

WELCOME

to

Presentation

on

Water Bodies of Sylhet Divisional Town Master Plan (2010-2030)

(Draft)

By

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Urban Development Directorate (UDD)

Ministry of Housing and Public Works

Governments of the People's Republic of Bangladesh

- **Project Name: Preparation of Structure Plan, Urban Area Plan & Detailed Area Plan for Sylhet Divisional Town**
- **Signing of Agreement: 27th July, 2006**
- **Project Cost (Sylhet): BDT 2 Crore 27.1416 Lac**
- **Final Plan Approval by UDD: June- 2010**
- **Gazette of Master Plan: 27th November, 2011.**

রেজিস্টার্ড নং ডি এ-১

বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

বৃহস্পতিবার, নভেম্বর ১৭, ২০১১

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
গৃহায়ন ও গণপূর্ত মন্ত্রণালয়
পরিকল্পনা শাখা-৩
প্রজ্ঞাপন

তারিখ, ৮ কার্তিক ১৪১৮/২৩ অক্টোবর ২০১১

নং গৃহম/পরি-২/০৮/২০০৪(অংশ-২)/২২০—গণপ্রজাতন্ত্রী বাংলাদেশ সরকারের Organizational Set up, Phase-II, (Departments/Directorates and Other Organizations under them), Volume XV (Ministry of Works), Chapter VI (Urban Development Directorate, June, 1983 এর Allocation of Functions এর ক্ষমতাবলে সরকার সিলেট এবং বরিশাল বিভাগীয় শহরের জন্য নতুন Master Plan এলাকা নির্ধারণ এবং অত্র এলাকাধীন প্রণীত Master Plan (Structure Plan, Urban Area Plan ও Detailed Area Plan) যথাযথ প্রক্রিয়া অনুসরণ করিয়া অনুমোদন করিয়াছে।

অতএব, সরকার অত্র প্রজ্ঞাপনের দ্বারা নতুন Master Plan (Structure Plan, Urban Area Plan ও Detailed Area Plan) এর অনুমোদনের বিষয়টি, অনুমোদিত Master Plan সহ সংশ্লিষ্ট সকলের অবগতির জন্য প্রকাশ করিল।

বিশেষ দৃষ্টব্য : অনুমোদিত মাস্টার প্র্যান ও প্রতিবেদন এর কপি নগর উন্নয়ন অধিদপ্তর, ৮২ সেকেন বাগিচা, ঢাকা-১০০০ এবং জেলা প্রশাসক, সিলেট ও জেলা প্রশাসক, বরিশাল এবং সিলেট সিটি কর্পোরেশন ও বরিশাল সিটি কর্পোরেশন এর কার্যালয়ে জনসাধারণের পরিদর্শনের সুবিধার্থে সংরক্ষিত থাকিবে।

রষ্ট্রপতির আদেশক্রমে

মোঃ গোলাম মোছাদ্দেক
সিনিয়র সহকারী প্রধান।

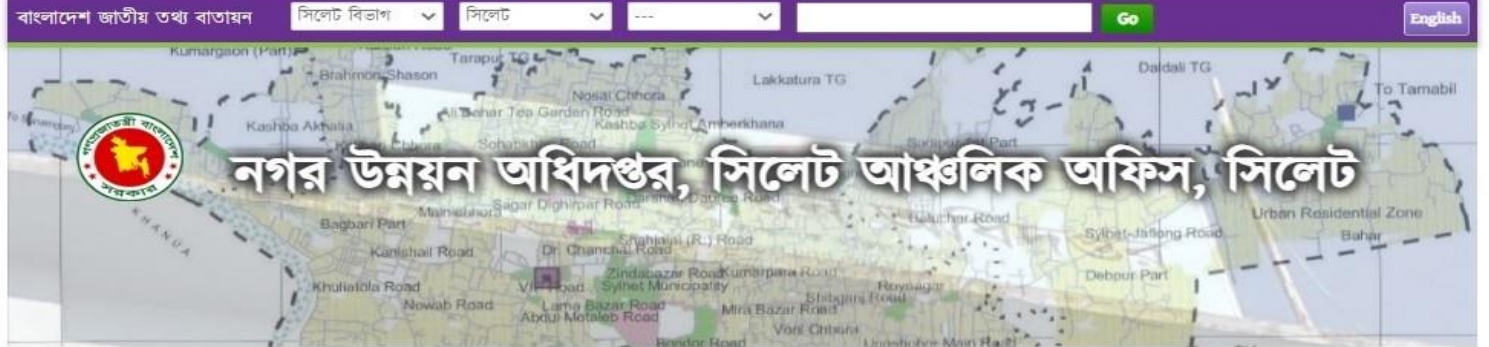
মোহাম্মদ জাকীর হোসেন (উপ-সচিব), উপ-পরিচালক, বাংলাদেশ সরকারি মুদ্রণালয়, ঢাকা কর্তৃক মুদ্রিত।

আবদুর রশিদ (উপ-সচিব), উপ-পরিচালক, বাংলাদেশ ফরম ও প্রকাশনা অফিস,

তেজগাঁও, ঢাকা কর্তৃক প্রকাশিত। web site: www.bgpress.gov.bd

(১৪৭৯৭)

মূল্য : টাকা ২.০০



আমাদের সম্পর্কে | আমাদের সেবা | অন্যান্য কার্যালয় | ই-সেবা | গ্যালারি | যোগাযোগ | মতামত | ডাক যোগাযোগ

অনলাইন যোগাযোগ | জেলা অফিস

পাতা সেবা সহজীকরণ ফ্লো-ডায়াগ্রাম

সেবা সহজীকরণ ফ্লো-ডায়াগ্রাম

ছবি

সংযুক্তি

সংযুক্তি (একাধিক)

- মাষ্টার প্ল্যান পাওয়ার পদ্ধতি
- সেবা সহজীকরণ ফ্লো-ডায়াগ্রাম

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কেন্দ্রীয় ই-সেবা

জেলা ই-সেবা কেন্দ্র

আভ্যন্তরীণ ই-সেবা

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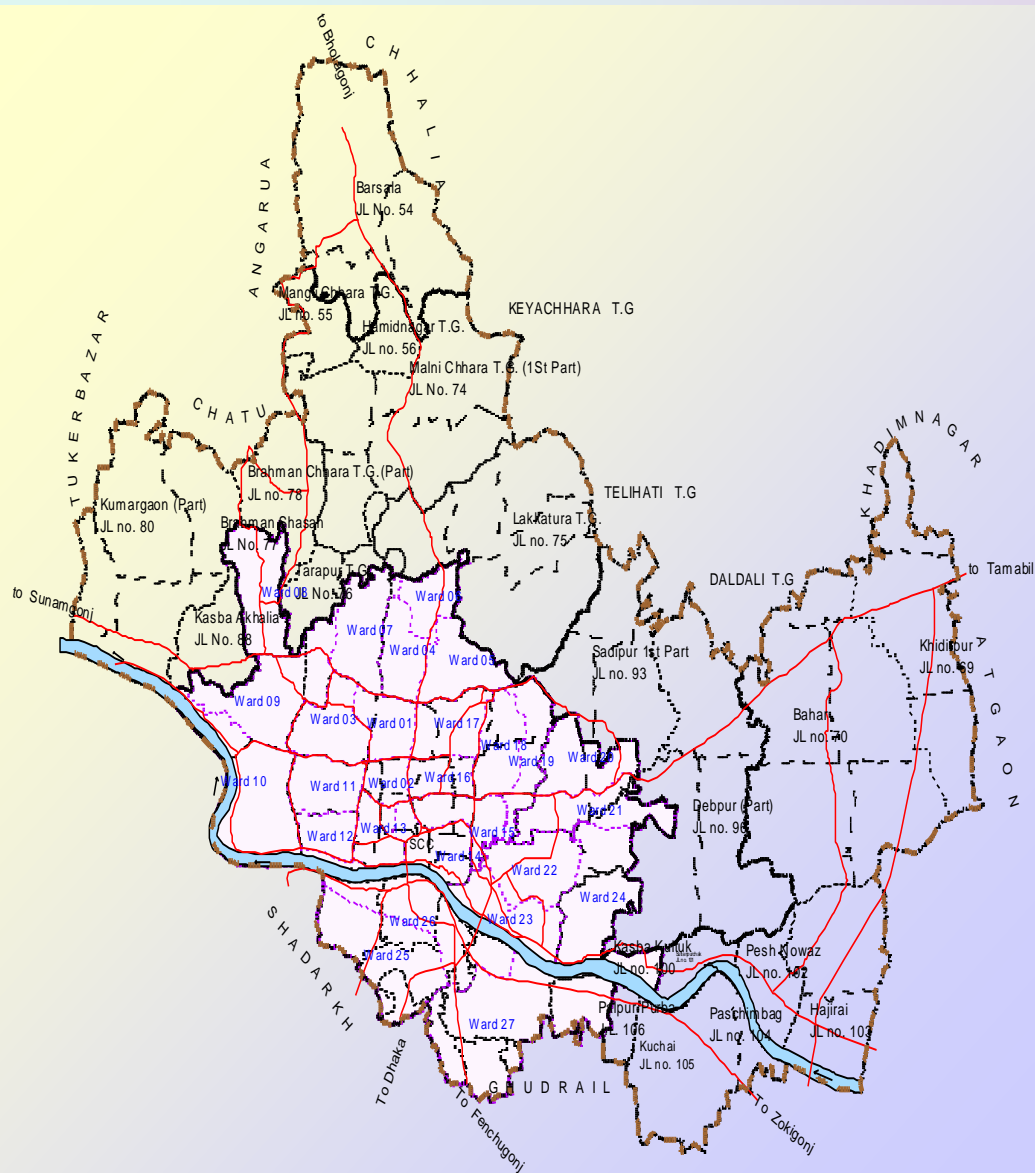
আপনার মতামত

সামাজিক যোগাযোগ মাধ্যম



আশ্রয়ণের অধিকার শেখ হাসিনার উপহার

Brief Description of Sylhet Divisional Town



■ Municipality Established: **1878.**

■ 5 wards to 13 wards **(1995).**

■ Divisional town: **1996.**

■ Upgraded to City Corporation: **2002.**

(with 27 wards & 278 Mohallahs)

■ **Sylhet City Corporation area: 26.5 sq. km**

■ Project area: **appx. 21,039 acres**

(appx. 85.17 sq. km) with 36 mouzas.

■ Projected Population in 2009:

➤ **Population – 601,135 ;**

➤ **Household- 104,545;**

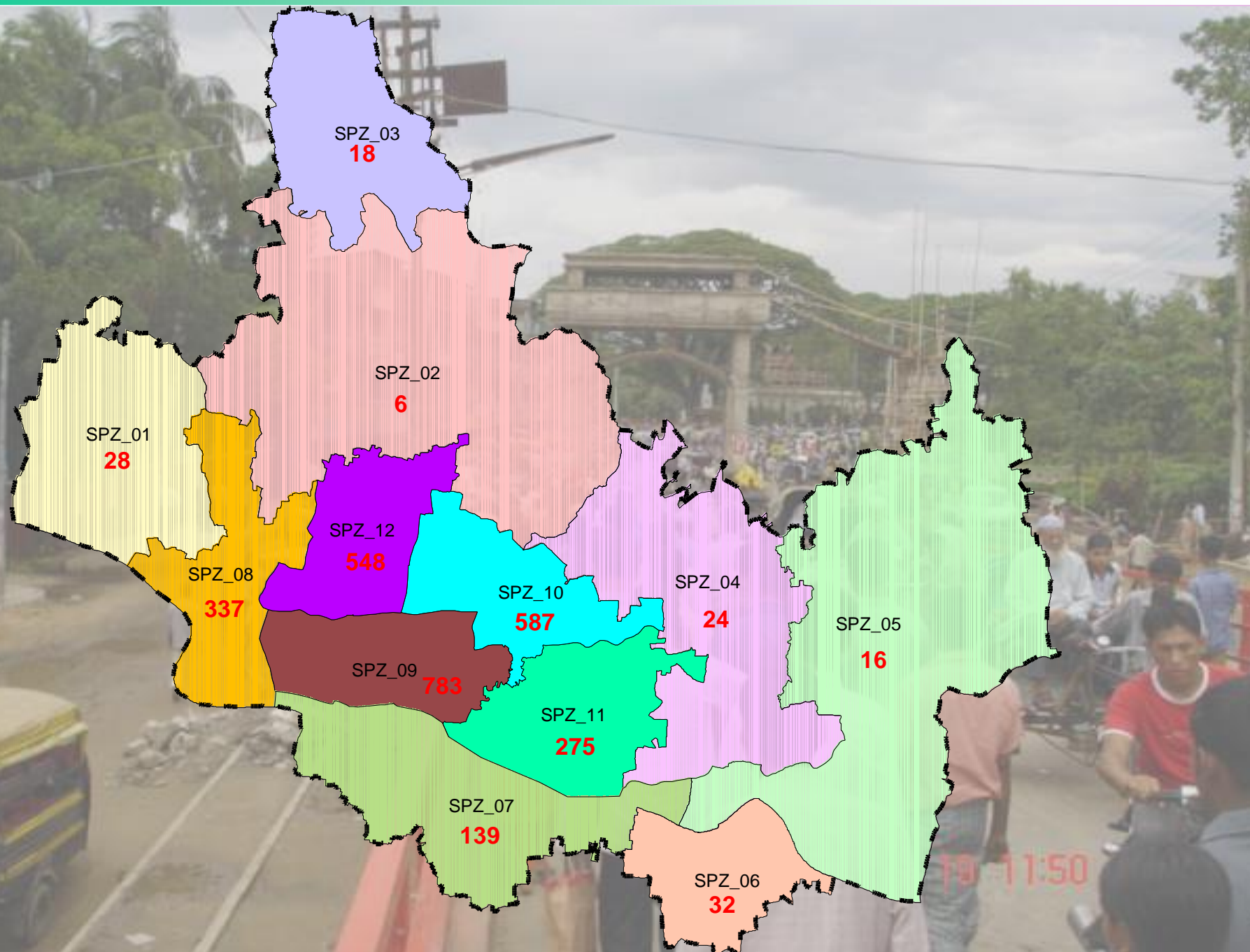
➤ **Density- 29 popⁿ/acre.**

Projected Population of Structure Plan & Urban Plan Area

Plan Area	Area (In Acre)	Pop'10	PPA	Pop'20	PPA	Pop'30	PPA
<i>Urban Plan Area</i>	10118	606194	60	1313408	130	2874053	284
<i>Structure Plan Area</i>	21039	647583	31	1376768	65	2971047	141



Projected Population Density (ppa) in 2030



19-11:50

20

Jurisdiction of SPZs

Table- 5.4: Strategic Planning Zones (SPZ)

Sl. No.	SPZ	Local Area Coverage	Area in Acres	Population		
				2001	2010	2030
SPZs Outside SCC Area						
1	SPZ-01	Kumargaon Part and Kasba Akhalia	1693	13647	20020	46916
2	SPZ-02	Monglichhora, Malnichhora, Hamidpur, Brahmanchhora, Tarapur and Lakkatura TGs	3976	6924	10158	23803
3	SPZ-03	Barsala	1322	7058	10354	24264
4	SPZ-04	Sadipur 1st Part and Debpur Part	2304	16246	23833	55851
5	SPZ-05	Khidirpur, Bahar, Pesh Nowaz, Hajirai and Sultanpur Chak	4165	19484	28583	66982
6	SPZ-06	Kuchai, Palpur Purba and Paschimbag	828	7716	11319	26526
SPZs Inside SCC Area						
7	SPZ-07	Ward 25, Ward 26 and Ward 27	1685	22578	46660	234172
8	SPZ-08	Ward 08, Ward 09 and Ward 10	1145	37162	76800	385432
9	SPZ-09	Ward 02, Ward 11, Ward 12, Ward 13, Ward 14, Ward 15 and Ward 16	942	71086	146909	737281
10	SPZ-10	Ward 05, Ward 17, Ward 18, Ward 19 and Ward 20	977	55231	114142	572838
11	SPZ-11	Ward 21, Ward 22, Ward 23 and Ward 24	1098	29082	60102	301629
12	SPZ-12	Ward 01, Ward 03, Ward 04, Ward 06 and Ward 07	903	47760	98702	495352
Total			21039	333974	647583	2971047

Urban Area

Note: Population Projected by the Planning Team Based on Bangladesh Population Census 1991 & 2001.

PLANNING TYPOLOGY AND FEATURES OF THREE TYPE OF PLANS

<i>Plan</i>	<i>Time Frame</i>	<i>Area Coverage</i>	<i>Contents</i>
<i>Structure Plan</i>	Long-term (20 years)	Sylhet Divisional Town & Surroundings	Macro Policies
<i>Urban Area Plan</i>	Mid-term (10 years)	Urban & Sub- urban Area	Intermediate Policies & Development Proposals
<i>Detailed Area Plan</i>	Short-term (5 Years)	Urban Area	Local Area Strategic Development Proposals

Water bodies and Drainage

Table:01 Amount of Water bodies in Sylhet Divisional Town

S.L	Type	Landuse Type	Existing Landuse		Proposed Landuse		Remarks
			Area in Acre (Hectare)	%	Area in Acre (Hectare)	%	
1	Structure Plan	Water body	1356.33 Acre (548.89 Hectare)	6.45	1393.71 Acre (519.51 Hectare)	6.65	678.37 Acre Pond, 1774 No's
2.	Urban Area Plan	Water body	585.51 Acre (236.94 Hectare)	8.67	656.90 Acre (225.37 Hectare)	9.73	

Note: Structure plan Area = 21039 Acre, Urban Area Plan Area= 6750 Acre

Table: 2A Amount of **Existing Water** body (in acre) in SPZs

Source: Sylhet Divisional Town Master Plan, 2011

S.L	SPZ	Area in Acre	%	Major Chhoras/Waterbody	Remarks
1	SPZ-01	128.88	7.61	Kalibari Chhora, Dhopa Khal and Brahmonshashan Chhora.	
2	SPZ-02	33.67	0.85	Lakkatura Chhora, Malni Chhora and Kalibari Chhora etc.	
3	SPZ-03	29.94	2.26	Laltila Khal, Jhonia Chhora and Mangli Chhora, Laltila Khal etc.	
4	SPZ-04	94.50	4.10	Khana Chhora, Borchha Chhora, Kuchai Chhora, Kuchai Chhora etc.	
5	SPZ-05	420.21	10.09	Khana Chhora, Borchha Chhora and Kuchai Khal etc.	
6	SPZ-06	63.63	7.68		
7	SPZ-07	243.20	14.43		
8	SPZ-08	148.18	12.94		
9	SPZ-09	59.50	6.32	Bagbari chhora	
10	SPZ-10	17.72	1.81	Goali Chhora	
11	SPZ-11	98.06	8.92	Voni chhora	
12	SPZ-12	18.85	2.09	Bubi Chhora	
	Total (Acre):	1356.34			

Table: 2B Amount of **Proposed Water body** (in Acre) in SPZs

Source: Sylhet Divisional Town Master Plan, 2011

S.L	SPZ	Area in Acre	%	Major Chhoras/Water body	Remarks
1	SPZ-01	128.31	7.58	Kalibari Chhora, Dhopa Khal and Brahmonshashan Chhora.	
2	SPZ-02	36.23	0.91	Lakkatura Chhora, Malni Chhora and Kalibari Chhora etc.	
3	SPZ-03	31.32	2.37	Laltila Khal, Jhonia Chhora and Mangli Chhora, Laltila Khal etc.	
4	SPZ-04	91.03	3.95	Khana Chhora, Borcha Chhora, Kuchai Chhora, Kuchai Chhora etc.	
5	SPZ-05	413.86	9.94	Khana Chhora, Borcha Chhora and Kuchai Khal etc.	
6	SPZ-06	26.06	3.15		
7	SPZ-07	232.87	13.82		
8	SPZ-08	148.11	12.93		
9	SPZ-09	41.56	4.41	Bagbari chhora	
10	SPZ-10	17.07	1.75	Goali Chhora	
11	SPZ-11	98.30	8.95	Voni chhora	
12	SPZ-12	18.99	2.10	Bubi Chhora	
	Total (Acre):	1283.71			

Table-3: Water Related Issues/Problems & Action Required in SPZs

Source: Sylhet Divisional Town Master Plan, 2011

S.L	SPZ	Issues/Problems	Action Required	Remarks
1	SPZ-01	1. Poor drainage System	1. Provision of Drainage Network	
2	SPZ-02			
3	SPZ-03	1. Problems of Drainage, Water logging		
4	SPZ-04	1. Problems of Water logging 2. Unplanned drainage System		
5	SPZ-05	1. Poor drainage System 2. Problems of Water logging and flooding		
6	SPZ-06	1. Problems of Water logging and flooding		
7	SPZ-07	1. Protective Measure for Chhora Encroachment 2. Utilization of large chunk of PWD land Along the River		
8	SPZ-08	1. Poor drainage System 2. Illegal Encroachment of Natural Chhoras		

Table-3: Water Related Issues/Problems & Action Required in SPZs

Source: SylhetDivisional Town Master Plan, 2011

S.L	SPZ	Issues/Problems	Action Required	Remarks
9	SPZ-09	<ol style="list-style-type: none"> 1. Water logging Problems due to Poor drainage System 2. Lack of proper maintenance of drainage network 3. Absence of Underground Drainage from Rikabibazar to Sheikhghat 4. Need for drainage connection to Bagbari chhora 		
10	SPZ-10	<ol style="list-style-type: none"> 1. Lack of proper maintenance of drainage network 	<ol style="list-style-type: none"> 1. Establishment of water treatment plant and supply surface water to reduce ground water dependency 2. Workable design for drainage network with proper outfall 	
11	SPZ-11	Illegal encroachment and excavation of Holdi, Goali and JugniChhoras	<ol style="list-style-type: none"> 1. Eviction of illegal encroachment and excavation of the above mentioned chhoras and construction of guard wall 	
12	SPZ-12	<ol style="list-style-type: none"> 1. Illegal encroachment of natural Chhoras create water logging 2. Lack of maintenance of Bubi Chhora, the major drainage channel within the city 	<ol style="list-style-type: none"> 1. Eviction of illegal encroachment of natural chhoras to solve water logging problem 	

Table-4: Name of Chhoras and Number of Ponds in SPZs
 Source: Sylhet Divisional Town Master Plan, 2011

S.L	SPZs	Name of Chhoras and Number of Ponds	Remarks
1	SPZ-01	23 ponds	
2	SPZ-02	21 ponds	
3	SPZ-03	11 ponds	
4	SPZ-04	36 ponds	
5	SPZ-05	85 ponds	
6	SPZ-06	157 ponds	
7	SPZ-07	21 ponds	
8	SPZ-08	5 ponds	
9	SPZ-09	... ponds	
10	SPZ-10	5 ponds	
11	SPZ-11	... ponds	0.5 Acres to 172.80 acres
12	SPZ-12	11 ponds	0.5 Acres to 172.80 acres

Statistics related to Water Body (Source: Sylhet Divisional Town Master Plan, 2011 (p- 116 of Part-I, p-4, 16 of Part-II))

-Sylhet City is also famous for ponds. There are about 1774 ponds (678.37 acre) in Structure Plan area.

-SPZ-1: The planning area is drained by Choras/khals, namely, Kalibari Chhora, Dhopa Khal and Brahmonshashan Chhora. Chhoras originate from the hilly uplands in the north and terminate in the Surma.

- SPZ-2: Retention and preservation of existing Lakkatura Chhora, Malni Chhora and Kalibari Chhora etc. Retention and preservation of 21 ponds (20.03 acres).

-SPZ-3: The area is topographically flat in northern part, but hilly in southern part. Some Khals and chhoras that pass through the area serve as important natural drainage courses. Extreme northern side is low lying area. There are also a significant number of ponds that work as storm water reservoir during the monsoon period. Drainage Development proposal of this area is Retention and preservation of existing khals/chhora like Laltila Khal, Jhonia Chhora and Mangli Chhora etc. Retention and preservation of 11 ponds over the size of 0.5 acre is proposed to be preserved.

- SPZ-4: The important Chhora/Khals in this area includes: Khana Chhora, Voni Chhora, Borchha Chhora and Kuchai Chhora etc. Kuchai Chhora is the main drainage artery and directly connected with Surma River. Proposed drainage plan for this area is to Retention and preservation of 36 ponds over the size of 0.5 acre and the accumulated size of these existing ponds proposed to be preserved equal to approximately 49.176 acres.

-SPZ-5: Proposed drainage plan is to Retention and preservation of existing Khana Chhora, Borchha Chhora and Kuchai Khal etc. Retaining and preservation of 85 ponds over the size of 0.5 acres and the total area of such water body is equals to 172.80 acres.

-SPZ-6: A significant number of ponds work as storm reservoir during the monsoon period. Existing water body would be reshaped and recreational spot, would be developed providing a restaurant, walkways and provision for boating etc. the Main objective of this plan is to retain the water bodies which will act as water retention area and at the same time it will also create scope for recreation facilities. The plan proposes 157 ponds to be preserved that covers an area of 56.89 acres.

-SPZ-7:Other important land uses are, water body (14.43%). Retaining and preservation of 21 ponds with an area of 25.57 acres have been suggested

-SPZ-8: People of the area also use deep tube well for drinking water source and for washing they also use Surma River and pond. Width of the drains is not equal in all places and they do not follow continuity, in most cases the drains are in poor state. Some dwellings have septic tank but most households discharge sewerage directly into khals or deposited in open latrines. And water body (12.94). Areas of 25.23 acres have been put aside for Surma River Bank Recreational Project in Mollapara of Baghbari. An area of 20.27 acres of land has been suggested for park development near Surma Residential Project in Mollapara of Baghbari Mouza. Retaining and preservation of 5 ponds with a total area of 7.69 acres.

-SPZ-9: The area has a large number of ponds (small water body). South western portion of this zone is low lying. Some khal and Chhoras, which cross the area, are important natural drainage channels. Besides, a significant number of ponds work as storm water reservoir during the monsoon period. And water body (6.32%) Land use under.

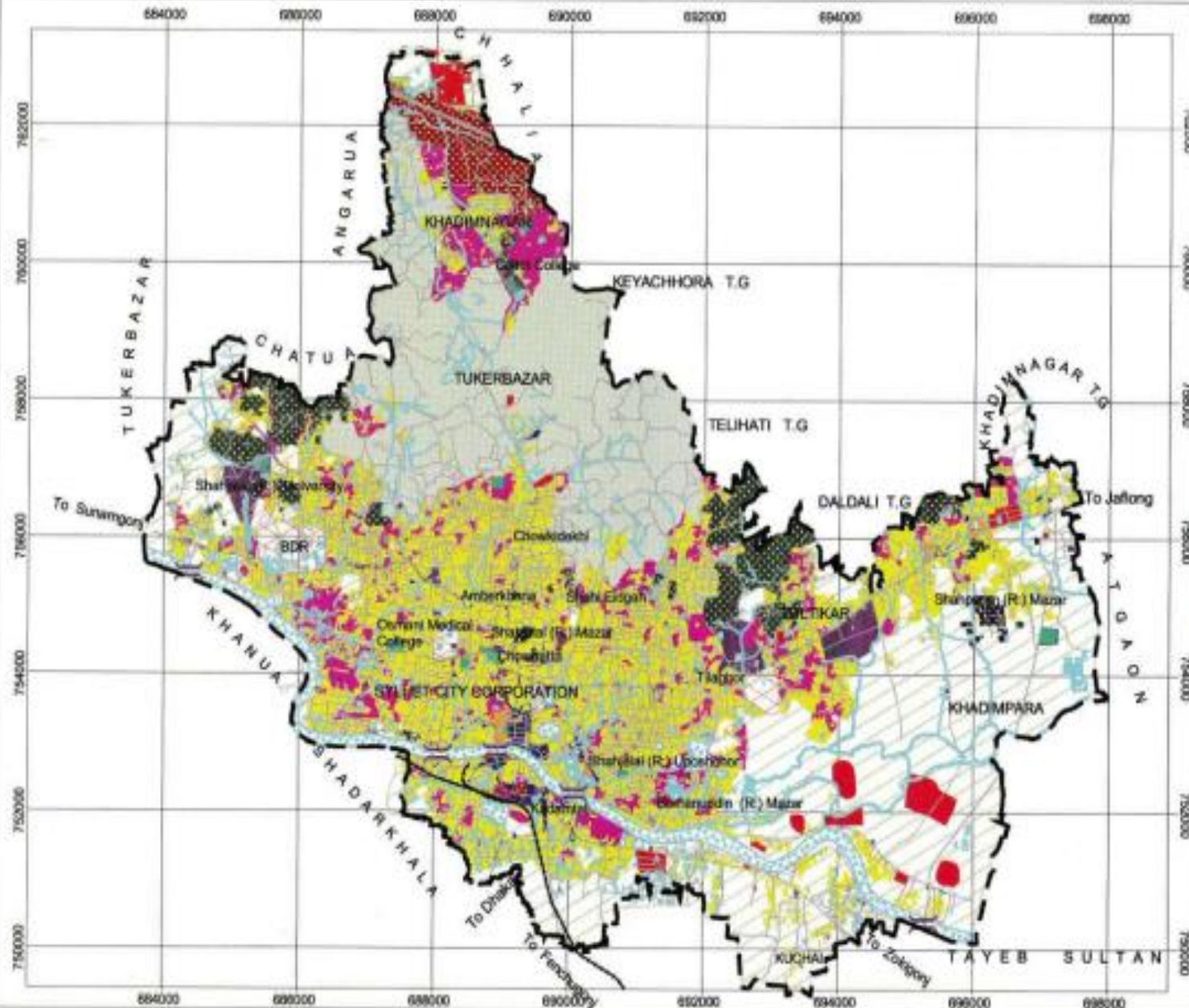
-SPZ-10: The Area is flat and suitable for development. The area covers a large number of Ponds (small water body). Extension and Rehabilitation of Goali Chhora beside the Shahi Eidgah area, which total length is around 0.52 km. The location is identified in the proposed land use plan. Retaining and preservation of 5 ponds with 4.58 acres of land. Drains along the road sides are not enough and are in poor condition in the zone. In most cases the drains are broken. And water body (8.92%).

SPZ-11: Retaining and preservation of existing khal/Chhora like Voni chhora etc. Retaining and preservation of 20 ponds over the size of 0.5 acre and the accumulated size of these existing ponds proposed to be preserved equal to 30.975 acres.

-SPZ-12: Retaining and preservation of 11 ponds covering 6.00 acres of land.

Map - 2.2

Existing Generalized Land Use of the Project Area



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LEGEND

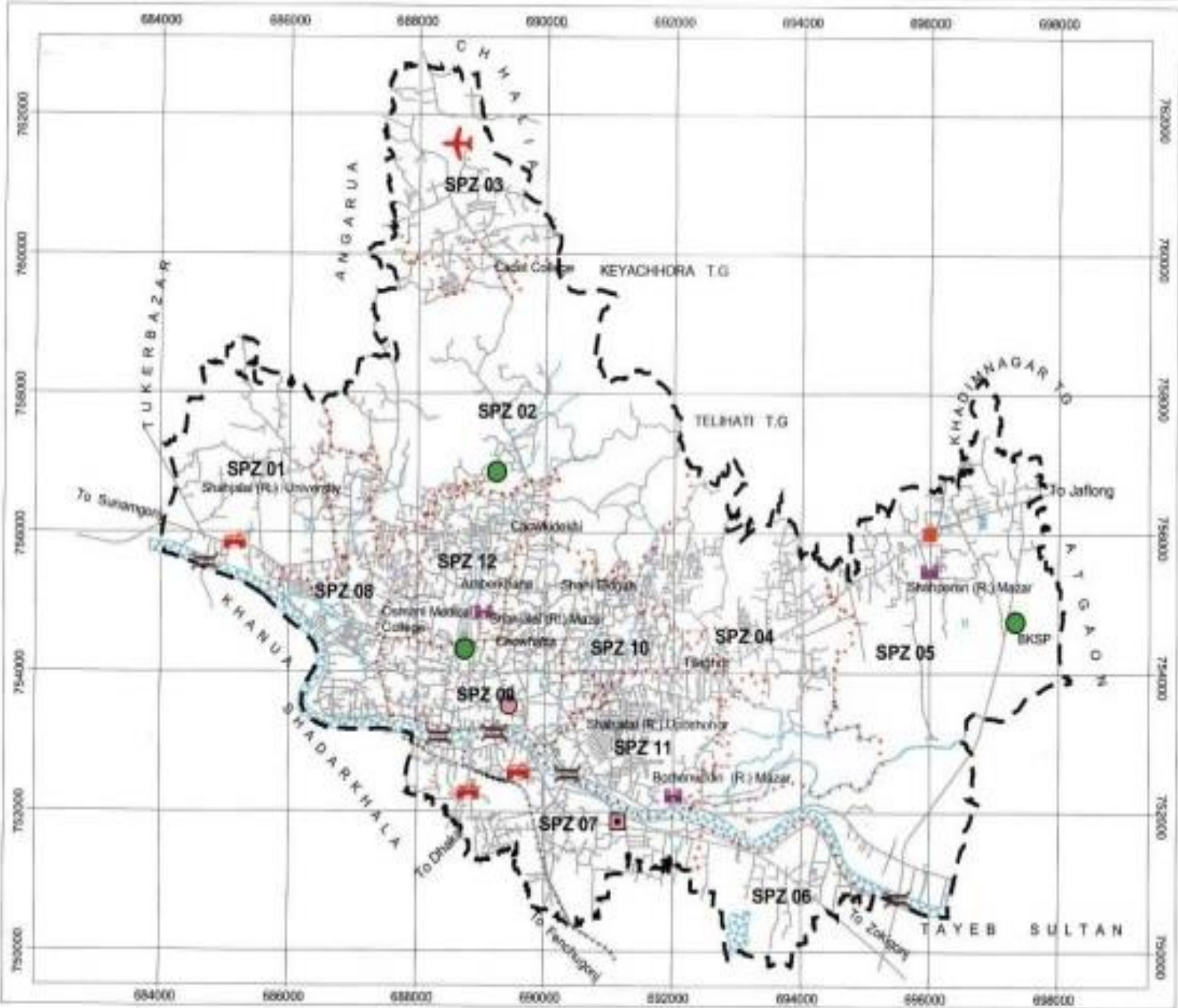
- Project Boundary
- Railway
- Bridge
- Existing Landuse Pattern**
 - Administrative Services
 - Agriculture
 - Bus/Truck/Launch Terminal
 - Community Centre
 - Commercial (Business & Merchant)
 - Defence & Security
 - Education & Research
 - Grave Yard/Crematorium/Cemetery
 - Health Care Services
 - Industrial/Manufacturing & Processing Activity
 - Mixed Use
 - Non Government Services
 - Open Space
 - Power Plant/Station
 - Recreational Facilities
 - Religious
 - Residential
 - Rural Settlement
 - Skm Area
 - Tea Garden
 - Tilshily Area
 - Transport & Communication
 - Vacant Land
 - Waterbody

**Preparation of Master Plan
for Sylhet Divisional Town**

Consultants:
Consortium
of
SHELTECH (PVT.) LTD.
&
Engineering and Planning Consultants

Map - 5.1

Structure Plan Area with SPZ Boundary



SCALE 1:88000

LEGEND

- Structure Plan Boundary
- SPZ Boundary
- Existing Road Network
- Railway
- Major Waterbody
- Airport
- Bus Terminal
- Bridge
- City Corporation Office
- Divisional Headquarters
- Mazar/Dargah
- Stadium
- Union Parishad Office

Preparation of Master Plan
for Sylhet Divisional Town

Consultants:
Consortium
of
SHELTECH (PVT.) LTD.
&
Engineering and Planning Consultants

Map - 6.7

Land Use Zoning for Urban Plan Area



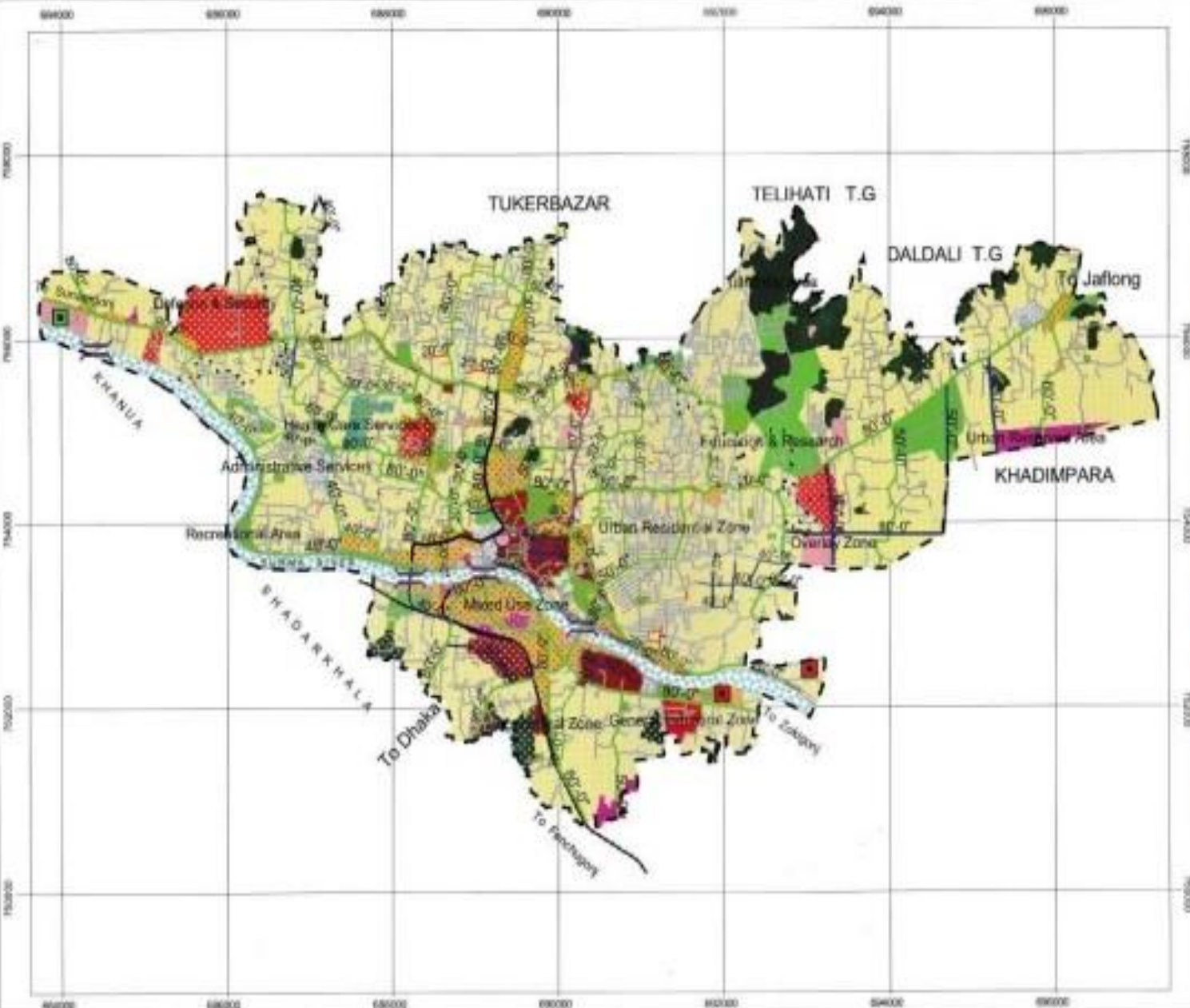
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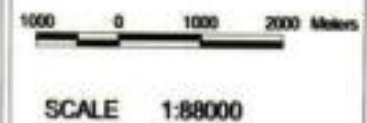
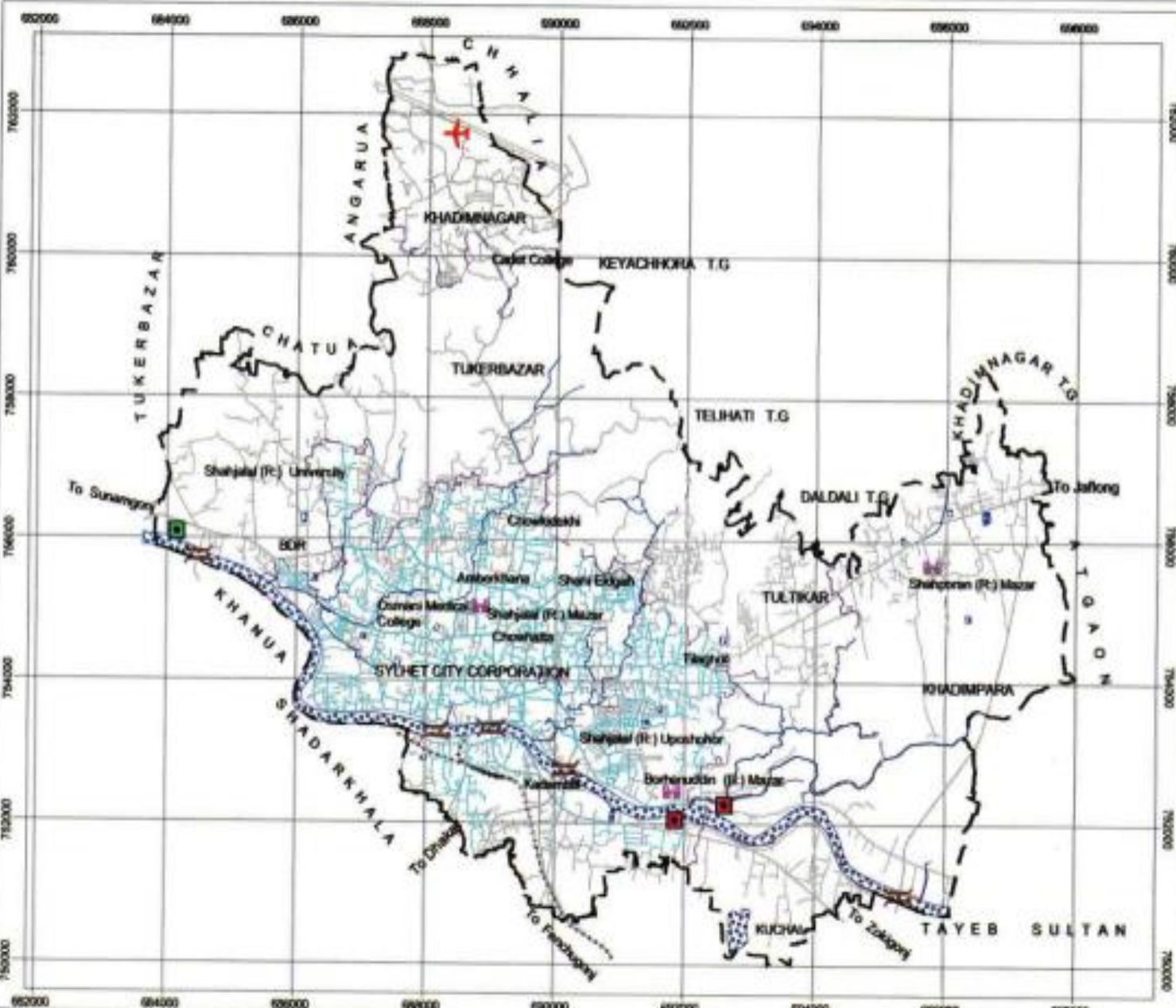
LEGEND

- Urban Area Plan Boundary
- SCC Boundary
- Existing Road
- Railway
- Proposed Road
- Widening
- Link Road
- Road cum embankment
- Proposed Flyover (1st Phase) by RHD
- Proposed Flyover (2nd Phase) by RHD
- Waste Water Treatment Plant
- Surface Water Treatment Plant
- City Corporation Office
- Bridge
- Major Waterbody
- Administrative Services
- Agricultural Zone
- Commercial (Business & Mercantile)
- Commercial Zone (Office)
- Defence & Security
- Education & Research
- Existing Road Network
- General Industrial Zone
- Health Care Services
- Mixed Use Zone
- Non Government Services
- Overlay Zone
- Proposed Road Network
- Recreational Area
- Resettlement Zone
- Rural Homestead
- Tea Garden Area
- Tills/Hilly Area
- Transport & Communication
- Urban Reserved Area
- Urban Residential Zone
- Waterbody

**Preparation of Master Plan
for Sylhet Divisional Town**

Consultants:
Consortium
of
SHELTECH (PVT.) LTD.
&
Engineering and Planning Consultants





LEGEND

- Project Area Boundary
- Union Boundary
- Existing Road
- Railway
- Surface Water Treatment Plant
- Waste Water Treatment Plant
- Bridge
- Airport
- Masjid/Dargah
- Drainage Network
- Major Waterbody

**Preparation of Master Plan
for Sylhet Divisional Town**

Consultants:
Consortium
of
SHELTECH (PVT.) LTD.
&
Engineering and Planning Consultants

Existing Land use Pattern of SPZ - 11



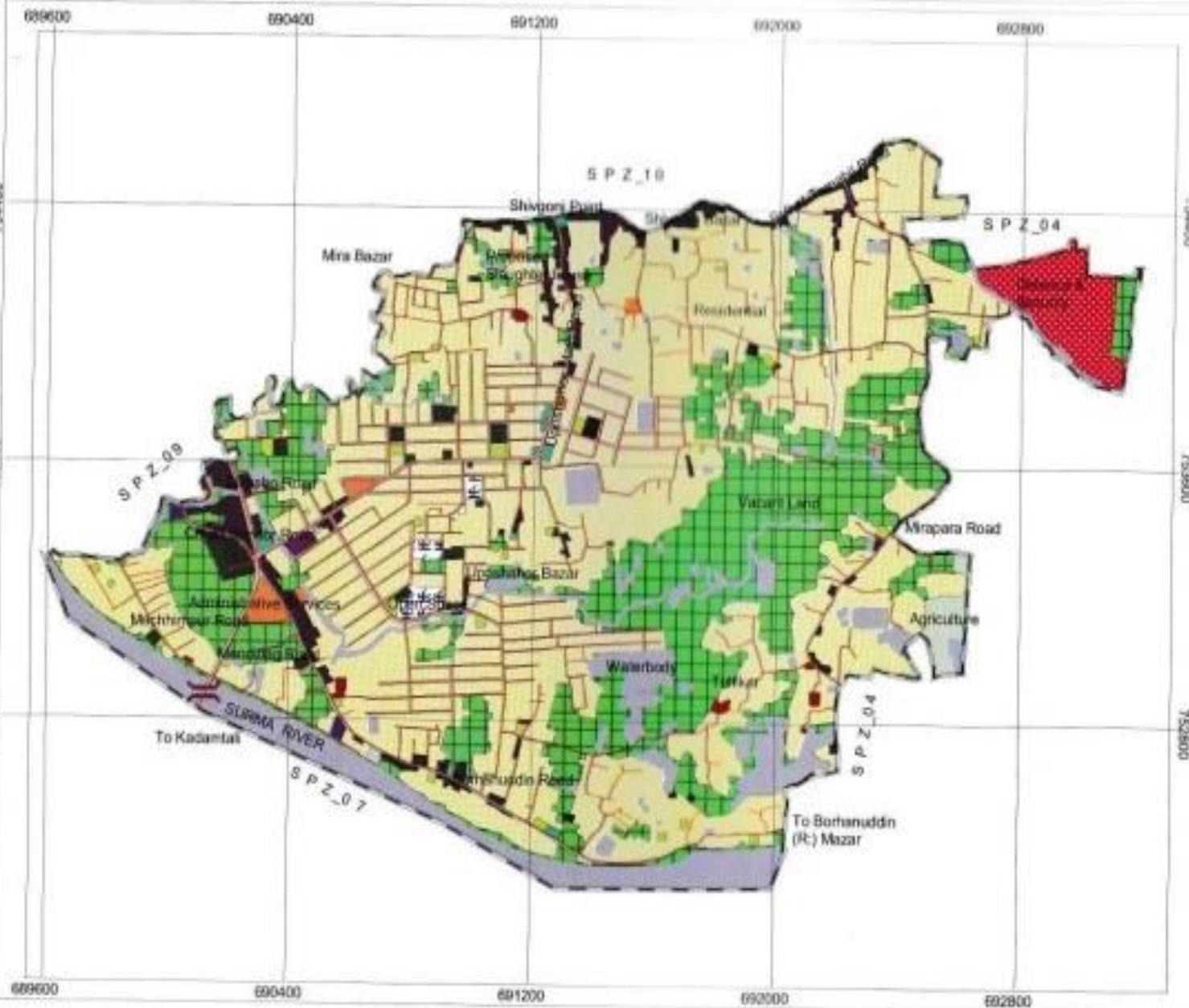
SCALE 1:19000

LEGEND

- SPZ Boundary
- Existing Road
- Administrative Services
- Agriculture
- Bus/Truck/Launch Terminal
- Commercial (Business & Mercantile)
- Community Centre
- Defence & Security
- Education & Research
- Grave Yard/Crematorium/Cemetery
- Health Care Services
- Industrial/Manufacturing Activity
- Mixed Use
- Non Government Services
- Open Space
- Recreational Facilities(Covered)
- Religious
- Residential
- Rural Settlement
- Slum Area
- Tea Garden
- Tilt/Hilly Area
- Transport & Communication
- Vacant Land
- Waterbody

Preparation of Master Plan
for Sylhet Divisional Town

Consultants:
Consortium
of
SHELTECH (Pvt) Ltd
&
Engineering and Planning Consultants



Master Plan for Sylhet Divisional Town
Part- II: Detailed Area Plan

ANNEX-1.1

CONSERVATION OF WATER BODIES AND TILAS IN THE PLANNING AREA

Union Name	Mouza Name	J.L. No.	Sheet No.	Plot No (Full/Partial)	Use
SCC	Bagbari	90	1	382, 383, 416, 419, 421, 422, 423, 443, 504, 505, 506, 507	
			2	701, 709, 710, 711, 715, 716, 717, 719, 720, 721, 722, 769, 770, 776, 779, 786, 785, 831, 845, 850, 851, 852, 856, 874, 875, 883, 884, 898, 899, 900, 901, 902, 907, 910, 912, 916, 932, 933, 938, 943, 957, 979, 980, 982, 983, 984, 986, 988, 995, 996, 1003, 1009, 1010, 1011, 1012, 1014, 1019, 1021, 1022, 1023, 1025, 1207, 1255, 1257, 1261, 1264, 1265, 1268, 1269, 1271, 1269, 1271, 1272, 1274, 1288.	
			3	1543, 1558, 1559, 1565, 1567, 1578, 1649, 1650, 1651, 1696, 1699, 1700, 1701, 1719, 1748, 1749, 1750, 1751, 1753, 1756, 1757, 1758, 1759, 1761, 1764, 1771, 1774, 1775, 2036, 2085, 2395, 2410, 2411, 2416	
Khadimpara	Bahar	70	1	160, 202, 210, 214, 283, 323, 474, 570, 579, 580, 585, 612, 625, 635, 636, 651, 652, 810, 811, 813, 816, 1024, 1038, 1040, 1041, 1047, 1057, 1058, 1060, 1061, 1065, 1066, 1071, 1075, 1076, 1084, 1085	Waterbody
			2	2004, 2010, 2074, 2083, 2086, 2088, 2089	
			3	2296, 2297, 2298, 2313, 2314, 2321, 2408, 2469, 2470, 2589, 2602, 2607, 2624, 2843, 2860, 2865, 2866, 2869, 2943, 2952, 3002, 3006, 3007, 3008, 3049, 3450	
			4	3501, 3502, 3504, 3505, 3506, 3507, 3516, 3517, 3520, 3521, 3522, 3524, 3527, 3529, 3533, 3534, 3536, 3537, 3538, 3539, 3541, 3542, 3543, 3545, 3556, 3557, 3558, 3559, 3560, 3561, 3604, 3605, 3608, 3609, 3683, 3698, 3733, 3738, 3739, 3740, 3742, 3743, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3761, 3887, 3942, 3943, 3944, 3945, 3986, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000, 4003, 4004, 4005, 4021, 4022, 4025, 4026, 4027, 4029, 4030, 4031, 4032, 4033, 4034, 4035, 4036, 4037, 4038, 4039, 4041, 4042, 4043, 4044, 4045, 4047, 4049, 4050, 4051, 4054, 4056, 4057, 4063, 4068, 4069, 4074, 4075, 4084	
			5	4515, 4517, 4518, 4520, 4521, 4522, 4523, 4524, 4527, 4528, 4529, 4531, 4532, 4533, 4534, 4538, 4537, 4538, 4539, 4545, 4565, 4567, 4568, 4572, 4573, 4575, 4577, 4581	
Khadimnagar	Barsala	54	2	1122, 1143, 1144, 1145, 1146, 1227, 1228, 1229, 1230, 1231, 1232, 1322, 1487, 1492, 1544, 1545, 1548, 1560, 1561, 1563, 1564, 1570, 1571, 1572, 1574, 1609, 1612, 1617, 1630, 1708, 1714, 1727, 1744, 1828, 1834, 1835, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 2047, 2050, 2051	
			3	2516, 2538, 2545, 2551, 2572, 2573, 2632, 2633, 2634, 2644, 2650, 2656, 2657	
			4	3076, 3080, 3081, 3083, 3085, 3087	
	Barthkhola	112	0	61, 576, 603, 627	
		116	0	1929	
	Brahman Chhota Tea Garden	78	0	72, 208, 209	
SCC	Bramon Shason	77	0	67, 78, 81, 82, 162, 201	Tila

**Master Plan for Sylhet Divisional Town
Part- II: Detailed Area Plan**

Union Name	Mouza Name	J.L. No.	Sheet No.	Plot No (Full/Partial)	Use
			0	295, 301, 321, 328, 329, 415, 427	Waterbody
Tultikar	Debpur	96	1	60, 685	
SCC	Debpur	96	2	1001, 1002, 1130, 1132, 1134, 1135, 1147, 1326, 1344, 1345, 1346, 1351, 1356, 1357, 1362, 1363, 1370, 1371, 1413, 1418, 1451, 1458, 1459, 1460, 1476, 1478, 1479, 1481, 1482, 1483, 1484, 1485, 1489, 1490, 1495, 1500, 1502, 1504, 1506, 1507, 1508, 1509, 1511, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1549, 1550, 1551, 1552, 1557, 1581, 1613, 1618, 1624, 1625, 1626, 1656, 1657, 1658, 1659, 1690, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1738, 1752, 1804, 1805, 1806, 1807, 1808, 1810, 1822, 1823, 1824, 1832, 1833, 1857, 1858, 1883, 1884, 1886, 1887, 1944	
Tultikar	Debpur	96	3	2308, 2324, 2325, 2326, 2327, 2339, 2340, 2342, 2343, 2344, 2345, 2346, 2417, 2427, 2428, 2459, 2460, 2472, 2473, 2474, 2591, 2592, 2593, 2594, 2595, 2596, 2599, 2600, 2601, 2712, 2713, 2714, 2719, 2723, 2724, 2725, 2726, 2726, 2727, 2728, 2729, 2733, 2734, 2735, 2736, 2737, 2739, 2740, 2741, 2743, 2747, 2748, 2751, 2752, 2755, 2756, 2758, 2759, 2760, 2761, 2762, 2763, 2768, 2771, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2787	
SCC	Ghudrail	126	0	154, 155, 156, 157, 177, 187, 1120	
	Gotatkar	110	1	15, 270, 348, 350, 351, 352, 353, 354, 355, 357, 368, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 375, 376, 377, 378, 379, 380, 381, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 399, 400, 401, 402, 403, 404, 429, 832, 833, 834, 835, 836, 837, 838, 839, 840, 843, 1217, 1218, 1233, 1553, 1554, 1555, 1556, 1568, 1569, 1582, 1647, 1667	
			2	2069, 2070, 2072, 2153, 2156, 2157, 2158, 2161, 2162, 2197, 2231, 2248, 2249, 2250, 2253, 2424, 2425, 2431, 2432, 2433, 2434	
Habinandi	107	0	106, 122, 437, 1304, 1305		
Tuker Bazar	Hamidnagar Tea Garden	56	0	2, 21 16	Tita
Khadimpara	Hazirai	103	1	26, 29, 30, 36, 38, 40, 41, 45, 59, 88, 119, 120, 128, 130, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 144, 145, 150, 151, 153, 159, 162, 163, 164, 166, 167, 171, 174, 175, 179, 180, 184, 185, 186	Waterbody
	Hazirai	103	2	1112, 1113, 1148, 1149, 1152, 1180, 1181, 1182, 1183, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1223, 1224, 1375, 1378, 1474, 1475, 1583, 1592, 1593, 1596, 1607, 1608, 1642, 1643, 1644, 1645, 1646, 1664, 1678, 1680, 1681, 1682, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1741, 1742, 1743, 1762, 1763, 1767, 1768	
SCC	Kasbe Sylhet Amberkhana	92	0	46, 63, 73, 74, 228, 296, 316, 317, 325, 337, 338, 374, 448, 461, 462, 524, 525, 526, 527, 528, 529, 565, 1049, 1050, 1051	

**Master Plan for Sylhet Divisional Town
Part- II: Detailed Area Plan**

Khadimpara	Khidirpur	69	1	6, 7, 10, 51, 108, 113, 119	Tita
			2	737, 1804, 1805	
Khadimpara	Khidirpur	69	1	90, 94	Waterbody
			2	802, 815, 889, 893, 894, 895, 906, 1032, 1052, 1053, 1054, 1069, 1072, 1109, 1201, 1202, 1281, 1282, 1312, 1315, 1323, 1324, 1325, 1327, 1332, 1333, 1339, 1340, 1342, 1343, 1348, 1349, 1350, 1353, 1354, 1365, 1369, 1376, 1389, 1409, 1410, 1412, 1414, 1415, 1416, 1417, 1472, 1488, 1497, 1503, 1709, 1712, 1713, 1715, 1923, 1924, 1925, 1926, 1928, 1930, 1931, 1952, 1954, 1956, 1958, 1960, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 2007, 2020, 2021, 2022, 2023, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2037, 2040, 2053	
			3	3628, 3641, 3642, 3643, 3644, 3645, 3647, 3653, 3661, 3692, 3714	
SCC	Khujakhola	113	0	66, 67, 68, 69, 70, 99, 100, 101, 103, 104, 107, 108, 109, 110, 240, 247, 248, 249, 250, 251, 266, 275, 276, 282, 305, 341, 342, 343, 344, 346, 347, 349, 494, 496, 497, 498, 499, 508, 509, 510, 523, 530, 532, 631, 640, 641, 7047	Tita
	Kuchai	105	0	5, 6, 14, 19, 22, 23, 24, 27, 28, 32, 33, 34, 35, 37, 718, 1162	
Tuker Bazar	Kumargaon	80	3	2057	Tita
			1	97, 449, 455, 457, 563	Waterbody
			2	744, 747, 748, 751, 753, 754, 757, 758, 759, 760, 761, 768, 776, 865, 876, 877, 878, 879, 925, 931, 942, 944, 950, 952, 955, 958, 959, 960, 961, 962, 963, 964, 966, 967, 1063, 1077, 1078, 1079, 1080, 1081, 1096, 1125, 1126, 1127, 1128, 1129, 1156, 1234, 1235, 1236, 1237, 1238, 1240, 1241, 1242, 1246, 1284, 1285, 1286, 1289, 1291, 1301, 1302, 1355, 1358, 1359, 1360, 1437, 1438, 1439, 1440, 1443, 1444, 1445, 1449, 1477, 1486, 1499, 1505, 1510, 1512, 1513, 1515, 1516, 1599, 1616, 1632, 1648, 1710, 1711, 1729, 2104, 2167, 2180, 2332	
			3	2333, 2335, 2336, 2337, 2338, 2536	
			4	2738, 2744, 2912, 2913, 2924, 2926, 2927, 2948, 2958, 2959, 2960, 2962, 2963, 2964, 2965, 2966, 2967, 2981, 2982, 2983, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 3000, 3001, 3003, 3004, 3005, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3186, 3197, 3199, 3244, 3245, 3253, 3254, 3257, 3258, 3285, 3290, 3294, 3295, 3444, 3445, 3480, 3481, 3482, 3492, 3493, 3519, 3523, 3525, 3526, 3568, 3569, 3570, 3572, 3573, 3592, 3612, 3613, 3614	
0	51, 140, 146, 158, 168, 169, 211, 213, 232, 235, 335, 405, 406, 428, 456, 475, 476, 477				
SCC	Kusba Kultuk	100	0	25, 44, 55, 89, 96, 121	
Tuker Bazar	Lakkatura Tea Garden	75	1	81, 83	
			2	408, 438, 439, 440, 441, 442, 446, 447, 450, 451, 452, 453, 454, 458, 459, 460, 463, 464, 469, 471, 472	

Master Plan for Sylhet Divisional Town
Part-II: Detailed Area Plan

			3	658	
			4	804, 805, 806, 812, 814, 818, 819, 820, 821, 822, 846, 849, 886, 887, 888, 920, 921, 922, 923, 934, 935, 936, 937, 985	
	Malni Chhora Tea Garden	74	3	683, 699, 711	Tila
Tuker Bazar	Malni Chhora Tea Garden	74	3	671, 672, 673, 674, 677, 723, 724, 726, 727, 728, 733, 765, 766	
			4	803, 823, 824, 825, 826, 828, 829, 830, 868, 869, 897, 968, 971, 973, 975	
SCC	Mominkhola	111	0	91, 93, 98, 112, 123, 124, 126, 127, 147, 148, 149, 188, 205, 206, 207, 212, 217, 218, 238, 239, 243, 244, 265, 279, 280, 288, 290, 291, 714, 1048, 1062, 1086, 1087, 1089, 1098, 1099, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1150, 1316	
Tuker Bazar	Mongli Chhora Tea Garden	55	0	117	
			1	79, 116, 1611	
Kuchai	Paschim Bagh	104	2	2001, 2002, 2005, 2006, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2108, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2154, 2155, 2159, 2160, 2163, 2164, 2165, 2166, 2169, 2170, 2171, 2174, 2176, 2177, 2178, 2181, 2182, 2183, 2184, 2187, 2188, 2189, 2190, 2193, 2194, 2198, 2200, 2201, 2203, 2204, 2205, 2206, 2207, 2547, 2550	Waterbody
Khadimpara	Peshnewaz	102	0	75, 76, 77, 181, 182, 190, 191, 194, 196, 197, 198, 199, 200, 203, 204, 260, 262, 511, 513, 514, 516, 517, 518, 519, 520, 521, 531, 533, 534, 535, 536, 537, 538, 539, 540, 541, 544, 545, 550, 551, 591, 592, 595, 596, 601, 613, 614, 619, 621	
	Pulpur Purba	106	0	1, 2, 3, 7, 8, 9, 11, 12, 13, 17, 18, 20, 21, 102, 105, 113, 219, 220, 225, 426	
SCC	Roynagar	97	1	222, 223, 227, 228, 230, 302, 310, 312, 313, 315, 487, 734, 735, 736, 762, 763, 777, 780, 781, 782, 783, 784, 785, 788, 789, 790, 791, 792, 793, 797, 798, 799, 800, 801, 972, 976, 977	
			2	1239, 1243, 1253, 1254, 1258, 1259, 1328, 1329, 1330, 1335, 1336, 1337, 1372, 1373, 1374, 1377, 1380, 1381, 1382, 1383, 1385, 1386, 1387, 1450	
			1	3, 22, 49, 55, 63, 115, 140, 150	Tila
			3	774, 888, 1015	
Tultikar	Sadipur 1st part	93	2	314, 322, 326, 327, 386, 549	Waterbody
			3	767, 771, 772, 773, 844, 847, 848, 853, 854, 855, 858, 860, 861, 862, 863, 864, 866, 867, 871, 873, 913, 914, 939, 940, 941, 945, 946, 947, 948, 949, 953, 954, 966, 974, 1000	
SCC	Sadipur 1st part	97	2	1331	
	Sadipur 2nd part	98	1	115, 176, 201, 269, 271, 272, 274, 318, 488, 495, 553, 554, 556, 557, 558, 559, 562, 573, 574, 581, 582, 583, 590, 594, 597, 598, 599, 600, 604, 605, 606, 607, 608, 611, 615, 618, 622, 629, 630, 632, 702, 703, 704, 705, 706, 827, 870, 926, 927, 928	

**Master Plan for Sylhet Divisional Town
Part- II: Detailed Area Plan**

			2	1687, 1692, 1693, 1694, 1716, 1737, 1739, 1740, 1817, 1820, 1821, 1846, 1847, 1848, 1849, 1852, 1853, 1854, 1856, 1860, 1861, 1894, 1937, 1938, 1939, 1940, 1941, 1943, 1945, 1947, 1948, 1976, 1977, 1979, 1982, 1996, 1997	
Khadimpara	Sultanpur Chak	101	0	42, 43, 47, 48, 86, 111, 114, 129, 152, 170, 173, 189, 192, 193, 215, 216, 221, 224, 242, 245, 246, 254, 255, 256, 257, 258, 281, 284, 285, 286, 287, 293, 294, 297, 304, 306, 307, 308, 309, 311, 319, 324, 330, 331, 332, 333, 356	Waterbody
SCC	Sylhet Municipality	91	1	52, 53, 54, 56, 58, 62, 64, 84, 85, 178, 231, 233, 234, 252, 253, 259, 261, 431, 432, 468, 470, 473, 501, 502, 503, 542, 543, 546	
			2	842, 881, 882, 1267, 1273	
			3	2101, 2102, 2103, 2481, 2482, 2497	
			4	3101, 3102, 3113, 3133, 3134, 3137, 3138, 3139, 3140, 3157, 3160, 3161, 3162, 3172, 3176, 3273, 3287	
			5	3629, 3630, 3631, 3632, 3633, 3635, 3637, 3638, 3639, 3640, 3694, 3695, 3696, 3697, 3699, 3702, 3703, 3704, 3705, 3711, 3712, 3713, 3718, 3719, 3720, 3722, 3723, 3744, 3745, 3758, 3759, 3760, 3764, 3771, 3776, 3777, 3778, 3779, 3780, 3800, 3801, 3817, 3818, 3820, 3823, 3824, 3831, 3833, 3834	
			6	4017, 4059, 4064, 4085, 4089, 4090, 4091, 4095, 4106, 4107, 4108, 4110, 4111, 4112, 4129, 4130, 4131, 4132	
			7	4501, 4510, 4511, 4512, 4514, 4518, 4525, 4526, 4646, 4657, 4658, 4662, 4672, 4673, 4675, 4681, 4682, 4683	
			8	5001, 5002, 5003, 5004, 5010	
			9	5572, 5601, 5645, 5646, 5647, 5655, 5657, 5658, 5659, 5662, 5663, 5664, 5665, 5666, 5673, 5674, 5675, 5682, 5684, 5698, 5726, 5727	
			10	5910, 5911, 5914, 5918, 5919, 5947, 5972, 5973, 5977, 5978, 5983, 5984, 5985, 5999, 6000, 6027, 6028, 6032, 6033, 6034, 6035	
			11	6187	
			12	6466, 6467, 6468, 6543, 6551, 6552, 6554, 6555, 6557, 6568, 6570, 6572, 6573, 6576, 6578, 6586, 6587, 6606, 6626, 6636	
			14	7423, 7425, 7426, 7427, 7428, 7429, 7430, 7431, 7433, 7434, 7435, 7440, 7441, 7442, 7443, 7444, 7445, 7446, 7448	
			15	7985	
			17	8402, 8415, 8416, 8417, 8418, 8419, 8422, 8423, 8426, 8427, 8431, 8433, 8434, 8435, 8440, 8441, 8442, 8444, 8445, 8446, 8447, 8448, 8449, 8450, 8481, 8482, 8483, 8505, 8507, 8513, 8514, 8515, 8516, 8517, 8518, 8521, 8524, 8525, 8528, 8529, 8533, 8534, 8536, 8537, 8538, 8539, 8540, 8542, 8543, 8544, 8545, 8546, 8547, 8548, 8549, 8551, 8553, 8554, 8555, 8560, 8565, 8566, 8567, 8568, 8569, 8571, 8572, 8573, 8593, 8598, 8599, 8600, 8601, 8607, 8608, 8612, 8613, 8614, 8615, 8617, 8618, 8621, 8622, 8623	
			18	8916, 9011, 9013, 9014, 9016, 9019, 9021, 9022, 9023, 9028, 9029, 9030, 9032, 9330	

Master Plan for Sylhet Divisional Town
Part- II: Detailed Area Plan

			19	10101, 10401, 10402, 10403, 10406, 10415, 10438, 10439, 10440, 10442, 10456, 10457, 10458	
SCC	Sylhet Municipality	91	20	10547, 10548, 10549, 10550, 10551, 10558, 10562, 10563, 10565, 10566, 10589, 10592, 10601, 10602, 10604, 10605, 10623, 10632, 10633, 10635, 10637, 10641, 10642, 10643, 10644, 10645, 10646, 10647, 10701, 10702, 10703, 10736, 10747, 10748, 10750, 10751, 10756, 10769, 10770, 10771, 10772, 10806, 10815, 10836, 10847, 10866, 10871, 10874	Waterbody
			21	11025, 11026, 11049, 11051, 11118, 11123, 11155, 11175, 11182, 11183, 11186, 11187, 11188, 11189, 11190, 11193, 11194, 11221, 11222, 11223, 11234, 11235, 11236, 11237, 11239, 11240, 11241, 11242, 11243, 11247, 11257, 11258, 11259, 11261, 11263, 11268, 11269, 11270, 11271, 11278, 11281, 11282, 11289, 11313	
Tuker Bazar	Tarapur Tea Garden	76	1	31	
			2	300	
SCC	Tullikar	99	0	4, 10, 49, 50, 78, 80, 87, 92, 95, 125, 131, 183, 236, 237, 241, 263, 264, 267, 268, 409, 410, 411, 412, 413, 465, 466, 467, 515	

Consultation at Different Stage of The Project



Discussion with Mayor, SCC in 2006

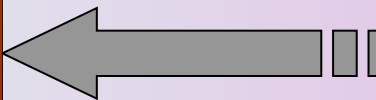


Discussion with WDB Officials in 2006



Discussion with XEN, SCC in 2006

***Initial Consultation
with Different
Organizations***



Consultation at Different Stage of The Project



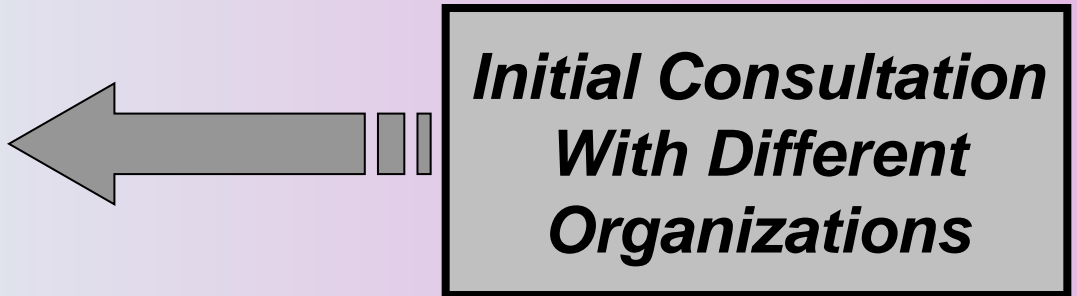
Discussion with LGED Officials in 2006



Discussion with SCC Officials in 2006



Discussion with DPHE Officials in 2006





Meeting at Sylhet DC Office on 19th March, 2009.





Consultation with SCC Officials in 2010



Apprise to Honorable Finance Minister about the Master Plan of his constituency at his office



Public Hearing in Sylhet from March to April 2010 at Sharoda Hall



A photograph of a tea plantation on a hillside. The tea bushes are arranged in neat rows and are a vibrant green color. Several trees of varying heights and types are scattered across the slope. The background shows a clear sky. The text "Thank You" is overlaid in the center in a stylized, green, italicized font with a white outline.

Thank You

19 9:36