



Government of the People's Republic of Bangladesh

**A Research
on
“Implementation Status of Expired Land Use Master Plan Prepared by UDD
(A Case Study of Tangail Pourashava)”**

Urban Development Directorate (UDD)

Ministry of Housing and Public Works

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Acknowledgement

It is our pleasure to express the heartiest satisfaction that Urban Development Directorate (UDD) has successfully completed a Research Work entitled “Implementation Status of Expired Land Use Master Plan Prepared by UDD (A Case Study of Tangail Pourashava)”. Such type of Research Work is regular work of UDD.

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EXECUTIVE SUMMARY

Land Use/Master Plan is used as a branch of public policy encompassing various disciplines which seek to order and regulate land use in an efficient and ethical way, thus preventing land-use conflicts. In 90's decade of the last century Land Use/Master Plan was prepared for 20 years period by Urban Development Directorate (UDD) of different Upazilas/ Municipalities in Bangladesh. These Land Use/Master Plans were expired in 2009. There is a pressing need for the renewal of expired master plans to guide the land use transformation in an integrated and harmonic manner with a view to accelerate the economic and socio-political development of the project area. Such a plan for the project area is utmost important to protect the most valuable agricultural land from any other unplanned transformation. Review of implementation status of expired master plan for the upazila towns/ paurashava is needed to allow the towns to play their active socio-economic role within the Physical Planning, agriculture, transportation, drainage, water Supply, housing and other important relevant sectors. The research report of this status review will guide future Action Plans/Development Plans/Schemes for those areas where immediate actions are needed..

Herein in the research report Chapter 1 describes the introductory part as the Background of the research, Objective, Rationale of the Study and General Description of Tangail Pourashava. Chapter 2 describes the Literature Review related to this Research. Chapter 3 represents the Methodology of this research work. Chapter 4 shows the analysis of implementation status of the Land Use/Master Plan of Tangail Pourashava which is the basic objective of this research. And at Last there are some Recommendations regarding Land Use/Master Plan implementation with concluding remarks also.

However, checking implementation status of Landuse Master Plan on regular interval is a crucial indicator for the Pourashava whether they are proceeding in the right direction of planned and balanced urbanization. From this research, it is evident that implementation status of landuse proposals of Tangail Pourashava Master Plan (1989-2009) is derived with implementation and non-implementation of the Land Use/Master Plan and suggestion for better implementation of the Land Use/Master Plan.

Key Members of the Research Team

Sl. No.	Name	Designation
01	Mr. Shaheen Ahmed	Senior Planner (Town Planning)
02	Mr. Uday Sankar Das	Senior Planner (Thana Centre Planning-2)
03	Mr. Shafiqul Islam Khan	Sociologist
04	Mr. Moklesur Rahman	Geographer
05	Mr. Md. Tanvir Hasan Rezaul	Planner
06	Ms. Fauzia Sharmin Tithi	Planner

TABLE OF CONTENTS

	Page No.
<i>Acknowledgement</i>	i
<i>Executive Summary</i>	ii
<i>Research Team</i>	iii
<i>Table of Contents</i>	iv
<i>Acronyms</i>	vi
 CHAPTER 1: INTRODUCTION	
1.1 Background of the study	1
1.2 Objective	2
1.3 Rationale of the study	2
1.4 General Description of Tangail Pourashava	4
1.5 Limitation of the Study	5
 CHAPTER 2: LITERATURE REVIEW	6
 CHAPTER 3: METHODOLOGY	
3.1 Introduction	8
3.2 Different Methods applied	8
3.2.1 Manual Tracing	9
3.2.2 Brainstorming Session	9
3.2.3 Reconnaissance Survey	10
3.2.4 Plot to Plot survey	10
3.2.5 Focus Group Discussion	11
3.2.6 Technical Working Group Meeting	12
 CHAPTER 4: ANALYSIS	
4.1 Introduction	14
4.2 Land use Proposal Analysis	14
4.3 Pictorial Representation of Implementation Status	18
4.4 Landuse Categorical Analysis	23
4.5 Socio-economic Analysis	26
 CHAPTER 5: RECOMMENDATION, CONCLUSION AND WAY FORWARD	28
References	30
Annex	31

List of Tables

Table No.	Name of Table	Page No.
Table 1.1	Profile of Tangail Pourashava	5
Table 4.1	Implementation Status of Different Landuse Proposals	15
Table 4.2	Land Use Categories of Tangail Pourashava	24

List of Figures

Figure No.	Name of Figure	Page No.
Figure 1.1	Location of Tangail Pourashava	4
Figure 3.1	Flow Diagram of Research Methodology	8
Figure 4.1	Landuse Proposals in 1989-2009 Master Plan of Tangail Pourashava	16
Figure 4.2	Implementation Status of Tangail Pourashava Landuse Master Plan (1989-2009)	17
Figure 4.3	Land Use Comparison between 1989-2009 Master Plan Scenario and Present Scenario in 2014	25

List of Pictures

Picture No.	Name of Picture	Page No.
Picture 1.1	Some Important Features of Tangail Pourashava	5
Picture 3.1	Some Glimpse of Base map Preparation	9
Picture 3.2	Some Glimpse of Brainstorming Sessions at UDD	10
Picture 3.3	Some Glimpse of Reconnaissance Survey	10
Picture 3.4	Some Glimpse of Plot to Plot Survey	11
Picture 3.5	Some Glimpse of FGD Meeting	12
Picture 3.6	Some Glimpses of Technical Working Group Meeting (TWG) meeting	13
Picture 4.1	Landuse Proposal Implementation Status in Per Dighalia Mouza	18
Picture 4.2	Landuse Proposal Implementation Status in Per Dighalia Mouza	18
Picture 4.3	Landuse Proposal Implementation Status in Bhabanipur Patuli Mouza	19
Picture 4.4	Landuse Proposal Implementation Status in Bhabanipur Patuli Mouza	19
Picture 4.5	Landuse Proposal Implementation Status in Char Patuli Mouza	20
Picture 4.6	Landuse Proposal Implementation Status in Tangail Mouza	20
Picture 4.7	Landuse Proposal Implementation Status in Biswaser Betka Mouza	21
Picture 4.8	Landuse Proposal Implementation Status in Biswaser Betka Mouza	21
Picture 4.9	Landuse Proposal Implementation Status in Char Patuli Mouza	22
Picture 4.10	Landuse Proposal Implementation Status in Char Patuli Mouza	22
Picture 4.11	Landuse Proposal Implementation Status in Tangail Mouza	23

Acronyms

BBS	Bangladesh Bureau of Statistics
BSS	Brainstorming Session
BNBC	Bangladesh National Building Code
DRR	Disaster Risk Reduction
DTIDP	District Town Infrastructure Development Plan
FGD	Focus Group Discussion
GDP	Gross Domestic Product
GIS	Geographic Information System
LGED	Local Government Engineering Department
LUP	Land Use Plan
MDG	Millennium Development Goals
TWG	Technical Working Group
UDC	Urban Development Council
UDD	Urban Development Directorate
UNCHS	United Nations Center for Housing and Settlement
UNDP	United Nations Development Program
UNEP	United Nations Environment Programme
UTIDP	Upazila Town Infrastructure Development Plan

CHAPTER-1: INTRODUCTION

1.1 Background of the Study

As per different reports of international development agencies and research organizations, it is predicted that soon about 50% of the total population of developing countries will live in urban areas which would be horrifying in terms of land use transformation which mainly deals with space and services. For promoting wide spread development all over the country the crucial part is the tie between urban and rural economies. Rural development cannot be achieved in isolation from the cities or entirely through bottom-up approach. Greater attention must be given to diversifying economies that have been crucial in promoting a more balanced distribution of income.

Uniform development is prerequisite for acquiring full advantages of development. But development in Bangladesh takes place mostly in and around a few major cities. Therefore, the benefits of development are enjoyed by the only limited number of urban population. This leads to national imbalance and disparity in levels of living status and development in different parts of the country. Lack of accessibility to important services can be identified as one of the major reasons of backwardness of rural areas of Bangladesh. The development of small towns should be given utmost importance in future urbanization of Bangladesh. These small towns are at the urban-rural interface having some form of urban infrastructure and the rural populations have the most access to these towns. Therefore, the development of the towns/urban centers in terms of the improvement and expansion of ranges of the services will directly benefit the population of their hinterlands and at the same time will be more economically feasible.

The role and importance of the secondary towns of Bangladesh can be envisaged from the fact that the contribution of the urban sector to gross domestic product (GDP) is increased from 25 per cent to 38 per cent in 1992 and to 45 per cent in 2001. These secondary towns are becoming potential areas of small and medium sized investment in business and manufacturing sub-sectors along with administrative and social services providing characters. Moreover, recent construction of national highways connecting the district headquarters and other investment on nation building projects have shaped up the secondary towns to play a catalyst role in the overall process of urbanization so as to achieve a balanced urban growth in the country.

But due to lack of practicing efficient approach of urban planning, these secondary towns have been measurably failed mostly to put in order spatially the most valuable resource i.e., the land of the towns to protect socio economic and cultural needs of the citizens. The land is used most haphazardly. As such, the developments are taking place in unplanned and unregulated manner resulting in low living standard of the people living in the cities and towns. This situation's influences on the investment patterns in the secondary towns which causes lower employment opportunities for the dwellers. It also deteriorates funds for development and better maintenance of urban infrastructure such as roads, water supply, drainage, waste disposal and sanitation, electricity, etc. within their boundaries. The role of the secondary towns in the overall socio-economic development both at the local and the national levels are not much praiseworthy. Further, it is to be agreed that the issues concerning urbanization and practicing urban planning at the secondary town level have not been duly addressed as far as the national policies and strategies are discussed.

Urban Development Directorate (UDD), since its establishment in 1965, has been trying to ensure planned development throughout the country except the jurisdiction area of RAJUK, KDA, CDA and RDA by preparing Landuse Master Plan for small, medium and large cities. In this connection, during '80s, UDD prepared Landuse Master for 392 Upazila Shahar/ Pourashavas and 50 district towns with the assistance of development partners like UNDP, UNHCR etc. These Master Plans were duly handed over to concern local level institutions for proper implementation. It was the assumption at that time that concerned development agencies will implement physical development work as per the suggestions/proposals indicated in the Master Plan during the time frame of the Master Plan i.e. 20 years. It was also assumed that there is no need for legal binding for these Master Plans as existing local government law will cover them. It was also mentioned in the master plan that there should be review of progress of Master Plan implementation in every five year interval. Unfortunately, this review was not done by either the concerned agency or there was no request to UDD to do so. At present, all of the Master Plan prepared by UDD has been expired. There is a present need to do at least a research on the implementation status of the expired Master Plan, its bottle neck of implementation, necessity of legal framework backup etc. for successful implementation of the Landuse Master Plan to guide planned development throughout the country. Due to time and resource constraint, only one Pourashava named Tangail Pourashava has been chosen for the present research work and selection of this pourashava was made randomly.

1.2 Objective

Objectives are something that people try to achieve to attain a goal. Objectives are compulsory for any kind of research; it gives direction to the research work. The acronym SMART is often used to describe the best type of objective. All objectives should be Specific, Measurable, Action-oriented, Realistic and Time-specific. The objectives of this research are:

- ✚ To find out the implementation status of landuse proposals of Tangail Pourashava Master Plan (1989-2009).
- ✚ To find out the reasons for implementation and non-implementation of the Master Plan.
- ✚ To provide suggestion for better implementation of the Master Plan

1.3 Rationale of the study

Theoretically, there are many justifications for reviewing implementation status of any landuse master plan such as:

- (a) A plan is required in urban area or in rural area so that unauthorized and unplanned development cannot take place. Plans are made in isolation for individual requirements of various Government departments and private organizations. Valuable agricultural land in the country is deteriorating day by day and at the same time land speculation is taking place. Agricultural land in all over the country and in the proposed planning area in particular in a broader sense should be earmarked in the plan. The study reviews whether the proposed settlement is concentrated or clustered in nature.

(b) In the context of global economy it is required to add value to agriculture to sustain in the competitive world market. Hence there is no other alternate to move to the industrialization process with appropriate backward and forward linkages. Keeping this view in mind, there is urgent need for industrial development based on potentiality of available local resources with establishment of adequate forward and backward linkages to reduce the regional gaps and open an avenue for bringing balanced development in the region. This would also help to reduce the significant pressure on Mega city Dhaka.

(c) It needs careful organization and planning for handling large scale inter-migration to a few urban centres. Therefore, it should define the hierarchy of the centers in the area and should also decide what type of services will be provided for the specific order of the center and the urbanization level as well.

(d) There are problems of drainage, water supply and sanitation in almost all municipal areas of Bangladesh and Tangail Pourashava is no exception. Guided development would have to be undertaken within the statutory provisions of development authority, municipality and other agencies of development to solve these problems and the present study will discuss this in different focus group discussions with different stakeholders.

(e) Generally spontaneous development activities are spreading along the primary roads as well as on the periphery of the towns which acts as a barrier for the every development and rapid communication. Developments in these directions are taking place without planning Perspective. Employment generation activities without the provision of proper civic facilities and utility services would create unmanageable slums. In absence of a proper plan incorporating such provisions it would be a Herculean task to arrest the process of environmental degradation and misuse, under use and wastage of valuable urban resource.

In case of Tangail Pourashava, the Landuse Master Plan was prepared in 1989 and expires in 2009. It was based 2001 population forecasting. Now it is 2014, hopefully we assume at least a small portion of that plan was implemented. Master plan is not just a plan there is a strong need for the renewal of expired master plans to guide the land use transformation in an integrated and harmonic manner with a view to accelerate the economic and socio-political development of the project area. Such a Plan for the project area is utmost important to protect the most valuable agricultural land from any other unplanned transformation. Review of implementation status of expired master plan for the upazila towns/ pourashava is needed to allow the towns to play their active socio-economic role within the Physical Planning, agriculture, transportation, drainage, water Supply, housing and other important relevant sectors.

The research report of this status review will guide future Action Plans/Development Plans/Schemes for those areas where immediate actions are needed, such as Growth Centres, Rural hats/ Rural centres, Union headquarter centres, ecologically sensitive zones (e.g., wet land such as **beels**) etc. There are some basic criteria to choose Tangail as a research work. These are:

- I. Tangail town is renowned as educational town which has very good potentiality and good communication network with Dhaka.
- II. Due to construction of Jamuna Bridge, the communication between the northern part of the country become easier and population concentration, development potentiality is increasing day by day.

1.4 General Description of Tangail Pourashava

Formerly Tangail was the Sub-division of Mymensingh District. But its characteristics remained by and large unchanged. It is now a typical third world city with inadequate infrastructure and inadequate utility services where thousands of low-income households live in semi-urban areas. The Tangail Municipality was first formally established by the British colonial regime on the 1st July 1887 with an area of 5 sq. miles divided into 4 wards. The number of elected commissioners of the Pourashava was 10 and nominated 5. The main income sources were taxes on persons and buildings. The main expenditure was on conservancy. In 1912, income of the Municipality was RS.12, 620 and expenditure was RS.10, 848. As a district town, various groups with different social backgrounds inhabit Tangail. It grows and develops continually, in the sense of population growth as well as economic growth and development. After the independence of Bangladesh, the Municipal Committee was renamed into Pourashava under the Local Councils and Municipal Committee (Amendment) Order, 1972. Later, the Pourashava Ordinance, 1977 was promulgated and Tangail Pourashava was reconstituted with one elected chairman, nine commissioners and one nominated women commissioners. Later, the number of nominated women commissioners was raised to three (Ahmed, 2000).

Tangail Pourashava it is about 100 km from the Zila Shahar Mymensingh and 96 Kms from Dhaka city. Although it is located on the south-western part of the zila region, Tangail has a unique situation because of its link with Mymensingh and Dhaka Mega city provided by a well developed inter-district highways. The concentration of educational institutions are quite higher than other cities. It is one of the major producers of prestigious Jamdani Sarees. It is also famous for well known sweetmeat like Tangail-er-Chamcham. Moreover it is famous for different ancient mosques like Atia mosque. Though there was no rail track connecting to Tangail but now-a-days Tangail is connected with railway transportation and several economic activities have been developed in this connection.

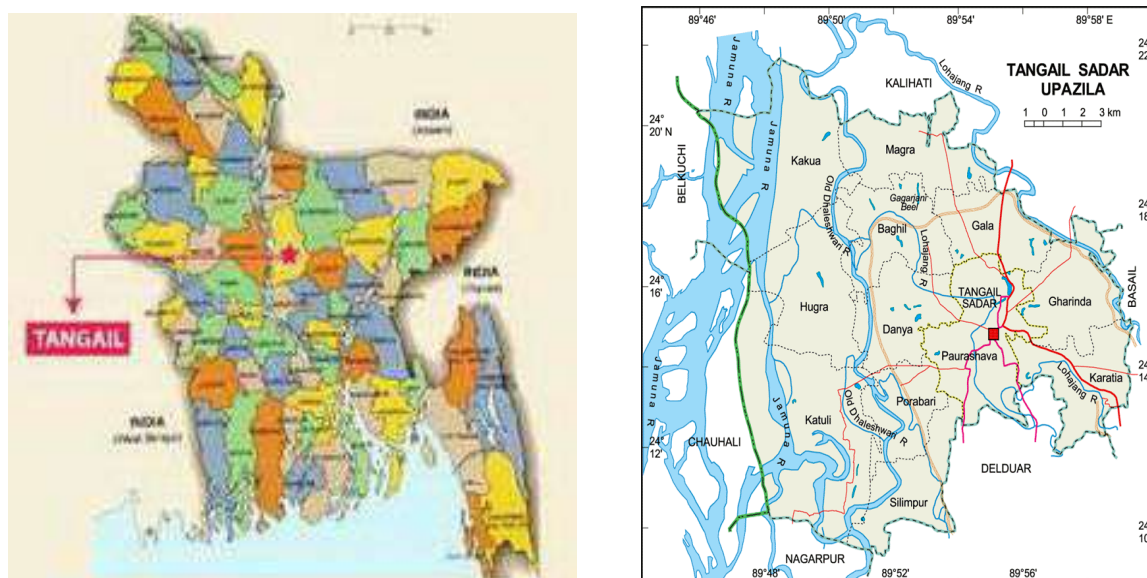


Figure-1.1: Location of Tangail Pourashava

According to BBS 2011, Tangail pourashava/ Municipality is situated on Tangail Sadar Upazila. Tangail pourashava's administrative area is 29.43 sq km. Its total population is 167412, among these male population is 84741 and female population is 82671. Tangail pourashava has 18 wards, 64 mahallas and 37607 households in its administrative area.



Pictures-1.1: Some Important Features of Tangail Pourashava

Table-1.1: Profile of Tangail Pourashava

Year of Establishment as Pourashava	1887
Area when Established	12.96 sqkm or 5 sq mile
Present Area	29.43 square kilometers
Population in 2001 Census	1,28,785 (Male: 66,856, Female: 61,929)
Literacy Rate	53.80%
Voter	94,644 (M: 46,130, F: 48,514)
Mohalla	63
Number of Household	37607
Number of Slums	18
Number of Mouza	34
Number of Wards	18
Number of Elected Counselors	18
Number of Nominated Counselors	06

Source: Tangail Pourashava, 2014

1.5 Limitation of the Study

This research has some constraints such as limited funding from revenue budget; based on methodology adopted in 1989, limited sectoral information, data and maps of 1989-2009 Master Plan; limited number of focus group discussions due to resource and time constraints.

CHAPTER-2: LITERATURE REVIEW

There has been little investigation and research on Implementation status on land use/master plan. Attempts are made to study literature of published and unpublished materials of local studies.

Ahmed (2000) carried out a study on Organizational and Training Needs Assessment of Tangail Pourashava, Bangladesh. He described in his study that different nation-building and development organizations are responsible for the implementation of various sectoral plans in Tangail. There is no umbrella organization to coordinate all the development activities. Financial misuse has occurred as a result of overlapping jurisdictions and a lack of coordination. There is very little application of a development control program, to enforce building codes. Programming and budgetary controls are weak. The Pourashava has a responsibility for planning and management of its area but in almost in all cases, it has not been able to perform such functions. A major portion of development authority's activity has concentrated on providing services to middle and upper income people. Consequently, the poorer section of the population has been denied its share. Planning has also suffered because there have been no effective linkages or meaningful integration between central planning and local level requirements. And finally, planners have failed to identify the critical nature of land issues in municipal development as well as in macro issues relating to economy, society and the sustainable environment. As characteristic of many third world cities, Tangail's growth has taken place mostly without planning, although a 'plan' it had. However, the master plan was long outdated. The land use/master plan was prepared in 1989. He also mentioned about Coordination and overlapping of functions of Tangail Paurashava. In Tangail, there also exist some other urban development and services organizations like Department of Public Health Engineering (DPHE), Housing and Settlement Directorate (HSD) and Urban Development Directorate (UDD) for performing certain specialized functions. So, proper urban services require combination of well-organized efforts by various urban bodies. Expansion of urban areas and population growth has increased the involvement of the government in a large number of development activities. But due to the lack of a long term development program and lack of people's participation, informal employment sector has increased often without proper direction, which has induced the people to get some unauthorized services. The UDD and the HSD deal with all matters relating to the preparation or adoption of new urban housing plan and development of housing schemes for urban areas. But both are under the control of the Ministry of Works whereas the MLGRD&C administratively controls the Pourashava. It results in clashes among the departments and encourages the central authority to intervene. The government's avowed policy of decentralization becomes the ultimate victim of the circumstances. So, different 'parasitic' organizations work for the benefit of urban people but these can not perform the function properly due to the absence of well coordinated and integrated efforts. Lack of proper cooperation and coordination between the Pourashava and the other urban development bodies have further aggravated the existing problem. The existing laws and institutional set-up are not suitable for tackling these problems. There is a room for confusion on the role of Pourashava and urban development bodies. The Pourashava has been assigned with main administrative functions of urban areas, but they have no control over other urban development bodies and departments of the government working for urban wellbeing within their jurisdiction.

UDD (80's) conducted a national physical planning project. Under these project 392 upazila shahar/Paurashavas and 50 district towns land use master plan was prepared with the

supervision of UDD. Tangail Pourashava land use master plan was prepared by Modern Engineers Planners & Consultants Ltd with the supervision of Urban Development Directorate. The report consists of thirteen chapters namely; Introduction and Background, Location of zilla shahar and the regional setting, Delineation of the zone of influence and the study area, Existing land uses, Demographic studies, Housing sector studies, Industry and commerce sector studies, Social service sector studies, Transportation sector studies, Land ownership and land value, Opportunity constraints and urban strategy, The land use/master plan, Project identification. The land use/master plan has been based on the forecasted population up to 2001 A.D. which was 1,38,821 and the base population was 77,518. Requirements of lands for roads, housing, education, social and other services have been determined on this projected population and the Landuse Planning Standard specified in the TOR of the National Physical Planning Project. All the proposals were laid out in their spatial dimensions. Requirements envisaged encompass all sectors of development i.e. housing, education, health, recreation, administration and other services. All existing service like the roads and social facilities have been proposed to be retained in proposed plan for the purpose of cost saving as well as to avoid land acquisition as far as possible

Several proposals were given on Master plan of Tangail Pourashava such as:

- In and around of the pourashava area, the existing traffic circulation system was proposed to be improved with wide road network following the hierarchical system to link all housing areas with their nearest secondary and primary community/neighborhood centres and the city centres.
- Total 1300 acres of land had been proposed for residential purpose, 70 acres area were proposed for commercial purpose and 50 acres of land were proposed for recreation purpose in Tangail mouza which connects Tangail with Dhaka
- 152 acres for educational purpose, 57 acres land for health purpose, 113 acres land for urban services and 53 acres of land for socio-cultural purpose
- One major road was proposed to the eastern part which would provide the North-South road linkage covering the proposed housing estate.

UDD (2013) conducted a research on “Formulation of Planning standard for small Town of Bangladesh”. The research was carried on with an aim to develop a set of land use planning standard that will help assessing proper requirement of land for specific functions. During 80’s UDD set a planning standard for Upazila shahar /pourashava level land use planning. These standards were comprehensively used in land use planning prepared by different organizations

CHAPTER-3: METHODOLOGY

3.1 Introduction

Methodology is the systematic process of doing a job or task. Every research follows some steps to do their work by dividing the whole research into several parts. For doing this Tangail research some steps are followed. These steps are:

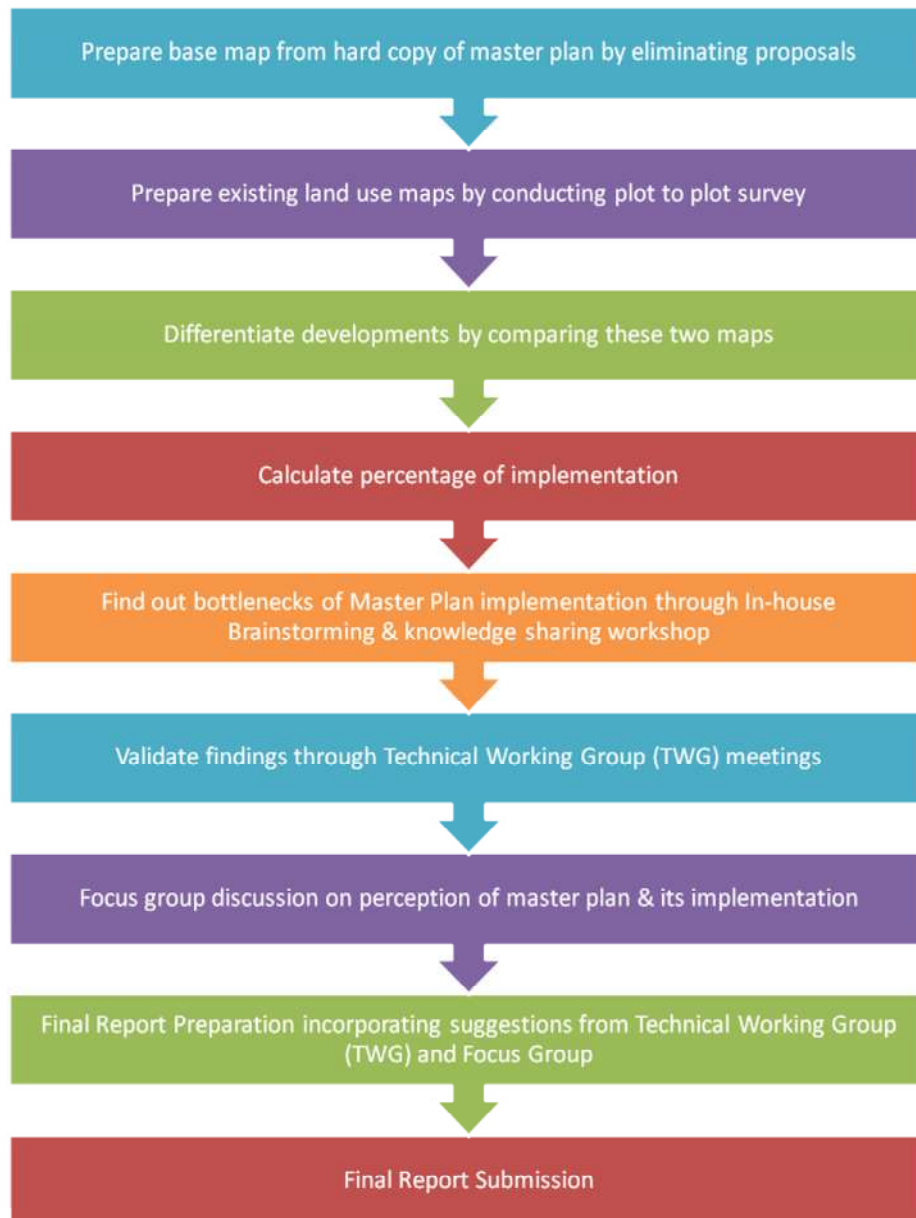


Figure 3.1: Flow Diagram of Research Methodology

3.2 Different Methods Applied

Different participatory planning methods were used to fulfill the objective of the research such as manual tracing to prepare the base map, brainstorming sessions to orient the research team as well as preparing the work plan and field level survey, reconnaissance, Technical working group, plot-to-plot survey and focus group discussion. These methods have been described in the following paragraphs.

3.2.1 Manual Tracing

Base Map for Tangail pourashava was prepared by using the previous Master Plan Map. This base map was prepared manually by fixing the scale 1'' = 330 ft. At first, the traced map of Tangail Pourashava Master Plan was collected from UDD's Map Archive. Then it was manually traced manually by the draftsman and tracers of Town Planning and Thana Centre-2 sections of UDD. The technical persons traced the whole map with every dag number under each Mouza of the jurisdiction area of Tangail Pourashava except the landuse proposals. Major existing infrastructures were also identified along with Mouza boundary. The traced base map was then Ammonia printed and different land use proposals were demarked with standard color code specified in the TOR of UDD. These colors were then assigned to different categories of Landuse stated in the Legend Box underneath the Map. The 1989-2009 Master Plan Proposal map was considered as the Base Map of the present research. This is done to find out the implementation status of the previous Master Plan by checking each proposal with dag number and Mouza name during plot-to plot survey. But before going to field level survey, this base map, basically the plot numbers was cross-checked with the Mouza Maps collected during reconnaissance survey.



Picture 3.1: Some Glimpse of Base Map Preparation

3.2.2 Brainstorming Session

On the process of gathering information and conceptualization of the research, two brainstorming sessions were conducted among the research team in UDD Conference Room on 24 November 2013 and 08 May 2014. These brainstorming sessions were conducted to review the previous master plan, find out the previous proposal and plan, gathering ideas etc. The detail work plan for the research work was shared with the team so that everybody have clear idea what is going on in the field as well as who is doing what. GIS application of the research was also shared in the sessions. Moreover, Socio-economic questionnaire for the research was also developed; stakeholder list was finalized and shared through these BSS (Annex-1 & Annex-2). These BSS helped capacity building of UDD officials and staff regarding field level work as well as presentation skill, rapport build-up and knowledge & experience sharing. BSS also provided a platform to share in-house and field level advantages, disadvantages of research work and guided the way out of solving the problems.



Picture 3.2: Some Glimpse of Brainstorming Sessions at UDD

3.2.3 Reconnaissance Survey

Reconnaissance Survey was conducted on Tangail Pourashava from 04-02-2014 to 07-02-2014. This is the preliminary survey to get an overview of the area. Previously covered Master plan area was 26 sq km. To get overall idea of the whole area research team were divided into two groups. Group 1 conducted discussion with different officials in Tangail area about the necessity of master plan, their concern and idea about implementing of the master plan. They tried to find out the concept and view of different officials. On the other hand Group 2 was visiting the proposed area and made random checking out the existing scenario with the help of Pourashava surveyor.



Picture-3.3: Some Glimpse of Reconnaissance Survey

3.2.4 Plot to Plot survey

Data collection is an important and crucial part of every research. Two types of data are collected for this research: primary data and secondary data. Primary data are the main component of this research because this whole research tried to find out the implementation status which requires detail survey of the whole pourashava area. Plot-to-plot survey method was applied to collect primary data in this research. In Plot-to-Plot survey, initially the important structure/infrastructure is identified at field level, match it with the mouza sheet, then plot number is re-checked with Land deeds and papers of plot owners. If it is authentic then landuse of particular dag number is noted in log book of surveyor using eye observation method. By identifying the important structures, the other surrounding structures were reviewed in the same way.

To check the whole Master plan area in a broad scale, plot-to-plot survey was conducted in two times in Tangail Pourashava dated 27-04-2014 to 01-05-2014 and 14-05-2014 to 16-05-2014 respectively. These surveys were conducted elaborately and day to day findings were transferred to Base Map at same nights by the survey team. Two Pourashava surveyors assisted the survey work which made the work easier as they are well known to the locality.



Picture 3.4: Some Glimpse of Plot to Plot Survey

3.2.5 Focus Group Discussion

Focus Group discussion (FGD) is an important tool to find out perception of concerned people about a problem or any development issue. In this method, possible stakeholders are identified considering strong, medium and weak linkages with objective of the research. Then these stake holders are grouped in consideration of the linkage, institution, legality, formal-informal, effects, contribution, etc. different criteria. All stakeholders are then brought into a meeting which is called FGD meeting where research team present their ideas, information, work plan, methodology and findings of the research and seek suggestions/recommendation from them through open discussion. Socio-economic questionnaire can be surveyed among stakeholders through face to face interviews in the same meeting or if agreed later on preferable place and time of the interviewees.

In Tangail Research, the research team conducted a FGD meeting at Tangail Pourashava Conference Room on 24-05-2014. Mayor of Tangail Pourashava invited the meeting and he issued official letter to concerned stakeholders and his counselors to attend the meeting (Annex-3). The key researcher made power-point presentation on UDD's role in urban planning, how master plan is prepared, utilities & necessity of Master Plan, implementation mechanism, the overall research methodology, proposals of 1989-2009 Master Plan Proposals

of Tangail Pourashava, so far conducted different activities such as reconnaissance, plot-to-plot survey, stakeholder consultation, BSS, TWG meeting and survey findings.



Picture 3.5: Some Glimpse of FGD Meeting

The surveyed map was displayed in front of the stakeholders to get clear understanding of master plan proposal implementation. In the open discussion, stakeholders of different Government and non-government organizations, journalist, politicians etc. [please see output of FGD meeting and attendance list and in Annex-4(i) & 4 (ii) respectively] expressed their views about the research. Everybody was agreed of the necessity of Landuse Master and provided valuable suggestions on better implementation of the Master Plan to make Tangail Pourashava a better place of living. Mr. Mayor gave emphasis on planned development in the Pourashava and sought help from UDD and other Government agencies in this regard especially to develop mechanism of monitoring and evaluation of master plan implementation through better co-ordination between implementing agencies and ensuring people's participation through the counselors and civil society. He also pointed out his limited man power especially in planning section though agreed that the Mayor should play the key role in the issue. This FGD meeting was highly focused in local newspaper named the Daily Lok-Khatha, Tangail dated 26 May 2014 (see Annex-5).

3.2.6 Technical Working Group Meeting

A eight membered Technical Working Group (TWG) was formed to guide the research team, evaluate the progress of the research project, detection of technical problems and to provide necessary guidance to mitigate the problems and finally validate the draft report. Apart from three members of UDD (Director as Chair Person, two Senior Planners as Key researchers), there are other members of TWG are from Ministry of Housing and Public Works, Representative from Tangail Pourashava, Bangladesh Institute of Planners (BIP), Representative from UN-Habitat in Bangladesh and Representative from Urban and Regional Planning Dept. BUET (please see Annex-6). It was planned that there would be two TWG

meetings for this small research, one is after reconnaissance survey and another is after the preparation of draft report.

The 1st TWG meeting of the research was held on 31-03-2014 where the key researchers presented the objective, methodology, tools applied, findings of reconnaissance survey conducted on Tangail Pourashava from 04-02-2014 to 07-02-2014 and draft Table of Content of the research report. All of the members of TWG agreed with the presentation and suggested to ensure local stakeholders especially the people's representative's participation from the very beginning of the research work. They also suggested to take cooperation/help of Pourashava Surveyors during Plot-to-Plot survey work.



Picture- 3.6: Some Glimpses of Technical Working Group Meeting (TWG) meeting

The Final TWG meeting was held on 10-06-2014 at UDD Conference Room where the members appreciated of sending the draft research report earlier to the meeting date to them for reviewing. They were satisfied with the research team effort of preparing the draft report and finally approved the report with slight modification.

CHAPTER-4: ANALYSIS

4.1 Introduction

Analysis is the process of breaking a complex topic or substance into smaller parts to gain a better understanding of it. On the other hand analysis is an examination of data and facts to uncover and understand cause-effect relationships thus providing basis for problem solving and decision making. Analysis is the main or original part of any research. In this research, data and information was collected through Reconnaissance survey, Plot to plot survey, Socio-economic survey, Stakeholder's consultation, Focus Group Discussion and Internal Brainstorming sessions conducted within the research period. This chapter tries to give brief findings from the data and information analysis such as landuse proposal analysis, Landuse Categorical Analysis and socio-economic analysis.

4.2 Land Use Proposal Analysis

Tangail Land use plan was prepared in 1989 where it was assumed that the authority i.e. Tangail Pourashava will implement the suggested proposals according to the proposed plan in an efficient way. The aim of the plan was to achieve balanced urbanization through providing various land use areas in appropriate location. There were several landuse proposals (see Figure-4.1 & 4.2) throughout the Pourashava which are supposed to be implemented during the time frame of the Master Plan duration i.e. 20 years. For the purpose of finding out the implementation status of Land use Master Plan of Tangail Pourashava, the research team identified most of the proposals in the field. Table-4.1 shows that only 18.75% of the total proposals have been implemented in the exact location indicated in the Master Plan and 81.25% of the plan is not implemented. Therefore, percentage of implementation is very low in consideration of location. This has been also illustrated in section 4.3 through pictorial representation.

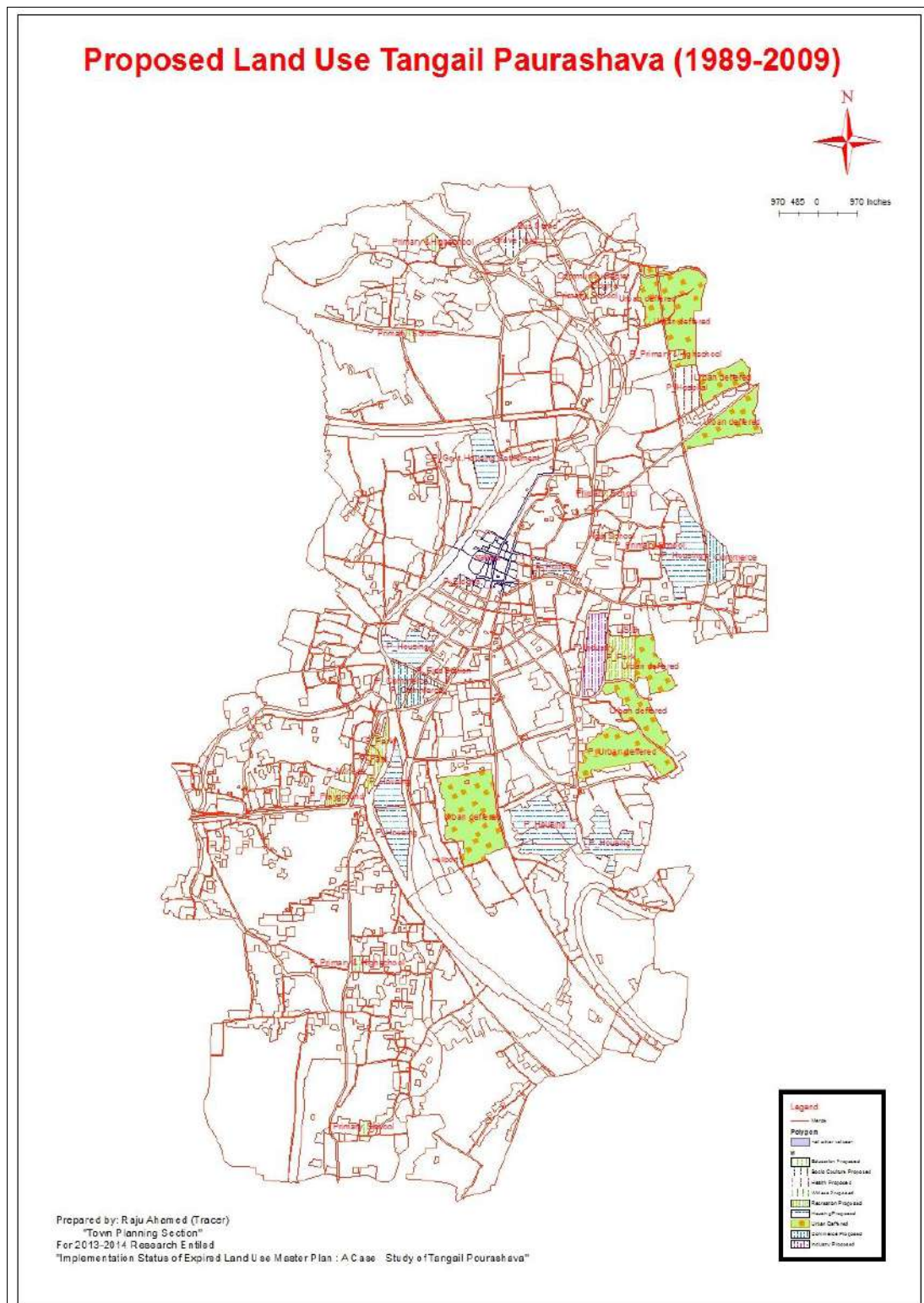
Table-4.1: Implementation Status of Different Landuse Proposals

Sl.	Land Use Proposal	Implementation		
		Yes	No.	Remarks
1.	Housing Estate at Char Patuli Mouza	-	√	P: Housing Estate E: Unplanned Residential
2.	Industry at Tangail Mouza	-	√	P: Industry E: Residential and open land
3.	Playground at Char Patuli Mouza	-	√	P: Playground E: Paddy Field & Kagmara College Hostel
4.	Park at Tangail Mouza	-	√	P: Park E: Residence & Open Land
5.	High School & Primary School at Aloa Bhabani Mouza	-	√	P: High School & Primary School E: Paddy Land
6.	Stadium at Pardighali Mouza	√	-	P: Stadium E: Stadium
7.	Wireless Station at Char Patuli Mouza	√	-	P: Wireless Station E: Wireless Station
8.	Eidgah at Par Dighalia Mouza	√	-	P: Eidgah E: Eidgah
9.	Urban Deferred at Tangail Mouza	-	√	P: Urban Deferred E: Paddy land and Housing
10.	Fire Station at Bhabanipur Patuli Mouza	-	√	P: Fire Station E: Commerce
11.	Commerce at Bhabanipur Patuli Mouza	-	√	P: Commerce E: Open Field
12.	Park Bhabanipur Patuli Mouza	-	√	P: Park E: Saw Mill
13.	Helipport Alou Paekista Mouza	-	√	P: Helipport E: Farming & Vacant Land
14.	Primary School at Biswoser Betka Mouza	-	√	P: Primary School E: Residential
15.	Housing State at Biswoser Betka Mouza	-	√	P: Housing State E: Residential
16.	High School & Primary School at Deola Mouza	-	√	P: High School & Primary School E: Agriculture Office
Total Implementation Scenario		18.75%	81.25%	

Source: Field Survey, 2014

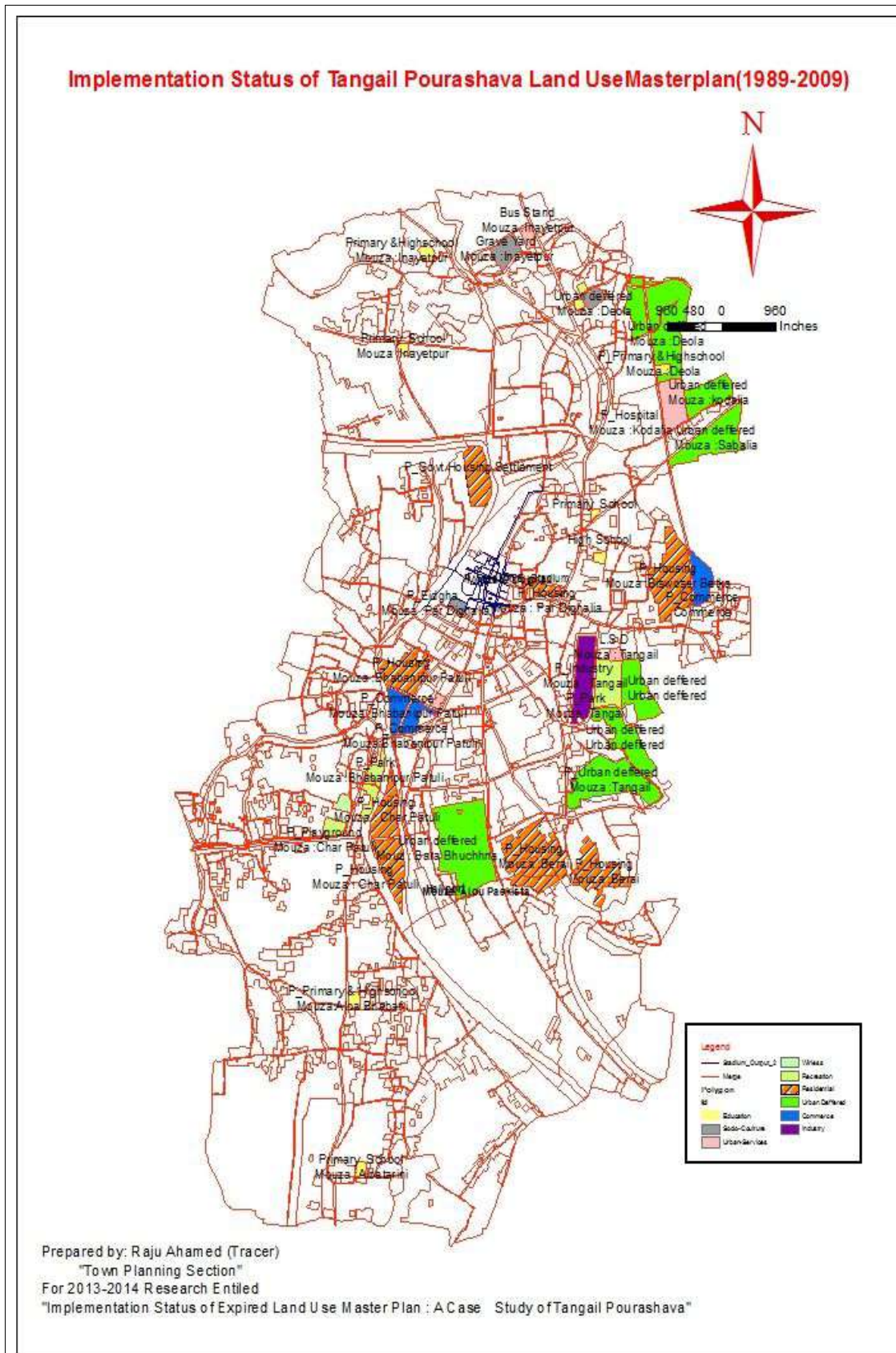
N.B: P= Proposed Land Use, E = Existing Land use

Figure 4.1: Landuse Proposals in 1989-2009 Master Plan of Tangail Pourashava



Source: GIS Map produced by UDD, 2014

Figure 4.2: Implementation Status of Tangail Pourashava Landuse Master Plan (1989-2009)

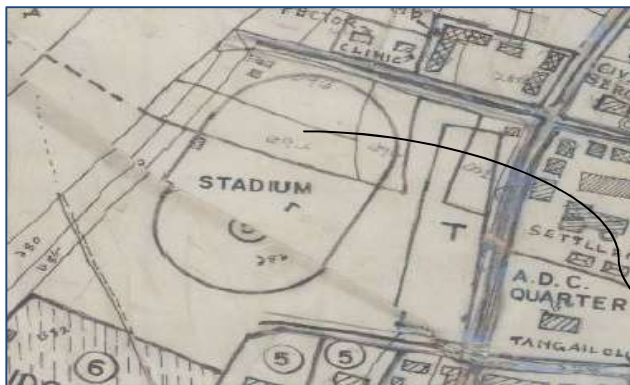


Source: GIS Map produced by UDD, 2014

4.3 Pictorial Representation of Implementation Status

There were some proposals for implementation in 1989 Tangail Master Plan. Some of those proposals were implemented and some are not. For example: There is a proposal of stadium in Pir Dighalia mouza, Eidgah at Pir Dighalia mouza, wireless station at Char Patuli which is successfully implemented. On the other hand, there is a proposal for fire station at Bhabanipur Patuli mouza which land is now used for commercial purpose; there is another proposal in Deola mouza for High school and primary school which is now used as agricultural office and so on. Some of those pictorial presentations of previous Master Plan and existing situation in accomplished here by the picture.

Picture 4.1: Landuse Proposal Implementation Status in Per Dighalia Mouza

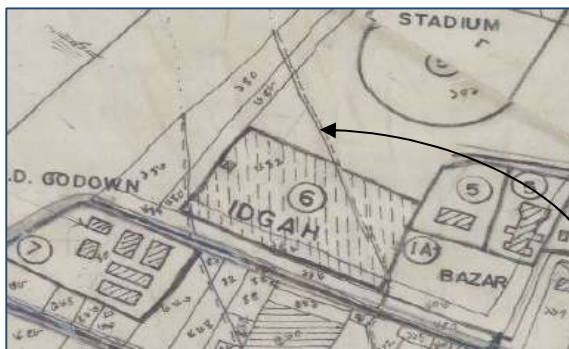


Proposal: Stadium



Existing: Stadium

Picture 4.2: Landuse Proposal Implementation Status in Per Dighalia Mouza

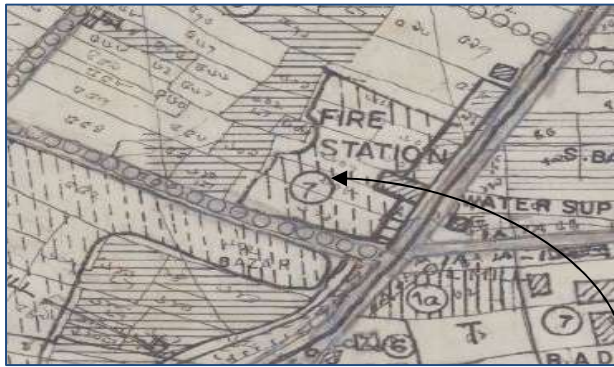


Proposal: Eidgah



Existing: Eidgah

Picture 4.3: Landuse Proposal Implementation Status in Bhabanipur Patuli Mouza



Proposal: Fire Station



Existing: Commerce

Picture 4.4: Landuse Proposal Implementation Status in Bhabanipur Patuli Mouza

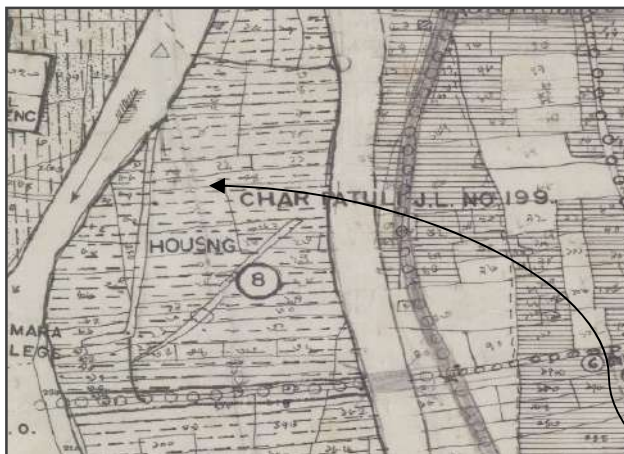


Proposal: Commerce



Existing: Open Field

Picture 4.5: Landuse Proposal Implementation Status in Char Patuli Mouza



Proposal: Housing Estate



Existing: Residential Development

Picture 4.6: Landuse Proposal Implementation Status in Tangail Mouza



Proposal: Industry



Existing: Residential and open land

Picture 4.7: Landuse Proposal Implementation Status in Biswaser Betka Mouza



Proposal: Housing Estate



Existing: Residential Development

Picture 4.8: Landuse Proposal Implementation Status in Biswaser Betka Mouza



Proposal: Primary School

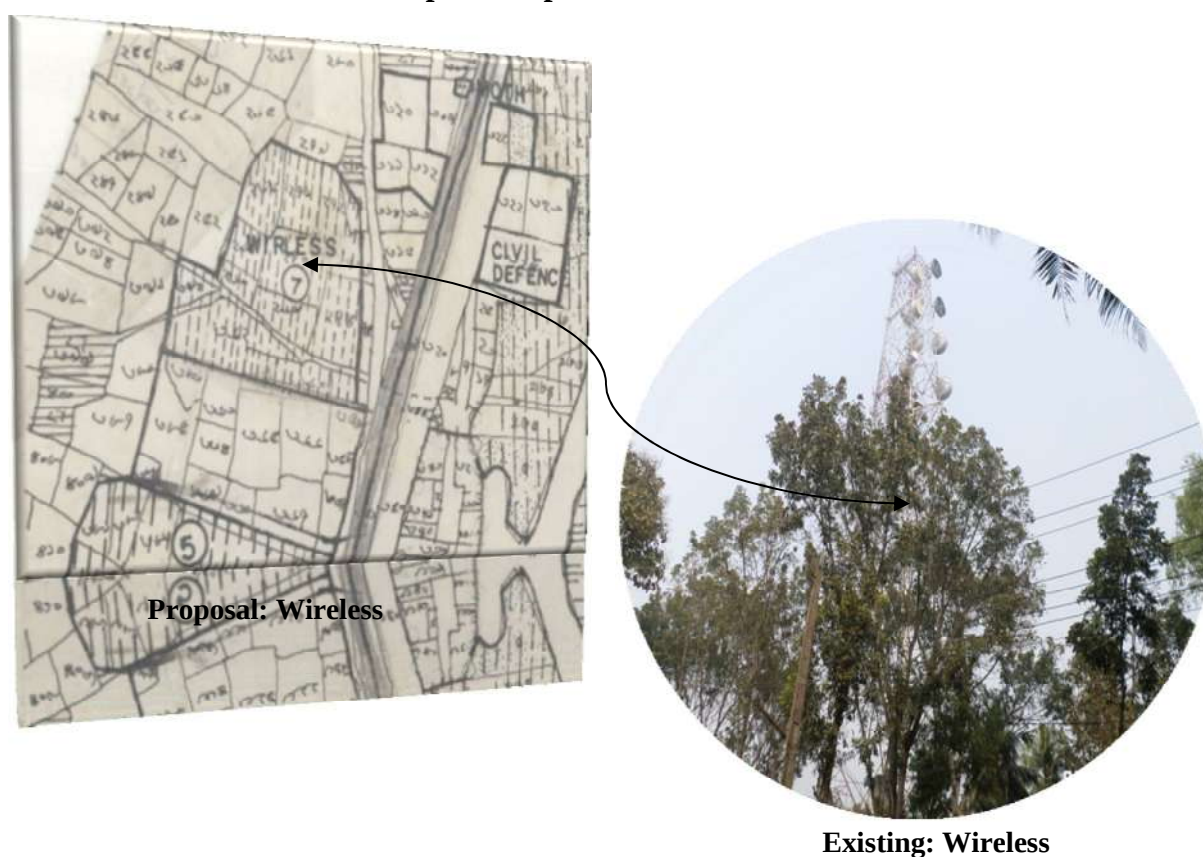


Existing: Residential

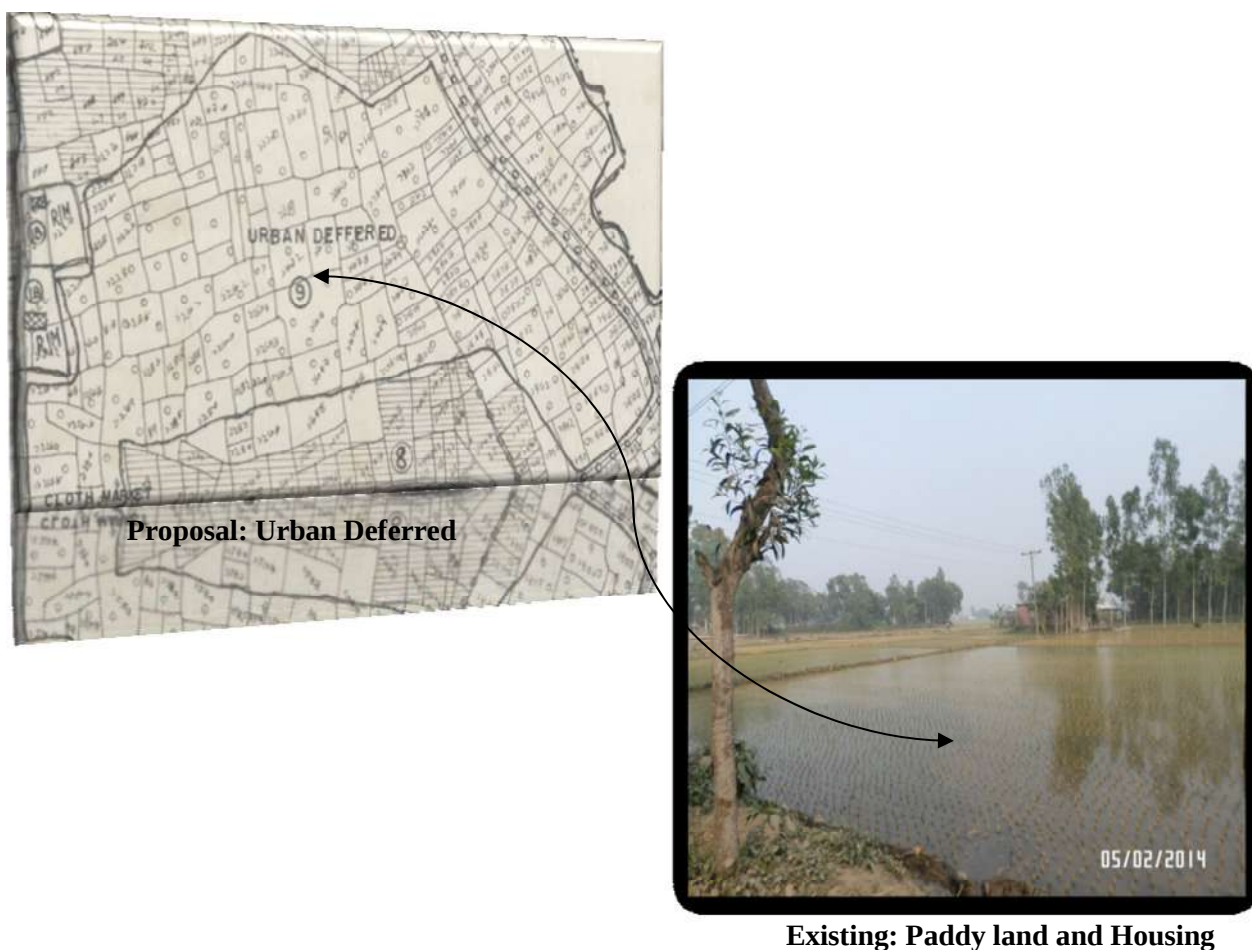
Picture 4.9: Landuse Proposal Implementation Status in Char Patuli Mouza



Picture 4.10: Landuse Proposal Implementation Status in Char Patuli Mouza



Picture 4.11: Landuse Proposal Implementation Status in Tangail Mouza



4.4 Landuse Categorical Analysis

1989-2009 Land use/ Master Plan of Tangail Pourashava covered 7014.4 acre of land in Tangail Pourashava. It had categorized Land use in 13 types such as: Agriculture/Forestry, commerce, industry, educational, health, administrative, recreation, socio-cultural, urban service, residential, urban deferred road and water body. To find out the overall pattern of development in the covered area, detail survey was conducted by the research team. The whole area was surveyed and it is analyzed that the major proposals are executed or not. For research purpose at first research team took the 1989 data from previous Master Plan and then tries to find out the previous proposals from that Master Plan. By incorporating these two types of data, research team tries to find out the present scenario in 2014 (see Table-4.2).

Table-4.2: Land Use Categories of Tangail Pourashava

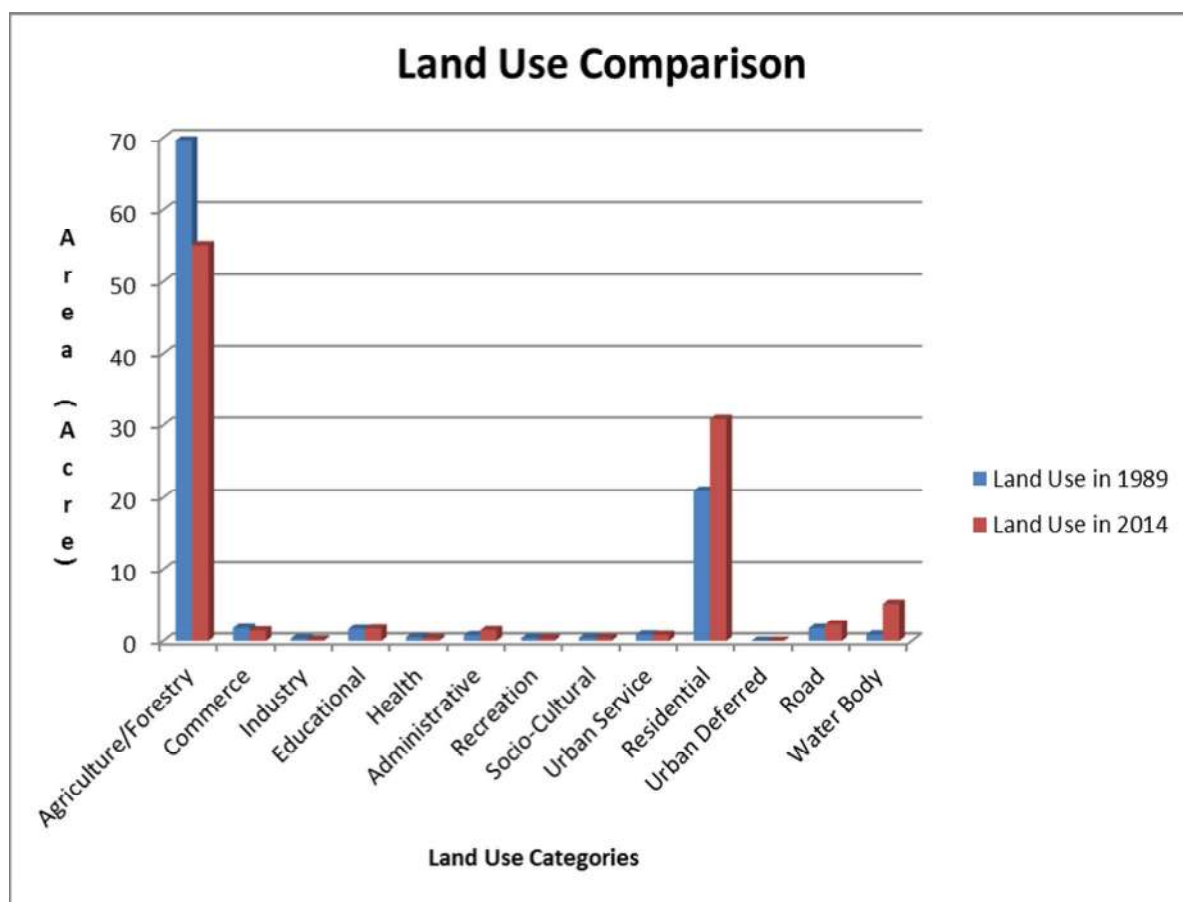
Sl. No.	Land Use Categories	Land Use in 1989		Proposed Land Use (1989-2009)		Existing Land Use in 2014	
		Area (Acre)	(%)	Area (Acre)	(%)	Area (Acre)	(%)
01	Agriculture/Forestry	4995.23	69.63	3092.83	44.09	3858.80	55.01
02	Commerce	31	1.79	70	1.0	101.07	1.44
03	Industry	25	0.35	95	1.35	13.05	0.19
04	Educational	115.67	1.65	152	2.17	117.25	1.67
05	Health	37	0.53	57	0.81	26.73	0.38
06	Administrative	54.00	0.77	54	0.77	101.50	1.45
07	Recreation	27.15	0.38	50	0.71	25.49	0.36
08	Socio-Cultural	31	0.44	53	0.76	25.75	0.37
09	Urban Service	61.35	0.87	113	1.61	58.75	0.84
10	Residential	1470	20.96	2770	39.49	2163.3	30.84
11	Urban Deferred	-	-	290	4.13	0.0	0.0
12	Road	123	1.75	155.57	2.22	160.25	2.28
13	Water Body	62	0.88	62	0.88	362.47	5.17
Total		7014.4	100	7014.4	100	7014.4	100

Source: Tangail Pourashava Master Plan (1989-2009) and Field Survey 2014

From the data analysis of Table-4.2 and Figure-4.3, there are several findings on landuse categories which have been described below:

1. It is found that for Agriculture/Forestry purpose, 44.09 percent of the total land was allotted and it was found from the present survey of 2014, agricultural land use consist 55.01 percent of the total land. Trend of Agriculture Land Use has not been changed much. Therefore if the Pourashava could follow the Master Plan, they could preserve valuable agricultural land.

Figure-4.3: Land Use Comparison between 1989-2009 Master Plan Scenario and Present Scenario in 2014



2. It is found that Commercial Activity has increased in Tangail Pourashava and it was quite evident in the research area.
3. It is found that Industrial Land Use has been decreased even from 1989 situation.
4. Educational facilities was not increased though several educational coaching center developed which are operated in commercial basis;
5. Health facilities land use was decreased even from 1989 situation;
6. Administrative facilities increased at Tangail Pourashava;
7. Recreational Facilities decreased from 1989's situation;
8. Socio-cultural facilities decreased from 1989's situation;
9. Urban Services also decreased moderately;
10. Residential facilities increased from 1989's situation;
11. Road facilities increased;
12. Water body increased due to excavation of different lakes especially the DC Lake and different Borrow Pit evolved from road construction.

From Categorical analysis it is evident that development is continuous process and it has not been stopped in Tangail Pourashava whether Master Plan proposals is implemented or not. It has been found that in most of the cases (except industry, education, health and recreation), the land allocated for certain landuse category has been exploited more than 50 percent by the particular use but not in exact /nearby location proposed in the Master Plan. Therefore, the Pourashava has been developed in unplanned way during the life span of the Landuse Master Plan i.e. 1989 to 2009. This is also quite justified with the findings of earlier Section 4.3.

4.5 Socio-economic Analysis

Socio economic analysis is the most important part of any research which relates the actual plan with the expectation of the local stakeholders. Socio- economic research is very much important of any research which consider social and economic scenario of the locality, target group, expectation of the people, surrounding area, problems and prospects, development potentialities, recommendations and suggestions etc.

For this research, the research team has developed a socio-economic questionnaire for find out different aspects mostly the problems and projects of the pourashava, reasons behind Master Plan proposals non-implementation and also possible suggestions and recommendations for better implementation of the Master Plan Proposals (see Annex-01). Through this questionnaire, the research team also tried to find the perception of stakeholders about Master Plan and its importance to local people.

This socio-economic survey was conducted in systematic manner. Research team interviewed the local authority and some of the stakeholders as identified earlier. By interviewing the people and perform a focus group discussion with the stakeholder certain problem and prospects of Tangail Pourashava were identified as well as the reasons of non-implementation of the Previous Master Plan. These have been listed (according to priority basis) in the following paragraphs:

Problems of Tangail Paurashava

- Drainage
- Traffic Congestion
- Water Supply
- Lack of Recreation facilities
- Migration
- Slums
- Solid Waste Disposal and Management
- Lack of Entrepreneurship for Industrial Development
- Drug addiction due to prostitution situated at centre of the Pourashava

Identified Prospects of Tangail Paurashava

- Agricultural products Storage and Marketing could create this Pourashava a hub of vegetable marketing especially Cowley flower, Cabbage, tomato etc.
- Agro-based industries may be established due to bumper production of some agricultural crops such as mustard, rice etc.
- Handloom Industry
- Sweetmeats Industry at Misti Potti
- Housing Estate/Real estate development
- Availability of labor force
- Huge number of Education facilities up-to secondary education
- Regional connectivity (Rail and Road)
- Garment industry

Reasons behind non-implementation:

Implementation and enforcement of the Landuse Master Plan is always a prime concern of the research team. Actually Planned development in any Pourashava/Municipality is possible when there is a legal Landuse Master Plan and all the stakeholders are committed to follow it for the sake of welfare of the Pourashava as a whole. Therefore, the research team always tried to incorporate valuable comments and suggestions from the stakeholders. From the socio-economic survey, Stakeholder consultation, discussion with the Mayor and other Counselors of Tangail Pourashava, general people, religious leader, teachers and others, it was found that everybody feel the necessity of planned development but they are not familiar with the 1989-2009 Landuse Master Plan of Tangail Pourashava. Through the planning process especially in the BSS, TWG and FGD meetings the following reasons came out for non-implementation/deviation of the Landuse Master Plan of 1989-2009:

- Lack of People's awareness about the Master Plan as Mass people are not known about the Master Plan.
- Lack of Gazette Notification of 1989-2009 Master Plan which did not help the Pourashava technical staff and management to motivate people to follow the Master Plan
- Government implementing agencies did not receive any copy of the Master Plan and they are not directed by their concerned ministry to follow the Master Plan. This led to Lack of Departmental Co-ordination among implementing agencies working in the Pourashava.
- Lack of UDD's Monitoring and Reviewing of the Implementation of the Proposals at field level
- Lack of Capacity of Pourashava especially in the planning section. At present, there is only one Town Planner who does not have any employees under him to check landuse proposals whether or not these are in conformity with the Master Plan
- Lack of Funding to development monitoring and evaluation mechanism either at the Pourashava level or in UDD

CHAPTER-5: RECOMMENDATION AND CONCLUSION

Recommendation (s)

There is also wide challenge of fixing responsibility of Master Plan Implementation, top leader to guide planned development, incentives, plan monitoring and evaluation mechanism, co-ordination of implementing agencies, vested interest of different parties at proposed land, and many other factors. Emphasis should be given to the monitoring and evaluation mechanism of the planning cell of the Pourashava. Results from monitoring need to be regularly incorporated into ongoing development and planning. For example, the Master Plan which is the framework plan/Structure Plan of the Pourashava for next 20 years should be supported by at least four Detailed Area Plans that will be prepared during the full planning period of the Structure Plan. Monitoring and review of the implementation of the first Detailed Area Plan (years 1-5) should be incorporated into the second Detailed Area Plan (years 6-10) for example.

Implementation of Master Plan Proposals is not the sole responsibility of the Pourashava. Implementation requires a wide range of practical activities which go beyond the scope of this research. However, the Pourashava needs to consider the following points for facilitating implementation:

- Pourashava Master Plan should be Gazetted by the Concerned Ministry.
- Pourashava should distribute Gazetted Landuse Master Plan Copy (both report and map) to all implementing line agencies working in the Pourashava. Tangail Pourashava/line agency may seek assistance from UDD to facilitate understanding or reading out of Master Plan Proposals.
- Pourashava should maintain good communication between the public and key organizations involved in the implementation of the plan. This includes landowners and land developers, local Sectoral agencies, national sectoral agencies involved in development projects in the local area, non-government organizations involved in development projects etc.
- All stakeholders in the Municipality must follow the Landuse proposals of the Master Plan or plan in conformity while implementing development projects. If not mentioned in Master Plan, they must consult with Pourashava Planning cell so that it could be incorporated during periodic revision of Master Plan or Detailed Area Plan of the Pourashava.
- Ensure good coordination of activities between all key agencies involved in development projects and plan implementation. This helps to optimize synergies and facilitation implementation, and avoid duplication of activities and non-compliance. The Mayor of Tangail Pourashava should be the key leader in this regard.
- Consider viable incentives to encourage that landowners and land developers comply with the proposals/guidelines of the Master Plan. It will improve people's awareness of Landuse Master, its usefulness and utilities, scope of safer and profitable investment.
- Build internal capacity of Pourashava staff especially Planners, Engineers and Surveyors. Capacity building should focus on training of technical staff of Pourashava to read out Master Plan Maps and Reports so that they can have clear understanding of the specific proposals/guidelines on location basis i.e. plot-to-plot landuse information, permitted/conditionally permitted/restricted uses, specific land use proposals on specific areas, zoning etc. of the Master Plan. This will improve the motivational capacity of Pourashava technical staff to guide people to follow the Master Plan.

- Planning cell of the Pourashava should be strengthened in manpower and logistics.
- Advocacy on the benefits of investing in sectoral proposal areas of the Landuse Master of Tangail Pourashava should be initiated by the Planning Cell of Tangail Pourashava. UDD can assist them in this regard.
- Develop check-lists and other simple tools to improve monitoring of landuse master plan implementation by the Pourashava Planning Cell.
- “Implementation of Master Plan” should be included as a regular agenda of the Monthly Coordination Meeting of District Commissioner of Tangail.

Conclusion

Checking implementation status of Landuse Master Plan on regular interval is a crucial indicator for the Pourashava whether they are proceeding in the right direction of planned and balanced urbanization. From this research, it is evident that though previously prepared Master Plan is very less implemented in the exact location specified in the Master Plan. But landuse category analysis showed that amount of land that are supposed to be used in different areas is more or less close to the proposed/required land amount. This is an indication that development can not be stopped and if it is not guided by the Master Plan, development took place in unplanned manner/haphazardly. In case of Tangail Pourashava, Proposals there should have definite monitoring and reviewing guidelines, mechanism and reporting system of Landuse Master Plan implementation and they should periodic monitoring of Master Plan Implementation. Local government agencies in urban and rural areas should be encouraged to take up planning responsibilities and UDD should help in formulating relevant standards for such agencies, including standards on housing, open space, education and health and recreational facilities. UDD should also seek to monitor implementation and compliance with such standards and provide trainings to local government agencies for improved enforcement at local level. UDD can assist Tangail Pourashava in capacity building of its Planning Cell on request of the Pourashava or the concerned ministry (if necessary). Moreover, UDD provide trainings to local government agencies for improved enforcement at local level.

Way Forward

Further research can be undertaken on sectoral deviation of landuse master plan and development of monitoring and evaluation mechanism for better implementation of the Landuse Master Plan.

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Implementation Status of Expired Land Use Master Plan Prepared by UDD (A Case Study of Tangail Pourashava)

টাংগাইল পৌরসভার আর্থ-সামাজিক জরিপ প্রশ্নমালা

১। আপনার এলাকার/টাংগাইল পৌরসভার মাষ্টার প্ল্যান সম্পর্কে আপনি কি অবহিত আছেন ?

উত্তর : ☐ হ্যাঁ ☐ না

২। আপনার এলাকার উন্নয়ন কি নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান অনুযায়ী হচ্ছে ?

উত্তর : ☐ হ্যাঁ ☐ না

(উত্তর না হলে নিচের প্রশ্ন করুন) (উত্তর হ্যাঁ হলে নিচের প্রশ্ন ৪ করুন)

৩। আপনার এলাকার উন্নয়ন নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান অনুযায়ী হওয়ার কারণ উল্লেখ করুন ?

৪। আপনার এলাকার উন্নয়ন নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান অনুযায়ী হওয়ার কারণ উল্লেখ করুন ?

ইউ এন ও এর জন্য প্রশ্ন

৫। টাংগাইল পৌরসভার জন্য নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান বাস্তবায়নে আপনি কি কি পদক্ষেপ গ্রহণ করেছেন (উল্লেখ করুন)?

৬। টাংগাইল পৌরসভার জন্য নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান বাস্তবায়নে কোন পদক্ষেপ গ্রহণ না করার কারণ (উল্লেখ করুন)?

মেয়র এর জন্য প্রশ্ন

৭। আপনার অফিসে নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যানের কোন কপি আছে কি ? নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যানের মেয়াদ সম্পর্কে আপনার ধারণা আছে কিনা ? মেয়াদ উত্তীর্ণ মাষ্টার প্ল্যান পুনরায় প্রণয়নের জন্য কোন পদক্ষেপ গ্রহণ করেছেন কি ? (পদক্ষেপ গ্রহণ না করে থাকলে) পদক্ষেপ গ্রহণ করার ইচ্ছা আছে কি ?

টাংগাইল পৌরসভার জন্য নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান বাস্তবায়নে আপনি মেয়র হিসাবে কি কি পদক্ষেপ গ্রহণ করেছেন (উল্লেখ করুন) ?

৮। টাংগাইল পৌরসভার সকল উন্নয়ন পরিকল্পনা নগর উন্নয়ন অধিদপ্তর প্রণীত মাষ্টার প্ল্যান অনুযায়ী হয়-নি?

উত্তর : ☐ হ্যাঁ ☐ না

(উত্তর না হলে নিচের প্রশ্ন করুন)

৯। মাষ্টার প্ল্যান অনুযায়ী সকল উন্নয়ন পরিকল্পনা না হওয়ার কারণ কি (উল্লেখ করুন) ?

১০। মাষ্টার প্ল্যান বাস্তবায়নে আপনি কি কি বাঁধা বা সমস্যার সম্মুখীন হয়েছেন বা হয়েছেন (উল্লেখ করুন) ?

১১। মাষ্টার প্ল্যান বাস্তবায়নে আপনি যে সকল বাঁধা বা সমস্যার সম্মুখীন হয়েছেন তা সমাধানে কি কি পদক্ষেপ গ্রহণ করা যায় বলে আপনি মনে করেন (উল্লেখ করুন)?

১২। মাষ্টার প্ল্যান বাস্তবায়নে নগর উন্নয়ন অধিদপ্তর কি কি পদক্ষেপ গ্রহণ করতে পারে বলে আপনি মনে করেন (উল্লেখ করুন) ?

১৩। পৌর এলাকার কোন স্থাপনার অনুমোদনের ক্ষেত্রে মাষ্টার প্ল্যান অনুযায়ী দেওয়া হয়-নি ?

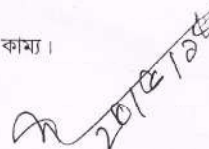
উত্তর : ☐ হ্যাঁ ☐ না ☐

(উত্তর না হলে কারন উল্লেখ করুন)

List of Stakeholders

- মেয়র, টাংগাইল পৌরসভা
- উপজেলা নির্বাহী কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- প্রতিনিধি, জেলা প্রশাসক, টাংগাইল
- প্রতিনিধি, জেলা পুলিশ সুপার, টাংগাইল
- প্রতিনিধি, মাওলানা ভাসানী বিজ্ঞান ও প্রযুক্তি বিশ্ববিদ্যালয়, সন্তোষ, টাংগাইল
- নির্বাহী প্রকৌশলী, টাংগাইল পৌরসভা
- নির্বাহী প্রকৌশলী, এলজিইডি, টাংগাইল
- নির্বাহী প্রকৌশলী, গনপূর্ত বিভাগ, টাংগাইল
- নির্বাহী প্রকৌশলী, সড়ক ও জনপথ বিভাগ, টাংগাইল
- নির্বাহী প্রকৌশলী, পানি উন্নয়ন বোর্ড, টাংগাইল
- নির্বাহী প্রকৌশলী, পিডিবি, টাংগাইল
- নির্বাহী প্রকৌশলী, এলজিইডি, টাংগাইল
- উপ-পরিচালক, পরিবেশ অধিদপ্তর, টাংগাইল
- উপজেলা কৃষি কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- উপজেলা শিক্ষা কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- উপজেলা পরিসংখ্যান কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- উপজেলা ইঞ্জিনিয়ার, টাংগাইল সদর উপজেলা, টাংগাইল
- উপজেলা স্বাস্থ্য কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- উপজেলা প্রকল্প বাস্তবায়ন কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- উপজেলা সমাজ সেবা কর্মকর্তা, টাংগাইল সদর উপজেলা, টাংগাইল
- স্থানীয় নেতা
- স্থানীয় সাংবাদিক বৃন্দ
- স্থানীয় শিক্ষক / অধ্যক্ষ
- স্থানীয় মসজিদের ইমাম
- স্থানীয় উকিল
- স্থানীয় এন জি ও প্রতিনিধি
- কাউন্সিলর বৃন্দ/ মহিলা কাউন্সিলর, টাংগাইল পৌরসভা

Official Letter of Mayor

	টাঙ্গাইল পৌরসভা কার্যালয় টাঙ্গাইল।
ফোন : ০৯২১-৬৩৩২০/৬৩০৭২/৬৩২৬৬, ফ্যাক্স : ০৯২১-৬৩৬০০	
স্মারক নং : ২২০(৫০)	তারিখ : ২০/৫/২০১৪
প্রেরক : মেয়র টাঙ্গাইল পৌরসভা।	
প্রাপক :	
বিষয় : মতবিনিময় সভায় অংশগ্রহণ প্রসঙ্গে।	
আপনার অবগতির জন্য জানানো যাচ্ছে যে, আগামী ২৫/০৫/২০১৪ ইং তারিখ রোজ রবিবার সকাল ১০.৩০ ঘটিকায় পৌরসভার সভাকক্ষে টাঙ্গাইল পৌরসভার মাস্টার প্ল্যান বাস্তবায়নে নগর উন্নয়ন অধিদপ্তরের একটি গবেষণা টিমের সাথে Stakeholder দের মতবিনিময়ের জন্য Focus Group Discussion (FGD) সভার আয়োজন করা হয়েছে।	
উক্ত সভায় আপনার/ আপনার প্রতিনিধির উপস্থিতি একান্তভাবে কাম্য।	
০/০	 (সহিদুর রহমান খান মুক্তি) মেয়র টাঙ্গাইল পৌরসভা

Output of Focus Group Discussion Meeting

1. Most of the stakeholders mentioned that they have not ever heard/seen the land use master plan of Tangail Pourashava. They also mentioned that they did not receive any copy of the discussed master plan neither from the Pourashava nor from UDD.
2. They also gave emphasis on Gazette Notification of the master plan for better implementation of the master plan by different implementing agencies. Pourashava planning cell should oversee the deviation of master plan and if necessary take measures to stop violation of master plan. In this regard, they mentioned about the inter-agency proper cooperation and co-ordination.
3. The participants gave their consensus that the District Commissioner, Tangail and the Mayor of Tangail Pourashava should play key role of master plan implementation and checking deviations of master plan proposals. It should be one of the agenda of Monthly Coordination Meeting held at DC office.
4. The participants agreed on the necessity of periodic/regular monitoring of development project's implementation location whether or not they are implemented in places in conformity with the master plan.

Annex-4 (ii)

Focus Group Discussion
on
"Implementation Status of Expired Landuse Master Plan Prepared by UDD (A Case Study of Tangail Pourashava)"

Venue: Conference Room, Tangail Pourashava

List of Participants: **Date: 25-05-2014**

Sl. No.	Name	Designation	Cell Number & E-mail	Signature
1.	Mt. Abdul Mazid Khan	U.S.O. Sadar	01712-259984	<i>[Signature]</i>
2.	MD. Qillur Rahman	Dy. Director Department of Environment	01919141618	<i>[Signature]</i> 25/05/14
3.	Kaniz Sumaya Sultana	Additional Agriculture Officer	01915-789601	<i>[Signature]</i> 25/05/14
4.	Rekha Rani Halder	P.I.O - Sadar	01710181699	<i>[Signature]</i> 25/05/14
5.	MD. AZIZUR RAHMAN	Associate Professor, Maulana Bhashani Science Technology Univ. Tangail	01716368653	<i>[Signature]</i> 25-05-14
6.	MD. SHAMSULALAM	District Health Superintendent Civil Surgeon Office Tangail	01719959538	<i>[Signature]</i> 25.5.14
7.	Engr. Abdul Halim Siddique SPE	CSO-1 P.D.O. Tangail	01772663571	<i>[Signature]</i> 25/5/14
8.	MD. Jastad Haque	UP Jilla Engineer UDD Officer - Sadar (Tangail)	01687 850326	<i>[Signature]</i> 25/5/14

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Focus Group Discussion
on
"Implementation Status of Expired Landuse Master Plan Prepared by UDD (A Case Study of Tangail Pourashava)"

Venue: Conference Room, Tangail Pourashava

List of Participants: **Date: 25-05-2014**

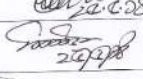
Sl. No.	Name	Designation	Cell Number & E-mail	Signature
09.	স্বাস্থ্য কর্মকর্তা	স্মিট	01718-271919	<i>[Signature]</i> 25/5/14
10.	স্বাস্থ্য কর্মকর্তা	স্বাস্থ্য কর্মকর্তা	01918005139	<i>[Signature]</i> 25.5.2014
11.	স্বাস্থ্য কর্মকর্তা	কমিউনিটি ও.সি. 348502	01711-249978	<i>[Signature]</i> 25.5.14
12.	স্বাস্থ্য কর্মকর্তা	স্বাস্থ্য কর্মকর্তা	019752-676261	<i>[Signature]</i>
13.	স্বাস্থ্য কর্মকর্তা	স্বাস্থ্য কর্মকর্তা	01728784215	<i>[Signature]</i> 25/5/14
14.	স্বাস্থ্য কর্মকর্তা	T.P. Tangail Pourashava	01721149603	<i>[Signature]</i>
15.	স্বাস্থ্য কর্মকর্তা	স্বাস্থ্য কর্মকর্তা	01967280265	<i>[Signature]</i>
16.	স্বাস্থ্য কর্মকর্তা	স্বাস্থ্য কর্মকর্তা	01736432943	<i>[Signature]</i>

Focus Group Discussion
on
"Implementation Status of Expired Landuse Master Plan Prepared by UDD (A Case Study of Tangail Pourashava)"

Venue: Conference Room, Tangail Pourshava

Date: 25-05-2014

List of Participants:

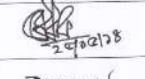
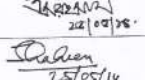
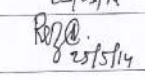
Sl. No.	Name	Designation	Cell Number & E-mail	Signature
17	মিঃ মাহমুদ হোসেন	সিনিয়র প্ল্যানার	01912262401	
18	MIRZA ARIF	XEN POURASHAVA	01711-169608	
19	মিঃ মোস্তাফিজ হোসেন	কম্পিউটার অপারেটর	02922220002	
20	মিঃ মাহমুদ হোসেন	সিনিয়র প্ল্যানার	01716503064	
21	মিঃ মাহমুদ হোসেন	সিনিয়র প্ল্যানার	01766141180	
22	মিঃ মাহমুদ হোসেন	সিনিয়র প্ল্যানার	0171815890	
23	মিঃ মোস্তাফিজ হোসেন	কম্পিউটার অপারেটর	01912-500005	
24	Rahim Siddique	মিঃ/মিঃ (মিঃ/মিঃ)	01731018616	

Focus Group Discussion
on
"Implementation Status of Expired Landuse Master Plan Prepared by UDD (A Case Study of Tangail Pourashava)"

Venue: Conference Room, Tangail Pourshava

Date: 25-05-2014

List of Participants:

Sl. No.	Name	Designation	Cell Number & E-mail	Signature
25	Uday Sankar Das	Senior Planner UDD	01716007110 u day 2104@yahoo.co	
26	Shabiqul Islam Khan	Sociologist, UDD	01712-245230	
27	Mohammad Moklusuor Rahman	Geographer, UDD	01912-243819	
28	Shahen Ahmed	Senior Planner, UDD	9554925	
29	Md. Tanvir Hasan Rezaul	Planner, UDD	01715768336 tanvir.udd@yahoo.com	

Annex-5



Source: 26th May, 2014; The Daily Lok-Katha, Tangail

Annex-6

Table-2: Technical Working Group (TWG)

Sl. No.	Person	Position
1	Director, Urban Development Directorate	Chairperson
2	Representative from Ministry of Housing and Public Works	Member
3	Mayor / Representative from Tangail Pourashava	Member
4	Representative from Bangladesh Institute of Planners (BIP)	Member
5	Representative from UN-Habitat in Bangladesh	Member
6	Representative from Urban and Regional Planning Dept. BUET	Member
7	Senior Planner (Researcher 2), UDD	Member
8	Senior Planner (Researcher 1), UDD	Member-Secretary

Terms of Reference of TWG:

1. To evaluate the progress of the project, detection of technical problems and to provide necessary guidance to mitigate the problems.
2. The committee would meet at least two in 6 months.
3. The committee may co-opt new member if necessary.