

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

FINAL REPORT

**LANDUSE/MASTER PLAN
KAZIPUR UPAZILA SHAHAR
SIRAJGONJ ZILA**

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Submitted by :

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গনপ্রজাতন্ত্রী বাংলাদেশ সরকার,
উপজেলা পরিষদ কার্যালয়, হাজিপুর,
সিরাজগঞ্জ।

স্মারক নং উজেপ হা/ ৯০/৩২

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প্রেরকঃ- এম, এ, হাজিদ,
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বিষয়ঃ- হাজিপুর উপজেলা শহরের ভূমি ব্যবহার পরিকল্পনা বঙ্গা প্রমুখ প্রদর্শনে।

ইতিমধ্যে সাইন্সসমিটি কর্তৃক প্রস্তুত হাজিপুর উপজেলা শহরের ভূমি ব্যবহার
পরিকল্পনার বঙ্গা খানায় আবেদন নতামতের প্রতিকল্পন আদায় উহা এই শহরের উন্নয়নের
রূপ রেখা হিসাবে বিবেচনা করা যাইতে পারে।

এতএব উক্ত বঙ্গা খানি এই শহরের ভূমি ব্যবহার পরিকল্পনার বঙ্গা হিসাবে গ্রহণ
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CONTENTS

		Page Nr. -----
CHAPTER I	INTRODUCTION . . .	1
	1.0 Introduction . . .	1
CHAPTER II	THE UPAZILA IN ITS ZILA CONTEXT . . .	3
	2.0 Kazipur Upazila in the context of Sirajgonj Zila . . .	3
	2.1 Location and Physical Character- istics of the Upazila . . .	3
	2.2 Population and Settlement Distribution . . .	3
	2.3 Economic Performance and Transport Linkages . . .	8
	2.4 Social Infrastructure . . .	14
	2.5 Synthesis : Identification of hierarchy of settlements in Kazipur upazila area . . .	16
CHAPTER III	THE UPAZILA HEADQUARTERS . . .	19
	3.0 The Upazila Headquarters and its sphere of influence . . .	19
	3.1 Definition of sphere of influence/attractiveness . . .	19
	3.2 Definition of Shahar Area . . .	22
	3.3 Socio-Economic condition of the Study Area . . .	24
	3.4 Existing Land-use, facilities and utilization characteristics . . .	32
	3.5 Physical Opportunities and Constraints . . .	36

CONTENTS contd.

		Page Nr.

CHAPTER IV	FORECASTS . . .	38
	4.0 Forecasts of Population, Labour Force and Land Requirements	38
	4.1 Forecasts of Population, Household Structures and Density	38
	4.2 Forecasting of Labour Force . . . and Employment	42
	4.3 Land Requirements, Provision. . . Standards	47
CHAPTER V	LAND-USE PLAN . . .	50
	5.0 Land-Use Plan . . .	50
	5.1 Approach, Concept and Planning Principle	50
	5.2 Plan Description . . .	50
CHAPTER VI	PROGRAMMING AND IMPLEMENTATION . . .	53
	6.0 Programming and Implementation	53
	6.1 Priority Actions, Cost Implications	53
	6.2 Phasing, Urban Deferred . . .	54
	6.3 Development Control . . .	55
	6.4 Monitoring and Review . . .	56

LIST OF TABLES -----

Table No.	Title	Page
2.1	Population distribution within the Zila and Upazila 1961-81	4
2.2	Percentage variation of Population in Zila and Upazila	4
2.3	Population distribution of Greater Pabna zila by age and sex in 1981	5
2.4	Population distribution of Upazila Kazipur by age and sex in 1981	6
2.5	Number of Mouzas and Villages, 1981	7
2.6	Life time net migrants by Kazipur upazila and Greater Pabna zila	7
2.7	Utilization of Land for Agriculture, 1980-81 and 1981-82	8
2.8	Area and Production of crops 1980-81 and 1981-82 in Kazipur upazila	8
2.9	Area and Production of Crops in Sirajgonj zila in 1980-81 and 1981-82	9
2.10	Position of Industries in Zila and study Upazila 1982	10
2.11	Annual average daily wage rate of workers by type in Pabna zila 1977-78 to 1981-82	11
2.12	Gross district product (Greater Pabna) at current prices from 1977-78 to 1981-82 in million taka	12
2.13	Transportation network, 1982	13
2.14	Transportation Services in zila Sirajgonj and Kazipur upazila, 1982	14
2.15	Social Infrastructure and Utilities, 1982	15
2.16	Grading of Important Settlements in 1981	17

Table No.	Title	Page No.
2.17	Ranges of weightages for classification of settlements in hierarchy	18
3.1	Catchment area determination survey	20
3.2	Sphere of Influence of Kazipur Upazila Shahar	21
3.3	Study Area of Upazila Shahar Kazipur	23
3.4	Population distribution by age and sex at Kazipur upazila shahar area	24
3.5	Occupational Status of Population by sex at Kazipur Shahar	25
3.6	Educational Status of Population by sex at Study Area	26
3.7	Extent of Income of households at Kazipur Shahar	27
3.8	Distribution of households by sources of income in Kazipur shahar	27
3.9	Extent of expenditure of study households	28
3.10	Duration of H/H at Study Area	29
3.11	Factors of Immigration in Kazipur shahar	29
3.12	Accessibility to Communal Facilities at Study Area	30
3.13	Facilities for Source of Drinking Water of Households at Study Area	30
3.14	Facilities for human waste disposal of households at Kazipur shahar	31
3.15	Whether homestead subjected to flooding at Study Area	31
3.16	Existing situation of Land-use in Kazipur Shahar, 1989	32
3.17	Services and their Utilization, 1989	35

Table No.	Title	Page No.
4.1	Population in Sphere of Influence	38
4.2	Forecasts of Population in Sphere of Influence on the basis of High, Medium and Low growth rates	38
4.3	Household Structure by Size in The Sphere of Influence 1981-2000 A.D.	39
4.4	Density of Population in the Sphere of Influence 1981-2000 (medium projection)	39
4.5	Forecasts of Population in Study Area	40
4.6	Forecasts of Population of the Kazipur Shahar	40
4.7	Household Structure by Size in Kazipur Shahar	41
4.8	Density of Population in Kazipur Shahar (Medium Projection)	41
4.9	Existing Labour Force in the Sphere of Influence as of 1981	43
4.10	Forecasted Labour Force and Employment of the Sphere of Influence by 2000 A.D.	44
4.11	Existing Labour Force in Kazipur Shahar as of 1981	46
4.12	Forecasted Labour Force and Profession of the People of Shahar Area by 2000 A.D.	47
4.13	Land Requirements for proposed Shahar Area of Kazipur Upazila Shahar upto the year 2000 A.D.	48

LIST OF MAPS

<u>Map No.</u>	<u>Title</u>
1	Zila Map of Sirajgonj
2	Upazila Map of Kazipur
3	Upazila Shahar Land-Use Plan
4	Town Service Centre Map

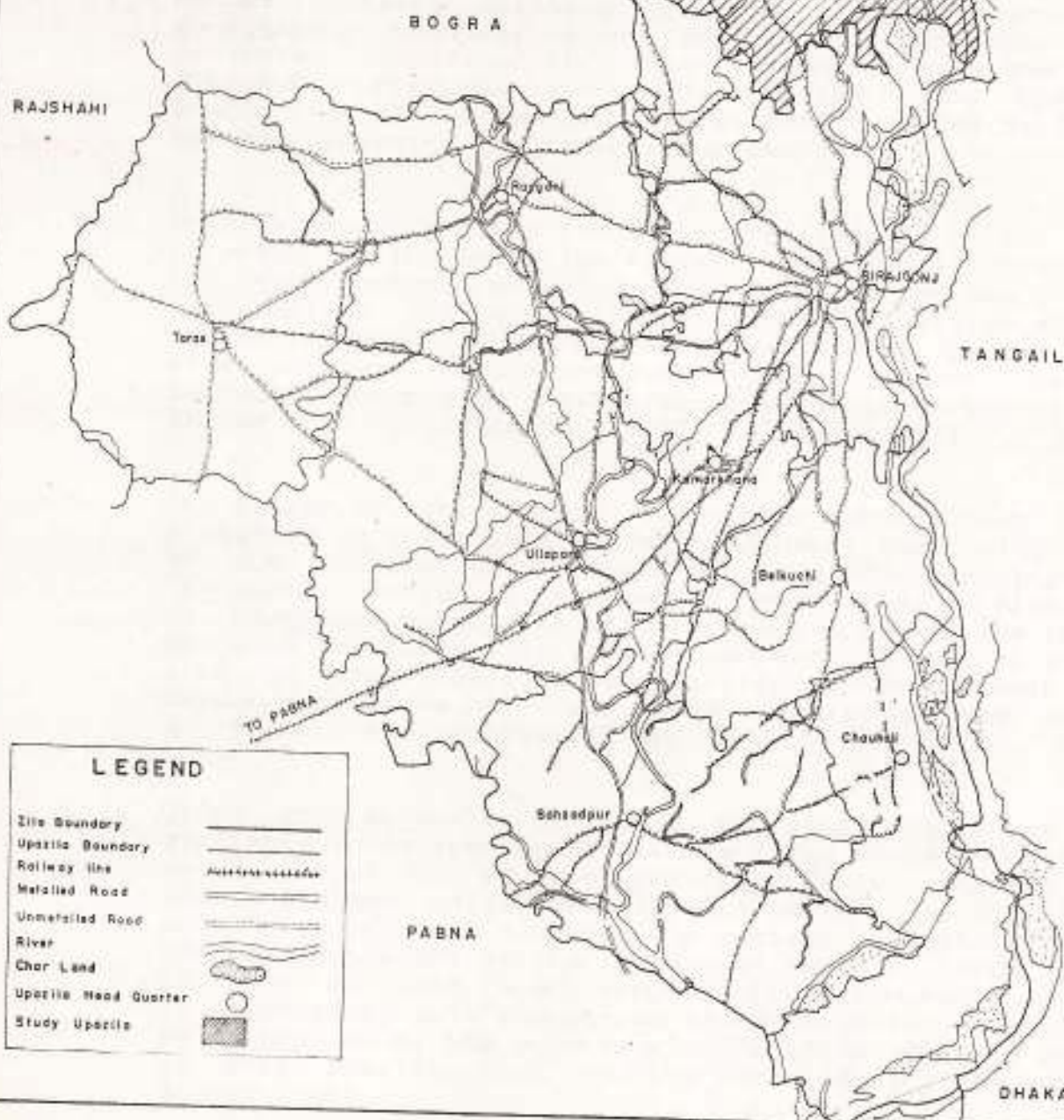
LIST OF DIAGRAM

<u>Diagram No.</u>	<u>Title</u>
1	Concept Plan for Upazila Town

ZILA SIRAJGONJ

Scale: 1 inch = 4 Miles

MAP: I



CHAPTER I

INTRODUCTION

1.0 INTRODUCTION

- 1.1 This is Final Report and it is submitted in a series of four reports as per Contract Agreement signed with the Urban Development Directorate on 3rd April 1989. This report contains existing Land-use and socio-economic condition of the Upazila and its town area including the projected situation for those parameters upto the year 2000 A.D. Proposed land-use/Master plan of the Upazila shahar has also presented in this report on the basis of design population and their requirements.
- 1.2 Upazila study area was identified tentatively at the time of preparing the Inception report. After collection of C.S. maps, contour maps and reconnaissance for the physical feature and expansion of urban activities at and around the existing C.B.D. area was help to select the study area for landuse and socio-economic survey. Recent land-use phenomenon and the socio-economic status of the shahar area are describe briefly in Chapter III.
- 1.3 The assembled data and land-use survey reports have been presented to bring into focus the general trend of growth of the upazila and its impact on the growth centres of the upazila including the upazila urban area. Although no economic model has prepared to illustrate the incidence of development in spatial context, a general overview on the impact of upazila-wide economic growth and demographic trend will feature as a basis for the land-use plan of the upazila shahar.
- 1.4 Other than agricultural product no natural resources are available in Kazipur upazila. Any large scale industries yet to established in this upazila. Only some medium size handloom units are present here. Insignificant percentage of small handloom and cottage industries are the main component of the industrial sector. Large scale yielding of jute in and around this region may initiate to established jute industries in the upazila. About 25 to 35 percent of the sugercane of Sirajganj Zila is grown in this upazila, but no sugercane industry has established there.

1.5 The geographic position of this upazila has distitute it from the development effort. The north and eastern boundary of this upazila is encircled by the river Jamuna and south and western zone are depressed area.. Therefore the spatial position of the upazila was the major constraint of development of its transportation network. Intra and inter upazila transportation and communication systems are in poor condition. In the present situation the development of communication system would be the prior objective of the upazila parishad. Development of communication system is the precondition of the industrial development of this area. Agrobased industries like, jute mill, sugarcane industries and cold storages may have greater prospect in Kazipur provided to the improvement of the transport and communication systems. Thus employment generation activities "as one of the target objectives of the local government administration decentralization ordinance of 1982" is expected to be adhered to by the upazila parishad in the longer term.

1.6 The subsequent chapters will be devoted to illustrate.

- o The upazila in its zila context in terms of :
 - population and settlement distribution
 - Economic performance and transport linkages
 - Social infrastructures
 - priority projects
 - General identification of human settlement hierarchy
- o The upazila headquarters describing the existing socio-economic conditions, its land-use pattern and physical growth of the area.
- o Preparation of the land-use/Master plan of the Upazila town area on the basis of land requirement for the projected population of proposed town and its sphere of influence.
- o General consideration on programming and implimentation of the plan.

CHAPTER II

THE UPAZILA IN ITS ZILA CONTEXT

2.0 KAZIPUR UPAZILA, IN THE CONTEXT OF SIRAJGONJ ZILA

2.1 Location and Physical Characteristics of the Upazila

2.1.1 Locational Aspects of the Upazila

Geographical Location

Kazipur upazila stands at the northern end of the zila Sirajgonj and the river Jamuna flowing through the eastern region of this upazila. It is situated at a distance of 25 km (16 miles) north from the Sirajgonj Zila headquarter. It is located roughly between 24°33' and 24°47' north latitude and 89°33' and 89°40' east longitude. It is bounded in the north by Bogra Zila, in the south by Sirajgonj Sadar Upazila, in the east by Jamalpur Zila and in the west by Bogra Zila. Map-1 has shown the spatial position of the Kazipur Upazila in the Zila Sirajgonj.

Administrative and Functional Location

Administratively this is one of the nine upazilas of the Sirajgonj Zila. The date of creation of this thana is not available. Existing upazila headquarters has shifted from Kazipur mouza to Alampur after the massive erosion of Kazipur by the river Jamuna. The upazila was upgraded from thana in 1983. This upazila has facilitates to connect the different char areas of Sirajgonj and Jamalpur Zila through the water ways of Jamuna. The upazila shahar is situated at adjacent to the Sirajgonj-Kazipur road and which is about three miles west from the river bank of Jamuna.

2.2 Population and Settlement Distribution

2.2.1 Population : Population within Sirajgonj Zila and Kazipur Upazila is stated below in Table-2.1.

Table 2.1 : Population distribution within the zila and upazila 1961-81

Upazila/Zila	Population		
	1961	1974	1981
Kazipur Upazila	1,31,768	1,78,389	2,12,810
Sirajganj Zila	11,08,459	15,59,007	18,65,939
Upazila as % of Zila	11.88	11.45	11.40

Source: Pabna District Statistics, 1983, P-5, Table-1.03, BBS.

Table-2.1 shows that population ratio between Kazipur upazila and entire Sirajganj zila is in decreasing trend. It is an exceptional situation and indicates the significant rate of out migration. Which may causes due to river erosion, backward communication system and poor investment in industrial sectors. As a result employment opportunities may be gradually squized and upazila reduced its attractiveness.

The variation of population of the Sirajganj Zila and Kazipur Upazila region is given in Table-2.2.

Table 2.2 : Percentage variation of Population in Zila and Upazila

Upazila/Zila	Variation of population in percent		
	1974 over 1961	1981 over 1974	1981 over 1961
Upazila Kazipur	35.38	19.29	61.50
Zila Sirajganj	40.65	19.69	68.34

Source: ibid, P-5, Table-1.03 BBS.

Since 1961, growth rate of population in Kazipur upazila compare to that of Sirajganj zila is also help to realize the situation visualized in Table-2.1.

The population distribution according to age and sex of the zila and upazila area are given in Table-2.3 and 2.4 respectively.

Table 2.3 : Population distribution of Greater Pabna Zila by age and sex in 1981

Age Group	Both sex	%	Male	%	Female	%
0 - 4	607938	17.8	307436	17.5	300502	18.0
5 - 9	583685	17.0	298854	17.0	284831	17.1
10 -14	468784	13.7	251200	14.3	217584	13.1
15 -19	327240	9.6	164984	9.4	162256	9.7
20 -24	262090	7.7	122538	7.0	139552	8.4
25 -29	243242	7.1	124378	7.1	118864	7.1
30 -34	180945	5.3	90875	5.2	90070	5.4
35 -39	158462	4.6	83950	4.8	74512	4.5
40 -44	134213	3.9	68113	3.9	66100	4.0
45 -49	102571	3.0	55496	3.2	47075	2.0
50 -54	99734	2.9	51230	2.9	48504	2.9
55 -59	62837	1.8	34834	2.0	28003	1.7
60 -64	75319	2.2	38813	2.2	36506	2.2
65 -69	35297	1.0	19608	1.1	15689	0.9
70 +	81347	2.4	45330	2.6	36017	2.2
Total	3423704	100.0	1757639	100.0	1666065	100.0

From Table-2.3 about 36.3 percent population are found in between the age 19 and 59. Therefore it may assume that about 36.3 percent of the population of Pabna region is economically active i.e. (Gross). Comparing the male and female population 36.10 percent male and 36.0 percent female are economically active. In the context of our rural economy we may consider the economically active male population is directly involved in rural activities. Therefore net economic active population in Pabna region may be about 36.0 percent. From Table-2.4 it reveal that net economically active population in Kazipur upazila is 37.80 percent.

Gross economically active population in Kazipur also 37.80 percent. So the demographic view of Greater Pabna zila is nearly similar to those of Upazila Kazipur.

Table 2.4 : Population distribution of upazila Kazipur by age and sex (1981)

Age Group	Both Sex		Male		Female	
	Total	%	Total	%	Total	%
0 - 4	37384	17.5	18568	17.4	18816	17.6
5 - 9	37367	17.5	18557	17.4	18810	17.6
10 - 14	26613	12.4	13924	13.0	12689	11.8
15 - 19	19244	9.0	9301	8.7	9943	9.3
20 - 24	15290	7.1	6611	6.2	8679	8.1
25 - 29	15358	7.2	7504	7.0	7854	7.3
30 - 34	11963	5.6	5880	5.5	6083	5.7
35 - 39	10802	5.1	5612	5.3	5190	4.8
40 - 44	9181	4.3	4431	4.2	4750	4.4
45 - 49	6902	3.2	3678	3.4	3224	3.0
50 - 54	7175	3.4	3623	3.4	3552	3.3
55 - 59	4159	1.9	2280	2.1	1879	1.8
60 - 64	5283	2.5	2708	2.5	2575	2.4
65 - 69	2152	1.0	1175	1.1	977	0.9
70 +	5012	2.3	2862	2.7	2150	2.0
Total:	213885	100.0	106714	100.0	107171	100.0

Source: Bangladesh Population Census, 1981, Pabna Dist., Page-149.

2.2.2 Settlement Distribution : The settlement distribution in Sirajganj zila and Kazipur upazila may be expressed in terms of statistical and geographical distributive pattern. Statistically the number of mouzas and villages are presented in Table-2.5.

Table 2.5 : Number of Mouzas and Villages, 1981

Upazila/Zila	Urban Settlement	Rural Settlement	
		Mouza	Villages
Kazipur Upazila	1 (upazila shahar)	114	185
Sirajganj Zila	1 (paurashava)	1460	2101

Source: Community Table of all thana;
and Pabna District Statistics 1983,
P-3 & Table 1.01 respectively of BBS.

The mouzas are the original settlements and the villages, mohollas and wards grow over time within the mouzas as new settlements.

Geographic Distribution : The geographic distribution of settlements has been influenced by the physiographic conditions imposed by rivers, char land and low-lying areas. In the low-lying areas the villages are not clustered, they are scattered over raised places. Char or Island are formed scatterdly in the river and settlements naturally developed at the central position depends upon the agricultural potentiality of the area. It is easy to say where one village start and where end in individual island.

- 2.2.3 Migration : It is difficult to ascertain hard data on, in and out-migration from the zila and upazila. The position regarding greater Pabna zila is given in Table-2.6.

Table 2.6 : Life time net migrants by Kazipur upazila and Greater Pabna zila 1961-81

Upazila/Zila	Net migrants in different years		
	1961	1974	1981
Upazila Kazipur	- 4750	- 5904	- 426
Greater Pabna zila	- 70615	- 99166	- 6837

(+) indicates net in-migrants to the region,
(-) indicates net out-migrants from the region.

Source: Statistical Year Book 1981, P-78.

2.3 Economic Performance and Transport Linkages :

2.3.1 Economic Performance : The economic performance of the Kazipur upazila has been illustrated in the report in terms of agricultural and non-agricultural activities together with employment situation income level and per capita GDP. The given data have been assembled from the sources of BBS.

Agriculture : Table-2.7, 2.8 and 2.9 indicate the agricultural status of the upazila Kazipur compare to zila Sirajganj.

Table 2.7 : Utilization of Land for Agriculture, 1980-81 & 1981-82

Upazila/ Zila	Total Area (Acre)	1980-81				1981-82			
		Cropped Area (Acre)				Cropped Area (Acre)			
		Single	Double	Triple	Inten- sity	Single	Double	Triple	Inten- sity
Kazipur	91520	25702	23602	4280	160.02	43002	13863	4519	137.31
Sirajganj	616960	219860	183596	58950	165.20	262287	151489	61111	144.77

Source: BBS, ibid PP-20, 21 Table-3.04 & 3.05 (adopted).

Table 2.8: Area & Production of crops 1980-81 & 1981-82 in Kazipur upazila

Crops	1980-81		1981-82	
	Area (in thousand Acre)	Quantity (in '000 maunds)	Area (in thousand Acre)	Quantity (in '000 maunds)
Aus rice	25	254	38.0	278
Aman rice	52	559	46.0	510
Boro rice	0.9	26	1.2	33
Jute	44	14	1.0	18
Sugarcane	2.5	1750	2.0	1211
Wheat	4.6	100	4.2	86
Potato	0.3	22	0.3	22.5

Source: BBS, ibid, P-38, 39, 40 & 42.

Table 2.9 : Area and Production of Crops in Sirajganj Zila in 1980-81 & 1981-82

Crops	1980-81		1981-82	
	Area (in thousand Acre)	Quantity (in '000 Maunds)	Area (in thousand Acre)	Quantity (in '000 Maunds)
Aus rice	204	1991	217	2007
Aman rice	316	3168	311	3219
Boro rice	13	357	16	368
Jute	45	159	20	370
Sugarcane	10	4639	10	6240
Wheat	55	1208	52	1199
Potato	5	280	5.3	340

Source: BBS, ibid, P-38, 39, 40 and 42.

From Table-2.7 it reveals that cropping intensity is nearly similar to that of Sirajganj zila. Comparison between Table-2.8 and 2.9 is also help to realize the speciality of Kazipur upazila in agricultural production. Production rate of sugarcane in Kazipur upazila is significantly higher (700 maunds/Acre) than that of Sirajganj zila (463 maunds/Acre) in 1980-81. Area & production of jute also deminishing both in upazila and zila.

Industrial Situation in Pabna region : Establishment of both the large and small industries are negligible in Pabna zila. From the sources of industrial survey by Bangladesh Bureau of Statistics 1982-83 it was found that less than one percent of the major industries of Bangladesh were available in Greater Pabna zila. Number of industries in Sirajganj zila were not different from the situation that of Greater Pabna zila. Any large agrobased industries are not available in Kazipur though yielding rate of sugarcane, potatoes and jute are relatively higher in this upazila. Only one jute and four cotton mills are the major industries of Sirajganj zila. On the basis of BBS survey report it has also found that the large number of handloom industries (10672 Nos) have been occupy the higher position in industrial sector. About 40 percent of handloom industries employees of Bangladesh have been serving in those industries of Greater Pabna zila. It is true that handloom products from greater Pabna have been an attractive items in this

subcontinent since early of 20th century. So appropriate policies for handloom industries may initiate as one of the major issue in industrial development in Pabna region.

Position of Industries in Zila Sirajganj and Upazila Kazipur : The position of the industries in Kazipur and Sirajganj zila in respect of their units, employees and investment cost etc. have been evolve in the Table-2.10.

Table 2.10 : Position of industries in Zila and Study Upazila 1982

Industries	No. of Units		Fixed investment : cost (in '000 Tk)		No. of employees	
	Zila	Upazila	Zila	Upazila	Zila	Upazila
Cottage	3661	263	59045	2946	10547	922
Handloom	10672	65	-	-	160062	342
Jute mills	1	-	2522550 (Annual Production)	-	4027	-
Ice-cream	2	-	-	-	70	-
Biscuit/ Confectionery	10	-	-	-	120	-
Food Manu- facture	8	-	-	-	400	-
Brick field	17	1	-	-	1200	25
Wood/ furniture	4	-	-	-	49	-

Source: ibid, P-72

Employment, Under-employment : Data on employment and under-employment are not available for zila and upazila. But with the help of Tables 2.3 and 2.4 we may realise the approximate position of employment and under-employment both in zila Pabna and upazila Kazipur. It is reiterate that about 36.0 percent population may be employed in Greater Pabna zila and 37.80 percent in upazila Kazipur in considering gross figure of economically active population.

Income levels : The Bangladesh Bureau of Statistics have assembled data on greater Pabna zila in terms of annual daily wage rate of workers by types and gross district product at current prices. Table-2.11 have been prepared on the basis of BBS sources, 1983.

Table 2.11 : Annual average daily wage rate of workers by type in Pabna zila 1977-78 to 1981-82 (in Taka)

Type	Skilled/ Unskilled	1977-78	1978-79	1979-80	1980-81	1981-82
Land Farmer	Skilled	8.25	10.30	13.18	13.50	18.00
	Unskilled	5.00	6.88	5.75	8.50	14.00
Cotton Industry	Skilled	11.80	16.78	21.52	21.50	22.52
	Unskilled	7.80	12.67	15.37	15.37	15.37
Handloom Industry	Skilled	11.00	15.08	18.43	19.61	26.67
	Unskilled	5.50	6.34	6.33	7.41	20.33
Jute Industry	Skilled	-	8.08	-	20.00	-
	Unskilled	-	4.99	-	8.00	-
Bread Bis-cuit Factory	Skilled	8.00	8.08	9.00	11.58	19.45
	Unskilled	4.50	4.99	4.67	7.67	11.67
Match Factory	Skilled	-	-	-	-	14.00
	Unskilled	-	-	-	-	11.00
Machinery Workshop	Skilled	12.00	12.42	17.00	17.00	26.58
	Unskilled	8.00	8.17	10.00	10.00	18.50
Pottery	Skilled	11.00	13.27	17.00	17.00	23.65
	Unskilled	7.00	8.61	10.00	10.00	14.58
Oil Factory	Skilled	8.00	8.29	12.67	15.00	15.00
	Unskilled	6.00	6.17	9.07	11.00	11.00
Railway Labour	Skilled	6.00	6.60	6.68	6.67	20.00
	Unskilled	-	-	-	-	-
Book Binder	Skilled	8.00	8.80	12.31	14.50	15.00
	Unskilled	-	-	-	-	-
Compositor	Skilled	10.00	10.00	11.54	12.00	12.83
	Unskilled	-	-	-	-	-

Source : ibid, P -115, BBS- 1983.

Table 2.12 : Gross district product (Greater Pabna) at current prices from 1977-78 to 1981-82 in million Taka

Sector	1977- 1978	1978- 1979	1979- 1980	1980- 1981	1981- 1982
Agriculture	2939	3305	3319	3855	4679
i) Crops	2471	2737	2655	3208	4004
ii) Forestry	2	9	9	11	12
iii) Livestock	184	383	476	456	466
iv) Fishery	177	176	179	180	197
Mining and Quarrying	-	-	-	-	-
Industry	260	321	389	463	511
i) Large Scale	116	168	203	242	267
ii) Small Scale	144	153	186	221	244
Construction	224	356	343	483	623
Power, gas, Water & sanitary service	13	15	18	22	26
Transport, storage and communication	283	284	371	616	650
Trade services	417	505	623	682	780
Housing Service	310	404	474	538	617
Public administration and Defence	136	141	167	320	371
Banking & Insurance	59	77	105	140	142
Professional and Misc. services	268	313	369	442	534
G.D.P. at current market prices	4909	5721	6178	7561	8933
Indirect Tax, net of subsidies (-)	282	351	408	529	543
G.D.P. at current factor cost	4627	5370	5770	7032	8390
Population (in million)	3.29	3.37	3.46	3.53	3.60
Per Capita GDP at factor Cost (Taka)	1406	1593	1668	1992	2331

Source : ibid P-136 BBS - 1983.

Although the income tables presented in Table-2.11 may not reflect the position of the upazilas and zila Sirajgonj, such levels of information, if assembled, may be of use in the analysis of household and macro-economic feature.

2.3.2 Transport Linkages : The transport linkages have been described in this study in terms of (A) transportation network and (B) transportation services.

A. Transportation Network : Transportation networks in zila Sirajgonj had developed historically since during British administration period, when raw jute, tobacco etc gradually became important trading commodities. At that period railway had established to connect the eastern and western parts of undivided Bengal. The natural barrier (i.e. Jamuna river) had resisted the expansion of that railway from Sirajgonj to opposite bank of river Jamuna. To face this problem inland water ways have been using to connect the eastern part of Bangladesh with Sirajgonj Port. The role of the Sirajgonj Port has been increasing consequently upon the economic growth. In recent years significant development in highway system of this region is going to influence the transport as well as economic development of North Bengal. Map-1 has shown the railways, highways and water ways network of Sirajgonj zila.

However, the Table-2.13 has shown the present position of rail, road and water ways transportation modes and medias in zila Sirajgonj and upazila Kazipur. It may be mention there that inter and intra upazila transportation development have seriously constrained due to peculiar physiographic conditions imposed by rivers, flood and islands etc.

Table 2.13 : Transportation network, 1982

Mode of transport	Zila Sirajgonj	Kazipur Upazila
I. Road (miles)		
- Pucca	108	5
- Semi-pucca	92	16
- Katcha	812	20
II. Railway stations	10	-
III. Steamer/Launch stations	13	6
IV. Bus stoppages	8	1

Source: ibid, P-103 & 104, BBS-1983.

Table-2.14 reveal that only 4.5 percent of pucca road of Sirajganj zila passing through Kazipur. No railway tract and station is present here. Single bus stoppage serve for the people. But out of 13 steamer and launch stations 6 are present in this upazila, such that half of the steamer and launch stations of Sirajganj zila present in Kazipur area. Therefore it may realise the situation of the transportation network of Kazipur. Where waterway predominant the other mode of transportations.

B. Transportation Services : Table-2.14 has describes the public services provided to upazila and zila in recent years.

Table 2.14 : Transportation Services in zila Sirajganj & Kazipur upazila, 1982.

Transportation Services	Zila	Upazila
1. Ghat/Stations etc.		
- Railway station	10	-
- Launch/Steamer station	13	6
- Bus stoppage	8	1
2. Buses & Micro-buses	34	2
3. Trucks	49	-
4. Auto-Rickshaw	2	-
5. Rickshaw	3049	17
6. Boats	2571	329
7. Bullock carts	7379	413

Source: ibid, P-104, 105 & 106, BBS - 1983.

From Table-2.14, the transportation service facilities have in frustrated condition in Kazipur. Boats and Bullock carts have taken the major role in communication sector. So, the Table-2.13 and 2.14 have express the poor and backward condition of the transportation system of Kazipur.

2.4 Social Infrastructure

2.4.1 The existing social infrastructural services of Kazipur upazila area and Sirajganj zila has given in Table-2.15.

Table 2.15 : Social Infrastructure and Utilities, 1982

Category of Services	[Sirajganj zila Kazipur upazila]	
01 Education		
= Number of primary schools	899	199
- Teacher	4216	632
- Student	153680	26505
= Secondary school	202	36
- Teacher	1684	270
- Student	55127	7252
= Colleges		
- Teacher	15	2
- Student	277	38
	7755	855
= Madrasa		
- Teacher	97	5
- Student	764	30
	19977	970
= Gonosikhya Kendra		
- Teacher	767	119
- Student	1753	240
	23913	9600
02 Health		
= Upazila Health Complex		
- Number of Beds	10	1
	181	5
= Charitable Dispensary	18	-
= Missionary Hospital	-	-
= Other health complex	21	-
= Number of qualified doctors	469	47
= Family planning clinics	37	5
= Number of family planning personnel	501	75
03 Trade Centres		
= Number of daily bazar	83	6
- Weekly/Bi-weekly hats	158	25
04 Tubewells (for drinking water)	33262	1057
05 Villages electrified	200	-
06 Post Offices	147	22
07 Telegraph Offices	12	6
08 Dak-banglow	13	-
09 Bank Branch	87	6
10 Number of Government Offices	276	17
11 Cinema Halls	14	-
12 Registered Clubs	72	5
13 Public Library	5	-
14 Orphanage	1	-
15 Sheba Asram	2	-

Source: Pabna District Statistics 1983, P-75 to 95.

2.5 Synthesis : Identification of hierarchy of settlements in
 Kazipur upazila area

2.5.1 Criteria Adopted : Kazipur upazila like all other upazilas of Bangladesh have predominant rural characteristics in terms of status of economic pursuit and development of human settlements. Most settlements in the upazila have, however, varying degree of developments. Other than cultivation most of them have no other functions. Considering these settlements at the bottom line the upper level settlements are having expansion of services like hats, secondary schools, bank branches etc. These settlements at higher levels of those at the bottom line only have been classified to indicate the growth points which would perform the role of absorbing increment population and provide expanded services to the bottom line settlements. In order to identify the growth points and to classify them into levels in the hierarchy, initially such settlements have been identified as prominent places or hats and then these have been graded according to marking allocated per item of selected services. The Table-2.16 shows these settlements with grading.

2.5.2 Identification of Settlement hierarchy : According to the criteria adopted (ref : Paragraph 2.5.1) important settlements rendering one or more number of socio-economic services in the rural area have been classified. Under each category a number of settlements have been grouped.

Table 2.16 : Grading of Important Settlements in 1981

Important Settlements	Weitage	Population Sizes				Category of Services										Total	
		Upto 2000	2000-5000	5000-10000	10000+	College	High School	Pry. School	Mats Bazar	Daily Hospital/ Clinic	Dispensary	Bank Branch	Any Industry	Administrative	Lanch/Bus Station		
		=5	=10	=15	=20												
Alampur	-	10	-	-	-	-	7	4	7	6	9	3	10	8	7	9	100
Gandail	-	-	-	-	-	-	7	4	7	6	-	3	10	8	7	9	71
Saraitala	-	10	-	-	20	-	7	4	7	6	-	3	10	8	7	-	63
Kabihar	-	10	-	-	-	-	-	4	-	-	9	-	10	-	7	-	27
Saraisatal	-	10	-	-	-	-	-	4	-	-	-	3	-	9	7	-	41
Meghas	-	10	-	-	-	-	7	4	7	6	9	3	10	8	7	-	35
Kalikapur	-	10	-	-	-	10	-	-	-	-	-	3	10	8	7	9	90
Kachihara	-	10	-	-	-	-	-	-	-	-	-	3	-	-	-	-	13
Lakshampur	5	-	-	-	-	-	-	-	7	-	-	3	10	-	-	-	25
Matnail Chapra	5	-	-	-	-	-	-	-	-	-	-	-	10	8	-	-	23
Sarshionanga	5	-	-	-	-	-	-	4	-	-	-	3	-	-	-	-	17
Kunkunia	-	10	-	-	-	-	-	-	7	-	-	-	-	8	-	-	20
Kaushabari	-	10	-	-	-	-	-	-	-	-	-	3	10	-	-	-	23
Sonabaki	-	10	-	-	-	-	7	4	7	-	-	-	10	-	-	-	21
Khukasia	5	-	-	-	-	-	7	4	7	-	-	3	10	8	-	9	58
Ratipur	5	-	-	-	-	-	7	4	7	-	-	-	10	-	-	-	26
Pachhia Begari	-	10	-	-	-	-	-	4	7	-	-	3	-	-	-	-	15
Patgram	5	-	-	-	-	-	7	-	7	-	-	-	-	-	-	9	30
														8	-	-	29

Source: BSS & Field Survey 1989.

According to the marking in the Table-2.17, settlements are classified in terms of hierarchy by ranges of weightage allocable to each settlements. The ranges are shown in Table-2.17.

Table 2.17 : Ranges of weightages for classification of settlements in hierarchy

Ranges	Category in hierarchy
70 and above	A = Highest Category
40 - 69	B = Upper Middle Category
26 - 39	C = Middle Category
Upto 25	D = Lower Category

According to Table-2.17, the following settlements emerge as A, B, C and D Categories:-

<u>Category</u>	<u>Name of Settlements</u>
Category A	Meghai, Alampur
Category B	Sonamukhi, Gandail, Kabiha
Category C	Baraitali, Baraipatal, Khuksia, Paschim Betgari and Patgram.
Category D	Lakshmipur, Kunkunia, Rauhabari, Kachihara, Rasikpur, Mathail Chapra, Barshibhanga and Kalikapur.

In course of time the settlements classified above may change their gradation due to intensification of development.

CHAPTER III

THE UPAZILA HEADQUARTERS

3. THE UPAZILA HEADQUARTERS AND ITS SPHERE OF INFLUENCE

3.1 Definition of sphere of influence/attractiveness

- 3.1.1 The sphere of influence of the upazila shahar is identifiable in respect of administrative and socio-economic context. In other words, the upazila shahar as an administrative centre has the whole of the upazila as its catchment area, but as a growing urbanism it has economic linkage with areas around it. Recent sample survey for catchment area determination of the Kazipur upazila shahar shows that majority of the commuters came from nearer places to avail their services. Due to lack of any specialised services in upazila sadar it is not yet influence the people towards its attractiveness. So the basic criteria for the choice of sphere of influence of Kazipur upazila shahar has also adopted on the basis of future development aspects. Because the upazila headquarters has shifted to new area and except some specialised services from upazila parishad no other facilities yet to available in this shahar to attract the people from distant places.

Table-3.1 has shown the percentage of sample population those are commuting this upazila shahar from different places. But for the purpose of land-use planning for the upazila shahar, the immediate hinterland which will consume all services of the shahar except housing may be considered as the most appropriate sphere of influence. Because population base of this hinterland actually would influence requirement of land for services other than housing. The criteria for delination of the boundary of the sphere of influence is to draw a line on Map around the upazila shahar, the boundary line should be laid equidistant between the shahar and the adjoining centres/hats. The boundaries are also to be adjusted in an elongated manner along roads. Based on this criteria the boundary and mouzas are shown on Map-2 and Table-3.2.

Table 3.1 : Table for catchment area determination survey

COMMUTING DISTANCES TO AVAIL URBAN FACILITIES OF UPAZILA SHAHAR (IN MILE)	FREQUENCY	PERCENTAGE
0 - 1	9	16.07
1 - 2	18	32.14
2 - 3	6	10.73
3 - 4	10	17.86
4 - 5	5	8.92
5 - 6	1	1.78
6 - 7	-	-
7 - 8	1	1.78
8 - 9	-	-
9 +	6	10.72
	56	100.00

Source : Field Survey 1989.

From Table 3.1 it indicates that 76.8 percent of sample population commuting to the upazila centre to avail urban and specialized services is within 4 miles surrounding to the upazila parishad. So the 4 mile areas surrounding the upazila headquarters are mostly dependent on Kazipur upazila centre for getting specialized services from centre.

Table 3.2 : Sphere of Influence of Kazipur Upazila Shohar

Name of Mouza	: Total Area		: Involved Area		: Total Population		: Involved Population	
	Acre	Hectare	Acre	Hectare	1961	1974	1981	1981
1. Kabiha (Part)	595	240	384	155	1285	1727	2011	1115
2. Barsibhanga	181	73	181	73	757	1019	1268	1019
3. Mathailchakra (Part)	732	296	320	129	1677	2190	2871	957
4. Gandail (Part)	2613	1056	800	323	6483	3935	11171	1985
5. Baripatal	499	201	357	144	1077	1429	2090	771
6. Baritala	595	241	550	222	1629	1672	2701	1505
7. Alampur	829	335	311	126	2150	2779	3798	807
8. Mirarpura	127	51	127	51	330	449	675	330
Total	6171	2493	3030	1223	15388	15200	26585	7717
								8354
								13313

Source : Area and Population of 1961, 1974 and 1981 are census figures of BBS.

3.2 Definition of Shahar Area

3.2.1 Criteria for Determination of the Study Shahar Area

There are several considerations for determination of the shahar area as follows:

- According to the general guidelines of the National Implementation Committee for Administration Re-organisation (NICAR) the study area should be located within a radius of one mile from the centre of the upazila Headquarters.
- The guidelines of the TOR suggests that an area should be defined for the upazila shahar which will be or likely to be densified to a sufficient level by which per capita investment cost would be reasonably at a lower level.

3.2.2 Bearing these two considerations in mind the study area has been determined in order to include the urban and semi-urban activities in and around the headquarters. In doing so conservation of agricultural land, natural barrier and transportation network have also been kept in view.

The spread of urban and semi-urban activities together with natural barriers are shown in Map-3. These aspects are also been examined in details during Land-Use Survey works. The Table-3.3 has shown the mouzas are included in the upazila shahar study area, partially or fully.

Table 3.3 : Study Area of Upazila Shahar Kazipur

Name of Mouza	: Total Area		: Involved Area		: Total Population		: Involved Population	
	: Acre	: Hectare	: Acre	: Hectare	: 1961	: 1974	: 1981	: 1981
1. Alampur	829	335	518	209.24	2150	2779	3798	2393
2. Kabiha	595	240	55	22.10	1285	1727	2011	181
3. Beripatal	499	201	142	57.5	1077	1429	2090	595
4. Baraitala	595	241	45	18.2	1629	1672	2701	203
5. Gandiail	2613	1056	75	30.3	6483	3935	11171	320
Total	5131	2073	835	337.34	12624	11542	21771	3692

Source : Original data is taken from Census Documents for Area and Population of 1961, 1974 and 1981 of BBS.

3.3 Socio-Economic Condition of the Study Area

To find out the existing socio-economic condition of the Kazipur upazila shahar area a random sampling method was adopted to survey the 5% households of the area. Major findings from socio-economic survey have been presented in this article.

3.3.1 Demography of the Study Area:

Table 3.4 : Population distribution by age and sex at Kazipur upazila shahar area

Age Group	Sex		Total
	Male	Female	
Upto 9 years	72	73	145
10 - 19	88	72	160
20 - 29	63	67	130
30 - 39	55	36	91
40 - 49	30	20	53
50 - 59	24	18	42
60 - 69	15	6	21
70 +	14	8	22
Total household (125)	361	303	664

Source: Field Survey 1989.

Table 3.3 has already shown the general demographic situation of the study area (BBS 1981). Recent survey data represented in Table-3.4 and which indicates that out of total population 664 there are 361 males and 303 females. Male and female ratio is 1.19 and which dominant of male population in the present status of the shahar area. Table-3.4 also represent the percentages about economically active population (i.e. population between the age of 19 and 60) and which is about 47.50 percent. Where the economically active population of the upazila was 37.80 percent in 1981. It is expected that upto 2000 A.D. growth rate of population will continue to be accelerated.

Table 3.5 : Occupational Status of Population by Sex
at Kazipur Shahar

Occupation	Sex		Total
	Male	Female	
Agriculture	83	-	83
Business	16	1	17
Service	53	3	56
Day Labourer	20	-	20
House-wife	-	139	139
Others	-	-	-
=====			
Total households (125)	172	143	315
=====			

Source: Field Survey, 1989.

From Table-3.5, Females are not found in agriculture and only 2.8 percent involved in different other services than housewife. Table-3.6 also shown the educational situation of the males and females in study area. The situation is established by the low level of Literacy among females. Out of 184 illiterates about 97 or 53 percent are females, 37 out of 633 are at or above graduate level. Out of 12 percent of SSC/HSC student 4.0 percent are female and out of 41.4 percent of primary and secondary student, 10.4 percent and 9.3 percent are female student respectively.

Table 3.6 : Educational status of population
by sex at study area

Educa- tional Status	Sex : Male		Female		Total	
	Total	%	Total	%	Total	%
Child upto 4 years	35	10.23	39	13.40	74	11.70
Illiterate	87	25.44	97	33.33	184	29.06
Class I to V	73	21.35	66	22.68	139	21.96
Class VI to X	64	18.71	59	20.27	123	19.43
SSC & HSC	51	14.91	25	8.60	76	12.00
Degree or above	32	9.36	5	1.72	37	5.85
Total	342	100.00	291	100.00	633	100.00

Source: Field Survey, 1989.

3.3.2 Income and Expenditure

Income and expenditural pattern of the population of study area have try to reflect from the data shown in Table-3.7 & 3.9.

Table 3.7 : Extent of income of households at Kazipur shahar

Income in Taka (per month)	Frequency	Percentage
0 - 500	9	7.20
501 - 1,000	25	20.00
1,001 - 1,500	33	26.40
1,501 - 2,000	17	13.60
2,001 - 2,500	11	8.80
2,501 - 3,000	15	12.00
3,001 - 3,500	3	2.40
3,501 - 4,000	6	4.80
4,001 - 4,500	-	-
4,501 - 5,000	2	1.60
5,001 +	4	3.20
Total households	125	100.00

Table-3.7 reveals that 41.60 percent of sample households are belongs from middle income groups (i.e. Tk 1,501.00 to Tk 4,000.00 per month). Insignificant percent (4.80) of households are found with higher income range and 53.6 percent are from lower income range. Meanwhile sources of income of the people of shahar area have indicated in Table-3.8.

Table 3.8 : Distribution of households by sources of income in Kazipur shahar

Source of Income	Frequency	Percentage
Only have agricultural income	51	40.80
Only non-agricultural income	74	59.20
Both agricultural & non-agricultural income (Part from agricultural and part from non-agricultural sources)	-	-
Total Household	125	100.00

Source: Field Survey, 1989.

As given in Table-3.8, source of income from agricultural activities are 40.8 percent where higher participation in non-agricultural functions. Therefore households earning from cultivation is 40.8 percent. Such that non-agricultural source is predominant the agricultural sources of income in Kazipur shahar. Also Table-3.9 reveals the pattern of expenditure at study area. The yearly expenditure is higher in middle income group. The middle income groups earning monthly from Tk 1,501.00 to Tk 4,000.00 and they represents about 42.0 percent of total population and the same range of expenditure is found from 40.8 percent of households. Households are expending upto Tk 1,501.00 per month are found about 42.4 percent.

Table 3.9 : Extend of expenditure of study households

Monthly Expenditure (in Taka)	Frequency	Percentage
0 - 500	2	1.60
501 - 1,000	19	15.20
1,001 - 1,500	32	25.60
1,501 - 2,000	19	15.20
2,001 - 2,500	14	11.20
2,501 - 3,000	16	12.80
3,001 - 3,500	2	1.60
3,501 - 4,000	4	3.20
4,001 - 4,500	5	4.00
4,501 - 5,000	4	3.20
5,001 +	8	6.40
Total households	125	100.00

Source: Field survey, 1989.

3.3.3 Migrational trend : River erosion is one of the major and chronic problem for the villages at eastern periphery of the upazila and its nearby char lands at river Jamuna. Sever river erosion, force the people to migrate in safer region of the upazila or other places. Thus erosion has become as prime factor for migration in Kazipur. The recent survey is not sufficient to reflect the image of the migrational behaviour of the Kazipur shahar. But it

tries to visualize the existing migrational pattern of study area with reference to the Table-3.10.

Table 3.10 : Duration of H/H at study area

Extent of year of Coming in present settlement place	Frequency	Percentage
Upto 5 years	27	21.60
5 - 10 years	5	4.00
10 + above years	4	3.20
Inherintently settle	89	71.20
Total Households	125	100.00

Source: Field Survey, 1989.

From Table-3.10, it is found that 71.20 percent households have been living hereby inherintently and 3.20 percent more than 10 years. Therefore we may assume that remaining 25.60 percent households have immigrated from other places. With the help of Table-3.11 it may also be realised about the factor of immigration. From Table-3.11 about 18.00 percent households immigrated here after affected by river erosion.

Table 3.11 : Factors of immigrations in Kazipur shahar

Factor of immigration	Frequency	Percentage
River erosion	23	18.40
Landless (other than erosion)	6	4.80
Employment purposes	2	1.60
Attraction for urban services	2	1.60
Others	3	2.40
Total Households	125	28.80

Source: Field Survey, 1989.

3.3.4 Composition of Services and Facilities

Accessibility to communal facilities like bus station, launch ghat, school, colleges, post office, etc. for the population of Kazipur shahar have given in Table-3.12. Also Table-3.13 represents the situation of existing facilities for drinking water of urban people.

Table 3.12 : Accessibility to Communal Facilities at Study Area

Commuting Distance (in km)	Main Road	Service Place	Primary School	High School	Bazar/ Hat	Hospital	Post Office	Bus/Launch Stations
0 - 0.5	111	57	62	56	55	1	48	77
0.5 - 1.0	14	33	56	45	54	43	63	45
1.0 - 1.5	1	1	3	7	4	13	5	1
1.5 - 2.0	-	6	2	15	8	32	6	-
2.0 - 2.5	-	1	1	-	3	28	1	-
2.5 + Above	-	29	1	2	1	8	2	2
Total	125	125	125	125	125	125	125	125

Source : Field Survey 1989

Table 3.13 : Facilities for Source of Drinking Water of Households at Study Area

Source	Frequency	Percentage
Well	16	12.80
Pond (Neighbour)	-	-
Pond (Own)	4	3.20
Tube Well (Neighbour)	45	36.00
Tube Well (Own)	60	48.00
River/Khal	-	-
Total Households	125	100.00

Source : Field Survey 1989

From Table-3.13 facilities for drinking water is satisfactory in Kazipur shahar. Out of 125 sample households only 105 or 84.0 percent have excess to tubewells and rest depends upon ponds, river and kutcha wells etc. Waste disposal system have not yet established in scientific view. Only 14.4 percent households have been use pucca pit latrine and 4.0 percent have no definite place to dispose faecal waste. About 73.0 percent households are using kutcha pit latrine in Kazipur Shahar.

Table 3.14 : Facilities for human waste disposal of households at Kazipur shahar

Type	Frequency	Percentage
None	2	1.60
Kutcha pit latrine	91	72.80
Bucchet latrine	11	8.80
Pucca pit latrine	18	14.40
Others	3	2.40
Total Households	125	100.00

Source: Field Survey, 1989.

Table-3.15 is represents the approximate range of flood affect to the homesteads of shahar area.

Table 3.15 : Whether homestead subjected to flooding at study area

Reply	Frequency	Percentage
Positive	74	59.20
Negative	51	40.80
Total Households	125	100.00

Source: Field Survey, 1989.

Out of 125 homesteads about 60.0 percent are frequently affected by natural flood. About 94 percent homesteads was submersed during the highest flood of 1988.

3.4 Existing Land-use, facilities and utilization characteristics

3.4.1 Existing land-use : Land-use survey of the study area has carried out recently with the help of C.S. map of 1" = 330' scale. The Table-3.16 and Map-3 shows the existing pattern of land-use of Kazipur shahar.

Table 3.16 : Existing situation of land-use in Kazipur shahar, 1989

Sl No	Land-uses	Symbol on Map	Area		Percentage of total study area
			Acre	Hectare	
01	Agriculture		620.67	250.75	74.35
02	Commerce	1A	2.35	0.95	0.28
2.1	Industry	1B	-	-	-
03	Education	2	6.35	2.56	0.76
04	Health	3	-	-	-
05	Administrative Govt. Deptts.	4	22.82	9.22	2.73
06	Recreation (open)	5	-	-	-
6.1	Recreation (close)	5C	-	-	-
07	Socio-Cultural	6	0.25	0.10	0.03
08	Urban Services	7	0.60	0.24	0.07
09	Residential	8	146.90	59.36	17.59
10	Road Pucca Katcha		3.60	1.45	0.43
			12.73	5.14	1.52
11	River & Channel		18.73	7.57	2.24
Total			835.00	337.34	100.00

Source: Land-Use Survey, 1989.

It is found from Table-3.16, that utilization of land for agricultural purposes are constitute the highest percentage 74.35 of the total area, followed by Residential uses 17.59 percent.

The existing land-use survey map shows the Sirajganj-Kazipur Road is passing through the eastern part of the Kazipur shahar. The existing development occur only on the western side of this road and following pattern of development and land-uses are going to develop over time.

A) Existing Pattern of development:

1. The township has been growing in the western part of the Kazipur-Sirajganj Road.
2. Existing Sirajganj-Kazipur Road is passing through the shahar area.
3. Only the upazila parishad complex and its surrounding places has identify as shahar area. A few urban services like office, bank and bus stations etc. are located in the upazila parishad complex area situated at mouza Alampur.

B) Distributive Pattern of existing land-uses:

Residential Area

Residential areas for the employees of upazila parishad may be recognised as the existing urban residential area. If we consider those semi-urban and rural settlements are included in the present study area than total residential area become 146.90 acre. Therefore out of 835 acres of study area only 17.59 percent has being use for housing purposes.

Administrative Service

Upazila Parishad authority is the principal administrative body in this upazila shahar. It is reiterated that upazila parishad complex is situated on the Sirajganj-Kazipur Road passing through Alampur mouza. About 23.0 acres of area has been covered by the upazila parishad Bhaban and other infrastructures related to the administrative, judiciary, social welfare and agricultural services.

Education

In this shahar area, there are one kindergarden, one primary and five high schools are established on permanent site and those are covered 3.4 acre of land. Only one college of the upazila sadar is located at mouza Meghai and covered 2.64 acre of area.

Health

There is one upazila health complex with 5 beds including family planning facilities. The health complex area is located at mouza Meghai. There are three private dispensaries also present in shahar area.

Commerce

Any distinct commercial areas not yet established at the study area. Few kutcha shops and some semipucca structures has built in Alampur Bazar is recognised as the permanent set-up for business and marketing. The area of Alampur Bazar covered about 2.0 acre. Moreover some shops have been established along the Kazipur road passing through shahar also covered about 0.35 acre of area as commercial purposes.

Industry

Virtually there are no industrial developments so far to any appreciable degree of production and employment. There are only a few handloom units, biscuit and food factory, husking mills and saw mills are available in the peripheral areas of the town.

Recreational Facilities

There are no provision for communal recreational facilities at all. Even a cinema hall yet to established here. A few play fields are located in the school compound. Any specified areas for park, play field and stadium are not available in the town.

Urban Services

Urban services have been delivered from the upazila parishad complex. Therefore any isolated area is not yet found for holding urban services.

Road and Transportation

The main transportation services of the town are offered only by the Sirajganj-Kazipur Road. There are enough scope for development of transportation and communication system with the expansion of urban services specially the industrial and trading activities in the town. Existing area under road system is about 16.33 acres.

3.4.2 Urban facilities and their utilization characteristics

The facilities appeared to be under-developed and undeveloped. These means some facilities are still not available or inadequate. The local Union Parishad body is known to be the authority to provide urban services and their maintenances. But the income and expenditure are not balanced and in many cases, grants from central government are indispensable. The services, therefore, are subsidised for which expansion of services are severely constrained. But the pressure of population on services are increasing. This has not yet been closely examined in terms of potentials and problems of services

provision by the authorities. The following Table-3.17 shows the comparative position between the services and consumers.

Table 3.17 : Services and their Utilization, 1989

Name of Services	Present state	Remarks
1. Residential	Residential density of the town is 23.96 population per acre.	Union Parishad is impose tax on the basis of 5% of asses value of homesteads and total amount of assessed tax has to distribute on the household according to their financial capability and ability to pay.
2. Water supply		
- Tubewell	125 tubewell facilities are available at five study mouzas of upazila shahar.	
- Tapped	Households only at upazila parishad complex area available this facility.	
3. Electricity		
- Household connection	163 Nos	Pay charge as per PDB rule.
- Industrial "	4 Nos	"
- Commercial "	14 Nos	"
- Street Light "	70 Nos	"
4. Social Facilities		
- Play ground	3 Nos	
- Public library	-	
- Daily bazar	2 Nos	
- Cultural academy	-	

Source: Upazila Parishad, PHE Office, PDB Office, UP Office and Upazila Engineer.

It will appear from the Table-3.17, the urban facilities in Kazipur shahar is very much limited.

3.5 Physical Opportunities and Constraints

The existing land-use survey map located some constraints of the physical growth of the township. Opportunities in a sense are for to seek.

3.5.1 Opportunities of Urban Growth

The notable opportunities are less possibility of river erosion and normal flood free land at least along the western side of the Sirajganj-Kazipur Road. These will ensure less costly afford for urban development.

3.5.2 Constraints of Urban Growth

The existing land-use survey map shows the growing urban area and which is elongated in a linear pattern along Sirajganj-Kazipur Road. Under such situation transportation costs would be an over burden issue in the household expenditure pattern. In order to tackle the situation efforts are generally made to increase urban expansion radially from the linear axis of growth.

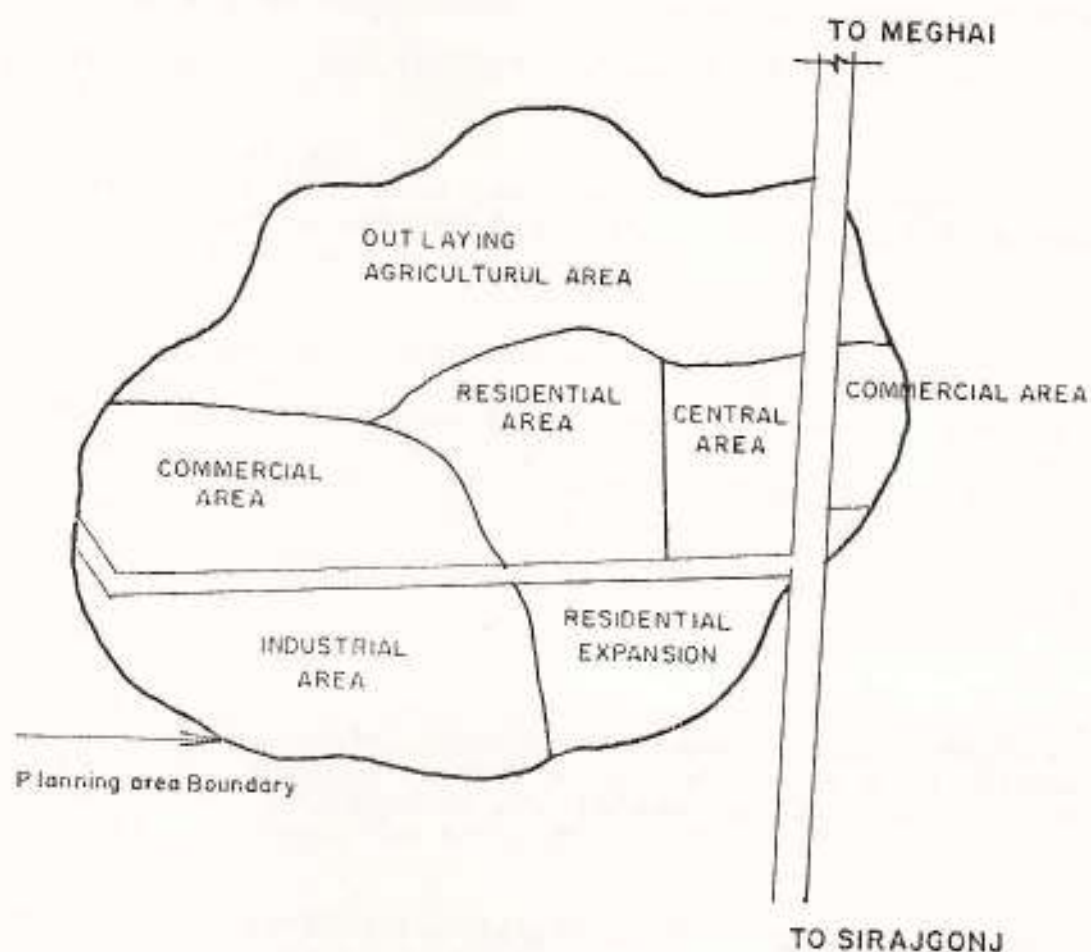
Poorly grown up communication and transportation system have interrupt the tempo of development. Development of transportation sector should be given the priority to overcome this problem. Lack of establishment of any agro-based industry also responsible for the slow development of the shahar area.

3.5.3 Concept Plan

Considering the problems and opportunities of urban growth a concept plan has been traced and is shown in the following diagram:

CONCEPT PLAN

Not to scale.



The diagram strive to retain and densify the central zone with administrative health services and other urban functions. Residential expansion has been emphasised on the western zone of the town. Industrial development may be localised at the south western zone of the town occupy part of Baraitala, Gandail and Alampur mouzas. Commercial areas including daily bazar, shop and trading centers would be established along the eastern side of the road.

CHAPTER IV

FORECASTS

4. FORECASTS OF POPULATION, LABOUR FORCE AND LAND REQUIREMENTS

4.1 Forecasts of Population, Household Structures and Density

4.1.1 Population, H/H Structure and Density within sphere of Influence

i) Population:

Within the sphere of influence the population increased from 7,928 in 1961 to 8,635 in 1974 and 13,313 in 1981 as given in Table-4.1.

Table 4.1 : Population in Sphere of Influence

Total Mouzas	Involved Area (Acre)	Involved Population			Population growth rate		
		1961	1974	1981	1961-74	1974-81	1961-81
Eight	3030	7717	8354	13313	0.61	6.88	2.76

Accordingly, the high growth rate is 6.37% medium rate is 2.63% and low rate is 0.66% which is also close to assumption on national population by 2000 A.D. However, Table-4.2 shows the three projections on these rates.

Table 4.2 : Forecasts of Population in the Sphere of Influence on the basis of High, Medium and Low growth rates

Levels of Projection	1981 (base popul.)	1985	1990	1995	2000
High Projection	(6.88%) 13313	17043	23208	31603	43035
Medium Projection	(2.76%) 13313	14769	16816	19147	21800
Low Projection	(0.61%) 13313	13668	14125	14597	15085

ii) Household Structure

The household structure has been expressed in terms of average size of household. Other aspects such as occupation and age group in the household have not been considered mainly because of the fact that in the rural areas agriculture is the most dominant source of employment and most people aged 10 years and over subsist on agricultural activities. It should, however, be mentioned here that most households are mixed and extended families composed of father, mother, children, grand father etc.

The following Table-4.3 gives the forecast of number of households including new household formation. The household size is assumed to be gradually reduce after 1985. The average size of household in the involved areas is 5.9 persons.

Table 4.3 : Household Structure by Size in the Sphere of Influence 1981 - 2000 A.D.

Parameters	Year 1981 (Base year)	1985	1990	1995	2000
Population	13313	14769	16816	19147	21800
Average size of household	5.9	5.9	5.75	5.60	5.45
No. of household	2256	2503	2924	3419	4000
Formation of new households	-	247	421	495	581

iii) Density

The density according to the projected population is forecasted in Table-4.4.

Table 4.4 : Density of Population in the sphere of influence 1981-2000 (medium projection)

Parameters	Year 1981 (Base year)	1985	1990	1995	2000
Population	13313	14769	16816	19147	21800
Density					
- Per acre	4.25	4.72	5.37	6.12	6.97
- Per hectare	10.54	11.69	13.31	15.16	17.26

4.1.2 Population, H/H Structure and Density within Shahar Area

i) Population

Forecasts of population have been made after adjusting. The historical trend rates by assuming a higher level of growth considering the small size of the bench population of the study area in 1981. The base population is 3692. The population and its growth rates in study area has been given in Table-4.5.

Table 4.5 : Forecasts of Population in Study Area

Name of Mouza	Involved Area (acre)	Involved Population			Population growth rate		
		1961	1974	1981	1961-74	1974-81	1961-81
Alampur	518	1355	1750	2393	1.98	4.57	2.88
Kabihar	55	116	155	181	2.25	2.24	2.25
Beripatal	142	306	406	595	2.19	5.56	3.36
Baraitala	45	122	125	203	0.20	7.17	2.57
Gandiail	75	186	113	320	-3.90	16.17	2.76
Total	835	2085	2549	3692	1.56	5.27	2.84

From Table-4.5 the population growth rate is found 5.27 percent per year as highest rate and medium rate is 2.84 percent per year and lowest rate is 1.56 percent. In considering the existing situation of the Kazipur shahar and its urbanization characteristics we may adopted the growth rate of 3.00 percent per year.

Accordingly, the forecasted population of the shahar area is given in Table-4.6.

Table 4.6 : Forecasts of Population of the Kazipur Shahar

Level of Projections	1981	1985	1990	1995	2000
	(Base population)				
High Projection (5.27%)	3692	4534	5861	7577	9795
Medium Projection (3.00%)	3692	4155	4816	5583	6472

ii) Household Structure

The structure of household has been expressed in terms of the household. It is reiterate that age groups and occupation have not been considered because of the agriculture as the principle occupation in the semi-urban context. Table-4.7 represents the household size and number of new household formation in Kazipur shahar.

Table 4.7 : Household Structure by Size in Kazipur Shaha

Parameter	Year : 1981 (Base year)	1985	1990	1995	2000
Population	3692	4155	4816	5583	6472
Average size of household	5.8	5.8	5.6	5.4	5.0
No. of households	555	716	860	1034	1294
New household formed	-	161	144	174	260

iii) Density

The forecasted density levels are given in Table-4.8.

Table 4.8 : Density of Population in Kazipur Shahar
(Medium Projection)

Parameters	Year : 1981 (Base year)	1985	1990	1995	2000
Population	3692	4155	4816	5583	6472
Density					
- Per acre	4.42	4.97	5.76	6.68	7.75
- Per hectare	10.95	12.33	14.29	16.57	19.20

4.1.3 Aspects of Migration

There is no reliable basic information on the aspects of Migration for the Kazipur upazila shahar. The Bangladesh Bureau of Statistics has determined the aspects of migration in terms of in and out migration from the greater Pabna zila. But the recent sample survey of shahar area may indicates the nature of migration in the Kazipur town. Table-3.10 represent the migrational pattern of Kazipur shahar. In the context of Kazipur upazila shahar we may assume that in-migration rate is predominant the out-migration rate and thus total growth rate is consisting two main components, and those are mainly natural growth and growth due to net immigration.

4.2 Forecasting of Labour Force and Employment

4.2.1 Forecasting of Labour Force and Employment within sphere of Influence

The forecasting of labour or employment within sphere of influence has been made on the basis of the percentage of labour force of the involved population of the study mouzas. Table-4.9 shows the mouzas, their total population, involved population, total labour force and involved labour force of the sphere of influence.

Table 4.9 : Existing Labour Force in the Sphere of Influence as of 1983

Name of Mouza	Total Population	Involved Population	Total Labour Force of the Mouzas					Involved Labour Force								
			Not Work	H/H Work	Culti- vation	Agri. non- crop	Manu- fac- ture	Busi- ness	Other	Not Work	H/H Work	Culti- vation non- crop	Agri. non- fac- ture	Busi- ness	Other	
Fabbar	2013	1298	217	560	474	21	-	25	46	141	364	368	14	-	16	30
Barsibhanga	1268	1268	169	362	456	-	51	72	28	169	362	156	-	51	72	28
Mathail Chapra	2873	1255	366	780	667	19	10	73	19	161	343	293	8	4	32	8
Bandail	11171	1420	1387	2853	2020	-	56	539	404	430	884	626	-	17	167	125
Baripatal	2050	1495	306	549	461	-	1	39	31	220	395	332	-	1	28	22
Baritala	2701	2497	263	788	638	3	5	69	28	242	725	587	2	4	63	26
Alasapur	3798	1405	452	1007	837	31	5	62	50	167	373	309	12	2	23	19
Mirarpura	675	675	47	206	177	3	-	8	5	47	206	177	3	-	8	5
Total No.	26585	43313	3207	7105	5430	77	128	887	611	1577	3562	2788	39	79	409	263
Total %			12.06	26.73	20.42	06.29	09.48	3.34	2.30	11.85	26.76	20.94	0.29	0.60	3.07	1.97

Note: 1) Other means petty jobs.

On the basis of the percentages of each category of occupational labour in respect of the involved population, the labour force of the forecasted population are calculated and given in Table-4.10.

Table 4.10 : Forecasted Labour Force and Employment of the sphere of Influence by 2000 A.D.

Category of Labour	1981 (Base Population)	1985	1990	1995	2000
Population	13313	14856	17039	19543	22415
Not working (11.85%)	1577	1749	1991	2267	2581
Household work (26.76%)	3562	3952	4499	5122	5832
Cultivation (20.94%)	2788	3093	3521	4009	4565
Agri.non-crop (00.29%)	39	43	49	56	64
Manufacture (00.60%)	79	88	100	144	130
Business (03.07%)	409	453	516	587	668
Others (01.97%)	263	292	332	378	430
Total Labour	8717	9670	11008	12533	14270

Since Kazipur may not grow more than 32% of the present population of 17039 upto 2000 A.D., these may not be any substantial change in the growth of labour force in the sphere of influence by categories. On this context the existing rate of growth of each category of labour has been maintained in calculating the forecasting labour.

4.2.2 Forecasting of Labour forces within the shahar area

Labour force and employment pattern in Kazipur shahar has been forecasted by making adjustment in non-agricultural activities. Participation in household works and cultivation has been proposed to be decreasing and participation in business, manufacture, agri.non-crop and other petty jobs have been increased with the expectation that urbanization would bring about such changes. Table-4.11 shows the base information on labour and employment in the study mouzas of the shahar as compiled by the BBS. Participation rate of the involved population have been determined for the base year 1981 on pro-data basis.

Table 4.11 : Existing Labour Force in Kaziipur Shahar as of 1981

Name of Mouza	Total (Involved) Population	Total Labour Force					Involved Labour force									
		Not Work	H/H Work	Culti- vation	Agri. non- crop	Manu- fac- ture	Other	Not Work	H/H Work	Culti- vation	Agri. non- crop	Manu- fac- ture	Busi- ness	Other		
Alaspur	3798	2391	452	1007	837	11	5	62	50	285	634	20	3	29	32	
Fabihar	2011	181	217	560	474	21	-	25	46	20	50	43	2	3	4	
Baripatal	2070	535	306	549	461	-	1	39	31	86	154	129	-	1	11	9
Baraitata	2701	203	263	788	638	3	5	69	28	20	59	48	-	-	5	2
Gandail	11171	320	1387	2853	2020	-	56	539	404	39	80	57	-	2	15	11
Total No.	21771	3692	2625	5757	4439	55	67	734	559	450	977	804	22	6	73	58
%			12.50	26.45	20.35	0.25	0.30	3.37	2.57	12.18	26.50	21.78	0.60	0.16	1.98	1.57

Since Kazipur shahar may grow by 34.38% of its population upto 2000 A.D. from the base year 1990. It is expected that these may be structural change in employment position. Table-4.12 shows the employment position upto 2000 A.D. This table reveal that 12.17 percent population will have no work, 26.45 percent household work, 21.78 percent cultivation & rest 4.27 percent will be involved in different other professions upto 2000 A.D.

Table 4.12 : Forecasted labour force and profession of the people of shahar area by 2000 A.D.

Category of Labour	1981 (Base population)	1985	1990	1995	2000
Population	3692	4155	4816	5583	6472
Not working	450	506	587	680	788
Household work	977	1099	1274	1477	1712
Cultivation	804	905	1049	1216	1410
Agri.non-crop	22	25	29	34	39
Manufacture	6	7	8	9	11
Business	73	82	95	110	127
Others	58	65	75	87	100
Total Labour	2390	2689	3117	3613	4187

Note: Other means patty jobs.
Figure in parenthesis are percentage.

4.3 Land Requirements, Provision Standards

The standards given in the TOR have been generally followed in the estimating of the land requirements. But considering the future growth of population standards have been adjusted to actual and possible requirements.

For the purpose of housing, ancillary services and primary schools and parks the forecasted population of the shahar has been considered, and for other purposes the forecasted population of the sphere of influence together with that of shahar area have been considered. Table-4.13 shows the forecasted land requirements for different services on the basis of the TOR and lands are actually proposed for the town area.

Table 4.13 : Land Requirements for proposed Shahar Area of Kaziipour Upazila Shahar upto the year 2000 A.D. (Projected population in Shahar Area is 6472 and in influence area is 21,800)

Description of Land-uses	Standard as per TOR	Population	Land Required as per TOR (in Acre)	Existing Area (in Acre)	Proposed Area (in Acre)	Planning Area (in Acre)
1. Residential	60 person/ac	6472	107.86	146.90	7.20	154.10
2. Education:						
- Primary School	5000/2 acres	6472	2.58	0.60 (1 unit)	1.98 (2 units)	2.58 (3 units)
- High School	20000/5 acres	28272	7.06	5.75 (3 units)	1.65 (1 unit)	7.40 (4 units)
- College	20000/5 acres	28272	7.06	-	7.50 (1 unit)	7.50 (1 unit)
- Madrasa	20000/5 acres	6472	1.62	-	0.25 (1 unit)	0.25 (1 unit)
- Vocational Inst.	20000/5 acres	28272	7.06	-	6.75 (1 unit)	6.75 (1 unit)
3. Health:						
- Health Complex	20000/5 acres	28272	7.06	-	7.50 (1 unit)	7.50 (1 unit)
- Dispensary	20000/1 acre	6472	1.30	-	1.30	1.30
4. Administrative:						
- Upazila Complex	Upazila/12 ac	-	12.00	22.82	-	17.82
- Jail	Upazila/5 ac	-	5.00	-	-	5.00 (1 unit)
5. Commerce	1000/1.5 ac	6472	9.71	2.35	8.90	11.25
6. Industry	1000/1.5 ac	28272	42.41	-	44.50	44.50
7. Recreation and Open Space:						
- Park	1000/1 ac	6472	6.47	-	14.24	14.24
- Play field	1000/1 ac	6472	6.47	-	2.50 (single)	2.50 (single)
- Cinema hall	20000/0.5 ac	28272	0.71	-	6.60 (3 nos.)	6.60 (3 nos.)
- Stadium	20000/3 ac	28272	4.24	-	0.70 (1 unit)	0.70 (1 unit)
					4.44 (single)	4.44 (single)

Table 4.13 contd.

Description of Land-uses	Standard as per TOR	Population	Land Required as per TOR (in Acre)	Existing Area (in Acre)	Proposed Area (in Acre)	Planning Area (in Acre)
8. Socio-Cultural:						
- Eidgah & Mosque	5000/0.5 ac	28272	2.83	0.15 (one)	2.80 (2 units)	7.62
- Graveyard	20000/5 ac	6472	1.62	0.10 (one)	2.75 (3 units)	2.95 (3 units)
- Cemetery	20000/5 ac	6472	1.62	-	1.50 (1 unit)	2.85 (4 units)
- Community Centre	20000/1 ac	6472	0.32	-	0.32 (1 unit)	1.50 (1 unit)
						0.32 (1 unit)
9. Urban Services:						
- Post Office	20000/0.5 ac	28272	0.71	0.60 (one)	0.74 (1 unit)	7.04
- Telephone Exch.	20000/0.5 ac	28272	0.71	-	0.14 (1 unit)	0.74 (1 unit)
- Police Station	20000/2 ac	28272	2.82	-	2.96 (1 unit)	2.96 (1 unit)
- Bus Terminal	20000/1 ac	28272	1.41	-	1.48 (1 unit)	1.48 (1 unit)
- Fire Services	20000/1 ac	6472	0.32	-	0.32 (1 unit)	0.32 (1 unit)
- Elec.Sub-Station	20000/1 ac	6472	0.32	-	0.32 (1 unit)	0.32 (1 unit)
- Dak Bangloo	20000/1.5 ac	6472	0.48	-	0.48 (1 unit)	0.48 (1 unit)
SUB-TOTAL			241.77	179.27	115.58	294.85
10. Road						
	(5-10% of item 1-9)		24.17	16.33	20.00	36.33
11. Urban Deferred						
	(10% of item 1-9)		24.17	-	32.43	32.43
12. Reserved (Water bodies) (5% of item 1-9)						
			12.08	18.73	-	18.73
13. Outlying Agril. Area						
			532.81	620.67	-	452.66
TOTAL PLANNING AREA:			835.00	835.00	-	835.00

CHAPTER V

LAND USE PLAN

5. LAND USE PLAN

5.1 Approach, Concept and Planning Principle

The planning approach has been generally described in paragraph 3.5 in terms of Physical Opportunities and constraints and a concept plan has been drawn up. Considering the size of population on the basis of medium projection the plan has been drawn up as a small sized town in the country side. But the alignment of a regional road offers an opportunity to locate the central service area.

Conceptually, the plan has been formulated to capture the potential of land and thereby to increase the economic base for local authorities and as well as to enhance employment opportunities. The central area is the main town centre having the administrative, hospital and transportation centre commercial and industrial areas are placed in isolated area by keeping safer distance from zone of housing area.

5.2 Plan Description

The proposed plan is described here in terms of the itemised land-uses and urban structure as represented in Table-4.13.

5.2.1 Urban Structure : Except upazila parishad complex any considerable urban services and infrastructures are yet to developed in Kazipur shahar. The future township is designed to grow on the western part of the Kazipur-Sirajganj road. The upazila complex area, market and major urban services are located on the main road. The residential areas will be growing behind the central area

5.2.2 Residential Areas : 154.10 acres of land has been earmarked for a population of 6472. The gross density is 42 persons/acre. Leaving out the internal non-residential uses like streets (about 25.00% of total residential area) the net residential density becomes about 56 persons/acre. This residential density must be attained so that the cost of services per capita remains within affordable limits of the urban residence.

- 5.2.3 Commercial Areas : The main commercial area has been proposed at the adjacent eastern area of the Kazipur-Sirajganj road. Besides this a number of small sized markets and corner shops have been proposed in the community places. A total area of 8.90 acres has been proposed in the plan.
- 5.2.4 Industry : There is no industrial development so far. In pursuance of government's policy of decentralization an industrial area of 44.42 acre has been proposed on the southern part of the shahar at mouza Alampur. If developed, it will generate some employment opportunities.
- 5.2.5 Educational Facilities : There are three high schools, one primary school and one madrasa are present within the shahar boundary. These services are inadequate for the design population. So, one high school is proposed at mouza Kabiha and which occupied 1.65 acre of land. Two primary schools are also proposed at mouza Alampur covering 1.98 acre of area. Existing College at Meghai is under critical situation due to threatening of river erosion. So another college of 7.5 acre area is proposed at mouza Beripatal at southern part of Town. Vocational Institute of 6.75 acre proposed at Alampur.
- 5.2.6 Health Services : Upazila health centre is located on the mouza Meghai near the river Jamuna. This health complex may have possibility to river erosion. So about 4.5 acre of area has proposed at mouza Alampur near Upazila Parishad boundary for reestablishment of Health Complex. The local authority may also like to allow private dispensaries at convenient locations. In view of that public dispensary and Maternity clinic has proposed at mouza Alampur on 1.3 acre area.
- 5.2.7 Administrative Services : There is about 22.82 acres of land under administrative services including Judiciary and Jail area. Considering future requirements for office establishments other than upazila administrative services, additional areas have been proposed near the upazila complex area.
- 5.2.8 Recreation: There are two types of recreation facilities as mentioned below:
- i) Open recreation : A stadium has been proposed adjacent to the hally pad in mouza Alampur and covered 4.44 acre area. In addition to this, the college and schools would have play fields. Parks have been proposed in mouza Alampur and covered 2.5 acre of area.

ii) Closed recreation : There is no cinema hall existing at present, so a cinema hall has been proposed at meeting part of Alampur and Meghai road. The total area under closed recreation is about 0.70 acre.

5.2.9 Socio-Cultural Services : Socio-cultural services like mosque, graveyards and community centres have been located as mentioned below:

- a) Graveyard at mouza Alampur, Beripatal and covered 1.25 and 1.5 acre land respectively.
- b) Mosque and Eidgah at mouza Alampur & Beripatal covered 1.8 acre & 1.0 acre area respectively.
- c) Cemetary plots is over 1.5 acre of area at mouza Alampur.
- d) Community Centre at mouza Alampur on 0.32 acre of area.

5.2.10 Urban Services : Urban services, e.g. post office 1 unit, telephone office 1 unit, bus station 1 unit & one electric supply station, one fire service station, and one Dak Bangloo also been proposed in plan over 6.44 acre of land area.

5.2.11 Circulation System : Now only Sirajganj-Kazipur road serve the people for communication. This road has occupy about 16.33 acres of the land area of Kazipur shahar. To face the growing demands for urbanization of Kazipur shahar a new road network has been proposed and it is covered about 20.00 acre of shahar area.

5.2.12 Urban Deferred : In Kazipur Upazila township area, about 32.43 acre of land have so far been proposed as urban deferred. One deferred position is located near hally pad. Similar deferred positions are located adjacent to the Govt. housing estate, stadium, Alampur bazar, Upazila parishad complex area etc. Such areas may further be used to meet the expanding demand of urbanization after 2000 A.D.

5.2.13 Reserved Area (Water bodies) : In proposed plan water bodies are essential for ecological balancing of the town. Existing canal, ditches and ponds should be utilize without break down of their natural speciality. Therefore, about 18.73 acre of such areas have proposed to use as reserved land for Kazipur upazila shahar.

5.2.14 Out lying Agricultural Areas : Within the proposed shahar area about 452.66 acres of land has been reserved for agricultural activities. These lands may also be used for the purpose cultivation until the need of further urban services expansion.

CHAPTER VI

PROGRAMMING AND IMPLEMENTATION

6. PROGRAMMING AND IMPLEMENTATION

6.1 Priority Actions, Cost Implications

- 6.1.1 Priority Actions : The proposed land-use plan seeks to achieve harmonic development of social and physical infrastructure for the betterment of the sub-urban people. The plan serves as a document for the local authorities to develop the township gradually in a planned manner. This, however, is an instrument for the authorities. For the people dispensation of welfare measures are important. These are employment, shelter, education, water supply, sanitation and recreations. It is important for the local authorities to develop these facilities on priority basis.

In this regard the local authorities should make a choice of priority projects out of the proposals made in the plan. For the time being the following priority projects are identifiable.

- i) Employment generation : Government may like to develop the industrial estates to provide employment to the people. In the context of Kazipur upazila, the development of communication system should be given priority as a precondition of industrial development at this zone.
- ii) Housing : Government should acquire the area earmarked for housing estate and develop housing facilities considering affordability of the low-income group.
- iii) Sanitation Programme : With the growth of township the local authority should be taken steps to improve the physical environment of the shahar. The water supply facilities, sanitation and related other services should be expanded with the time.
- iv) Road System : Local authority should have undertaken a programme in urgent basis to construct the necessary roads in shahar area.

v) Protection from flood and erosion : River Jamuna is flowing near the Kazipur shahar so river erosion protective measure should be taken by concern authority. Meanwhile urban physical infrastructures (i.e. building, road etc.) should be constructed in such a way that possibility of flood affect would be minimum. Also public and private bodies should come forward to protect the areas from river erosion through the afforestation at the char land and lands nearer the river basin.

- 6.1.2 Cost Implications : In general the local authorities like the Pourashava experience acute shortage of financial resources. The Pourashava finds it extremely difficult to maintain the services. Expansion of services are hardly possible. There are various reasons underlying the problems. These are lack of institutional capabilities to estimate the potential revenue income and their realisation. The plan presupposes a break through. It will be seen from the report and the plan that a reasonable level of density of residential areas, standards and locations of services have been proposed. The recommended density must be achieved so that the per capita cost of development is within the reasonable range and affordable to various income groups.

Locations of higher level non-residential land-uses have been proposed in central zone where the cost of land due to this locational factor is also higher than in the peripheral areas. It is, therefore, recommended that the locational factors should be considered to be important by the concerned authorities.

It is further recommended that the cost of development and maintenance services should be recovered. The local authorities are advised to maintain all land and property records and update them with newer developments. Based on these land records rates and taxes should be reviewed from time to time and collect the rates and taxes accordingly.

6.2 Phasing, Urban Deferred

- 6.2.1 Phasing : The plan may be implemented within the next 11 years, i.e. by 2000 A.D. Participation of private and public sector would be necessary. Local authorities and government agencies should prepare detailed survey and designs for expansion of all physical and social infrastructures. Private sector should be encouraged to

develop the housing and services individually and/or collectively. For this purpose the pivotal elements of urban growth should be energised in the first phase (5 years). These are acquisition of land and development of industrial estates, roads, central areas and intensive developments of the housing estates to be sponsored by the government. Therefore the housing areas, away from the central area, should be taken up in the successive stage. The agricultural areas should be under intensive use from the beginning. Instead of giving priority of cereal crops production of vegetables, milk dairy and poultry should be encouraged.

In the last few years i.e. 5 years before the end of this century, should be devoted to review of the plan and further intensified use of land and property should be ensured.

- 6.2.2 Urban Deferred : 32.43 areas have been earmarked as urban deferred. This is in view of fulfilling the requirements of additional areas beyond the quantum of lands allocated for different uses at present in the plan. It appears from the projected population that lands for housing development seem to be adequate. Therefore, the local authorities may use the deferred areas for other functions like, administration services, recreations, etc.

6.3 Development Control

Present relevant Ordinance of 1982 does not fully cover administration of development control measures. It is, however, important to note that the upazila parishad may find the proposed land-use plan as a legal document to prevent non-conforming use of lands by any private individual or a group or any agency.

But in order to make use of this opportunity certain specified legal measures are to be undertaken. Those steps are suggested :

- i) The proposed land-use plan should be given a legal status through approval by a competent authority, viz Ministry of Works under whose supervision the urban land-use plans are being prepared.

ii) Unless and until a Paurashava is instituted and the planning areas of the proposed plan are brought under its control, the local Upazila Parishad may be designated as the local authority to prepare the detailed plans, review of plan and to prepare building codes.

iii) Unless and until a suitable enactment is made for non-municipal towns Building Construction Act of 1953 may be adopted. Detailed building codes comprising locational analysis and set-back of buildings and land-uses should be prepared. In giving planning permission and to control non-conforming uses of lands and haphazard constructions the building codes should be the guiding principles. The legal measures should apply to all private and public sector agencies. Where appellate jurisdiction should lie with the Zila Judge Court.

6.4 Monitoring and Review

6.4.1 Monitoring : The local authority will monitor the progress in respects of implementation of the plan. Which relates mainly to expansion of physical and social infrastructure by different agencies. The progress of work should be charted according to 5-years phases split into yearly annual development Programmes (ADPs). Concerted efforts must be made to achieve the phased targets. Delay in project implementation will bring about the problems of unnecessary upward revision of project costs and complications in the expansion of services.

6.4.2 Review of Plan : The town is now a small area. But as the time goes on, the population of this town would be increasing possibly with greater number of low-income groups. The costs of urban services specially of serviced lands may be beyond the rectification of the low income groups. There may be squatters and floating population.

On the other hand, government's programme of providing adequate housing, services and employment scopes may not be contribute as per requirements of the swelling number of population.

Considering all these institutional and demographical situations the local authority should review the plan and recast it, if needed, after every five years.