

URBAN DEVELOPMENT DIRECTORATE
MINISTRY OF WORKS
GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH

LANDUSE PLAN
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ତାରିଖ - ୨୧୭୮

ପରିଚାଳକ
ମଗନ୍ ଉତ୍ତର ପରିଦ୍ୱାର
ସେଗୁନ ବାପିଚା, ଢାକା ।

ବିଷୟ : ଉପଜ୍ଞନା ମହା ତୁମି ବାବହାର ପରିକଳନା ସମ୍ବୂଦ୍ଧ ଉତ୍ତର ବଲିଯା ବିବେଚିତ ହୋଇ ପ୍ରସଙ୍ଗେ

ଜ୍ଞାନ,

ଆଖନାର ପରିଦ୍ୱାର କର୍ତ୍ତବ୍ୟ ମିଠ୍ୟାତିତ ଉଦ୍‌ଦେଶ୍ୟ "ଡାଯ়াଗ୍ରାମ ଆର୍ଟିଚୋଫ୍ସ" ଏତ ପ୍ରବିତ ଭାବାଦେଇ ଉପଜ୍ଞନା ମହା ତୁମି ବାବହାର ପରିକଳନା ଆଧରୀ ବିବେଚନା କରିଯା ଦେବିତ୍ୟାଛି । ଇହା ଭାବାଦେଇ ଉପଜ୍ଞନା ଉତ୍ତରମେ ସମ୍ବୂଦ୍ଧ ଉତ୍ତର ବଲିଯା ବିବେଚିତ ହୈଯାଛେ ।

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DIAGRAM ARCHITECTS
1988

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Chapter-I

INTRODUCTION

The Final Report (Report-IV) and Landuse Plan is submitted in accordance with the Agreement signed between the Urban Development Directorate (UDD) and Diagram Architects, August 27, 1986. The Report is prepared as per the guidelines provided in the Terms of Reference (TOR).

The Report contains the following chapters :

- a. Introduction.
- b. The Upazila in its District Context.
- c. The Upazila Headquarters.
- d. Forecasts.
- e. Landuse Plan.
- f. Programming and Implementation.

1.1. Background of the Project :

The Government, considering the present socio-economic condition prevailing in Bangladesh, recently adopted the policy of administrative re-organization. The Upazila has been recognized as the most significant tier of the administration. So each Upazila centre will be the focal point of the Upazila level administrative activities. It plan and develop all social, economic and infrastructural upliftment of the Upazila region. This also reflects the national policy of bringing development administration and service facilities to the door step of the rural masses so to ensure better delivery of governmental services to the people.

The decentralization of administration has made an influence on the increase of population and urban activities at the Upazila Shahar. Therefore, the Upazila Headquarters will require to provide the locations for different urban services and facilities and create increased employment opportuni-

In the light of the above circumstances, it is felt that the Upazila Shahar should grow up expeditiously and the preparation of landuse plan for Upazila Headquarters is of utmost importance for better utilization of scarce land resources.

1.1.1 Project Objectives :

The Terms of Reference (TOR) of the Urban Development Directorate (UDD) mentions the following objectives of the landuse plan of the Upazila Shahar.

- o Improvement of quality of life in the rural areas.
- o Provision of locational and spatial guidelines of landuses at Upazila level.
- o Control of public and private development through physical planning approach.
- o Provision of technical back up for planned growth of human settlements.
- o Enhancement of physical planning capability in the private sector.
- o Detailed landuse plan of the Upazila Shahar to help formulation of spatial setting of urban activities with certain design standards.

1.1.2 Scope of Services :

The study will cover the following major aspects related to the preparation of landuse plan of the Upazila Shahar.

- o Determination of the Study Area for the collection of data and information.
- o Detailed existing landuse survey.
- o Collection of physical, socio-economic and demographic information.
- o Compilation and analysis of data and information to forecast on future population and requirements of land for various urban services and facilities.
- o Preparation of detailed landuse plan for Upazila Shahar.

- o Development of framework and strategy for management and control and institutional arrangement for effective implementation of the plan.

1.2 Methodology :

Report IV presents information collected from surveys, forecasts and the Landuse Plan. The detail methodologies for these aspects are discussed below. Also in Diagram 1, a flow chart of activities is presented to illustrate various stages of work undertaken in the project.

1.2.1 Collection of Secondary Information :

Relevant maps e.g. Upazila maps, mouza maps, contour maps and useful literature such as Census Reports, District gazetters etc. were collected for a thorough study of the project.

1.2.2 Field Survey :

Field survey includes a wide range of data collection. The survey was carried out by a group of professionally trained experts, investigators and surveyors. One team performed the socio-economic survey and the other landuse survey of the Upazila Shahar. The questionnaires and checklists used in the survey are given in the Appendices.

Socio-economic Survey :

Socio-economic survey was carried out through Household Survey, Catchment Area Survey, Hierarchy of Settlements Survey and interviews with some related persons from Government official and private individuals at Upazila level.

Household Questionnaire Survey :

A 8% sample of the total households in each mouza included in the Study Area were considered for household level questionnaire (Appendix-I) survey. The household samples were proportionately distributed on income and occupation groups in all the mouzas of the Study Area. The mouza wise distribution of the sample is given in Table 1-1.

Diagram-1 : FLOW CHART OF ACTIVITIES

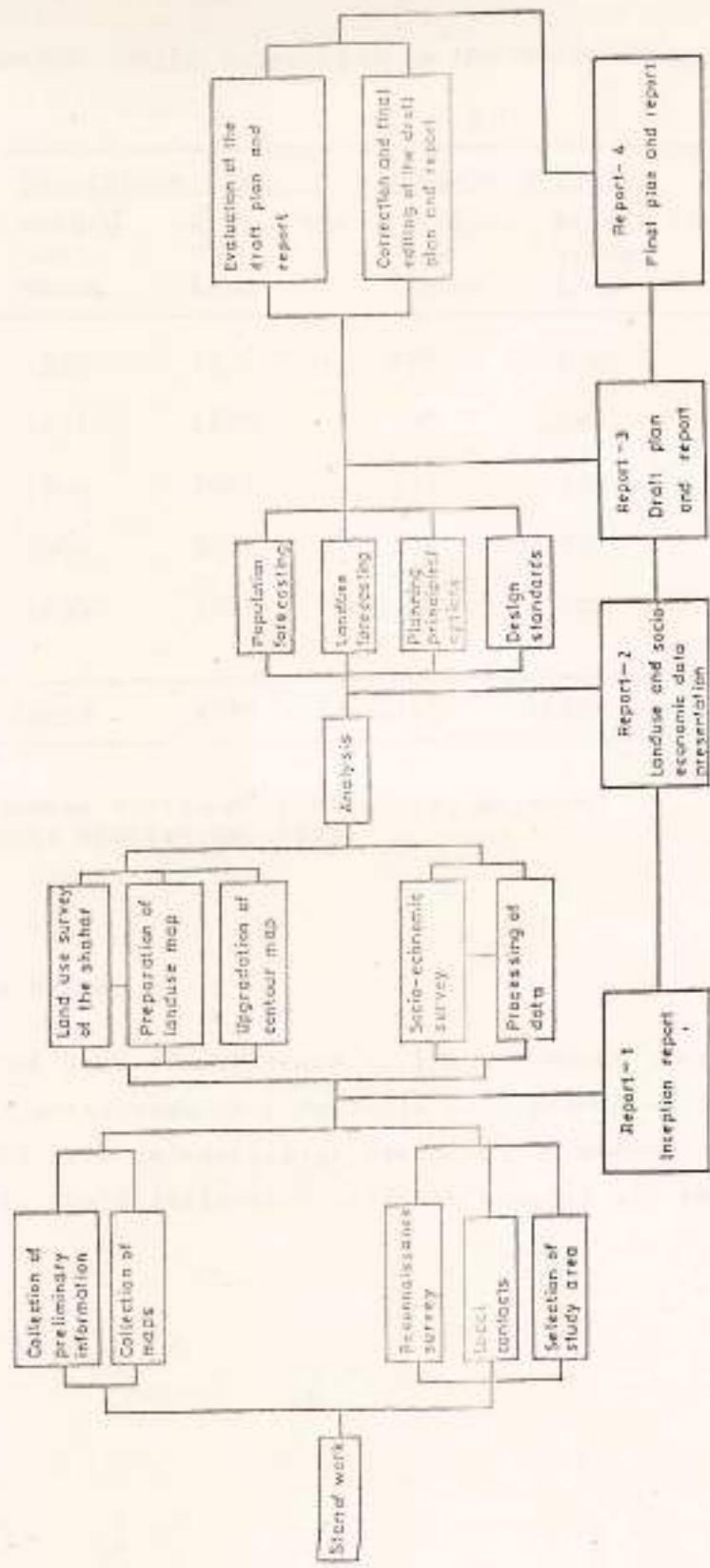


Table 1-1 Mouzawise sample households in the Study Area.

Name of Mouza	Population (1981)		Household(1981)		No.of sampl household (of the tota
	Within the Mouza	Within the Study Area	Within the Mouza	Within the Study Area	
Gaonpara	1339	1339	230	230	19
Masidpur	1174	1174	195	195	16
Chaknarayanpur	3001	3001	534	534	42
Milik Bagha	3444	3444	576	576	48
Chak Satari	1294	1294	208	208	17
Total	10252	10252	1743	1743	142

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983.

Catchment Area Survey :

To determine the Zone of influence or the catchment Area of the Upazila Shahar a small questionnaire (Appendix II) survey of 50 samples was conducted among five categories of users of the Shahar's existing services and facilities. The distribution of these samples are shown in Table 1

Table 1-2 Samples for the determination of Catchment Area :

Category of urban services	Type of sample respondents	Number of sample	Sub-total of category
1. Commercial			10
Hats	Buyer/Saler	4	
Bazar	Buyer	3	
Shops	Buyer	3	
			10
2. Administrative			
General Administration	Users	7	
Court/Judiciary	Users	3	
			10
3. Education			
College	Students	3	
High school	Students	4	
High Madrasha	Students	3	
			10
4. Health			
Health complex	Users	5	
Family Planning			
Clinic	Users	3	
Dispensary	Users	2	
			10
5. Transport and Communication :			
Bus stand	Users	2	
Railway station	Users	2	
Launch/Boat ghat	Users	2	
Post Office	Users	4	

Hierarchy of Settlements Survey :

To identify a hierarchy of settlements in the Upazila, mouza wise area, population, services and facilities were listed using a structured format (Appendix III). Scores for different existing services and population in 1981 census year have been considered to determine the hierarchy of settlements in the Upazila.

Interviews :

Interviews with relevant persons were useful to gather various information related to the preparation of landuse plan and for a cross-check of the collected data through other surveys. This also helped to conceptualize the various issues in respect of landuse plan of the Upazila Shahar.

Landuse Survey of the Upazila Shahar

Landuse survey was conducted in the study area of the Shahar identified during the reconnaissance survey. The mouza map of scale 1" = 330' was used in the survey to plot the existing landuses. Boundary and layout of different categories of landuses were recorded on the map.

Survey of the Town's Service Centre

The Upazila Shahar's Service Centre (Core Area) was surveyed using the contour map of Bangladesh Water Development Board. This map was upgraded noting all changes from the previous one and naming all existing man made structures and physical features.

Data Processing and Analysis

The data and information collected through field surveys have been processed manually and in most cases presented in tabular forms. The required maps for the project have been developed using the relevant information. A short analysis of all collected data have been given alongwith the discussion of the different aspects of the study.

1.2.4 Data processing and preparation of Landuse Plan :

For forecasting the population upto the year 2000 A.D. high, medium and low projections are followed considering the trend of growth rate in different inter-census periods. Estimates on labour force and migrants are done considering the available information of the Bangladesh Bureau of Statistics and possible spatial distribution of these labour force and migrants within the Zila and Upazila. Medium projection of population is considered to estimate the design population of the Upazila Shahar.

The Landuse Plan is prepared on the basis of the guidelines and standards of planning provisions provided in the Terms of Reference. Alongwith this, the existing landuses and natural physical conditions of the Upazila Shahar are considered. The details are discussed in the subsequent stages of the study.

Chapter-II

THE UPAZILA IN ITS DISTRICT CONTEXT

For the Landuse plan of the Upazila Shohar, its history, background location, socio-economic performance and physical characteristics are important. Its position in respect of population, settlements, socio-economic and physical infrastructural performance compared with the broader region, in this case the Zila Rajshahi are also important. In this chapter these aspects are presented.

2.1. Location and Physical Characteristics of the Upazila

The location, background and physical setting of the Upazila are essential elements to be considered in the preparation of Landuse Plan. In the following paragraphs, these aspects are discussed.

Background, Area and Location :

Bogha is located about 25 miles south-east of Rajshahi town. It was the headquarters of an estate called the Bogha Mulk Estate. Many Muslim saints came from different places and lived at Bogha. Their mazars are also located at Bogha headquarters. Bogha mosque and dighi are historically important.

The Upazila Bogha is located between the Latitude $24^{\circ} 07'N$ to $24^{\circ} 20'N$ and Longitude $88^{\circ} 39'E$ to $88^{\circ} 50'E$. The Upazila is roughly located at the intersection of Latitude $24^{\circ} 12'N$ and Longitude $88^{\circ} 45'E$. Map-1 shows the location of Bogha in the context of Rajshahi Zila and the country.

The Upazila Bogha is located on the south-east corner of the Zila. The Upazila is bordered on the west by the river Padma, on the Upazila Chueghat, on the south by the river Padma, on the north by Bagatipara Upazila and on the east by Lalpur Upazila.

0 1 2 3 4 5 6 7 8 MILES
0 1 2 3 4 5 6 7 8 KILOMETRES

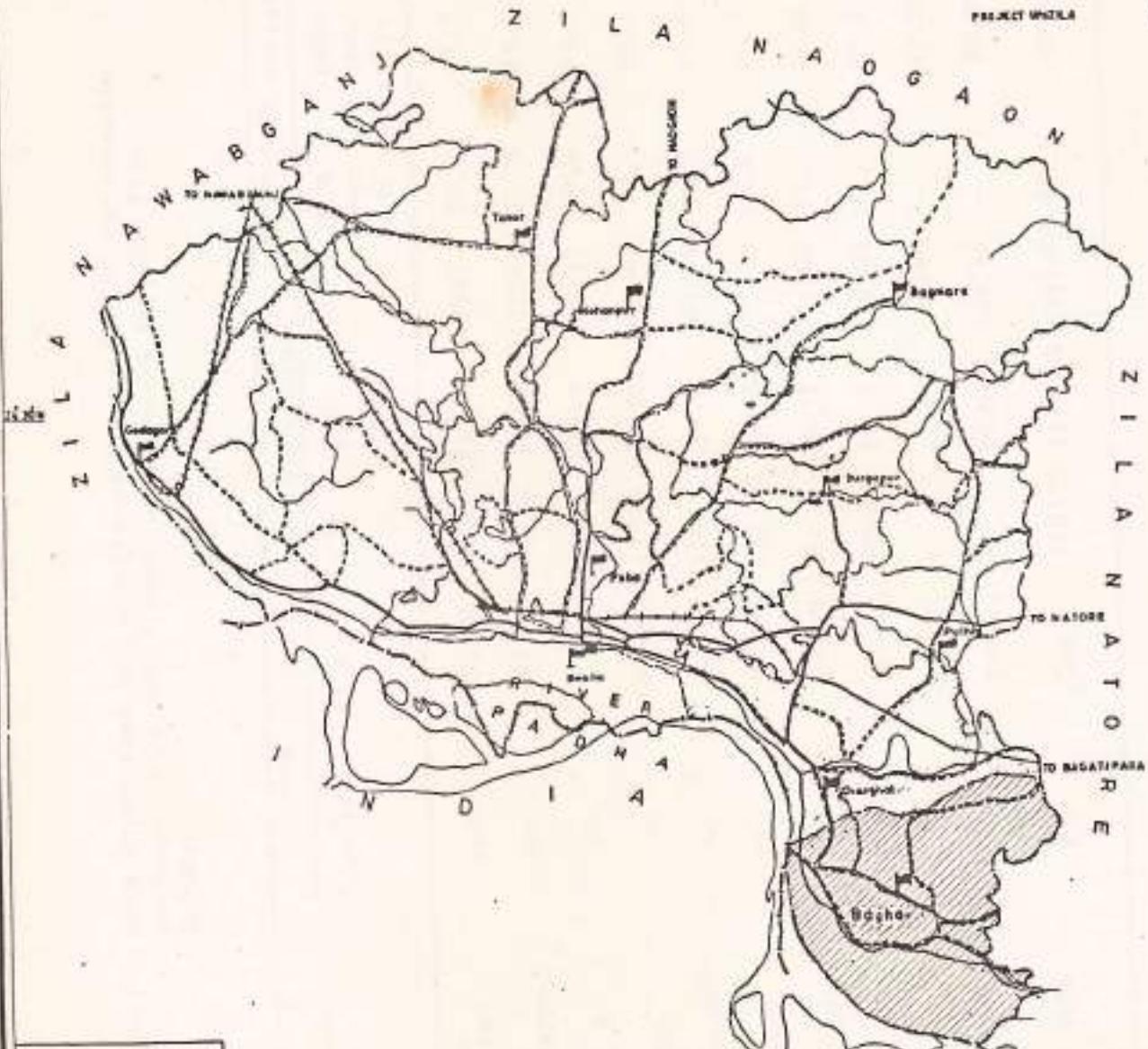


REFERENCES:

- INTERNATIONAL BOUNDARY
- ZILA BOUNDARY
- UPAZILA BOUNDARY
- ZILA HEADQUARTERS
- UPAZILA HEADQUARTERS
- METALLED ROAD
- UNMETALLED ROAD
- BUTCHA ROAD
- RAILWAY LINE
- RIVER/CANAL
- PROJECT UPAZILA

Z I L A

N. A O G A O N



ZILA MEHERPUR
MAP-I

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DIAGRAM ARCHITECTS

23, ROAD-8, DHARMDAULI R.A. BHAKA.

H.D.S.

S A N G L A D E S H

0 100 200 KM

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Table 2-I : Area, Population and density of population of the Upazila compared to the other adjoining Upazila and the Zila Rajshahi

Upazila / Zila	Area Sq.miles	Population				Percentage variation of population		Density of population per sq.miles in 1981
		Sq.K.m.	1961	1974	1981	over 1961	1981 over 1974	
			1961	1974	1981	1961	1981 over 1974	
Tanore	115	297.74	58863	91571	113250	55.6	23.7	92.4
Godagari	184	476.38	88934	143869	172240	61.8	19.7	93.7
Boalia	20	51.78	56885	96645	142117	69.9	47.2	50.0
Paba	190	491.91	99433	186852	280490	87.9	50.1	82.0
Hohanpur	63	163.11	51645	79978	100074	54.9	25.1	93.8
Bagmara	141	365.05	129715	194632	235166	50.0	20.9	81.3
Durgapur	75	194.18	54673	89677	111764	64.0	24.6	104.4
Putulia	75	194.18	62303	101451	126994	62.8	25.2	103.8
Charhat	69.26	179.31	-	110161	134384	-	21.99	-
Bogra	65.74	170.20	-	96098	124746	-	29.81	-
Rajshahi Zila	998	2584	728372	1190914	1541205	63.5	29.4	111.6
								1542

Within the Zila :

In Table 2-1 Upazila wise distribution of population and population changes over the census years are presented. It is notable from Table that the density of population in the Upaz Bagha is higher than the Zila average and some adjoining Upas. This indicates that the Upazila Bagha will have larger population size and the Upazila Shahar may have to serve a large Catchment Population.

The Zila Rajshahi has uneven distribution of settlements and population. In Table 2-2, the Upazila wise distribution of unions and mouzas are shown .

Table 2-2 : Upazila wise area, number of unions and mouzas.

Upazila	Area in square miles including water area	Number of unions,	Number of mouzas.
Tanore	115	6	212
Godagari	184	9	389
Boalia	20	-	36
Paba	190	12	195
Mohanpur	63	6	166
Bagmara	141	15	293
Durgapur	75	7	114
Putulia	75	6	128
Charghat	135	12	185
Total	998	73	1718

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics
1983

Begha is connected to Rajshahi town by road, railway and waterway. It is connected to Charghat Upazila Headquarters and other adjacent Upazila Headquarters mostly by semi-pucca roads. It has also transportation linkage by railway and waterways with some important places. However, the internal road network of the Upazila is not developed and the Upazila Headquarters is not accessible by improved metalled road from any other important places. This necessitates immediate improvement of some major road connections.

Physical Characteristics :

The Upazila Begha is located on the left bank of river Padma. In general the topographical condition of the Upazila is flat with sandy loam soil along the river bank and sandy clay soil in other parts. The South eastern part of the Upazila is affected by monsoon floods causing inundation and damage of agricultural crops in the rainy season.

The Upazila Headquarters area is flat and relatively higher than its surrounding areas and is not affected by flood. The river Padma has an influence on the climate of this Upazila. The maximum temperature in this part of Rajshahi Zila as recorded for the year 1981-82 in the Rajshahi District Statistics of 1983 is 33.3°C (June) and the minimum 11.3°C (January). The maximum rainfall for the same year was 15.95 millimetre (July) and the minimum 0.46 millimetre (February). The humidity of the atmosphere in the area was at the maximum 89.0 percent (July) and the minimum 52.0 percent (May).

2.2 Population and Settlements Distribution.

Population and Settlement Distribution with the Zila and Upazila are discussed in the following paragraphs.

Within the Upazila

Table 2-3 presents a general picture on the population distribution in different unions of the Upazila. The percentage variation of population changes and household size compared to the Zila and national averages are shown in Table 2-4.

Table 2-4 shows that the percentage increase of population in the Upazila Bagha in recent years is higher than that in the Zila Rajshahi and Bangladesh. It is further noted that the average household size in the Upazila and national averages.

Table 2-5 presents the urban-rural population distribution within the Upazila by sex-ratio.

Table 2-3 Union wise Household and population Distribution of Upazila Bagha, 1974 and 1981.

Unions	<u>Household</u>		<u>Population</u>	
	1974	1981	1974	1981
Monigram	2800	3610	17742	22239
Pakuria	2848	3728	16708	22006
Chargari	1867	3133	10905	17827
Baju Bagha	3231	4024	19024	24057
Bausa	2714	3371	16255	20485
Arani	2546	2949	15464	18424
Total	16006	20815	96098	125038

Source : i. Bangladesh Bureau of Statistics, Union Statistics, 1983
 ii. Village Statistics, Rajshahi, 1974.

Table 2-4 : Growth of Population and Household size of Upazila Bagha.

Administrative Unit	Population		1981 as % variation over 1974	Average Household size, 1981
	1974	1981		
Upazila Bagha	96098	124746	29.81	6.01
Zila Rajshahi	1190914	1541205	29.41	6.0
Bangladesh	71479000	87052000	21.8	5.8

Source : 1. Village Statistics, Rajshahi, 1974
 2. Rajshahi District Statistics, 1983

Table 2-5 : Distribution of urban-rural population by sex-ratio

Area	Sex-ratio		
	Upazila Bagha	Zila Rajshahi	Bangladesh
Urban	-	115	126
Rural	103	104	103
Total	103		106

Source : Bangladesh Bureau of Statistics, Population Census, 1981 Community Tables, Rajshahi District.

2.2.1 Migration Pattern

Table 2-6 presents the in-migration and out-migration of Zila Rajshahi. It shows that the Zila has experienced more in-migration than out-migration over the census years. Migration of both male and female population is almost similar. The Upazila may therefore also have experienced similar migrational situation in population distribution.

Table 2-6 : In-migration & out-migration of Zila Rajshahi.

Sex	Migration						Life time in migration (number)							
	1961		1974		1981									
	Life time in migration (number)	Life time out migration (number)	Life net migration (number)	Life time in migration (number)	Life out migration (number)	Life time in migration (number)								
Male	55608	20210	(+)35398	55202	24558	(+)30644								
Female	52552	21326	(+)31226	56503	26260	(+)30243								
Total	108160	41536	(+)66624	111705	50818	(+)60887								

Note : (+) indicates net in migration of the Zila, - indicates not available.

Source: Bangladesh Bureau of Statistics, Statistical Year Book, 1982

2.3 Economic Performance and Transport Linkages :

Information collected from primary and secondary source on economic performance and transport linkages of the Upazila compared with Zila and other Upazilas are presented in the following paragraphs.

2.3.1 General Economic Performance

The economic performance of the Upazila Baghs in terms of gross district products and performance in agricultural sectors are presented in Table 2-7 to 2-17.

Gross District Products :

Table 2-7 shows that there is an increasing trend of gross produce in the Zila Rajshahi which indicates that the Upazila might also have experienced similar situation.

Performance of Agricultural Sector :

The information on performance of Upazila Bagha in agricultural sector are presented in Table 2-8 to 2-15. A comparision is also made for all the Upazilas within the Zila in terms of percentage. Table 2-9 shows that Upazila Bagha has the highest intensity of cropping (173%) which is also an indication on agricultural potentiality of the Upazila.

Table 2-11 and 2-12 shows that Upazila Bagha is potential in Aus rice and sugar cane production. It is noted from table 2-13 that the Upazila produces high percentage (16.16%) of pulses (moto). Table 2-14 shows that the Upazila produces a good quantity of brinjal (10.63%), watergourd (12.55%) and radish (8.76%). Bagha produces about 20 percent of jackfruits (17.38%) of the Zila Rajshahi (Table 2-15).

Performance in the Industrial Sector :

Table 2-16 and 2-17 present information on industrial performance of Upazila Bagha. It is evident from the table that although Upazila has higher number of handloom units and employment, the percentage of total production in the Upazila is not appreciable.

Table 2-17 presents general statistics on cottage industries of Upazila. This shows that Upazila has similar condition in the performance of cottage industries like its adjoining Upazilas.

2.3.2 Employment Situation

Since information on Upazila level employment and underemployment are not available, some related indicators of Bangladesh Bureau of Statistics are used in this report.

Table 2-18 shows that between 1961 and 1974 there has been a substantial increase in the percentage distribution of economic active population in the Zila Rajshahi compared with Bangladesh.

Table 2-7 Gross District Product at current prices

Sector	1976-77	1977-78	1978-79	1979-80	1980-81
Agriculture	4009	4766	5022	5422	5748
i. Crops	3122	3680	3778	4373	4658
ii. Forestry	3	5	6	6	8
iii. Livestock	264	459	618	767	735
iv. Fisheries	620	622	620	316	317
Mining and quarrying	-	-	-	-	-
Industry	119	154	146	177	213
i. Large scale	50	87	73	88	106
ii. Small scale	63	67	73	89	107
Construction	337	357	419	538	655
Power, gas, water and sanitary service	5	4	4	7	9
Transport, storage and communication	445	535	668	780	935
Trade services	688	773	907	1015	1123
Housing services	465	478	541	665	816
Public admin. and defence	200	208	215	257	492
Banking Insurance	49	51	81	102	113
Professional and miscellaneous services	354	403	446	457	467
GDP at current market prices	6671	7729	8449	9460	10571
Indirect tax, net of subsidies (-)	329	431	538	628	813
GDP at current factor cost	6342	7298	7911	8832	9758
Population (in million)	5.90	5.04	5.17	5.43	
Per capita GDP at factor cost (Taka)	1294	1448	1530	1660	1781

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics,

Table 2-8 Number and area of farm holding, 1977

Upazila Zila	Total farm holding	Owner holding		Tenant holding		Owner-cum tenant holdin	
		Number in acres	Area in acres	Number in acres	Area in acres	Number in acres	Area in acres
Tanore	12098 (11.52)	53366 (11.52)	6300 (11.52)	28418 (11.52)	56 (11.52)	145 (11.52)	5746 (11.52)
Godaguri	19357 (18.44)	65385 (18.44)	10097 (18.47)	45468 (18.44)	89 (18.43)	232 (18.40)	9194 (18.44)
Boalia	2104 (2.00)	9281 (2.00)	1096 (2.00)	4942 (2.00)	10 (2.07)	25 (1.98)	999 (2.00)
Puba	19988 (19.04)	68169 (19.04)	10408 (19.04)	46951 (19.05)	92 (19.05)	250 (19.05)	9493 (19.04)
Mohanpur	6628 (6.31)	29235 (6.31)	3451 (6.31)	15568 (6.31)	30 (6.21)	80 (6.31)	3148 (6.31)
Dagmara	14833 (14.13)	65431 (14.13)	7724 (14.13)	34845 (14.13)	68 (14.08)	178 (14.12)	7045 (14.13)
Durgapur	7890 (7.51)	34803 (7.51)	4107 (7.51)	18933 (7.51)	36 (7.45)	94 (7.45)	3747 (7.51)
Puttia	7891 (7.52)	34804 (7.52)	4109 (7.52)	18534 (7.52)	37 (7.66)	96 (7.61)	3748 (7.52)
Charghat	7503 (7.15)	32722 (7.07)	4010 (7.34)	20350 (8.25)	49 (10.14)	95 (7.53)	3627 (7.27)
Dagha	6699 (6.38)	29924 (6.46)	3865 (6.19)	13010 (5.28)	16 (3.31)	76 (6.03)	3118 (6.25)
Zila Rajshahi	104991 (100)	46322054669 (100)	246617 (100)	483 (100)	1261 (100)	49865 (100)	215243 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983

Table 2-9 : Land utilization, 1980-81

Upazila / Zila	Total area (acres)	Current fallow (acres)	Cropped area (acres)					Intensi- of croppin-
			Single	Double	Triple	Net	Total	
Tanore	72960 (12.38)	2110 (9.33)	52300 (17.28)	6200 (9.05)	530 (6.75)	59030 (0.16)	66290 (14.31)	112.30
Gedagari	110720 (18.78)	8696 (38.45)	74220 (24.52)	6312 (9.21)	215 (2.74)	80747 (21.30)	87489 (18.88)	108.35
Besolia	21760 (3.69)	25 (0.11)	15 (0.0004)	3	2	20	27	135.00
Paba	64640 (10.97)	1802 (7.97)	31300 (10.34)	7440 (10.85)	1250 (15.92)	39990 (10.55)	49930 (10.78)	124.86
Mohanpur	40310 (6.84)	1070 (4.73)	22350 (7.38)	5545 (8.09)	915 (11.65)	28810 (7.60)	36185 (7.81)	125.60
Bagmara	90240 (15.31)	2475 (10.94)	41805 (13.81)	15720 (22.94)	1500 (19.10)	59025 (15.57)	77745 (16.78)	131.72
Durgapur	49280 (8.36)	1934 (8.55)	26560 (8.77)	7785 (11.36)	1555 (19.80)	35900 (9.47)	46795 (10.10)	130.35
Putia	48000 (8.14)	1103 (4.88)	34140 (11.28)	2955 (4.31)	1070 (13.63)	38165 (10.07)	43260 (9.34)	113.35
Charghat	32722 (5.55)	1382 (6.11)	15878 (5.25)	13912 (20.30)	1550 (19.74)	31340 (8.27)	48352 (10.44)	154.00
Bagha	29924 (5.08)	-	11463 (3.79)	24258 (35.39)	1310 (16.68)	37031 (9.77)	63909 (13.79)	173.00
Zila Rajshahi	589440 (100)	22615 (100)	302700 (100)	68540 (100)	7852 (100)	379092 (100)	463336 (100)	122.22

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983
Field Survey, September, 1986

Table 2-10 Irrigation by means

Zila	Upazila / Power pump (acres)	Tubewell (acres)	Doops (acres)	Swing basket (acres)	Canals (acres)	Others (acres)	Total (acres)
Tanore	2025 (14.39)	2400 (19.91)	4600 (13.11)	500 (7.14)	-	1500 (12.99)	1102 (13.14)
Godagari	1050 (7.46)	456 (3.78)	10340 (29.46)	700 (9.99)	-	2000 (17.32)	1451 (18.31)
Boalia	-	-	-	-	-	-	-
Pabna	300 (21.32)	2050 (17.01)	1770 (5.04)	95 (1.36)	-	1000 (8.66)	791 (9.01)
Mohunpur	1000 (7.11)	1221 (10.13)	6030 (17.18)	3500 (49.96)	-	1800 (15.58)	135 (16.18)
Bogra	4250 (3021)	3352 (27.81)	7870 (22.42)	1105 (15.77)	-	4000 (34.63)	205 (22.71)
Durgapur	2025 (14.39)	609 (5.05)	880 (2.51)	200 (2.86)	-	300 (2.60)	401 (5.04)
Puttia	620 (4.41)	1835 (15.22)	2900 (8.26)	900 (12.85)	-	400 (3.46)	66 (8.01)
Charghat	405 (2.87)	1131 (9.38)	1540 (4.39)	510 (7.28)	-	230 (1.99)	38 (4.41)
Bagha	215 (1.53)	704 (5.84)	1360 (3.87)	390 (5.57)	-	170 (1.47)	28 (3.31)
Lila Rajshahi	14070 (100)	12055 (100)	35100 (100)	7005 (100)	-	11550 (100)	70 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 19

Table 2-11 : Area and production of rice crops, 1981-82

Upazila / Zila	Aus	Production in mounds	
		Aman	Boro
Tanore	79825 (5.46)	759690 (26.34)	54350 (12.29)
Godagari	149200 (10.20)	774160 (26.84)	56425 (12.76)
Bonalia	575 (0.05)	-	-
Pabna	202481 (15.84)	161050 (5.58)	18405 (4.16)
Mohanpur	72360 (4.95)	148363 (5.14)	76220 (17.23)
Bogra	221980 (15.18)	303500 (13.64)	168700 (38.14)
Durgapur	235410 (16.10)	216640 (7.51)	55995 (12.66)
Pathia	194700 (13.31)	275297 (9.54)	10740 (2.43)
Charghat	163470 (11.14)	85755 (2.97)	855 (0.19)
Bogra	142500 (9.74)	70135 (2.43)	595 (0.13)
Zila Majehahi	1462501 (100)	2884390 (100)	442285 (100)

Note : Figure in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983

Table 2-12 : Production of Selected Crops, 1981-82

Upazila / Zila	Production in mounds		
	Wheat	Jute	Sugarcane
Tanore	14400 (2.89)	425 (.32)	-
Godagari	30325 (7.65)	2475 (1.86)	178000 (.92)
Bogra			
Pabna	137275 (27.587)	6900 (5.18)	5110000 (26.41)
Mohanpur	32965 (6.62)	5740 (4.31)	125000 (.65)
Bogra	106000 (21.29)	52675 (39.53)	
Durgapur	36400 (7.73)	34059 (25.57)	21250 (.11)
Pathia	66800 (13.42)	16830 (12.63)	3135000 (16.20)
Charghat	34715 (6.97)	7935 (5.95)	5592250 (28.90)
Bagha	28965 (5.82)	6210 (4.66)	5190250 (26.82)
Zila Itajshahi	497805 (100)	133259 (100)	19351750 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Itajshahi District Statistics, 1983

Table 2-13 : Production of Pulses, 1981-82

Upazila / Zila	Production in maunds						Gram
	Khesari	Motor	Mashkalai	Nasur	Mung	Gram	
Tanore			186 (.99)				222 (1.11)
Godngari	651 (1.76)	114 (6.35)	3553 (18.87)	931 (3.28)	29 (4.78)	1730 (8.67)	
Bogra							
Pabna	2390 (6.46)	511 (28.48)	5972 (31.72)	2802 (9.88)	104 (17.19)	4112 (20.6)	
Mehanpur	3187 (8.61)	34 (1.90)	159 (.84)	2487 (8.77)	58 (11.24)	4220 (21.1)	
Bagnara	9624 (26.01)	24 (1.34)	3424 (18.18)	7355 (25.94)	286 (47.27)	2586 (12.9)	
Durgapur	3230 (8.73)	160 (8.92)	1344 (7.14)	2364 (8.34)	57 (9.42)	3115 (15.4)	
Pathia	14740 (39.82)	272 (15.16)	2240 (11.90)	8404 (29.65)			1819 (9.11)
Charghat	1927 (5.21)	389 (21.68)	1035 (5.50)	2198 (7.75)	36 (5.95)	1107 (5.56)	
Bagha	1260 (3.40)	290 (16.16)	916 (4.86)	1805 (6.37)	25 (4.13)	1004 (5.0)	
Zila Rajshahi	37013 (100)	1794 (100)	18829 (100)	28346 (100)	605 (100)	1991 (100)	

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983, Field Survey, September, 1986

Table 2-14 : Production of Vegetables , 1981-82

Upazila/ Zila	Production in mounds						Radish
	Cauliflower	Cabbage	Beans	Brinjal	Water gourd		
Tanore	-	1125 (5.35)	450 (5.49)	1150 (1.34)	750 (4.65)	425 (.88)	
Godagari	1156 (6.46)	2720 (8.10)	1485 (9.44)	8091 (9.44)	3500 (21.72)	1000 (2.08)	
Deolia	128 (.71)	525 (1.56)	250 (3.04)	-	-	-	
Paba	10150 (56.69)	20910 (62.31)	1250 (15.24)	5760 (6.72)	3280 (20.35)	10800 (22.46)	
Mohanpur	1210 (6.76)	750 (2.32)	1440 (17.56)	8200 (9.57)	1200 (7.45)	6800 (14.14)	
Bagmara	1400 (7.82)	1950 (5.81)	1650 (20.12)	26290 (30.68)	1275 (7.91)	9900 (20.59)	
Durgapur	680 (3.80)	750 (2.23)	550 (6.71)	8024 (9.37)	825 (5.12)	3500 (7.22)	
Pathia	1080 (6.03)	1600 (4.77)	675 (8.23)	8450 (9.86)	1125 (6.98)	6150 (12.77)	
Charghat	2100 (11.73)	3200 (9.54)	650 (5.49)	12725 (23.02)	4160 (25.81)	9500 (19.76)	
Bagha	815 (4.55)	1460 (4.35)	245 (2.99)	9108 (10.63)	2020 (12.53)	4210 (8.76)	
Zila Rajshahi	17904 (100)	33560 (100)	8200 (100)	85694 (100)	16115 (100)	48075 (100)	

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983, Field Survey, September, 1986

Table 2-15 : Production of fruits, 1981-82

Upazila / Zila	Production in mnunds						Jackfruits
	Litchi	Mango	Papaya	Banana	Pineapple		
Tanore	80 (.38)	546 (.62)	205 (1.67)	821 (.27)	-	-	420 (.60)
Godagari	150 (.71)	4682 (5.33)	822 (6.70)	4628 (1.52)	-	-	1080 (1.54)
Bealia	255 (1.21)	351 (.40)	-	-	-	-	-
Pabu	4085 (19.45)	19037 (21.63)	5131 (41.80)	48226 (15.88)	861 (21.95)	-	8125 (11.60)
Mohanpur	2004 (9.54)	4390 (4.99)	1026 (8.36)	22167 (7.30)	574 (14.63)	-	5202 (7.43)
Bagnara	4000 (19.05)	39018 (44.33)	1505 (12.26)	140448 (46.25)	1252 (31.91)	-	12605 (17.99)
Durgapur	6809 (32.42)	1171 (1.33)	1574 (12.82)	30469 (10.03)	804 (20.50)	-	12605 (17.99)
Pathia	1292 (6.15)	4183 (4.75)	1026 (8.36)	34838 (11.47)	241 (6.14)	-	4377 (6.25)
Charghat	2325 (11.07)	14632 (16.63)	985 (8.03)	32071 (10.56)	191 (4.87)	-	25637 (36.60)
Bagha	1045 (4.98)	7372 (8.38)	415 (3.38)	14920 (4.76)	108 (2.75)	-	12184 (17.39)
Zila Rajshahi	21000 (100)	88010 (100)	12274 (100)	313668 (100)	3923 (100)	-	70051 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1

Table 2-16 : Number of handloom establishments and looms by type

Upazila / Zila	No. of establishment	No. of total operational looms	No. of total non-operational looms	Total production (yards)	No. of persons employed.
Tanore	4 (0.81)	3 (0.61)	3 (0.54)	7980 (0.50)	10 (0.84)
Godagari	27 (5.48)	2 (0.41)	31 (5.65)	3540 (0.22)	4 (0.33)
Bealia	26 (5.28)	15 (2.85)	60 (10.89)	15450 (0.97)	35 (2.92)
Paba	46 (9.33)	32 (6.52)	120 (21.70)	49068 (3.09)	72 (5.93)
Mohanpur	-	-	-	-	-
Bagmara	34 (6.90)	4 (0.81)	37 (6.72)	9360 (0.59)	17 (1.42)
Durgapur	6 (1.21)	3 (0.61)	7 (0.54)	2640 (0.17)	9 (0.75)
Ruthia	2 (0.41)	1 (0.20)	11 (2.00)	1490000 (93.89)	3 (0.25)
Charghat	215 (43.61)	274 (55.80)	163 (30.49)	5815 (0.37)	618- (51.63)
Bagha	133 (26.97)	158 (32.10)	118 (21.42)	3053 (0.19)	430 (35.92)
Zila Rajshahi	493 (100)	491 (100)	531 (100)	1586910 (100)	1197

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983

Table 2-17 : General Statistics for Cottage industries

Upazila / Zila	No. of Units	Investment fixed (lac Taka)	Total number of persons engaged.	Raw materials consumed (lac Taka)	Product ion cost(lac Taka)	Sales Value(lac Taka)
Tanore	466 (12.66)	31.46 (7.35)	1264 (12.00)	29.11 (4.81)	50.87 (6.04)	92.76 (6.66)
Godagari	168 (4.56)	27.60 (6.45)	588 (5.58)	39.38 (6.51)	59.89 (7.11)	8853 (6.36)
Boalia	760 (20.64)	124.73 (29.14)	2357 (22.38)	257.46 (42.55)	324.79 (38.55)	547.45 (39.30)
Paba	640 (17.38)	117.17 (27.37)	2374 (22.55)	129.48 (21.40)	185.40 (22.01)	286.98 (20.60)
Mohanpur	374 (10.16)	24.86 (5.81)	950 (9.02)	31.53 (5.21)	42.69 (5.07)	77.55 (5.57)
Bagmara	-	-	-	-	-	-
Durgapur	475 (12.90)	25.65 (5.99)	1054 (10.01)	37.70 (6.23)	64.24 (7.63)	103.62 (7.44)
Pathia	-	-	-	-	-	-
Charghat	425 (11.54)	44.50 (10.40)	1183 (11.28)	48.75 (8.06)	78.50 (9.32)	112.50 (8.08)
Bagha	274 (7.44)	35.09 (8.20)	755 (7.17)	31.71 (5.24)	36.11 (4.29)	84.38 (6.06)
Zila Rajshahi	3682 (100)	428.06 (100)	10530 (100)	605.12 (100)	842.49 (100)	1393.7 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983

Table 2-18 Economically active population by district according to
population census, 1961, 1974 and 1981 in Rajshahi District

Zila Country	Economically active population											
	1961			1974			1981					
	Male	Female	Both sex	Male	Female	Both sex	Male	Female	Both sex	Male	Female	Both sex
Zila Rajshahi	818 (5.53)	32 (1.21)	850 (4.67)	1106 (5.63)	63 (7.25)	1169 (5.70)	1222 (5.45)	82 (6.89)	1306 (5.53)			
Bangladesh	14802 (100)	2640 (100)	17443 (100)	19650 (100)	869 (100)	25519 (100)	23430 (100)	1189 (100)	23619 (100)			

Note : Figure in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Statistical year book, 1982

But in the recent period, there has been a decrease in the distribution of economically active population in the Zila.

2.3.3 Income and expenditure

The available information on income and expenditure pattern within the Zila and Upazila are not adequate. Therefore the information available with the Bangladesh Bureau of Statistics on daily wage rates are used to have an overview of the income expenditure pattern. Table 19 shows the income expenditure pattern.

2.3.4 Transport Facilities

Table 2-20 and 2-21 presents information on transport facilities in the Upazila. Table 2-21 present information on transport facilities in the Upazila. Table 2-21 shows that development of semi-pucca roads and waterways in the Upazila is quite appreciable. The Upazila however lacks in pucca roads. Due to this, it has problems of road transportation in the rainy seasons.

2.4 Social Infrastructure

Table 2-22, 2-23 and 2-24 present information on social and community facilities in the Upazila compared with other adjoining Upazila and the Zila Rajshahi. These tables shows that the Upazila Bagha has a good percentage of Madrashas (13.04%) and Dak Bungalows (28.57%). The facilities within the Upazila are similar to its adjoining Upazilas.

Table 2-19 : Average wage rate of day labourers by sex and administrative divisions, 1983-84

Administrative Division	Average daily wage (Tk.)		
	Total	Male	Female
<u>Agricultural labourers</u>			
Chittagong Division	17.3	17.4	9.5
Dhaka Division	14.0	14.2	5.3
Khulna Division	14.9	15.1	8.4
Rajshahi Division	12.2	12.4	6.5
<u>Non-Agricultural labourers :</u>			
Chittagong Division	10.1	10.8	9.9
Dhaka Division	15.0	17.9	7.4
Khulna Division	13.3	16.5	6.0
Rajshahi Division	16.0	19.1	7.1

Source : Bangladesh Bureau of Statistics, Statistical year Book, 1986

Table 2-20 Length of Pucca, Semi-pucca and Katcha roads, 1982

Upazila/ Zila	Pucca		Semi-pucca		Katcha		Waterways	
	Mile	Km	Miles	Km	Miles	Km.	Miles	Km.
Tanore					738 (26.31)	1180.80		
Godagari	22 (17.89)		35.20		500 (17.83)	800.00	15 (25.00)	2
Deulin	35 (28.45)		56.00	21 (16.93)	53.60 (0.57)	482	771.20 (8.33)	5
Paba	31 (25.20)		49.6	6 (4.84)	9.60 (17.18)	87	139.20	
Mohanpur				12 (9.67)	19.20	3.10		
Bagnara				2 (1.61)	3.20	128 (4.56)	204.80 (16.67)	10
Durgapur	3 (2.43)		4.80	8 (6.45)	12.80	140 (4.99)	224.00	
Puthia	23 (18.70)		36.80	5 (4.03)	8.00	400 (14.58)	654.40	
Charghat	8 (6.50)			70 (50.45)	228 (8.13)			15 (25.00)
Bagha	1 (0.81)			25 (20.10)	77 (2.73)			15 (25.0)
Zila	123 (100.00)		196.80	124 (100.00)	198.40 (100.00)	2805 (100.00)	4468.00 (100.00)	60

Figure in parenthesis indicates percentage

Source : Bangladesh Bureau of Statistics, Statistical Abstract Statistics, 1982

Table 2-21 : Number of buses, trucks, auto-rickshaws and rickshaws, bullock carts and country boats, 1982

Upazila/ Zila	Buses	Trucks	Auto rickshaws	Rickshaws	Country boats	Bullock carts
Tanore	-	-	-	-	750 (41.37)	1335 (6.48)
Godagari	3 (1.45)	-	-	125 (2.76)	-	15000 (72.8)
Bealia	155 (74.88)	95 (73.07)	13 (72.22)	3500 (77.18)	4 (0.22)	45 (0.22)
Paba	11 (5.31)	18 (13.85)	5 (27.78)	320 (7.06)	20 (1.10)	240 (1.16)
Hohunpur	-	-	-	-	-	616 (2.95)
Bagmara	2	-	-	-	305 (16.82)	510 (2.78)
Durgapur	1 (0.48)	-	-	140 (3.09)	484 (26.09)	746 (3.61)
Putia	35 (16.91)	3 (3.85)	-	250 (5.51)	50 (2.78)	1800 (8.71)
Charghat	-	10 (7.69)	-	245 (2.65)	119 (6.07)	165 (0.88)
Dagha	-	-	-	-	-	-
Zila Rajshahi	207 (100.00)	130 (100.00)	18 (100.00)	4535 (100.00)	1813 (100.00)	20592 (100.00)

Figure in parenthesis indicates percentages.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983 Field Survey, September, 1986

Table 2-22 : Health Facilities :

Upazila / Zila	No.	Health complex beds (no.)	Charitable dispensary
Tanore	1 (11,11)	10 (6,80)	5 (16.67)
Godagari	4 (11,11)	15 (10,20)	7 (23.33)
Banlia			1 (3.33)
Puthia	1 (11,11)	9 (6,12)	4 (13.33)
Mohampur	1 (11,11)	31 (21,09)	1 (3.33)
Bingmara	1 (11,11)	31 (21,09)	6 (20)
Durgapur	1 (11,11)		
Puthia	1 (11,11)	31 (21,09)	3 (10)
Charghat	1 (11,11)	10 (6,80)	2 (6.67)
Bingla	1 (11,11)	10 (6,80)	1 (3.33)
Zila Rajshahi	9 (100)	147 (100)	130 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983, Field Survey, September, 1986

Table 2-23 : Number of School, College, and Madrasah.

Upazila/ Zila	Primary School (No)	Junior High School (No)	High School (No)	Madrasahs (No)	College (No)
Tanore	47 (8.48)	7 (16.28)	14 (11.2)	3 (2.65)	3 (15.0)
Gedugari	74 (13.36)	-	19 (15.2)	-	1 (5.0)
Boalia	30 (5.42)	2 (4.65)	16 (12.8)	4 (3.54)	5 (25.0)
Paba	71 (12.82)	5 (11.63)	16 (12.8)	20 (17.70)	2 (10.0)
Mohanpur	41 (7.40)	6 (13.95)	5 (4.0)	2 (1.77)	1 (5.0)
Bagnara	99 (17.87)	7 (16.28)	20 (16.0)	8 (7.08)	2 (10.0)
Durgapur	53 (9.57)	4 (9.30)	6 (4.8)	26 (23.01)	1 (5.0)
Putia	49 (8.84)	8 (9.30)	11 (8.8)	29 (25.66)	2 (10.0)
Charghat	50 (9.05)	4 (9.30)	8 (6.4)	4 (3.54)	1 (5.0)
Bogra	40 (7.22)	4 (9.30)	10 (8.0)	17 (15.04)	2 (10.0)
Zila Rajshahi	554 (100)	65 (100)	125 (100)	115 (100)	20 (100)

Note : Figures in parenthesis indicate percentage.

Source : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983, Field Survey, September, 1986

Table 2-24 Number of Government Office, Post office, Telegraph Office
Bank branches & Dak-Bunglow / Rest House of Upazila, its adjoining
Upazila and Zila

Upazila/ Zila	No. of Govt. offices	No. of post office	No. of Telegraph office	No. of Bank branches	No. of Dak Bunglow
Upazila Tanore	25 (10.50)	11 (14.28)	1 (14.29)	6 (5.94)	1 (7.14)
Upazila Godugari	22 (9.24)	7 (9.09)	1 (14.29)	10 (9.90)	1 (7.14)
Upazila Boalia	24 (10.00)	10 (12.99)	1 (14.29)	22 (21.78)	2 (14.29)
Upazila Paba	28 (11.76)	4 (5.19)	-	25 (24.75)	-
Upazila Mehanpur	22 (9.24)	8 (10.39)	-	5 (4.95)	1 (7.14)
Upazila Bogmara	32 (13.44)	14 (18.18)	-	8 (7.92)	1 (7.14)
Upazila Durgapur	19 (7.98)	1 (1.30)	-	5 (4.95)	1 (7.14)
Upazila Putulia	38 (15.97)	7 (9.09)	1 (14.29)	7 (6.93)	1 (7.14)
Upazila Charghat	13 (7.56)	9 (11.69)	2 (24.57)	7 (6.93)	2 (14.29)
Upazila Bagha	10 (4.24)	6 (7.79)	1 (14.29)	6 (5.94)	4 (24.57)
Zila	238 (100.00)	77 (100.00)	7 (100.00)	101 (100.00)	11 (100.00)

Figure in parenthesis indicates percentages

Sources : Bangladesh Bureau of Statistics, Rajshahi District Statistics, 1983, Field Survey, September, 1983

2.5

Current Development Scheme

The major sectors of Annual Development Programme of the Upazila Parishad are agriculture and industry, physical infrastructure such as education, health and social welfare, sports and culture, rural food for works programme and miscellaneous.

It is further evident from the list of the development schemes that schemes are distributed in different union parishads which definitely have a spatial consequence for balanced development of facilities within the Upazila.

Also, these development schemes cover different sectors of development through the allocation of finance in each financial year. As a result, in each year a good number of projects are being completed which will have cumulative development effects in future. The Annual Development Programme of 1985-86 of the Upazila Parishad is presented below in summary form.

Table 2-25 Annual Development Programme, 1985-86 of Upazila Bagha.

A. Major Sectors of Development

Serial Number	Name of Major sector	Number of schemes	Amount allocated (Taka)	% Allocation
1.	Agriculture and irrigation	12	6,87,610	20%
2.	Small and Cottage industries	2	3,43,805	10%
<u>Physical Infrastructure</u>				
3.	Transport and Communication	10	9,62,654	28%
4.	House building and Physical planning	5	3,43,805	10%
<u>Socio-economic Infrastructure:</u>				
5.	Education	5	3,43,805	10%
6.	Health and social welfare	8	3,09,424.50	9%
7.	Sports and culture	6	1,03,141.50	3%
8.	Rural works programme by Union Parishad	17	2,40,663.50	7%
9.	Maintenance	2	1,80,950	5%
10.	Miscellaneous	5	1,03,141.50	3%
<u>Total</u>				

Source : Upazila Parishad Office, Bagha, September, 1986

B. Major Development Schemes

Sl. No.,	Name of the Scheme	Amount allocated (Taka)
1.	Construction of 900' Pucca irrigation drain in Arani Union.	1,53,890
2.	Agricultural nursery for the development of forests.	38,760
3.	Livestock project in Banua Union.	1,31,200
4.	Construction of Cotton Textile Bhawan at the Upazila Parishad premises.	1,15,906
5.	Typing, sewing and sericulture project at the Upazila headquarters.	2,27,899
6.	Construction of road from Bagha-Lalpur to Upazila Parishad Bhawan	7,654
7.	Construction of new rural road at Ahmedpur and Tapupukuria in Arani Union.	5,00,000
8.	Installation of two tubewell in each Union and the Upazila headquarters.	41,400
9.	Construction of Community Centre in Gaurabazar Union.	2,63,108
10.	Completion of construction works of Primary Schools in Manigram Pakuria and Arani Unions.	3,43,805
11.	Youth and Women welfare centre and training on handloom and sewing	1,66,370
12.	Family Planning demonstration project	30,000
13.	Cultural and sports programme	59,841
14.	Extension of road at Keshabpur in Pakuria Union.	40,110

2.6 Hierarchy of Settlement :

The hierarchy of settlements within the Upazila is presented in Table 2-27 and is also shown in Map-2. It is evident from the Table that only a few settlements have higher level of services concentration. Milik Bagha & Arani have the higher score with a very high difference to other settlements.

It is further noted that of all the settlements (mouzas) only a few mouzas have urban services and facilities. From this it may be commented that the Upazila Bagha being a newly established Upazila greatly lacks in urban services and facilities within its region. An important reason of this situation may also be due to the lack of transport and communication in this part.

It is realized therefore that the Upazila Shahar Bagha will have to serve a large size of population and area as well.

Table 2.26 shows the growth of population in the settlements over the census years and Table 2-27 shows the hierarchy of settlements for concentration of services.

Table 2-26: Number of settlements by population size over different census years

Population size (number)	Number of settlements			Percentage variation in no. of settlements		
	1961	1974	1981	1974	1981	1981
				over 1961	over 1974	over 1961
Upto 500	41	19	13	(-)53.66	(-)31.58	(-)68.29
Above 500 to 1000	23	30	25	50.43	(-)16.67	8.69
Above 1000 to 1500	9	13	16	33.33	33.33	77.78
Above 1500 to 2000	4	9	9	125	0	125
Above 2000 to 2500	2	4	8	100	100	300
Above 2500 to 3000	0	0	4	-	(-)33.33	
Above 3000	3	3	8	0	166.67	166.67
Total	82	83	83	1.22	0	1.22

Source : Bangladesh Bureau of Statistics, Population Census, 1961, 1974 & 1981

Sl. No.	Name of the Scheme	Amount allocated (Taka)
15.	Construction of Culvert by GARDI grant in Bausa and Gargari unions.	20,105
16.	Construction of four gates and wall at Upazila Parishad premise.	27,870

Source : Upazila Parishad Office, Bagha, September, 1986

Table : 2-27 Hierarchy of Settlement in terms of service concentration.

Mouza	Population 1981	Upazila Administtrate-	Services with score										Total score
			10	9	8	7	6	5	4	3	2	1	
Arani	3552	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	53
Chak singa	1138	✓											2
Varati	882	✓											2
Gochara	580	✓											14
Zhina	1064	✓											5
Eur nager	486	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13
Baju Bagha	3511	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Chak Narayanganpur	2161	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	47
Bausi	5224												4
Wilik Bagha	2286	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	54
Sultanganpur	4155												5

Source : Field Survey • September, 1986

Chapter-III

THE UPAZILA HEADQUARTERS

In the detail survey of the Upazila Shahar, information on the existing demographic, socio-economic and Landuse Pattern were collected. The Sphere of Influence(Catchment Area) of the Upazila Shahar Daghba was also identified during the survey. These aspects are discussed in the following paragraphs.

3.1. Definition of Sphere of Influence / Attractiveness :

The Catchment Area or the Sphere of Influence of the Upazila Shahar has been conceived as the area encompassing the Upazila Headquarters from where maximum number of population commute to the Upazila Shahar to avail the benefit of its services. Data obtained from field survey regarding distance covered to avail the services are shown in Table- 3-1.

It shows that maximum number of users come from within the distance of 3 miles. However a good number of users also commute more than 3 miles to avail the services from the Upazila Shahar. Therefore, considering the distance covered by the users and the existing transportation network, the Catchment Area is marked as shown in Map-2.

While collecting information on the Catchment Area, other relevant information were also collected. These information are on transport mode used and frequency of travel by the users of services from the Upazila Shahar. In Table 3-2 and 3-3 these information are presented. Table 3-2 shows that people from Catchment Area generally travel on foot or by bicycle to avail the services from the Shahar. The use of bus is also not negligible. Table 3-3 shows that people usually travel weekly or daily to avail the services of the Upazila Shahar.

The area and population of the Catchment Area are shown in Table 3-4

Table 3-1 : Catchment Area Covered by different Categories of users of Services from the Upazila Shahar

Distance in mile	Service										Total users. No.	Total users. %
	Commer- cial No.	%	Adminis- trative No.	%	Health No.	%	Education No.	%	Transpor- t communication No.	%		
1-3	9	90	2	20	9	90	5	50	6	60	31	62
Above 3 to 6	1	10	6	60	1	10	4	40	2	20	14	28
Above 6	0		2	20	0	0	1	10	2	20	5	10
Total	10	100	10	100	10	100	10	100	10	100	50	100

Source : Field Survey, September, 1986

Table 3-2 : Types of transport used within the Catchment Area by the users of different services of the Shahar

Transport Types	Services					Transport communication number	Total users No.	Total users %
	Commercial (number)	Administrative (number)	Health (number)	Education (number)	Transport communication number			
On foot	7	2	6	3	2	20	40	
Bicycle	3	6	3	6	7	25	50	
Bus	0	2	1	1	1	5	10	
Total	10	10	10	10	10	50	100	

Source : Field Survey, September, 1986

Table 3-3 : Frequency of visits by the users from the Catchment Area of the Shahar for different services.

Visit	Service					Total users No.	% of total
	Commercial	Administrative (number)	Health (number)	Education (number)	Transport communication (number)		
Daily	4	-	6	10	2	22	44
Weekly	6	7	2	-	8	23	46
Monthly	0	3	2	-	0	5	10

Source : Field Survey, September, 1986

3.2. Definition of Shahar Area :

The Bagha Upazila Shahar includes the existing built-up parts and the adjacent areas likely to grow as urban centre in the near future. The Shahar Area is decided to be the Study Area which has been identified for existing Landuse and socio-economic surveys. The boundary of the Township is identified according to the design population and land requirements for the Shahar.

To demarcate the Shahar Area, following major aspects were considered.

- a. Pattern of development in the existing built-up areas.
- b. Landuse changes from agricultural to non-agricultural activities in the periphery of the existing Shahar.
- c. Pattern of transportation system in the existing Shahar and its adjacent Area.
- d. Availability of buildable land and future development potentials of the Upazila Shahar.

The Area and population of the Shahar are shown in Table 3-5.

Table 3-8 Area and population of the Catchment Area

Name of Union	Total Area		Area within the Catchment Area		Total population			Population within the Catchment Area		
	Acre	Hectare	Acre	Hectare	1961	1974	1981	1961	1974	1981
Bajn Bagha	2421.71	980.45	2121.71	980.45	2061	819	5514	2061	819	5514
Balibazar	719.35	291.23	719.35	291.23	1429	1735	2216	1029	1737	2216
Bebotpur Bisodpur	155	62.75	155	62.75	265	611	461	263	411	581
Bhatatri	403.37	163.30	403.37	163.30	718	1158	1401	718	1158	1461
Jat Naski	185	74.00	185	74.00	459	819	960	459	810	960
Gaurangpur	209	84.61	209	84.61	726	1225	1409	726	1225	1409
Pokurka	431.74	174.79	431.74	174.79	1651	2526	2989	1651	2526	2989
Kaligraon	735.74	297.87	735.74	297.87	3819	2604	2900	3819	2604	2900
Tatsnyesta	174.00	70.44	174.00	70.44	95	119	284	95	119	284
Banipara	247.92	100.37	247.92	100.37	368	895	845	368	895	845
Hijulpatli	180.13	72.93	180.13	72.93	208	393	477	209	393	477
Khatti Chaithat	85.17	34.07	85.17	34.07	101	376	492	101	376	492
Bard Chaitati	177.82	71.49	177.82	71.49	275	495	603	275	493	603
Ghantpur	311.36	126.05	311.36	126.05	502	878	1116	502	878	1116
Jat Jorpan	167.15	67.67	167.15	67.67	433	784	923	433	784	923
Jat Kaghah	246.42	99.77	246.42	99.77	113	617	747	313	617	787
Dag Rupesta	96.54	39.08	96.54	39.08	193	393	284	193	393	284
Rhaxkhat	389.53	157.70	389.53	157.70	1154	1905	2434	1154	1905	2434
Realmundanga	121.52	49.19	121.52	49.19	285	419	548	285	419	548
Grah Bagayet	96.28	38.97	96.28	38.97	340	518	667	340	518	667
Tatguri	513.63	207.94	513.63	207.94	400	618	812	400	618	812
Salempur	175.85	71.19	175.85	71.19	36	113	197	36	113	197
Pudampur	98.20	39.76	98.20	39.76	-	-	-	-	-	-
Komalpur	523.10	211.78	523.10	211.78	-	-	-	-	-	-
Kalidaha Khals	2090	856.15	2090	856.15	-	346	1397	-	346	1397
Total	10954.93	4435.83	10954.93	4435.83	15421	28075	29666	15421	28075	29666

Sources : Bangladesh Bureau of Statistics, Population Census 1961, 1974,
& 1981.

Table 3-5 : Area and population of the Study Area.

Name of Houza	Total Area		Area within the Study Area		Total Population		Population within the Study Area	
	Acre	Hectare	Acre	Hectare	1961	1974	1981	1961
Ganpara	204	82.59	204	82.59	482	1044	1339	482
Moshidpur	169	68.42	169	68.42	447	950	1174	447
Chalk Narayanganj	225	91.09	225	91.09	2052	7745	3001	2052
Milik Bagha	363	146.96	363	146.96	663	2660	3444	663
Chalk Chatar	257	104.05	257	104.05	412	1013	1294	412
Total	1218	493.11	1218	493.11	4056	8410	10252	4056
								8410
								10252

Source : Bangladesh Bureau of Statistics, Population Census,
1961, 1974 & 1981.

3.3. Existing Landuse, Facilities and Utilisation Characteristics :

In the following paragraphs, the existing landuse pattern, facilities in the Shahar and their utilization characteristics are discussed.

3.3.1 Existing Landuses :

The Upazila Shahar Bagha is a recent origin and still not developed compared to any typical Upazila Shahar of the country. The urban activities is now expanding rapidly especially for the requirements of administrative offices and other institutions. Bagha mosque and Shah Suja Degree College are the only old structures of the Shahar.

The existing Upazila Shahar is small. The major landuse categories presented in Table 3-6 shows that agriculture includes the highest quantity of land (82.43%) followed by residential(10.42%) uses and roads (1.85%).

The details of these landuses are shown from Table 3-7 to 3-15. Also these landuses are shown in Map-3.

3.3.2 Facilities and Utilization Characteristics :

The existing facilities in the Shahar are shown in Table 3-7 to 3-15. These facilities and their locations are also shown in Map-3.

Bagha Shahar is small in size and all services and facilities are located in a central area along the major road that passes through the Shahar.

The Shahar especially lacks in commercial development. At present there is no permanent commercial centre. Some shops along the road and one katcha Bazar are the only commercial uses of the Shahar.

The administrative, socio-cultural and educational landuses are located on the northern part of the Shahar along the major road.

The historical Bagha Mosque, Mazar and Dighi are also located within the built-up part of the Shahar. The existing Shahar Area is comparatively higher than its adjacent low areas. As a result for urban development, the central area is suitable.

3.3.3. Land value :

Land value within the Shahar Area varies with location and type. As shown in Table 3-16, the value of land is the highest in the existing built up part near the Upazila Administrative Complex and the commercial area. The maximum value is found along the major road in this part. Land value beyond the built up part is much less than it is in the central part. Figure-1 shows the land value.

UPAZILA SITALAKH BAGHA
(Land value)

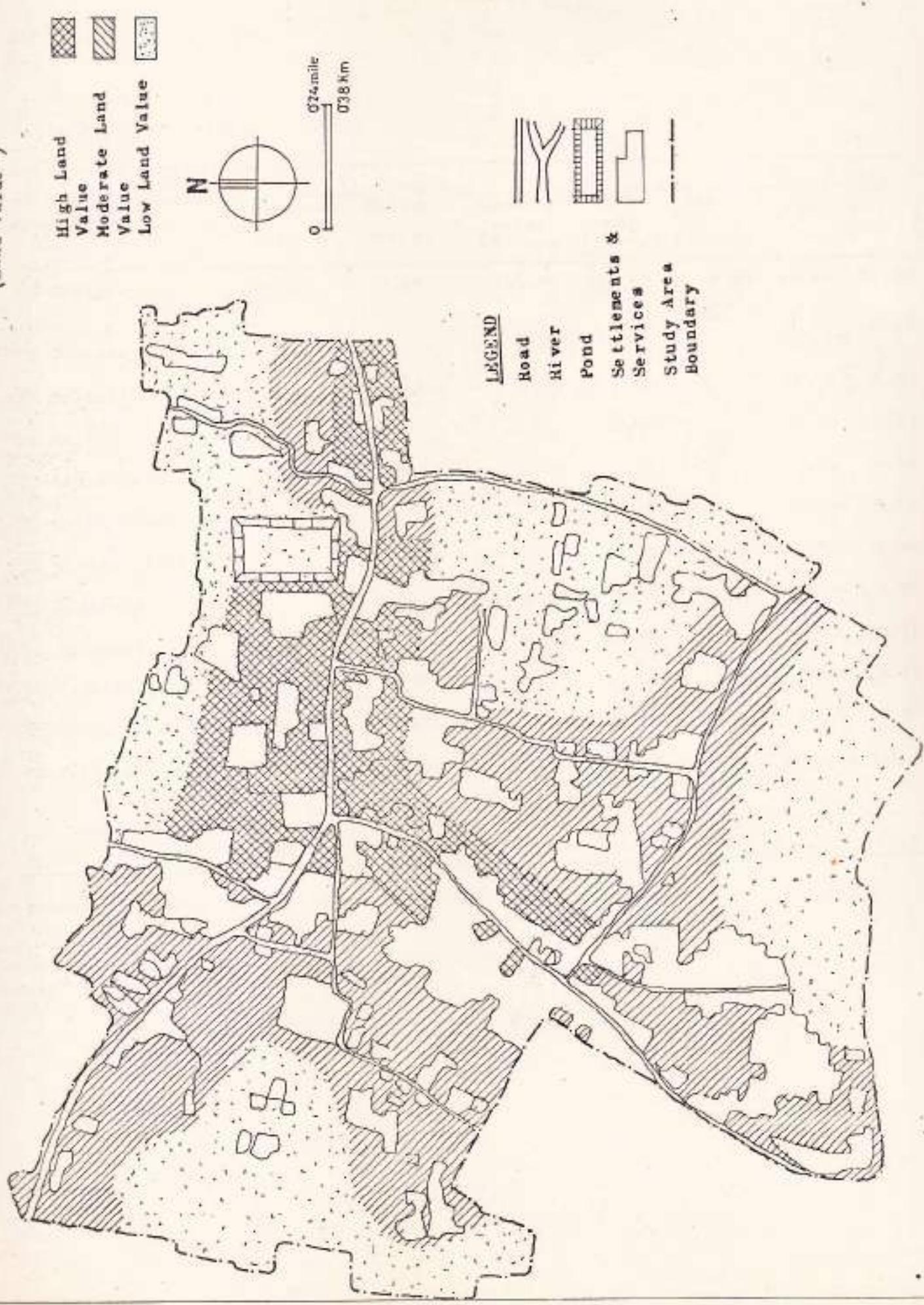


Figure-1

Table 3-6 : Existing Landuses

Sl. No.	Major Landuse Type	Houza				Chak yanpur (acres)	Milik bagha (acres)	Chak Saturi (acres)	Total area acre	Perce tage grand total
		Gaonpara (acres)	Masidpur (acres)	Chaknara (acres)	Chak Saturi (acres)					
1.	Residential	16.40	8.12	61.25	22.68	18.95	127.40	51.5d	9.2	
2.	Admn. & Govt building	-	-	0.69	15.28	-	15.97	6.47	1.1	
3.	Education	1.40	1.40	0.39	11.15	-	14.34	5.81	1.0	
4.	Health	-	-	-	0.32	-	0.32	0.15	0.1	
5.	Recreation	-	-	0.62	0.91	-	1.53	0.62	0.	
6.	Urban services	-	-	0.05	2.15	-	2.20	0.89	0.	
7.	Socio-cultural	-	-	2.80	2.34	-	5.14	2.08	0.	
8.	Commerce	-	-	0.32	0.20	-	0.52	0.21		
9.	Industry	-	-	-	14.25	0.36	20.08	8.13		
10.	Waterbodies	2.32	3.15	-	-	-	-	-		
11.	Roads	3.75	4.43	0.68	7.60	6.24	22.70	9.19		
12.	Agriculture	184.21	153.70	156.47	281.97	231.79	1158.14	468.88		
Grand Total		208.08	170.80	223.27	363.08	257.70	1372.93	555.84		

Source : Landuse Survey, September, 1986

Table 3-7 Administrative landuses

Type of use	Quantity of land in acres.	Percentage of the total.
Upazila Administrative complex	14.53	90.98
Police station	0.69	4.32
BADG office	0.18	1.13
Dak Bungalow	0.52	2.63
Union Parishad	0.10	0.63
Livestock office	0.05	0.31
Total	15.97	100.00

Source : Landuse Survey, September, 1986

Table 3-8 : Educational landuses

Type of use	Quantity of land in acres.	Percentage of the total.
Primary school	4.36	30.40
High school	1.87	13.04
Madrasha	2.65	18.48
College	5.46	38.08
Total	14.34	100.00

Source : Landuse Survey, September, 1986

Table 3-9 : Recreational Landuses

Type of use	Quantity of land in acres.	Percentage of the total.
Cinema hall	0.62	40.52
Zoo	0.91	59.48
Total	1.53	100.00

Source : Landuse Survey, September, 1986

Table 3-10 : Landuse by urban services

Type of use	Quantity of land in acres.
Post Office	0.05
Telephone & Telegraph	2.15
Total	2.20

Source : Landuse Survey, September, 1986

Table 3-11 : Socio-cultural landuses

Type of use	Quantity of land in acres.	Percentage of the total.
Mosque	1.31	28.54
Mazar	3.28	71.46
Total	4.59	100.00

Source : Landuse Survey, September, 1986

Table 3-12 : Commercial Landuses

Type of use	Quantity of land in acres.	Percentage of the total.
Shop	0.10	
Hut / Bazar	4.84	
Total	5.14	100.00

Source : Landuse Survey, September, 1986

Table 3-13 : Industrial landuses

Type of use	Quantity of land in acres.	Percentage of the total.
Saw mill	0.32	61.54
Rice mill	0.20	38.46
Total	0.52	100.00

Source : Landuse Survey, September, 1986

Table 3-14 : Waterbodies

Type of use	Quantity of land in acres.	Percentage of the total.
Pond	9.43	46.96
Ditch	10.65	53.04
Total	20.08	100.00

Source : Landuse Survey, September, 1986

Table 3-15 : Landuse by roads

Type of use	Quantity of land in acres.	Percentage of the total.
Pucca	5.67	24.98
Semi-pucca	0.68	3.00
Katcha	10.35	72.02
Total	22.70	100.00

Source : Landuse Survey, September, 1986

Table 3-16 : Land value for different types of land in the study area :

Type of Land	Land level	Price per acre in Taka
Land near the Upazila Administrative complex and commercial area.	high	4,50,000
Residential	high	3,00,000
Agricultural	high	2,00,000
Agricultural	low	1,50,000
Pond / Ditches	very low	1,00,000

Source : Field Survey, September, 1986

3.3.4 Town Service Centre :

The Upazila Shahar Bagha is yet not developed. As a result, the Town Service Centre is yet to develop at a substantial level. However, the existing built up part of the Shahar includes some important facilities like the Upazila Administrative Complex, College, School, Bagha Mosque and the bazar. Also, in future this part is likely to develop further and other urban services may be accommodated with their increasing demand by the population of the Upazila Shahar and the Catchment Area. Map-4 shows the Town Service Centre of about 200 acres with topographical condition and detail landuse.

3.4 Physical Opportunities and Constraints :

During the survey, the physical opportunities and constraints of the Upazila Shahar were identified. These are discussed in the following paragraphs. Figure 2 & 3 show the land level and agricultural potentiality in the Upazila Shahar.

3.4.1 Physical Opportunities :

- o Preservation and improvement of historic mosques, mazars, dighi etc. may attract tourists. The development of the existing zoo may further increase this attraction.
- o The Upazila is an area of sugarcane production. It also produces a good quantity of fruits and vegetables. Therefore related trade will expand in the Upazila Headquarters.
- o Within the existing Shahar, there are vacant spaces which help future planned development of urban services.
- o People from villages will be more attracted to the Upazila Shahar for residential purposes.

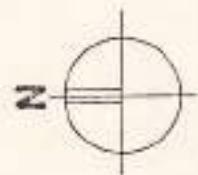
3.4.2 Physical Constraints :

- o Bagha was a Union Headquarters before September, 1983. As a result, the Headquarters is not developed like any other typical Upazila Headquarters of the country.
- o The Upazila Headquarters has no metalled road connection with other sub-centres within the Upazila. People of this Upazila seriously suffer from transportation problem for communication with the Upazila Headquarters.

UPAZILA SHAHAR BAGHA

(Land level and potential
Area for Shahar Development)

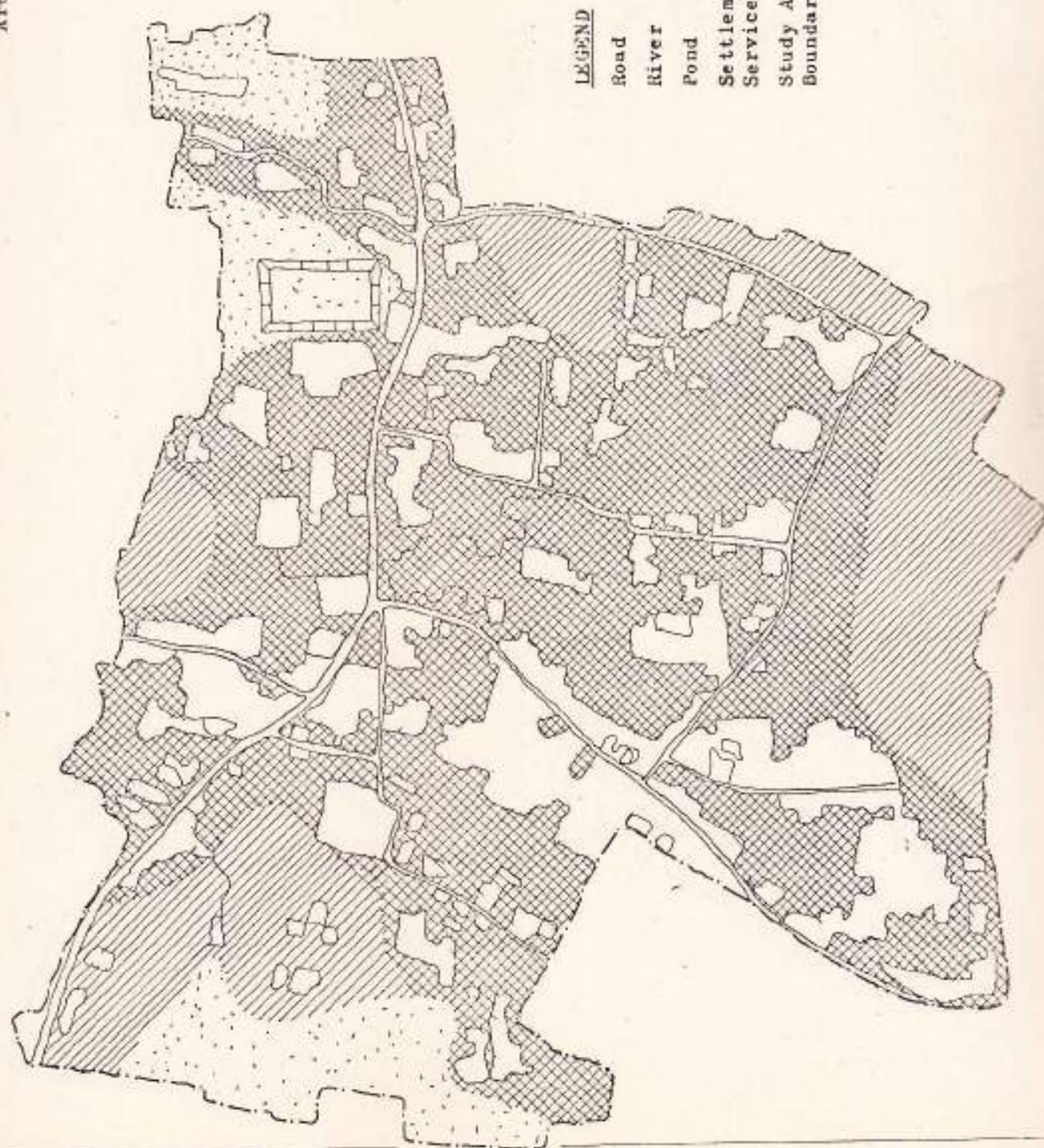
- High Land
- Medium High Land
- Low Land



0.24 mile
0.38 Km

LEGEND

- Road
- River
- Pond
- Settlements & Services
- Study Area Boundary



UPAZILA SHAILAR BAGHA
(Agricultural Potentiality)

Single Cropped Area

Double Cropped Area



LEGEND

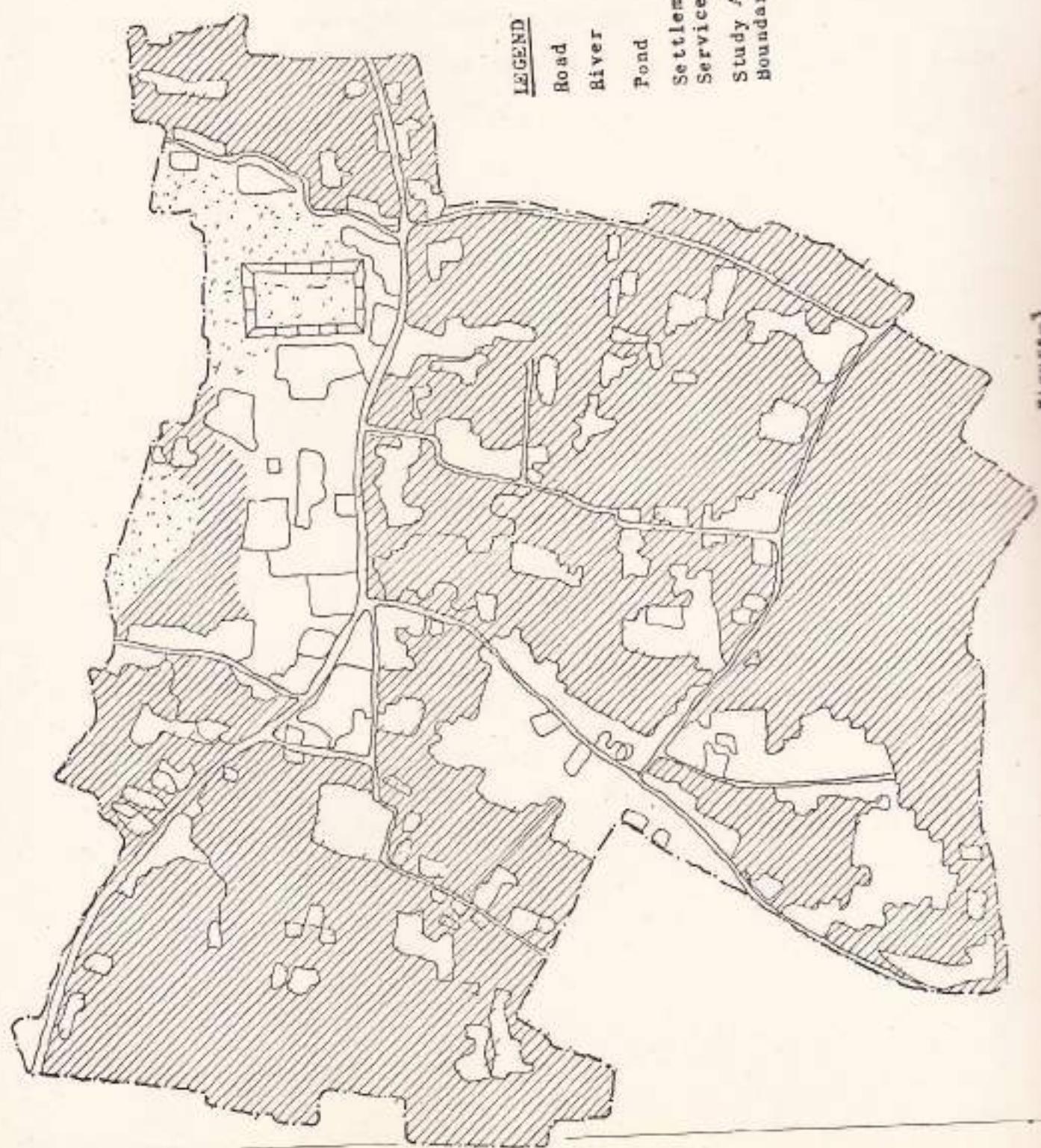
Road

River

Pond

Settlements & Services

Study Area Boundary



- o The road network within the Shahar area is also of poor quality and unplanned.
- o On each side of the existing Upazila Shahar, there are settlements predominantly with rural character. Also most of the houses within the Shahar are of poor quality.
- o Urban services, like water supply, sewerage, road side drains etc. are not developed.
- o In one side of the Upazila Shahar, there are low lands subject to flood.

Chapter IV

FORECASTS

This Chapter presents forecasts on population, household structure and density of population in the Upazila Shahar and its Sphere of Influence over different Plan periods. The estimates of labour force and migrant population are also considered for Design Population.

4.1 Population, Household Structure and Density :

In the following paragraphs, population, household structure and density in the Sphere of Influence and the Upazila Shahar are presented.

4.1.1 Sphere of Influence :

A. Population

The Catchment Area or the Sphere of Influence includes 25 mouzas in full or part and an area of 10954.53 acres (4435.03 hectares). Total population of the Catchment Area in 1981 was 29666 persons. Table 4-1 shows area of the Sphere of Influence and population of high, medium and low projections for the year 1985, 1990, 1995 and 2000.

Table 4-1 : Population size in the Sphere of Influence of Upazila Shahar Bagha on high, medium and low projection, 1985-2000.

Year	Level of projection				
	High		Medium		Assumed growth rate
	Population 1974	Population 1981	Population 1961	Population 1981	
20075	29666		15421	29666	
	Growth rate = 5.74%		Growth rate = 3.33%		3.0%
1985	37087		33819		33389
1990	49025		39838		38707
1995	64806		46927		44872
2000	85667		55279		52019

Note : Population in 1981 is considered as base population.

In making these projections, the positive effect of family planning and population control together with aspect of immigration have been considered. The aspect of immigration is integrated in the trend of growth rate considered for projection.

B. Population Density

The density of population in the Sphere of Influence is considered to be the number of population per acre over different plan periods. The density of population is shown in Table 4-2.

Table : 4-2 Density of Population on medium range projection in the Sphere of Influence of Upazila Shahar Bagha.

Aspects	Year			
	1985	1990	1995	2000
Area (acre)	10954	10954	10954	10954
Population	33819	39838	46927	55279
Density/Acre	3	4	4	5

Note : Area is determined by field survey.

C. Household Structure :

Household Structure in the Sphere of Influence is shown in Table 4-3 in terms of household size and resultant number of households during 1985-2000 A.D.

Table 4-3 Household Size on medium population projection the Sphere of Influence of the Upazila Shahar Bagha.

	1981	1985	1990	1995	2000
Population	29666	33819	39838	46927	55279
Household size	6.1	5.5	5.0	4.5	4
No. of Household	4863	6149	7968	10428	13819

Note : Household size expected to decline with urbanization.

4.1.2 Upazila Shahar

A. Population :

The Study Area is identified during the survey. Necessary modification and correction with the discussion of the Planners of U.D.A, the final boundary of the Upazila Shahar is determined. The projected population, Density and number of Household are presented in this chapter. In Table 4-4 population of the Upazila Shahar on high, medium and low projections over different plan periods are presented.

The growth rate on medium projection over the year 1974-1981 is found nearly equal to national average growth rate (2.6%). Thus high level of growth rate (4.75%) is used for calculating the population of Shahar Area.

Table 4-4 High,medium and low projection of resident population of the Upazila Shahar (Study Area) Bagha 1985-2000.

Year	Level of projection				
	High		Medium		Low
	Population 1961	Population 1981	Population 1974	Population 1981	Population assumed growth.
	4056		10252		8410
	Growth rate = 4.75%		Growth rate = 2.87%		Rate = 2.69
1985	12343		11481		11361
1990	15566		13226		12917
1995	19632		15236		14686
2000	24759		17551		16696

Note : Population of 1981 is considered as base population.

B. House Structure :

The household structure in the Upazila Shahar is determined in terms of household size and the resultant number of households during the 1985-2000 A.D. in Table

Table 4-3 Density of Population of medium range projection in the Upazila Shahar Bigha, 1985-2000

	1985	1990	1995	2000
1. Area (acre)	1372.93	1372.93	1372.93	1372.93
2. Population(number)	12543	15566	19632	24759
3. Density/acre(number)	9	11	14	18

Note : Area of the Study Area is considered to determined the density of population in the Upazila Shahar.

c. Population Density :

The density of population in the Upazila Shahar is presented in Table in terms of number of population per acre,

Table 4-6 Household size and number of households on medium population projection in the Upazila Shahar Bigha, 1985-2000,

Aspects	Year			
	1985	1990	1995	2000
1. Population (no)	12543	15566	19632	24759
2. household(size)	5.83	5.65	5.40	5.15
3. No.of household	2109	2755	3633	4807

Note : Household size in 1985 is adopted from Field Survey in 1986 and in other years, it is assumed to decline with urbanization.

Labour Force and Employment :

Labour Force :

There is hardly any dependable data to estimate the labour force and employment in urban and rural areas of Bangladesh. However, in the present planning exercise, potential labour force has been estimated on the basis of working age population i.e., 10 years and above as generally adopted by the authorities like the Bangladesh Bureau of Statistics.

It is also difficult to determine employment structure at Upazila level because a correct picture is not available in the published data of the Bangladesh Bureau of Statistics. In this study, therefore, potential labour force has been considered as the population employed and seeking employment. Table 4-7 shows the estimated labour force on the basis of the forecasted population of the Upazila.

Table 4-7 : Forecasting of labour force of Zila, 1985-2000 (medium range projection 1961-81, growth rate 1.57% of active population).

Aspects	Year					
	1974	1981	1985	1990	1995	2000
1. Total Population (no) 10 years and above in greater Zila.	1169000	1304000	1387840	1500260	1621787	1753158
2. Male labour (no) assumed 50% of item (1)		652000	693920	750130	810894	876579
3. Female labour participation assumed % of items (1) Labour (no)	-	3.83%	5.0%	6.0%	7.0%	8.0%
		49943	69392	90016	113525	140253
4. Total male & female labour (no) (2 + 3)		701943	763312	840146	924419	1016832
5. Migrant population (urban labour) assumed % of item(4)	30%	30%	30%	30%	30%	30%
Labour (no)		210582	228994	252043	277326	305049
6. Share of new Zila assumed % of items (5)	30%	30%	30%	30%	30%	30%
Labour (urban migrant)	63175	68698	75613	83198	91515	

Note : i. The labour force in 1961 and 1981 have been quoted from Bangladesh Statistical year Book- 1982,

ii. % of female participation taken from Bangladesh Statistical year Book 1982.

4.3 Estimates on Migration :

Migration has been considered here in terms of the growth of population in the Zila and a redistribution pattern of the incremental population and labour force within the Zila Rajshahi and its Upazilas and outmigration to other Zilas. The net migration estimated by the Bangladesh Bureau of Statistics has been quoted in Chapter II of the Report. Table 4-8 and 4-9 present the estimates on migration.

Table 4-8 Distribution of migrant labour in the Zila Rajshahi and Upazila Bagha.

Aspects	Year			
	1985	1990	1995	2000
1. Zila (migrant labour)	68698	75613	83198	91515
2. Upazila Bagha				
assumed %	8%	8%	8%	8%
labour (no.)	5496	6049	6656	7321
3. Rest of the Upazilas				
assumed %	92%	92%	92%	92%
labour (no.)	63202	69564	76542	84194

Note : Percentage of labour force in the Upazila Bagha is assumed in proportion to its area in the Zila.

Table 4-9 : Distribution of migrant labour in the Upazila of
Bangha, 1985- 2000.

Migrant labour	1985	1990	1995	2000
1. Total migrant labour of the Upazila				
%	100%	100%	100%	100%
labour (no)	5496	6049	6656	7321
2. Upazila Shahar				
assumed %	40%	40%	40%	40%
labour (no)	2198	2419	2662	2928
3. Other places in the Upazila				
assumed %	60%	60%	60%	60%
labour (no)	3298	3630	3994	4393

Note : Distribution of migrant labour in the Upazila Shahar is assumed.

4.4 Design Population

Table 4-10 and 4-11 present information on forecasted population for residential and services requirements of the Upazila Shahar. The population which will be residing at the Upazila Shahar is considered for residential land requirements and primary education facilities. For other uses, mostly the population of the Sphere of Influence of the Shahar is considered.

Table 4-10 : Total projected population of the Uaxita-Shahar
Bigha 1985-2000

	1985	1990	1995	2000
1. Uaxita-Shahar resident population	12553	15366	19652	24759
2. assumed migrant labour (no)	2198	2519	2662	2938
3. 40% commuting population of item 2 not likely to live in the Shahar.	879	908	1065	1171
4. Actual migrant labour in the Shahar (2+3)	1319	1451	1597	1757
5. Total population of the Shahar(1+4)	13662	17017	21229	26516

Table 4-11 : Design population for housing and services 1985-2000

	1985	1990	1995	2000
1. Design population for housing(Uaxita Shahar population + migrants)	13662	17017	21229	26516
2. Design population for other services (Shahar population + population of Sphere of influence)	47481	56895	68156	81795

4.5 Provision Standards and Land Requirements :

The guidelines provided in the Terms of Reference (TOR) of the Urban Development Directorate on respect of Landuse Plan of the Upazila Shahar are mostly followed to assume the provision standards for different landuses.

Land requirements for different uses of the Upazila Shahar are determined specifically on the basis of the following :

- a. Forecasted population size of the Upazila Shahar over different plan periods.
- b. Provision of existing services and future requirements.
- c. Physical environmental condition, e.g.land level, water-bodies etc.
- d. Circulation system of the Upazila Shahar and its transportation linkage.
- e. The planning standards provided in the TOR.

Chapter V

LANDUSE PLAN

This Chapter presents a discussion on approach, concept and planning principles for the Landuse Plan of the Upazila Shahar. A description of the Landuse plan is also included.

5.1 Approach, Concept, Planning Principles :

Planning Concept and Principles :

The main objective of the Landuse Plan is to accelerate and control the development through an appropriate locational and functional arrangement of urban services and facilities in the Upazila Shahar. The planning concept in this respect is also related to the Government's policy of administrative decentralization. In the decentralization policy, there is a commitment to carryout economic development and employment generating activities by Government's Agencies.

In the light of the above, two basic principles of planning are followed :

First, functions to be located at the Upazila Shahar will be consistent with social economic and physical infrastructural requirements of the Shahar's projected population upto the year 2000 A.D. The functions relating to socio economic activities and employment generating activities are to be shared by the Upazila Shahar and other growth centres.

Second, the land requirements for housing are catered to the need of the population of the Upazila Shahar. The population of the spheres of influence is included alongwith the population of the Shahar to determine the total land requirements for urban service and facilities.

On these basic principles and general guidelines for development, individual schemes for implementation may be taken up for detail works according to a phase wise development programme. The proposals in the Plan are evolved on the basis of existing conditions and

and expect-i trend in the growth, future projections and estimates of population and services.

Planning Approach :

Based on planning concepts and principles as well as practical limitations in the organisation of landuses proposals for different Innuises and guideline for implementation of those are prepared.

A general approach to the preparation of Landuse Plan is to consider the natural physical forces at work, such as the natural drainage pattern, flood affected areas, existing pattern of development etc. For allocating land, a conventional method is adopted for distributing different uses, e.g. administrative, commercial, industrial, residential and other urban services and facilities. As far as practicable, existing landuses and current scheme of any project are incorporated in the plan. However, the landuses are proposed in such a way so that urban facilities are well distributed.

The road network in the proposed Landuse Plan is arranged in a way to obtain an efficient system of intercommunication between all parts of the Shahar and its surroundings.

Blocks of landuses are created within a network of road system. A ring road is proposed along the peripheral part of the Shahar to control development and to have easy entry to the central part of the Shahar from any directions and also for exits from the central part to any directions. An area beyond this ring road is included to control development along it.

Finally in the preparation of Landuse Plan, attempts were made so that adequate services and facilities may be achieved. Also care is taken not to misuse the scarce land.

5.2 : Plan Description

The Landuse plan of Upazila Shahar includes a total area of 1372.97 acres (555.84 hectares). The estimated total population of Upazila Shahar in the year 2000 A.D. is 26516. The Plan is prepared to provide residential facilities for the Shahar's population and necessary services and facilities for the Shahar's population and also the Catchment Area population.

The structure of the Shahar is more or less of a rectangular shape. The shape of the Shahar is mainly formed by a 60' wide ring road. The Landuse Zones are conveniently located within this ring road and in areas included beyond this ring road. The distribution of land in the Landuse Plan for different uses is shown in Table 5-1 and a short description of major uses are presented in the following paragraphs.

Road Network :

In the road system of the Shahar, 100' width for highway, 60' width for ring road or major roads and 40' width for secondary roads are considered. It is assumed that 24' road will be used in the detailed plan of each Landuse Zone.

Commerce :

Commercial uses are distributed in different parts of the Shahar. Market and major shopping areas are provided in the central parts along major routes. Small shopping centres are distributed in different parts especially within residential uses.

Industry :

It is considered that there will be small scale industries, light service industries and agrobased industries including agro-service facilities in the Upazila Shahar. The areas for industrial uses are provided along the major transport route in the peripheral parts so that residential areas are not disturbed.

Administrative Uses :

Existing administrative functions are least disturbed in the plan and additional land is provided along it as per requirement. The major administrative area is located in the central part. However, changes or extension of areas for this use will be possible since urban deferred areas are provided in different parts of the Shahar.

Education :

The location of each primary school is selected for approximately a population of 5000. The secondary schools and colleges are provided for both Shahar Population and Catchment Population. A women's college and a Girl's High School are also provided in the plan.

Health :

The Health Services in the Plan mainly include a Hospital and a Maternity or Child Care Centre. The existing location of the Hospital is not disturbed but an additional area is included as per planning standard. The Maternity Centre is located in central part to minimize travel distance for the dwellers.

Urban Services :

The major Urban Services proposed in the plan are Post Office, Telephone Exchange, Water Supply, Power Supply and Fire Service. These are located in a suitable central area of the Shahar. The existing location of Railway Station and Police Station is not disturbed. A Bus Terminal is provided along the highway to maintain services in all directions.

Socio-cultural uses :

The important Socio-cultural uses proposed in the plan are Community Centres, Town Hall, Public Library and Central Eidgah. The location for these facilities are selected in the central part of the Shahar. Mosques and Temples are mainly distributed in their existing locations. A Graveyard is also provided in the outskirts of the Shahar.

Recreation :

The recreational uses in the Landuse Plan included Parks, Stadium, Play Field and Cinema Hall. The Stadium is located in a suitable central area accessible from all directions.

Residential Uses :

The existing residential uses are least disturbed in the Landuse Plan. The additional areas are included as per requirement in terms of the standards set in the Terms of Reference (TOR).

Urban Deferred and Reserves :

The Urban Deferred land is distributed in the Landuse Plan keeping scope for future extension of Urban services and facilities and Governmental uses in different parts of the Shahr. The existing low land and waterbodies are mainly kept as Reserves.

Table 5-1 Estimated Land Requirements 1985-2000.

Sl. No.	Name of land use	Provision standard	Exist- ing land (acre)	Land requi- rement upto 2000 (includ- ing exist- ing) acre.	Proposed land		% of the tot
					Acre	Hec- tare	
1. (a) Commerce		1.5 acres per 1000 population 5.14			6.50	2.63	0.
			0.52	122.69	12.58	5.09	0.
1. (b) Industry							
				14.34	51.50	16.00	6.48
2. Education	-Primary school (Shahar Pop.)	2 acres per 5000 population		10.60	9.20	3.72	
	-High school	5 acres per 20000 popula- tion.		20.45	3.00	1.21	
	-College	5 acres per 20000 popula- tion.		20.45	2.50	1.01	
	-Madrasha		0.32	20.45	1.50	0.53	
3. Health					6.60	2.67	0.
	-Health Complex	5 acres per 20000 popula- tion			5.80	2.35	
	-Clinic				0.80	0.32	
4. Administration/ Jddiciary				15.97	20.18	22.51	9.11
	-Upazila Complex	12 acres per Upazila Shahar		12.00	14.53	5.88	
	-Police Station	2 acre per 20000 popula- tion		8.18	3.00	1.21	
	-Ansar/VDP				4.23	1.71	
	-Others				0.75	0.30	

1	2	3	4	5	6	7	8
5.	Recreation		1.53	96.11	26.40	10.69	1.92
	-Park	1 acre per 1000 population		81.79	15.80	6.50	
	-Cinema Hall	0.5 acres per 20000 population		2.05	1.20	0.49	
	-Sports Stadium	3 acres per 20000 population		12.27	4.30	1.79	
	-Shishu Park				4.20	1.70	
	-Zoo				0.90	0.56	
6.	Socio-cultural		4.59	52.72	9.20	3.72	0.67
	-Community Centre	1 acre per 20000 population		4.09	0.80	0.52	
	-Religious facility	0.5 acres per 5000 population		8.18	6.70	2.71	
	-Cemetery	5 acres per 20000 population		20.45	0.80	0.32	
	-Town Hall				0.50	0.20	
	-Public Library				0.40	0.16	
7.	Urban Services		2.20	8.18	6.10	2.47	0.45
	-Post Office	0.5 acre per 20000 population		2.05	0.50	0.20	
	-Telephone Exchange	0.5 acre per 20000 population		2.05	0.40	0.16	
	-Transport Terminal	1 acre per 20000 population		4.03	2.50	1.01	
	Others						
	-Power supply				0.50	0.20	
	-Water supply				1.30	0.53	
	-Fire service				0.50	0.20	

1	2	3	4	5	6	7	8
-Gas Transmission					0.40	0.16	
8. Housing (Shahar Popu.)	100 persons per acre	127.40	265.16	783.04	317.02	57.03	
-Housing Estate				12.30	4.98		
-Private Houses				770.74	312.04		
9. Urban deferred	10% of the Shahar Area		137.29				
10. Road	5-10% of the Shahar Area	22.70	137.29	79.50	32.19	5.79	
11. Reserve	5% of the total Shahar Area		68.65	27.90	11.30	2.03	
-Pond/Ditch/River		20.08		27.90	11.30		
12. Agriculture		1158.14		336.80	136.36	24.53	
Total		1372.93		1372.93	555.84	100.00	

Chapter-VI

PROGRAMMING AND IMPLEMENTATION

This chapter presents a discussion on programming and implementation of the Landuse Plan of the Upazila Shahar. The Major aspects are phasing and priority action of projects, provision of urban deferred lands for future governmental uses and development control, monitoring and review of the Upazila Shahar Landuse Plan.

6.1 Priority Actions, Cost Implications :

The Landuse Plan of the Upazila Shahar enunciates a Landuse Zoning of different urban uses. The Landuse Zones are to be elaborated in future with detailed plans before laying out internal road and services network.

Some important services like, administration, health, education, market, shopping centres, community centre, stadium, central park, Telephone and Postal service, power and water supply and fire service are also to be developed on priority basis. The idea behind this priority action is that all possible sectors of urban services and revenue income are to be harnessed alongwith expansion of residential facilities.

The standards and provisions of the services followed in the Landuse Plan of the Upazila Shahar is in line with the present economic situation of the country. In most cases a moderate approach is adopted in the provision of standards for each services and facilities.

It is considered that for development of new services and facilities land filling upto certain level may be required. As a result, cost of any project in the Upazila Shahar may include the cost of land filling.

For earth filling, reserve areas of low lands may be used which will in turn provide storm water drainage facilities and fisheries development.

6.2 Phasing, Urban Deferred :

The present Plan is prepared keeping in view the requirements for the development of services and facilities consistent with the incremental changes of population. Usually a 5000 population qualify to be a primary urban neighbourhood. In most cases, each neighbourhood and major Landuse Zones are bounded by service roads. As the Plan periods is divided into 5 yearly phases, concerned authorities are advised to follow the 5 year development targets as per population size of the periods.

The phase wise development proposal should however differ in some priority areas such as expansion of the principal road network for which land should be acquired on priority basis.

Table 6-1 presents a proposal of 5 yearly development programme of Landuses in the Upazila Shahar. The amount of land against each major landuse categories and over different Plan periods is determined on the basis of population size and project priority/priorities.

The present Landuse Plan is prepared on the basis of medium population projection. As a result in future additional lands may be required to accommodate changes in population size and urban services and facilities vis-a-vis decision regarding new projects in the Upazila Shahar. Considering the above situation, the urban deferred land is distributed over different areas within the Shahar so that balance may be maintained in the Landuse Plan. Moreover, these areas may also act as open spaces for the locality. The total urban deferred area is 99.40 acres (40.24 hectare) which is 11.28 percent of the total land under the Upazila Shahar.

Table 6-1 : Phases of development :

Aspects / Landuse	1st phase 1985-1990 (%)	2nd phase 1991-1995 (%)	3rd phase 1996-2000 (%)	Total (%)
1. Administrative	60	30	10	100
2. Commerce	50	30	20	100
3. Industry	40	40	20	100
4. Road	50	35	15	100
5. Health	60	25	15	100
6. Education	50	40	10	100
7. Recreation	40	40	20	100
8. Socio-culture	50	30	20	100
9. Urban service	60	30	10	100
10. Residential	40	40	20	100

6.3 Development Control :

All types of development work including changes of any landuse should be subject to planning control. It is necessary to specify the uses which will be normally permitted in various zones. Uses which create siting problems, such as filling stations, cinemas, hotels, stadium etc. will necessitate special consideration.

Regulations regarding building height, set back density, plot coverage, preservation of flora and fauna, preservation of historical sites and various taxes should be incorporated in the planning regulation.

At present there are no planning rules or regulations to control growth in the Upazila Shahar. The provisions of the Municipal Ordinance is applicable only for the declared Municipalities. Hence, an appropriate planning regulation for all Upazila Shahar

and potential urban centres should be framed urgently. For the time being, Pourashava ordinance or the Building construction act of RAJUK (Rajdhani Unnayan Kartripakkha) can be adopted for the Upazila Shuhars unless other suitable measures are taken by the Government. In any case, the Upazila Parishad should be the custodian of the Landuse Plan.

6.4 Monitoring and Reviewing :

Monitoring : The Upazila Parishad will act as the Key Agency in the Government for monitoring the development work and exercising the development controls within the Upazila Shahar as stipulated in the Landuse Plan. Five year Plans and Annual Development Plans should be prepared by Upazila Parishad and approved by the Government on project basis. The Upazila Nirbahi Officer on behalf of the Upazila Parishad may seek advice from Urban Development Directorate in case of any difficulty in the implementation of the Plan.

Moreover, since all Development Agencies at the Upazila level are integrated for the purpose of carrying out development work, the Upazila Parishad will also monitor the progress with the sector agencies at regional and national levels.

Reviewing of the Plan :

The Landuse Plan of the Upazila Shahar is a broad guide line for development works. The proposals of the Plan evolved on the basis of existing conditions and the trend of future growth. Therefore any significant change in the proposal of landuses revision some of the proposals may be required. Hence the Landuse Plan be reviewed periodically. The Urban Development Directorate may undertake a programme to review the plan every five year.

(ENGLISH VERSION)

SOCIO-ECONOMIC SURVEY

(Household Questionnaire)

DIAGRAM ARCHITECTS

DHAKA

1. GENERAL INTRODUCTION

- 1.1 Name of the interviewer :
 1.2 Date :
 1.3 Name of the respondent :
 1.4 Upazila :
 1.5 Mouza :
 1.6 Plot or holding no. :
 1.7 Distance from Upazila headquarter :

2. MODE OF TRANSPORT

- 2.1 What mode of transport do you generally use for going to the Upazila Shahar
(specify any two)

By foot	Rickshaw	Train
---------	----------	-------

Bicycle	Bus	Boat
---------	-----	------

Other (specify)

3. HOUSE HOLD INFORMATION

- 3.1 Name of the head of the household
 3.2 Relationship of the respondent with the head of the household

3.3 Information regarding
household members :

S1.	Relationship with head of the household	Age	Sex	Edu ca tion	Main occu pation	Distance of work	Remarks
No.							

3.4 Has any member of the household
migrated in this Upazila.

Yes

No.

If yes

S1.	Age	Sex	From	Year	Reasons	
No.			within the Upazila	Other Upa- zila	Other countries	(in short)

1.

2.

3.

4.

5.

3.5 Has any member of the household migrated
to other places

Yes

No.

If yes

Sl. No.	Age	Sex	Settled				Year	Reason
			within Upazila	in other Upazila	Other Zila	Other countries		

1.

2.

3.

4.

5.

4.1 Total area of land of the household

4.2 Area for residential use :

4.3 Agricultural land :

5. INFORMATION ON DWELLINGS

5.1

Materials used {Thatch} {Tiles} {Bamboo} {Timber} {Mud} {Pucca}

Roof

Wall

Floor

Door/Window

5.2 No. of storey

One storied

Three storied

Multi
storied

Two storied

Four storied

5.3 Conditions of latrine

None

Katcha

Pucca

5.4 Water source

Well

Town supply

Canal/river

Pond

Tubewell

Other

5.5 Yearly consumption of water(for meter connection)

5.6 Source of light:

Electricity

Huri cane

Kapi

Other

5.7 Monthly consumption of electricity(for meter connection)

6. Changes in use of Land/Property :

6.1 Does the land of this house had same use 10 years back

Yes

No.

6.2 If not, then specify the use

7. Income and expenditure

7.1 Income:

Source	{ Yearly income (in Taka)
Agriculture	
Fishery	
Cattle	
Employment	
Day labourer	
Business/industry	
Other	
Total	

7.2 Expenditure :

	{ Yearly expenditure (in Taka)
Food	
Household	
Clothing	
Health	
Education	
Others	
Total	

7.3 Last year

Loan	Due	Savings
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(ENGLISH VERSION)

SOCIO-ECONOMIC SURVEY

(Catchment Area Survey)

DIAGRAM ARCHITECTS

BHAKA

1. Name of the interviewer : _____
2. Date : _____
3. Name of surveyed area : _____
4. What is the name of your mouza : _____
5. How far is it
in Mile _____
in Kilometer _____
6. How do you come here :
: By foot
: Bicycle
: Rickshaw
: Boat
: Bus
: Train
: Other(specify) _____
7. For this purpose how many time do you usually come here :
: Atleast once a day
: Atleast once a week
: Atleast once a month
8. If there is any other reason for coming here, please specify

**FORMAT FOR
HIERARCHY OF SETTLEMENTS**

HOUSES	Area in acres	SERVICES	
		Population, 1981	Urban administrative
		Other Health Services	
		Family Planning Clinics	
		Other Govt. Office	
		Complex	Urban administrative
		Population, 1981	
		Dispensary	
		Market (weekly/bi-weekly)	
		Market (daily)	
		Post Office	
		Telephone Exchange	
		Electric Sub-Station	
		Police Station	
		College	
		High School	
		Primary School	
		High Madrasha	
		Qur'atul Madrasha/Maktab	
		Metalled Road	
		Unmetalled Road (21)	
		Weather	
		Railway Station	
		Launch/Boat Ghat	
		Bank (Number)	
		Shops (Nos.)	
		Mosque	
		Temple/Church/Pagoda	
		Stadium	
		Paly Ground	
		Community Centre	
		Cinema Hall	
		Library	
		Fire Service	
		Zoo/Museum	
		Park/Cultural Centre	
		Other (Name)	