small portion of the land area of the Upazila. About 5,000 acres of land is covered by forest and river. Among the forest products Jackfruit and pineapple are the main.

The Study area consist of plain land of which a major part is in agricultural use. The Agricultural land adjacent to the existing Shahar has enhanced the possibilities of expansion of the township along the Nabiganj - Sherpur road in Shibpasha and Naharpur Mauzas in the eastern side and Timirpur, Kanaipur and Gandha mauzas in the Western side. The amount of agricultural land within the Study area comprising of 2,245 acres is not very much suitable for agricultural use and can be profitably used for urban expansion in future.

3.3.7 Commerce and Industry.

3.3.7.1 Commercial and Industrial Activity in the Upazila.

Commercial activities are mostly concentrated in shahar area and in some important growth centres in different unions. A daily bazar sits in the shahar area. 8 daily bazar including one in the shahar area and 22 weekly/biweekly hats and bazars including two in the shahar area sit at different areas of the upazila. The industrial activities are limited to cottage industries which are mainly carried out by the individual household.

3.3.7.2 Commercial and Industrial Activities in the Study Area.

The main commercial activities are concentrated in the bazar area near the bus station Kutcha Bazar, Gorocery, Stationary, Cloth, Medicine, Banks, Hotel and Restuarants etc. are among the main areas of activities.

3.3.8 Occupation and Employment.

The occupational classification according to 1981 population census in the Nabiganj Upazila is shown in Table-33. These information relates to the population of 10 years of age and above in the upazila. The number of persons in the ' notworking ' group includes persons attending educational institutions.

Table-33: Occupational Classification of Population in the Nabiganj Upazila in 1981.

Union / Upazila	Total population above 10 years of age	Not-working	House-hold	Culti-vation	Agri-cultu-ral non crop	Manu-factu-ring	Busi-ness	Others
Auskandi Union	11487	2293	4586	3486	44	35	261	782
Bausha Union	12386	3059	4525	2841	615	37	440	869
Debpara "	11622	2488	4704	3290	79	27	404	630
Dighalbak "	13098	2989	5173	3349	172	12	475	928
East Bara Bhakair Union	7419	1277	3156	2632	12	3	110	229
Gaznaipur "	12670	2427	4998	3630	453	14	227	921
Inathganj "	12035	2990	4463	2689	96	45	651	1101
Kalairbang"	7960	1441	2977	2115	632	3	184	613
Kargaon "	13894	2264	5665	4621	524	10	185	625
Kurshi "	11902	3106	4357	2758	255	39	436	951

(Contd. Table-33)

Union / Upazila	Total population above 10 years of age	Not-working	House-hold	Culti-vation	Agri-cultural non-crop	Manu-factur-ing	Busi-ness	Others
Nabiganj Union	14297	3237	5176	3132	724	11	826	1191
Paniunda Union	10054	1925	3519	3208	104	6	207	1085
Paschim Bara Bhakair	7760	1396	3100	2601	247	0	50	366
NABIGANJ UPAZILA	146584	30892	56394	40352	3957	242	4456	10291

Source: Population Census 1981, Community Tables of All Thanas of Sylhet District, Part-1.

Table- 34 Shows the occupational structure of population surveyed within the study area.

Table- 34 : Occupational Structure of the Surveyed Population in the Study Area, 1989.

Age Group	Surveyed popula-tion	Percen-tage of total	Occupation						
			House-hold work	Agri-cul ture	Indus-try	Business	Service	Student	Others
0 - 4	52	5.43	0	0	0	0	0	0	52
5 - 9	106	11.08	0	0	0	0	0	50	56
10-14	105	10.97	310	31	0	16	5	21	22
15-19	100	10.45	25	26	0	17	11	14	7
20-24	113	11.81	16	23	1	35	5	23	10
25-29	109	11.39	23	45	2	5	9	16	9
30-34	83	8.67	35	40	0	8	0	0	00
35-39	48	5.02	18	17	1	4	0	0	8
40-44	64	6.69	27	24	0	2	5	0	6
45-49	48	5.02	22	19	0	0	0	0	7
50-54	27	2.82	7	6	0	10	0	0	4
55-59	28	2.92	7	5	0	11	0	0	5
60-64	29	3.03	11	10	0	3	0	0	5
65- +	45	4.70	10	16	0	5	0	0	14
Total	957	100.	211	262	4	116	35	124	205

Source : Field Survey, 1989.

3.3.9 Income and Expenditure.

i) Situation in the Upazila.

Household work & agricultural activities are major occupation for the people of the upazila. Agricultural based occupations, therefore, are the main source of income of the people of the upazila. Information on agriculture have been recorded in previous sections of this report.

ii) Income and expenditure of the people of the Study Area.

The main commercial area of Nabiganj upazila is included in the study area for this reason trade and commerce constitute a source of the sizeable proportion of the total income of the people in the study area. Besides, a large segment of the people of the study area are engaged in agricultural activity which forms an important source of income. Table-35 shows the results of a field survey of households carried out for determination of the income pattern of people in the study area.

Table- 35 : Income Pattern of Household in the study Area

Annual Income Range in Taka	Number of Sample Household	Percentage of the Total
5000 and Less	0	0.00
5001 - 10000	8	4.12
10001 - 15000	19	9.79
15001 - 20000	23	11.86
20001 - 25000	26	13.40
25001 - 30000	21	10.82
30001 - 35000	8	4.13
35001 - 40000	17	8.76
40001 - 45000	11	5.67
45001 - 50000	9	4.64
50001 - 60000	6	3.09
60001 - 80000	8	4.13
80001 - 100000	27	13.92
100001 and above	11	5.67
TOTAL	194	100.00

Source : Field Survey, 1989.

iii) Table-36 shows the level of income based on occupational classification in the study area.

Table-36 : Level of Income of the Earning Members based on Occupational Classification in the Study Area.

Occupation	Number of persons engaged	Total Annual earning of the members of the household	Average Annual income of an earning member
Agriculture	176	3520000	20000
Business	91	4095000	45000
Service	35	840000	24000
Others	12	180000	15000
Total number of Surveyed household	314	8635000	27500

Source : Field Survey, 1989.

3.3.10 Education.

a) Table 37 shows the Union-wise location of the educational institutions in the Upazila.

Table-37 : Educational Institutions in Nabiganj Upazila in 1989.

Name of Union	College		H. School		Pr. School		Madrasha		Tech. Instn.	
	No.of College	Student	No.of School	Students	No.of School	Students	No.of Madrasha	Students	No.of instn.	Students
Aushkandi Union			1	486	17	2691	2	352	-	-
Bausha Union					11	2119				
Debpara Union			1	204	11	2307	3	470	-	-
Dighalbak Union			1	250	15	2073	-	-	-	-
East Bara Bhakair			1	225	7	1601	-	-	-	-
Graznaipur Union			1	345	12	2157	-	-	-	-
Inathganj Union			2	550	12	2165	4	650	-	-
Kalai Banga Union					8	1484	3	465	-	-
Kargaon Union					13	2088	3	460	-	-
Kurshi					12	1925	5	756	-	-

(Contd.Table-37)

Name of Union	College		H. School		Pr. School		Madrasha		Tech.Instn.	
	No.of College	Stu-dents	No.of School	Stu-dents	No.of School	Stu-dents	No.of Madrasha	Stu-dents	No.of Instn.	Stu-dents
Nabiganj Union	1	225	2	1325	12	2832	-	-	-	-
Paniudda Union					11	1690	3	416	-	-
Pachim Bara Bhakair			1	240	8	1377	-	-	-	-
NABIGANJ UPAZILA	1	225	10	3625	149	26509	23	3529	-	-

Source : Field Survey, 1989.

b) Table 38 shows the number of educational institutions in the study area.

Table- 38 : Educational Institutions in the Study Area.

Name of Area	College		H.School		P. School		Madrasha		Tech. Institution	
	No.of College	Stu-dents	No.of H.Sch-ool	Stu-dent	No.of school	Stu-dent	No.of Madra-sha	Stu-dent	No.of Instn.	Students
Study Area	1	225	2	1325	2	1240	2	350	-	-

Source : Field Survey, 1989.

c) Literacy in the Upazila.

Table-39 : Numberof of Literate persons and Literacy Rate in Nabiganj Upazila,1981.

Name of Union	Total Population			Literate Persons 5 yrs and above			Literacy Rate %		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Aushkandi Union	16906	8333	8573	3014	1878	1136	17.83	22.53	13.25
Bausha Union	18437	9178	9259	2731	1709	1022	14.81	18.62	11.04
Debpara "	17291	8654	8637	2526	1675	851	14.61	19.35	9.85
Dighal Bak "	19416	9541	9875	3024	1866	1158	15.57	19.55	11.72
East Bara Bhakair Union	11097	5487	5610	1249	852	397	11.26	15.53	7.08
Gaznaipur "	18521	9368	9153	2915	1867	1048	15.82	19.93	11.45
Inathganj "	17955	9087	8868	3244	1995	1249	18.07	21.95	14.08
Kalair Banga Union	11862	5934	5928	1644	1124	520	13.86	18.94	8.77
Kargaon Union	20611	10413	10198	2700	1798	902	13.09	17.27	8.84
Kurshi Union	17860	8820	9040	2859	1713	1146	16.01	19.42	12.68
Nabiganj Union	20821	10690	10131	4105	2606	1499	19.72	24.38	14.80
Paniuada "	14727	7450	7277	1939	1315	624	13.17	17.65	8.57
Paschim Bara Bhakair Union	11158	5661	5497	2001	1234	767	17.93	21.80	13.95
NABIGANJ UPAZILA	216662	108616	108046	33951	21632	12319	15.67	19.92	11.40

Source : Bangladesh Population Census 1981, Community Tables of All Thanas of Sylhet District,Part-1.

d) Literacy Rate in the Study Area.

Table-40 : Number of Literate Persons and Literacy Rate in the Study Area.

Name of Area	Total Population (Surveyed)			Literate Persons 5 yrs and Above age			Literacy Rate %		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Study Area	1120	627	493	632	390	242	56.43	62.20	49.09

Source : Field Survey,1989.

3.3.11 Health.

a) Health Facilities in the Upazila.

In general the health services and facilities are poor in the Upazila. There is one public health centre in the upazila shahar area which provided indoor and outdoor treatment facilities and also execute family planning programme in other areas of the upazila the level of health services are also inadequate. Table - 41 shows the existing level of health services facilities in the upazila.

Table- 41 : Level of Health Services facilities in the Nabiganj Upazila in 1989.

Level of Health Services	No.of instn.	No.of Doctors(MBBS)	No.of Nurses	No.of Beds	No.of Family Planning Personnel
Health Complex	1	8	5	31	42

Source : Field Survey,1989.

b) Health Facilities in the Study Area.

Table 42 : Level of Health Services Facilities in the Study Area.

Level of Health Services	No.of Institution	No.of Doctor	No.of Nurses	No. of Beds	No.of Family Planning Personnel
Upazila Health Complex	1	8	5	31	8

Source : Field Survey, 1989.

3.3.12 Administrative and Government Departments in the Shahar Area.

Among the government and administrative offices, the police station Post Office, health complex are located in the Hat Nabiganj Mouza while the Upazila Complex is located in the Halitala Mouza. Table 43 shows the offices and areas of land occupied by each unit.

Table-43 : Names of Government Offices and the area of land under their possession.

Name of Office	Location	Area	
		Acre	Hectare
Upazila Complex	Halitala	10.00	4.05
PDB	-do-	1.78	0.72
Police Station	Hat Nabiganj	3.10	1.26
Health Complex	-do-	7.77	3.15
Post Office	-do-	0.30	0.12
Dak Banglow	-do-	0.26	0.11
Veterinary	-do-	0.25	0.10
Sub-Registrar Office	-do-	.10	0.04

Source : Field Survey, 1989.

3.3.13 Residential Areas in the Study Area.

In the study area, most of the private residential houses are located in Shibpasha, Hat Nabiganj, Kanaipur, Timirpur, and Gandha Mouzas. The government residential houses which are mostly pucca are located mostly within upazila complex area in Halitala Mouza. Table 44 shows the various categories housing by tenure and ownership and Table 45 shows the type and structure of dwelling units in the study area.

Table 44 : Categories of housing by Tenure and ownership in 1989.

Categories	No. of Dwelling Unit	Percentage of Total
Owner Occupied	196	92.89
Private Rental	11	5.21
Govt. Rental	4	1.90
Total in the Study Area (Surveyed)	211	100.00

Source: Field Survey, 1989.

Table 45 : Dwelling Units by Type and Structure in the Study Area in 1989.

Type of Dwelling Unit	No of Unit	Percentage of Total
Pucca / Good	14	6.64
Semi Pucca/ Medium	25	11.85
Kutcha/ Poor	172	81.51
Total in the Study Area (Surveyed)	211	100.00

Source : Field Survey, 1989.

3.3.14 Socio-Cultural.

In the study area there are about 9500 Muslims, 2485 Hindus, 18 **o t h e r s.** The concentration of Muslim population is in Hat Nabiganj, Salamatpur, Timirpur, Guahari, Kanaipur, and Bhatarhai Mouzas, while the Hindu population are mainly found in Refatpur, Shibpasha, and Kanaipur Mouzas. The religious institutions and social services facilities for respective religious communities are found to have established near or within the concentration of population of each community. Table-46 shows the social services and facilities and religious institutions in the study area in 1989.

Table 46: Existing Religious Institutions and Social Services Facilities in the Study Area in 1989.

Area	Mosque	Hindu Temple	Buddist Pagoda	Christian Church	Muslim Grave-yard	Commu-nity Centre	Id-gah
Study Area	15	3	-	-	3	1	3

Source : Field Survey, 1989.

3.3.15 Urban Services.

Table 47 Existing Urban Services in the Study Area, 1989.

Type of Urban Services	Location
Post and Telegraph Office	Hat Nabiganj
Bus Stand	-Do-
Police Station	-Do-

Source : Field Survey, 1989.

3.3.16 Recreational Facilities.

The recreational facilities available in the Study Area are shown in Table- 48.

Table-48 : Existing Recreational Facilities in the Study Area, 1989.

Type of Facility	Number	Location
Club	4	Hat Nabiganj
Play field	1	-Do-
Stadium	0	N/A

Source : Field Survey, 1989.

3.3.17 Urban Reserves.

The urban resources consisting of good agricultural land, ponds etc. can be distinctly identified within the shahar and study areas. On the left and right sides of the study area there exist two vast tracts of land suitable for agricultural use stretching north to south in the Kanaipur, Dattagram, Kamalapur, Ghanda and Moktahar Mouza on the left and Refatpur, Naharpur, Shibpasha, Salamatpur, Halitala on the right side of the study area. There are good number of ponds covering more than 15 acre of land which are mainly used for collection of water for household use.

3.3.18 Existing Land Uses.

The results of the land use survey of the study area have been shown on the Map M3a (Existing Land Use Map). A consolidated statement of Existing Land Use of the study Area has also been prepared and shown in the Table-49.

Table-49 : Existing Land Use of the Study Area.

Category Use	Study Area AREA Acre	Study Area AREA Ha	Study Area % of Total	Study Area(Built-up Area) AREA Acre	Study Area(Built-up Area) AREA Ha	Study Area(Built-up Area) % of Total	Remarks
Residential	467.00	189.07	15.80	265.00	107.29	22.36	
Commerce	44.20	17.89	1.50	49.00	19.84	4.15	Market, Shop, Office, Bank.
Industry	.85	0.34	0.03	0.50	0.20	0.04	Small & Cottage Industry.
Educational	9.63	3.90	0.33	11.42	4.62	0.96	Primary School Secondary " College, Madrasha.
Admn/Judiciary	19.32	7.82	0.65	21.33	8.64	1.80	Administrative, Judiciary.
Health	10.25	4.15	0.35	9.65	3.91	0.81	Dispensary, Maternity, Health Centre, Hospital.
Recreation	3.00	1.22	0.10	3.00	1.22	0.25	Stadium, Play Field.
Socio-Culture	5.00	2.03	0.17	7.00	2.83	0.59	Religious Institution, Graveyard.
Urban Services	3.75	1.52	0.13	3.81	1.54	0.32	Post and Telegraph, Police Station.
Roads	58.00	23.48	1.96	47.00	19.03	3.97	Paved and Unpaved.
Reserves	87.00	35.22	2.94	76.00	30.77	6.41	Pond, River.
Agricultural	2284.00	924.69	76.04	691.29	279.87	58.34	
TOTAL	2992.00	1211.33	100.00	1185.00	479.76	100.00	

Source : Field Survey, 1989.

3.4 Physical Opportunities and Constraints.

3.4.1 Potential Areas for Future Urban Development.

Except the main marketing area, police station, post office, the development of the existing shahar area is almost a new experience. The existing shahar developed on both sides of the main road connecting the Dhaka-Sylhet Highway. There exists sufficient plain land on both sides of the main road to meet the demand for land for future urban expansion. The expansion of the shahar can be easily made due to availability of plain land with good contour heights along the Nabiganj Sherpur road, Shibpasha, Salamatpur and Naharpur Mouza in the eastern side and in Timirpur, Kanaipur, Gandha mouzas on western side of the study area. In view of the present situation and development trend, the future development of the shahar area will be prospective along the Nabiganj-Sherpur road, on the left side of general Osmani road in Hat Nabiganj, Gandha and Kanaipur Mouzas. The continuity of development with the present built up areas will also ensure optimum utilisation of land and at the same time will make provisions of urban services and facilities less expansive. This will also ensure an efficient functioning of the shahar.

3.4.2 Areas Liable to Major Flooding.

The upazila shahar area is normally free from flood hazards. Floods in this area generally depend on the rainfall in the area and in the nearby areas in the east. If there is heavy rainfall in the above mentioned areas the small rivers and canals may overflow causing short-period floods over the agricultural land.

3.4.3 Areas of High Yielding Agricultural Production.

Land area of high yielding agricultural production in the study area although not limited, good agricultural land should not be lavishly used for urbanisation. For optimum utilisation of the land, a harmonic and well thought land use plan in necessary for the area.

3.4.4 Obstacles to Urban Expansion.

North-eastern part of the study area within Halitala and Shibpasha mouzas is comparatively low and suitable for fish and boro cultivation. Development of road in this part is costlier. However, this area should be exclusively used for agricultural purposes.

CHAPTER 4

4.0 FORECASTS

4.1 Population, Household, Density

4.1.1 Population forecasts in the Upazila, Catchment Area and Upazila Shahar.

For the purpose of preparation of land use planning future growth of population in the Upazila, Catchment Area of the Upazila Shahar and of the area under the Upazila Shahar are required to be calculated separately.

4.1.2 Past trends of Population Growth.

Data on past trends of population growth is important for forecasting of future population. Table 50 shows the growth of population in the upazila shahar and its catchment area compared to the upazila and the regional as well as national figures between 1961 to 1981 censuses and the annual average rate of population growth.

Table-50 : Growth of Population between 1961 and 1981 of the Study Area , Catchment, Upazila and Bangladesh.

Name of Area	Population			Growth Rate % per annum (in av.)		
	1961	1974	1981	1961-74	1974-1981	1961-1981
Nabiganj /Area Study/*	4923	6721	12003	2.81	11.23	7.19
Catchment Area*	129863	164957	195731	2.08	2.67	2.54
Upazila Area	143731	182460	216662	2.07	2.68	2.54
Habiganj Zila	852862	1082485	1277366	2.07	2.57	2.49
Bangladesh (in 000)	50840	71479	88507	3.12	3.40	3.70

* Population of Nabiganj Upazila shahar and the Catchment Area for the year 1961,1974 and 1981 was calculated on the basis of the area included within them.

Source: Census Reports of 1961, 1974 and 1981,BBS.

Analysis : Growth rate in Table 50 shows that the rate of growth of population in the study area was abnormally high in the seventies. However, due to the present administrative decentralization policy as being followed at present and due to the rapid urbanisation process occurring in the upazila shahar are inmigration within the upazila(Migration from the Catchment area to the shahar area) will take place and the rate of population growth will be higher than natural growth rate. Considering all circumstances, we are in the opinion that the rate of population growth in Habiganj Zila region will continue to grow at the national growth rate as has been projected upto the year 2000 A.D. But in the national population projection an assumption of declining fertility and mortality has been adopted. Table 51 shows the national population projection upto the year 2000 A.D.

Table-51 : Projected Population of Bangladesh as on July 1,1980-2000.

Year	Projection I(High)		Projection II(Medium)		Projection III(Low	
	Popn. (000)	Growth Rate per annum	Popn. (000)	Growth Rate % per annum	Popn. (000)	Growth Rate per annum
1980	88507		88507		88507	
1985	100054	= 2.61	100468	= 2.70	100200	= 2.64
1990	112865	= 2.56	113005	= 2.49	111300	= 2.21
1995	127086	= 2.52	126341	= 2.36	121999	= 1.92
2000	142141	= 2.36	139693	= 2.11	131695	= 1.58

Ref. Adopted from the Table of National Population Projection given in the Statistical Year Book, 1989,BBS.

4.1.3 Population Projection of Nabiganj Upazila and Catchment Area.

In view of the circumstances described earlier the following rates of growth have been used for calculation of future population of Nabiganj Upazila and the catchment area of Nabiganj Upazila Shahar for various level of projections.

Table-52 : Population Projection of Nabiganj Upazila and in Catchment Area of Upazila Shahar.

Year	Catchment Area			Upazila Area		
	Projection I(High)	Projection II(Medium)	Projection III(Low)	Projection I(High)	Projection II (Medium)	Projection III (Low)
1981	195731	195731	195731	216662	216662	216662
1985	222642	221992	221451	246451	245732	245133
	(2.61%)	(2.55%)	(2.50%)	(2.61%)	(2.55%)	(2.50%)
1990	252637	251041	247027	279654	277888	273444
	(2.56%)	(2.49%)	(2.21%)	(2.56%)	(2.49%)	(2.21%)
1995	286114	282095	271670	316712	312263	300722
	(2.52%)	(2.36%)	(1.92%)	(2.52%)	(2.36%)	(1.92%)
2000	321507	313187	293821	355890	346627	325242
	(2.36%)	(2.11%)	(1.58%)	(2.36%)	(2.11%)	(1.58%)

Ref. Adopted as per National Population Projection Statistical Year Book, 1989, BBS. (The upper figure indicates population and the rate of growth in brackets).

Note: Figures in bracket indicate percentage of growth.

4.1.4 Population projection of Study Area.

Due to the policy of decentrasization of administration of the government, huge public and private investment in various infrastructural development are forthcoming in recent years.

Notably government's recent investments on socio-economic and physical infra-structural development in the upazila, have unquestionably quickened the urbanisation process in the upazila headquarters centres. As a result, the growth of township has been markedly rapid and the tempo will continue in future. This process of urbanisation has a reflection on the rate of population growth in the area. So the rate of population grwoth in the shahar area will be higher than that of the whole upazila area because in-migration within the upazila (from peripherial areas to the headquarters centres) will occur due to the said urbanisation process.

Assumptions

The rate of population growth in the Nabiganj upazila headquarters area as has been observed during the last two census periods is also assumed to grow at the same rate in future. The rate of population growth in the upazila headquarters area was much higher than the national growth rate (Table 50) due to migratory effect. The development activities in the upazila headquarters area both in government and private sectors are also expected to continue in future and the rate of migration to the upazila headquarters area will not be perhaps less than the rate occured during the last two census periods. So the present rate of population growth in the upazila headquarters area is assumed to remain constant from 1981 onward upto 2000 A.D.

Analysis :

In the Table 50 three separate growth rates of population in the upazila headquarters area (Study Area) are observed. The average growth rate between 1961-74 was 2.81% per anum seems to be low while the rate of population growth between 1974-81 was 11.23 per annum. This rate seems to be high. The rate of population growth between 1961-'81 period was 7.19% which may be said to be a medium growth rate. However, these three rates of population grwoth have been used to calculate the projected population of the Study Area (Table 53). Due to rapid urbanisation process during 1974-81 census period and onward in-migration (migration from upazila peripherial area to headquarters area) has tremendous and the rate of population growth was high. The medium rate of population growth (7.19% per year during 1961-81 period) is also expected to occur at least upto 2000 A.D. So the number of population shown in the medium projection has been used for planning purposes.

Table-53 : Projected Population of Nabiganj Study Area.

Projection \ Years	1981 (G.Rate)	1985 (G.Rate)	1990 (G.Rate)	1995 (G.Rate)	2000 (G.Rate)
High Projection	12003	20436 (11.23)	34794 (11.23)	59239 (11.23)	100859 (11.23)
Medium Projection	12003	16984 (7.19)	24033 (7.19)	34007 (7.19)	48121 (7.19)
Low Projection	12003	13787 (2.81)	15836 (2.81)	18189 (2.81)	20892 (2.81)

Source : Calculated by the Consultant, The upper figures indicate population and the rate of growth in brackets).

4.1.5 Household Structures:

Household structures in the zila and upazila areas donot usually change because of the prevailing social system in the area. In spite of marked urbanisation process that is likely to take place in the upazila headquarters area the household structure is not likely to undergo changes in future years due to the predominance of agrarian economic system in the area. Thus the present household size prevailing in the areas may be assumed to be remaining the same in the future years. According to 1981 Census the average size of household was 5.95 persons in the upazila. It is assumed the average size of household in the urban area will be a constant number of 5.71 persons during the period 1981-2000 A.D. due to the reasons stated above while the household size in the catchment area is expected to be 5.95 persons per family.

Table-54 : Projected Household Structure in the Catchment Area(Medium Projection)

	1981	1985	1990	1995	2000
Total Population	195731	221992	251041	282095	313187
No.of household	32896	37309	42192	47411	52636
Household Size	5.95	5.95	5.95	5.95	5.95

Table-54A : Household structure of the Projected Population of the Study Area(Medium Projection)

	1981	1985	1990	1995	2000
Total Population	12003	16984	24033	34007	48121
No.of Household	2102	2974	4209	5955	8427
Household Size	5.71	5.71	5.71	5.71	5.71

Source: Calculated by the Consultant from the published statistics and field survey data.

4.1.6 Density

Density of the projected population is given in the Table-55 and Table-55A respectively.

Table-55 : Density of the Projected Population of the Catchment Area(Medium Projection).

	1981	1985	1990	1995	2000
Area in acre (ha)	80475 (32580.97)	80475 (32580.97)	80475 (32580.97)	80475 (32580.97)	80475 (32580.97)
Population	195731	221992	251041	282095	313187
Density/Acre (Ha)	2.43 (6.01)	2.76 (6.81)	3.12 (7.71)	3.50 (8.66)	3.89 (9.61)

Table-55A : Density of the projected population of the Study Area (Medium Projection).

	1981	1985	1990	1995	2000
Area in Acre	2955	2955	2955	2955	2955
Ha.	1196.35	1196.35	1196.35	1196.35	1196.35
Population.	12003	16984	24033	34007	48121
Density/Acre	4.06	5.75	8.13	11.51	16.28
Ha.	10.03	14.20	20.09	28.42	40.22

Source : Calculated by the consultant from published statistics and field survey data.

Note : Low density of the population shown is due to urban land uses are fairly distributed and large agricultural and low areas had to be included in the total Study Area.

4.1.7 Migration

In-migration (migration of population from peripherial area to the upazila headquarters area) due to rapid urbanisation process in the upazila shahar area played an important role in the growth of urban population during 1974-81. In the same way growth of population in future year (1981 - 2000) is also expected to be influenced by in-migration.

4.2 Labour Force and Employment

Data on Labour Force and Employment are not readily available for Upazila Shahar Area. However, data on occupational classification and Labour Force given in the Table 33 and 34 may be used in fore-casting labour force and employment level in the upazila.

Assumption

It is assumed that labour force in some occupation will continue to decrease while there will be an increment in some occupation. For instance, the number of people grouped as "not working" who are mostly of school going age will gradually decrease because of the government's Policy if universal primary education. Secondly, disguised unemployment at present prevailing in agricultural sector,

the number of people engaged in this sector will gradually decrease because of increase in the employment opportunities in the industrial sector due to its continuous development.

Table

The following Table(Table 56) shows the projection of labour force for the upazila upto the year 2000 A.D.

Table-56 : Projected Labour Force and Employment situation in the Upazila.*

	1981	1985	1990	1995	2000
Total Population	216662	245732	277888	312263	346627
Total Labour Force 10 years and above (%)	146584 (100.00)	166251 (100.00)	188006 (100.00)	211262 (100.00)	234510 (100.00)
i. Not working	30892 (21.07)	33250 (20.00)	30081 (16.00)	25351 (12.00)	23451 (10.00)
ii. Household work	56394 (38.47)	63957 (38.47)	72326 (38.47)	81273 (38.47)	90216 (38.47)
iii. Cultivation	40352 (27.53)	45719 (27.50)	48882 (26.00)	50703 24.00)	51592 (22.00)
iv. Agricultural Non Crop	3957 (2.70)	4988 (3.00)	7520 (4.00)	9507 (4.50)	11726 (5.00)
v. Manufacture	242 (0.17)	831 (.50)	1880 (1.00)	4225 (2.00)	7035 (3.00)
vi. Business	4456 (3.04)	5819 (3.50)	7990 (4.25)	10563 (5.00)	14071 (6.00)
vii. Others	10291 (7.02)	11687 (7.03).	19327 (10.28)	29640 (14.03)	36419 (15.53)

* Labour force and employment situation projected on the basis of situation existed in 1981.

4.3 Land Requirements and Planning Standards.

Land requirements for the upazila shahar have been determined on the basis of the standards provided in the TOR. Accordingly, Land Use Plan has been prepared for the Upazila Shahar after ascertaining the requirement of land for each sector. to meet the demand for a forecast population at 2000 A.D. given in the Table- 57. Table 57 below shows the land requirements upto the year 2000 A.D. with requirements at five year intervals.

Table 57 : Land Requirements for Nabiganj Upazila Shahar in 2000 A.D.

SA = Study Area (Pop. 48121)
CA = Catchment Area(Pop.313182).

Sector	Standard Provision	Land Required as per provision in 2000 A.D. in Acre(Ha.)	Existing land use of the Study Area in acre (Ha.)	Proposed Land use in 2000 A.D. in acre (Ha.)	Percentage of the total (Proposed Area)
1. Agriculture.	-	-	2288.19 (926.39)	1918.82 (776.85)	64.13
2. Commerce and Industry (SA + CA)	1.5 acre/ 1000 popn.	469.00	-	-	-
a. Commerce	-	-	49.00	56.00	-
b. Industry	-	-	.50	20.00	-
	Total	469.00 (189.88)	49.50 (20.04)	76.00 (30.77)	2.54
3. Education					
a. Primary (SA)	2.00 acre/ 5000	19.25	2.00	12.54	
b. Secondary (CA)	5.00 acre/ 20000	78.00	9.42	27.52	
c) College (CA)	5.00 acre/ 20000	78.00	8.10	13.90	
		175.25 (70.95)	19.52 (7.90)	53.96 (21.84)	1.80
4. Health (CA)					
a. Dispensary	1.00 acre/ 5000	62.60	-	13.62	
b. Health Complex.	5.00 acre/ 20000	78.25	9.65	15.25	
		140.85 (57.02)	9.65 (3.91)	28.87 (11.69)	0.97
5. Administration.	12 acre.	12.00 (4.85)	21.33 (8.64)	39.59 (16.03)	1.32
6. Rcreation.					
a. Park, Open Spaces(SA).	1.00 acre/ 1000	48.00	-	46.50	
b. Sports Stadium (CA).	3.00 acre/ 20000	47.00	3.00	12.00	
c. Cinema (CA).	0.5 acre/ 20000	7.83	-	6.50	
		102.83	3.00 (1.22)	65.00 (26.32)	2.17

Sector.	Standard Provision	Land Required as per provision in 2000 A.D. in Acre(Ha.)	Existing Land use of the Study Area in acre (Ha.)	Proposed Land use in 2000 A.D. in acre (Ha.)	Percentage of the total (Proposed Area)
7. Socio-Cultural.					
a. Community Centre (SA).	1.00 acre/ 2000	2.40	1.40	2.40	
b. Religious (SA).	0.5 acre/ 5000	4.81	4.60	5.05	
c. Graveyard (SA).	5.00 acre/ 20000	12.03	1.00	15.00	
		19.24 (7.79)	7.00 (2.83)	22.45 (9.09)	0.75
8. Urban Services.					
a. Post Office (SA).	0.5 acre/ 20000	1.20	0.31	1.91	
b. Telephone Exchange(SA).	0.5 acre/ 20000	1.20	0.35	1.83	
c. Police Station.	2.00 acre/ 20000	31.00	3.15	12.72	
d. Bus, Rly Station. (SA).	1.00 acre/ 20000	2.40	-	4.50	
e. Other (Fire) (SA).	1.00 acre/ 20000	2.40	-	4.20	
		38.20 (15.46)	3.81 (1.54)	25.16 (10.18)	0.84
9. Road.	54.00	-	47.00 (19.03)	136.00 (55.06)	4.55
10. Residential (SA).	100 per- cent/acre.	481.00 (194.74)	467.00 (189.07)	471.75 (190.99)	15.77
11. Urban Deferred.	Approx. 10% of the building area.	-	-	78.40 (31.74)	2.62
12. Reserves.	-	-	76.00 (30.77)	76.00 (70.77)	2.54
			2992.00 (1211.33)	2992.00 (1211.33)	100.00

CHAPTER - 5.

5 LAND USE PLAN

5.1 Approach, Concept, Planning Principle.

5.1.1 Approach.

Introduction of the Upazila system of administration is an unique attempt towards achievement of the objectives of national development within a decentralised framework. The system of centralised development planning process has the inherent weakness of a sense of detachment from the people especially when they are distributed in different parts of the country. In Bangladesh, in general and in the flood-prone areas in particular, human settlements are distributed in localities which are often isolated by poor communication system, handicapped by poor socio-economic facilities and poorly served by distantly based units of administration. Feeling of detachment and communication gaps do not help public participation in the planning and development process in one hand and severly hampers efficiency of the development process on the other.

In the new system of upazila administration an alternative method of pursuing the process of development has been attempted where greater participation of local people in development and administration will be ensured and endeavours will be made to tackle the local problems locally.

The planning process having been an integral part of the development process, has an important role to play in the development process.

Therefore, the right approach should be to organise and establish the upazila land use process to suit the decentralis frame-work and initiate the process of planned development of the upazila shahar areas.Nabiganj upazila headquarters area which is fast growing as a upazila shahar is required to be brought under the upazila planning process with proper development of its potentials and resources.

5.1.2 The Concept.

Generally a town is a compact area with higher density of population where the people are mostly engaged in non-agricultural activities. In course of growth of a town whether natural or influenced by particular historical events, it definitely attains a shape overtime depending on the nature of topography, transport and communication facilities in the locality and availability of resource potential including land. Future growth of a town also depends on the administrative and commercial importance of it . Whatever may be its initial extent the development of the town will definitely take place in accordance with the socio-economic exigencies of the time.Nabiganj Upazila Shahar is no exception to it. An urban area is already existing at the headquarters ofNabiganj upazila. Conceptually it is the nucleus of the upazilla shahar ofNabiganj which is intended to be developed under a proper land use planning frame work.

Nabiganj upazila shahar grew over time at the existing location of the thana headquarters taking a linear shape in the directions along the principal regional roads. In course of time, the town needed further development - and it developed towards the north-south direction along the Sherpur road. On northern and western side of the town, big chunks of agricultural land exist in Kamalpur and Duttagram mouzas. The area is moderately low maintaining 10 to 15 feet contours. The southern portion of this agricultural land area has prospects for expansion of the town. Guahari, Kanaipur and part of Timirpur mouzas on the western side of the existing town are almost plain and compact and are highly prospective for the development of the town. Besides, a sizeable portion of land under Shibpasha and Naharpur mouzas on the east is thinly populated and is suitable for expansion of the existing town. Existence of the present upazila offices and some other government organization including the PDB sub-station in Holitala mouza and high land in the Gandha mouza on the north are also suitable for further expansion of the town.

Conceptually then, the physical shape of the town guided by the prospects of future development comes to a vertical trunk on a broad physical base along a east-west strip of land over the existing town in the Hat Nabiganj mouza.

Accordingly, a schematic plan showing the land use of the proposed upazila shahar has been drawn up in the Map No. H_{5b}.

Sectoral Concept :

Further development of the schematic land use plan to include future land use allocation will result in distribution of land use proposals for various sectoral uses.

(a) Administrative and Judiciary.

The focal point of upazila administration with judiciary will be the upazila complex. Other offices of the government and the offices of service sectors will either be retained at their present locations with additional land allocations or be proposed to be shifted to new locations with necessary allocation of land areas.

(b) Police Station.

The police/station is at present located on the western side of the main market which is away from the upazila complex. The present location is not favourable for efficient functioning and as such it is advisable that it is shifted to new location.

(c) Education.

At present 3 primary schools, 2 high schools, one madrasha are functioning in the shahar area. The location of the primary schools are scattered in various areas so that the children can easily avail of the primary education within a quarter to half a kilometer distance. By the plan period five more primary schools at different areas will be required and the existing schools shall have to be extended to accommodate the pupils, which will grow in number much faster than before as the primary education has been made compulsory by the government. The objective can be attained though allocating more land to the present schools. Three new high schools will also be required which have been proposed in the land use plan. The existing girls' high school has been proposed to be extended toward further west. Two new spaces for college one at Hat Nabiganj another at Gandha mouza covering 10.80 acres of land have been proposed.

(d) Commerce and Industry.

The present commercial area at the Nabigonj Bazar is inadequate and is required to be extended in near future. Extension of the present main market towards further north-east direction

has been proposed in the land use plan. The present industrial area is very negligible (.50 acres). Considering future demand for land by plan period one spaces covering 20.00 acres of land in Naharpur Mouza has been proposed.

(e) Socio - Cultural.

Land area for socio-cultural services seems to be insufficient at present. By 2000 A.D. an additional 15.45 acres of land will be required to meet the future demand. However, a new space for graveyard at Gandha mouza covering 15.00 acres has been proposed in the plan.

(f) Urban Services.

Almost all the urban services at present are available in the shahar area. Among them location of the post office, police station and T&T are required to be shifted. Accordingly three new land spaces near the upazila complex have been proposed for smooth functioning of the administration. Land space for the post office, Telephone Exchange and police station have been proposed in the land use plan near the upazila complex. Two Bus stations one at Shibpasha mouza another at Timirpur have been proposed to avoid traffic jam. A land space for fire service station has been proposed at the Shibpasha mouza near the proposed industrial area.

(g) Recreation.

The land area under use of this sector is insufficient at present. Three new land spaces one at Kanaipur one at Hat Nabiganj and another at Shibpasha mouza have been proposed to be used as open space. As regards land space for sports, a land space for stadium has been four new land proposed to be used for sports and games. Two new land spaces for the cinema halls one at Gandha another at Shibpasha mouza have been proposed in order to cater for the needs of cinema halls within the plan period.

(h) Health Services.

Land area for health services is also insufficient at present The present health complex has been proposed to be extended towards south direction. And an area of 28.87 acres land has been proposed for this purpose.

(i) Residential.

The land area under use of this sector is sufficient to meet the demand of land for the plan period. However, land spaces covering 128.00 acres of land including a Housing Estate of 18.22 acres in Shibpasha mouza has been proposed as additional land use over the existing use within the built-up area by plan period.

(j) Urban Deffered.

Five Land Spaces have been proposed to be reserved as urban deffered in the proposed plan. Of these one space of 26.00 acres at the west end of the shahar area, one near the present Idgah, one behind the proposed bus station and one to the east side of Idgah have been proposed.

(k) Roads.

Three types of roads have been proposed in the proposed plan. The total length of 60 feet wide roads is 19.91 Km, 40 feet wide road 7.85 Km and that of 24 feet wide roads is 12.07 Km.

5.1.3 Planning Principles.

Nabiganj upazila is situated in flood plain of the Kushiara river dominated by low agricultural land. The upazila shahar is composed of low land and plain land. A number of branches of the Shakha Barak river pass through the upazila shahar area.

Consequently, the shahar area grew mainly along the main roads passing through the town and also along the high land on the bank of the river. Plain land of useable elevation for shahar development is available along both sides of the main road but is limited in quantity. As a result, development of Nabiganj shahar mainly depends on the high land available on both sides of the roads and river banks. The high yielding agricultural land is costly and excessive use of this land will bring about heavy social costs. So, instead of grabbing additional acres of high yielding agricultural land we have proposed the expansion of the shahar area by compact land use within the shahar area. By adopting this principle of land use we have tried to avoid wastage of the agricultural land in the shahar area to a minimum.

In the proposed land use plan of the shahar we have finally selected an area of 1612.00 acres(652.63 hectares) for meeting the requirement of land to provide all kinds of services and facilities at the target year of 2000 A.D., out of the tentatively selected study area of 2992.00 acres(1211.33 ha). A detailed land use allocation of the shahar area is given in the table 58.

Standards of Provision

In order to provide all kinds of services and facilities to the projected population, the requirement of land use has been ascertained as per TOR.

5.2 Plan Description

1. The proposed Shahar Area.

The proposed Nabiganj Upazila Shahar comprises Hat Nabiganj, Naharpur and parts of Shibpasha, Gandha, Timirpur, Kanaipur and Salamatpur mouzas covering an area of 2992.00 acres.

The proposed shahar area covers the whole part of the existing built-up area of /1185.00 acres with an additional land area of 1807 acres of the same mouzas. A detailed description of the proposed land of the shahar area is given below :

(a) Administrative and Judiciary:

The upazila offices in the Hat Nabiganj and other areas have been allocated an area of 39.59 acres. This is an addition of 18.26 acres. This will cater for the land requirement within the plan period.

(b) The existing police station located in the Hat Nabiganj area is proposed to be moved to a new site near the upazila complex. A land area of 4.87 acres has been allocated in order to cater for the land requirement within the plan period.

(c) Education:

The existing primary schools within the proposed shahar area are not distributed and established to meet the present demand for primary education. It is observed that the area of land under their possession is not sufficient to meet the requirement of land for the purpose at the target year of 2000 A.D. In view of the extension of the existing shahar area five new primary schools have been proposed in the proposed shahar area. Two high schools at Hat Nabiganj

Mouza will be insufficient for large number of students in future. So, a proposal to establish three more schools in the area have been given in the land use plan totalling land allocation for high school education 27.52 acres for the plan period. An area of 10.80 acres of land has been allocated for college education. In the Draft Land Use Plan an area of 53.96 acres of land in total has been allocated for education sector.

(d) Residential

The residential housing (mostly private) has developed mainly along the main road on contours 16' and above. Hat Nabiganj, Kanaipur, Timirpur, Shibpasha, Naharpur are the areas of population with higher density.

In the land use plan development of a housing estate of 18.22 acres of land has been proposed in the Shibpasha Mouza. The distribution of land for housing development will create opportunities for development of self-contained residential neighbourhood areas with related facilities such as educational institutions, recreational space, religious spaces, shops and other urban services within a reasonable distance. People from the housing areas will also be able to attend their work places easily.

(e) Health

The existing use of land under this sector amounts to 9.65 acres. But by the plan period an additional 19.22 acres of land will be necessary to meet the land requirement by the /plan period. Accordingly, the present health complex has been proposed to be extended towards further south covering an area of 5.60 acres in the Hat Nabiganj Mouza.

(f) Commerce and Industry

At present there is 49.50 acres of land in use under this sector. By the plan period a total of 76.00 acres of land will be necessary to meet the requirement of land in the sector. So additional 26.50 acres of land has been allocated at different location in the proposed plan. The proposed area of land for commercial purpose is 56.00 acres and that of industrial use is 20.00 acres. The land for industrial use has been proposed at southern/eastern side of the proposed shahar area. A new market place covering 7.00 acres of land has been proposed to be located in the Timir pur Mouza. Nabiganj bazar alongwith other marketing centres shall continue to function as before.

(g) Recreation

The area of land under use of this sector at present is less than the requirment, So, an additional 62.00 acres of land will be necessary to meet the demand for land by the plan period. So considering the probable public necessity three new locations have been proposed to be used as recreation centres. Of these, a space near the Heliport area has been proposed to be used for development of a park. An area of 32.00 acres of land to the east of UNO Complex has been proposed to be used as open space. A space of 12.00 acres has been proposed for development of stadium near the present police station.

(h) Socio-Cultural

The existing area of land under use of this sector is 7.00 acres. A total of 22.45 acres of land will be necessary to meet the requirement of land by the plan period.

The institutions at the present location will continue to function as before. A land space covering 15.00 acres near the upazila complex has been proposed for grave yard.

(i) Urban Services

Among the locations of urban services several new sites have been proposed in the land use plan. Spaces for one new post office have been proposed covering 1.91 acres of land while 4.22 acres of land has been proposed to be allocated for fire service station in Shibpasha mouzas on the main road. A new land space has been proposed for telephone exchange covering 2.80 acres adjacent to upazila complex.

(j) Road Network

At present principal means of communication is the road transport. The pucca road connects Sherpur with UZ headquarters area. There is ample scope for improvement of road network for better circulation. Three types of roads have been suggested to be developed. Major arterial roads are of 60 feet reserve and 30 feet surface pavement, secondary roads of 40 feet land reserve and 20 feet surface pavement and local road of 24 feet land reserve and 12 feet surface pavement.

(k) Summary of Land Use Provision

Land allocation for different land use categories have been provided to meet the land requirements for the population of the Nabiganj Upazila Shahar for the plan period. The land use plan provides for the locations of social, administrative, economic, circulatory and other appropriate uses for a planned development of the upazila shahar. A consolidated statement of the land use provision has been given in Table -58.

Table-58 : Sectoral distribution of land in the Land Use Plan of the Nabiganj Upazila Shahar (in percent).

Sl. No.	Sectors	Area of land allocation in acre(ha)	Percent of the total
1	Residential	471.75 (190.99)	15.77
2	Administrative/ Judiciary	39.59 (16.03)	1.32
3	Education	53.96 (21.84)	1.80
4	Health	28.87 (11.69)	0.97
5	Commerce & Industry	76.00 (30.77)	2.54
6	Recreation	65.00 (26.32)	2.17
7	Socio-Cultural	22.45 (9.09)	0.75
8	Urban Services	25.16 (10.18)	0.84
9	Roads	136.00 (55.06)	4.55
10	Agriculture	1918.82 (776.85)	64.13
11	Hills & Forests	-	-
12	Urban Deffered	78.40 (31.74)	2.62
13	Reserves	76.00 (30.77)	2.54
	TOTAL	2992.00 (1211.33)	100.00

CHAPTER-6

6.0 PROGRAMMING AND IMPLEMENTATION

6.1 Priority Actions, Cost Implications.

In order to make the upazila administration a well organized and efficient administrative unit, the physical facilities in a number of sectors especially those related to the institution building activities are required to be created on a priority basis. Moreover, creation of development infra-structures will act as the prime mover for socio-economic development in the upazila. In view of the present necessity government investment in construction of office buildings for the upazila administration and essential physical infra-structures especially in road construction have priorities over other general development investiments. A sizeable proportion of the block allocation of funds to upazila may be spent in such priority schemes. There are a number of sectors where relatively heavier investment is required for building up infra-structural facilities and may involve other government departments. For instance construction of major roads and bridges, supply of electricity, major flood control and drainage system etc. have to be linked with the development budget of the concerned departments.

Due to rapid population growth in the shahar area the density of population will increase. As a result construction activity will increase to provide housing facilities to cater for the residential and other needs. This process of rapid urbanization will require urban services like water supply, sewerage and drainage systems on priority basis. One of the important tasks of the upazila shahar administrative authority will be preparation of separate master plans for the essential services as noted above and direct the available resources for creating such facilities on a phased programme.

Government investment in construction of roads within the upazila shahar area is another essential priority action. In view of the problems of land acquisition in areas of growing density of population, it is advisable to acquire land along major road alignments before the areas become densely populated and cover partial width with permanent and durable surfacing which can be widened with availability of necessary funds for the purpose. This will help to preserve the planned alignment of roads and at the same time meet the immediate needs.

Another important task of the upazila authority is to handle the programme of housing sector development. The planning office should develop housing standards and introduce an effective system of regulation to ensure that all construction activities are carried out in conformity with the general land use and physical plan of the town. The main objective will be guidance of development in such a way that creation of slums and unhygeinic clinics are avoided as far as possible in a situation where provision of adequate urban facilities such sewerage, drainage etc. lag behind the increase in population density.

Implementation of the proposed plan should necessarily be carried out in a phased programme. The phases are likely to correspond to the National Five Year Development Plan extending over 1990-95, 1995-2000 etc. The current development schemes already in hand should be put on priority list for early and timely completion. Besides, the new schemes proposed and some of the schemes drawn on the basis of the priority areas should be incorporated.

The phasing of implementation of the plan is proposed to correspond with the National Five Year Plan periods but the priorities of implementation of the schemes have to be reviewed and adjusted annually in order to suit the prevailing situation and in keeping the overall objectives in view. Table - 59 shows the phasing of priority projects upto the year 2000 A.D.

Table-59 : List of Projects for Development of Socio-Economic infrastructures and institutions.

Projects for implementation by 1995(on-going and new)

A. Economic Infrastructures

1. Transportation

a) 60 feet or 18.29 metre wide road construction with 30 feet or 9.14 metre pavement from J.K.High point to Kanaipur(Baniachang road) Total length 2363 metres

b) 60 feet or 18.29 metre wide road construction with 20 feet or 9.14 metre pavement Nabiganj - Habiganj road(within the shahar area), General Osmani road (from Upazila Complex point to Halitala point), Total length 1811 metres.

c) 40 feet or 12.19 metres wide road construction with 20 feet or 6.09 metres pavement of Timirpur-Haliport road, Timirpur road from Hospital point, Refatpur - Naharpur road, Gandha-Moktahar road, Dattagram-Kanaripur road, Gandha-Kamalapur road, total length 6236 metres.

d) 24 feet or 7.31 metre wide road construction with 12 feet or 3.66 in pavement road passing through Naharpur-Refatpur Mouza, Timirpur road along river bank, total length 4828 metres.

2. Construction of Bus Stations, Bridges at Hospital point, Community Centre point, New proposed Police Station point

B. Social Infrastructures

1. Community Centre
2. Post Office
3. Telegraph and Telephone Offices.

4. Rest House
5. Stadium
6. Cinema Hall, Park
7. (a) Secondary School - 2 numbers.
   (b) College Development
   (c) Primary School at Kanaipur, Holitola, Naharpur.

Project for Implementation between 1995 and 2000(On-going and new)

A. Economic

1. Transportation

(a) 60 feet wide road construction with 30 feet pavement of circular road (newly proposed). Total length 9052 metres

(b) 40 feet wide road construction with 20 feet pavement of Shibpasha road, Naharpur - Shibpasha road(North-South). Total length 2414 metres.

(c) 24 feet wide road construction with 12 feet pavement of Shibpasha road(East-West) Timirpur-Guahari road. Total length 3258 metres.

2. Social/Housing/Institutional Infrastructures

1. Stadium
2. Open space development/Sports and Games
3. Fire Service Station
4. Secondary School at Dattagram
5. College Development
6. Technical Training Centre
7. Government Office Building/Staff Quarters
8. Cemetary/Graveyard
9. Primary Schools at Naharpur, Timirpur
10. Medical Centre
11. Government Office Buildings

This system will involve other departments of the government and their programme in different sectors will be geared to the implementation of the upazila shahar development plan. This system will be monitored and co-ordinated through the planning unit of the upazila administration. However, during the transition period between the existing system and the new system, a phased programme of priority projects may be prepared and executed in an effort towards implementation of the upazila shahar development plan. A list of such phased programme is given in Table-59.

6.2 Phasing, Urban Deffered.

With the growth of population in the upazila shahar and in its catchment area demand for socio-economic services and facilities will gradually increase. Popular demand for such services and facilities shall have to be met by providing more and more of them. A gradual increase in the extent of the socio-economic services and facilities may cope with the situation. This can be done by phased implementation of the plan over a long period of time. In fact, the plan contains sufficient flexibility to accommodate changes that are likely to occur overtime due to socio-economic changes taking place during the period of implementation. But in case the threshold population is reached before the plan period, additional land requirements may be necessary to meet the demands for expansion of existing services or for creation of new services for the additional population. Moreover, extra land may be required for new land uses or for other development purposes. Land provided under the heading of urban deffered is intended to cater for these requirements.

76 acres of land at different locations within the proposed Nabiganj Upazila Shahar Area has been kept reserved as urban deffered in order to meet any additional land requirement for urban services or to accommodate the needs of a growting population upto 2000 A.D.

/land
/ space of 26.25 acres in Kanaipur mouza is likely to be used for extension of residential accommodation. The land spaces kept as urban deffered in Shibpasha mouza is likely to be used for residential purposes.

Reserves

Rivers, Lakes, Ponds etc. covering an area of 76.00 acres(33.77 hectares) have also been termed as reserved area.

6.3 Development Control.

In a country like Bangladesh there is always a shortage of necessary funds for investment in the Public Sectors. As a result the finest plan prepared for human happiness can hardly see the face of its implementation due to the scarcity of funds. The implementation of the provisions of the plan relating to development of infra-structures and urban services is unlikely to keep pace with the extent and rapidity of development activities both in the public and private sectors, and the required infra-structure will not be available in time. Consequently, land use decisions for investment will tend to be arbitrary and haphazard and development will take place in inappropriate locations. Housing sector development will also likely to be unplanned. Light industries, commercial organisation will growup violating the zoning principles. All these will create enormous problems of traffic congestion, unhygenic environment etc. and tend to frus-rate the idea of planned development of the upazila shahar. In order to overcome all these problems an effective development control system has to be evolved and proper machinery have to be created for its implementation.

This is essential that a proper institution is developed for further detailed planning and development of an appropriate standards for regulation of physical development activities in the upazila shahar area.

This will include introduction of a system of mandatory planning permission from the upazila shahar planning authority for both public and private development schemes. Necessary legal support will be required which can be purposefully arranged by the controlling ministry at the national level. The jurisdiction of the East Bengal Building Construction Act with amendments may be extended over the upazila shahar area. The post of an Authorised Officer may be created in the upazila along with a planning office. This department of the Upazila Parishad will perform an important role not only in checking unplanned and haphazard growth but also help in ensuring appropriate land use in the upazila shahar. The role played by the planning and authorisation department of the Upazila Parishad will encourage new development through the positive planning process whereby by initiatives for establishment of new housing estates, new industrial estates for small and cottage industries etc. will be taken both in public and private sectors. The land use and development control systems will provide guidance to proper physical development and ensure appropriate land use for different purposes in the upazila shahar.

The development control system mentioned above will require legal support which may involve new legislation as well as notifications from the concerned ministries of the government.

6.4 Monitoring, Review.

The development of upazila centre is the government's key strategy for social, economic and infrastructural upliftment of the upazila region. It forms an integral part of the national policy of socio-economic development and contributes to the national development efforts. The question of upazila centre development has gained much importance in the minds of policy makers at the national level.

As a result, a sizeable portion of the development budget of the upazila comes from the national budget. The allocation of fund from national budget is invariably linked with priorities of schemes at the upazila level and the total fund requirement at a particular time. The allocation of fund also depends upon the performance or development activity and absorbing capacity of the concerned upazila. This will necessitate review and monitoring of the implementation of the land use plan.

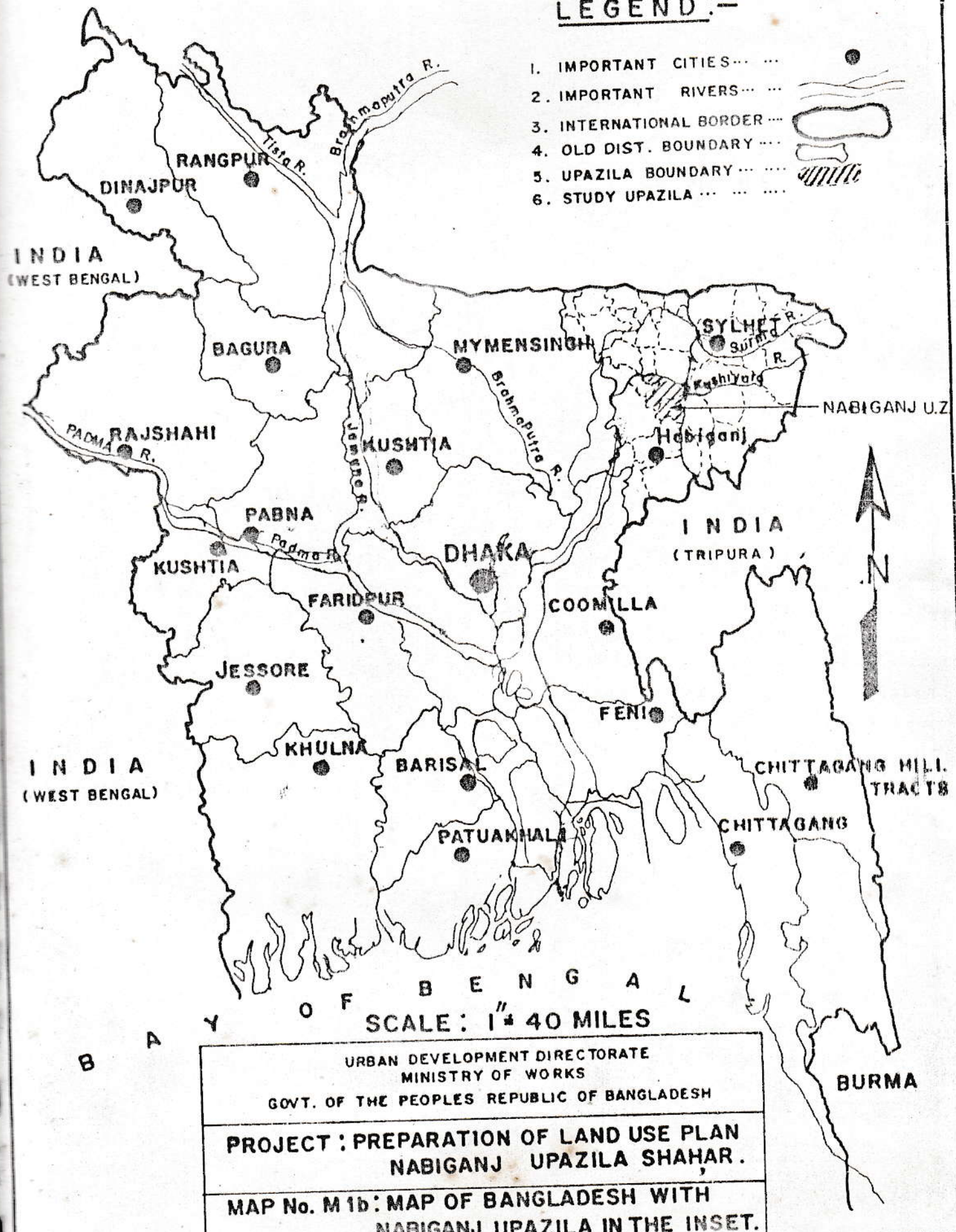
The upazila planning authority will be required to review the priority fixed to cope with the changed situation. Review of the performance of the policies adopted, achievements of the schemes undertaken towards implementation of the plan will be required for monitoring and feed back purposes for adjustment and for adoption of better performance standards.

The land use zones shown in the proposed plan will provide guidelines for possible future allocation of land to different sectoral uses. This is one of the best possible location of land use for a particular purpose. But it provides a broad outlines and contain sufficient flexibility for accommodation and adjustment. The upazila planning authority should develop an in-built mechanism within its administrative set-up to keep the plan in continuous review and updating with changing circumstances.

The process of review and monitoring of the development regulation system is an essential element in raising the performance level of implementation of the upazila plan. Appropriate level and areas of investment for integrated development of the upazila shahar will largely depend upon a well co-ordinated system of review and regulation. Unless continuous evaluation of the development activities taking place in the upazila over time is carried out, uncontrolled development will be the result and there is every possibility that desired achievement of the development plan will not be obtained

One important aspect of the uncontrolled development process is the slow rate of development. Unless the areas of quicker action and priority investment are identified in time and regulated other sectors of development will suffer and growth is likely to be slow. On the other hand, evaluation of performance, monitoring and feed back from national level down to the upazila level will ensure integrated development of the upazila shahar and the development activities at the upazila level will play its desired role in the national development.

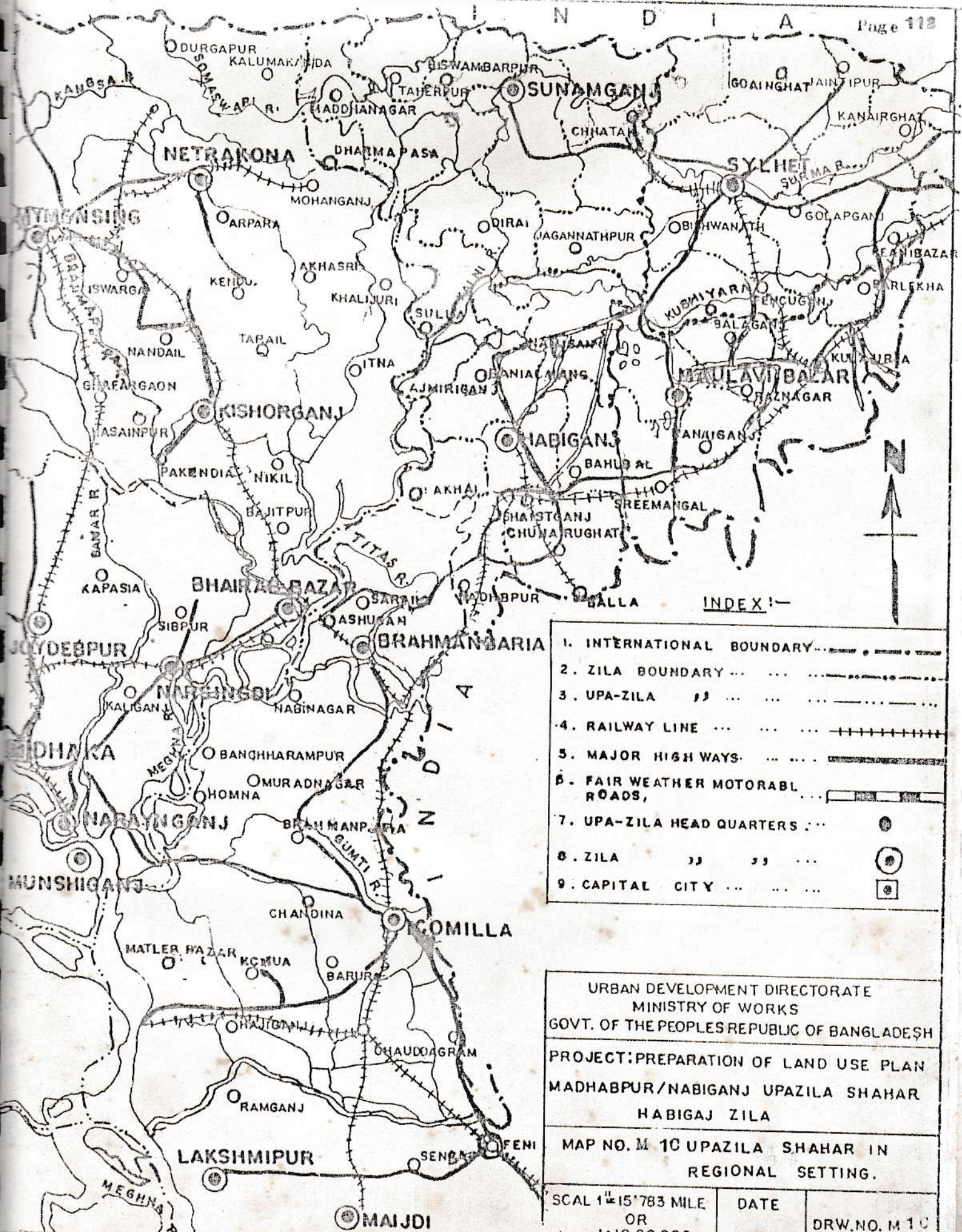
The physical development unit suggested for the upazila will perform this function at the upazila level.



URBAN DEVELOPMENT DIRECTORATE
MINISTRY OF WORKS
GOVT. OF THE PEOPLES REPUBLIC OF BANGLADESH

PROJECT : PREPARATION OF LAND USE PLAN NABIGANJ UPAZILA SHAHAR.

MAP No. M 1b : MAP OF BANGLADESH WITH NABIGANJ UPAZILA IN THE INSET.



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5. MAJOR HIGH WAYS
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PROJECT: PREPARATION OF LAND USE PLAN
MADHABPUR/NABIGANJ UPAZILA SHAHAR
HABIGAJ ZILA

MAP NO. M 10 UPAZILA SHAHAR IN REGIONAL SETTING.

SCAL 1"=15'783 MILE OR 1:10,00,000	DATE	DRW.NO. M 10