

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

**LAND USE/MASTER PLAN
GOLAPGANJ UPAZILA SHAHAR
SYLHET ZILA**

1991

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SYLHET ZILA**

1991

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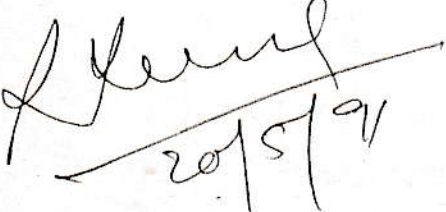
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1.0 INTRODUCTION

The Upazila has been recognized as the most significant base of the administration in the Government's policy of overall administrative reorganization. In this regard Upazila Centre will be the focal point of all Upazila level administration and commercial activities. With a hope that it will be planned and developed to accommodate all social economic administrative and infrastructural services of the Upazila region. The National policy is to bring development administration and services facilities to the door step of rural masses to better delivery of Governmental services to the people. This requires identification and development of probable activities and services not only for the centre itself but also for keeping it functional to the Upazila region. As such development administration in the Upazila Town is a critical point in a well articulated system for linking Urban and Rural function providing facilities for administrative, judicial, economic, social and infrastructural services. The town will provide the locations for administrative, judiciary, cottage and small scale industries, education, health, social and utility services, commercial, cultural and recreational facilities. In the light of above circumstances it is felt that the Upazila Centre should grow up expeditiously and the preparation of land use/ master plan for such centre is of utmost importance for better utilization of land, people and natural resources.

The main objectives of the preparation of Landuse/
Master Plan of the Upazila Shahar are:

- To bring improvement in the quality of life in the rural areas through adequate provision of Government Services and facilities of the basic needs.
- To prepare the Landuse/Master Plan in order to serve as locational/spatial guidelines indicating places of work, residence and recreation.
- To facilitate public and private developments at the Upazila Centre through planning approach.
- To serve as technical backup for planned growth of human settlements in the country specially at the Upazila level so that a significant segment of rural migrant to cities are induced to work and live there.

With this aim the present study defines the limit and extension of future Upazila Shahar. Also incorporates the existing condition with particular reference to the infrastructure in the Upazila Shahar area together with the Upazila subregion.

Other matters relating to implementation of the plan in the framework of investment policies, legal framework and institutional arrangement have been dealt with.

1.1 METHODOLOGY

This chapter presents the detailed methodology followed to prepare the report. It elaborates the methods of field survey, Collection of primary and secondary data, compilation and analysis of data, etc.

Information collected through secondary sources, as well as primary sources.

Relevant maps e.g. Upazila Map, Mouza Maps, Contour Maps, maps from roads and highways and relevant literature such as Census Reports, District Gazetters, District Statistics etc. were collected and consulted for the study.

Field Survey

A detailed land use survey within the study area was carried out on mouza maps scale 1"=330'. The other survey was household questionnaire survey. Two teams with adequate knowledge and expertise perform the surveys.

Household Questionnaire

A 8% sample of the total households in each mouzas included in the study area was taken for Questionnaire Survey.

Study Area Survey

The study area was preliminary determined during reconnaissance survey was mostly the same with a few changes done during field survey. The household samples were proportionately distributed on income and occupation groups in all the mouzas of the study area.

Catchment Area Survey

To determine the catchment area of the Upazila Shahar, interview and discussions was made with knowledgeable persons and the users of services like market, health, education transport etc. were undertaken. On the basis of these and field observation the catchment area or the zone of influence of the study area has been determined.

Identification of hierarchy of Settlements.

To identify heirarchy of settlements in the Upazila, mouza wise population, services and facilities were listed using a structured format. Population of mouzas in the Census year 1981 and the concentration of services and facilities were considered to determine the heirarchy of settlements.

Town Service Centre Map Preparation

The Contour maps available from Water Development Board were used to prepare town service Centre Map. This existing map was upgraded noting all changes from the previous one and plotting all man made structures and physical features.

Data Processing Analysis and Forecasting

The data and information collected were processed manually and in most cases presented in tabular and graphical forms.

Analysis has been made to visualize the trends and growth of the Upazila economy within the economy of Zila region. Population trends together with social and economic development & goals of Government at Upazila level has been considered. Basically, the analysis leads to indicate sectoral development in spatial context i.e. at the levels of identifiable growth centres including the study area.

Population Projection has been made in terms of population growth in the next 10 years with indications upto the year 2000 in such a way:

- High Projection : Based on the trend of growth rates between 1974-81.
- Low Projection : Based on the growth rates indicated by Bangladesh Bureau of Statistics reflecting downward growth trend as a result of family planning and population control.
- Medium Projection : Based on the growth rate between the year's 1961-81.

THE UPAZILA IN ITS DISTRICTS CONTEXT

2.0 LOCATION AND PHYSICAL CHARACTERISTICS

Location of the Project

Golapganj belongs to Sylhet Sadar Zila. It is at a distance of 23 km (14 miles) from the Zila headquarter. It lies between 24°41' to 24°25' north latitude and 91°55' to 92°06' east longitude. Golapganj Upazila comprises a total area of 273.1 sq.km. (105.4 sq. miles) including an area of 12.3 sq. km. of river. It is bounded in the north by Kanighat, Gowainghat and Kotwali Upazila, in the south by Fenchuganj and Barlekha Upazila(part)in the east by Beani Bazar and Barlekha Upazila (Part), in the west by Kotwali(Part)and Fenchuganj Upazila. The Upazila comprises of 11 Unions, 102 Mouzas and 256 Villages.

The location of Golapganj in respect of Sylhet Zila shown on Map-1.

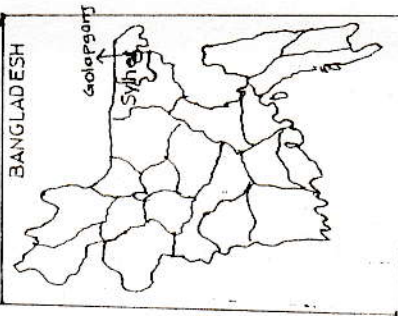
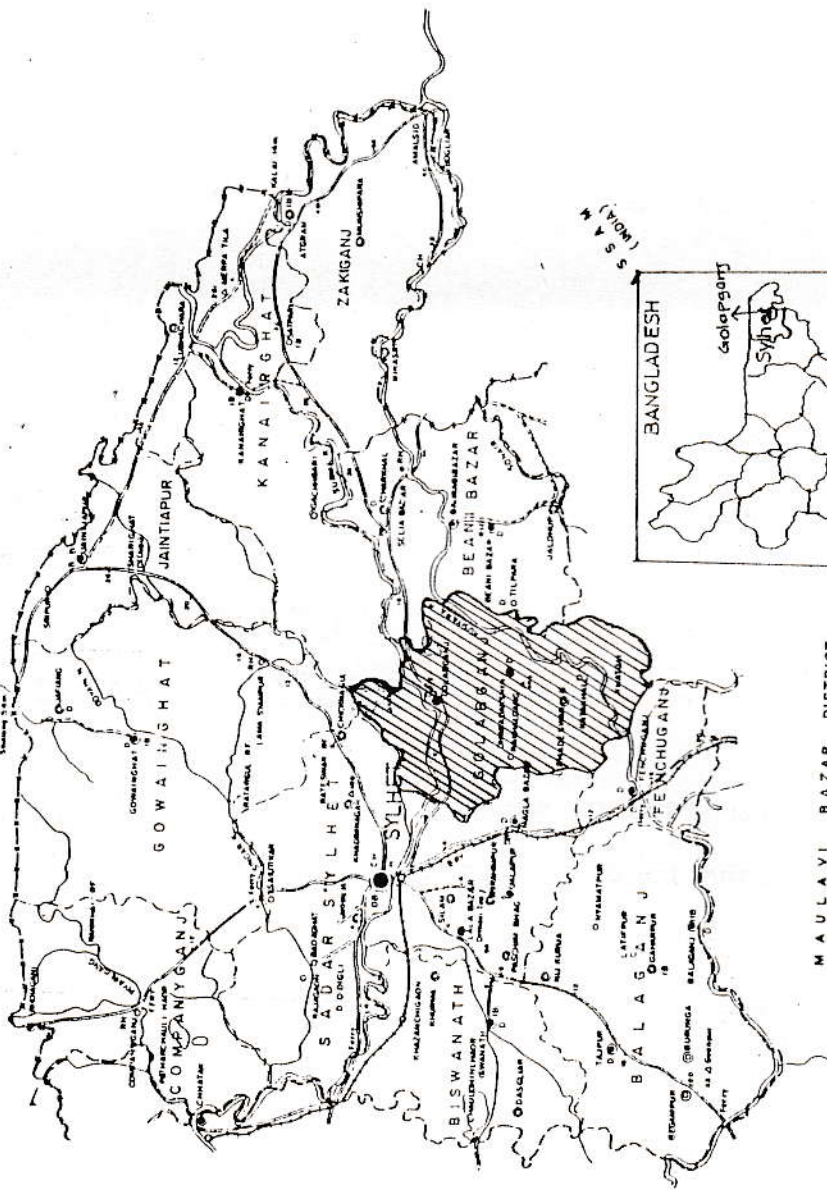
Physical Aspects

Physiography

The area is flood plain. Some portion is lowlying and flooded during the rainy season.

ZILA SYLHET
 1:10,000
 1:10,000

KASHIA & JAINTIA MILLS
 (INDIA)



- SYMBOLS AND ABBREVIATION**
- 1 INTERNATIONAL BOUNDARY
 - 2 DISTRICT BOUNDARY
 - 3 UNICELLULAR BOUNDARY
 - 4 FOREST
 - 5 METALLED ROAD
 - 6 BRICK ROAD
 - 7 UNMETALLED ROAD
 - 8 RAILWAY LINE
 - 9 DISTRICT HEAD QUARTER WITH MARKET
 - 10 PANCHAYAT BOUNDARY WITH POST & TELEGRAPH OFFICE
 - 11 OTHER IMPORTANT VILLAGE
 - 12 INSPECTOR'S OFFICE
 - 13 REST & CREDIT HOUSE
 - 14 HOSPITAL DISPENSARY
 - 15 PROJECT LOCATION
- ABBREVIATION**
- MAHANGA
 - 18. 08
 - AN. 01
 - M. D.



MAP-1
LOCATION MAP

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DRAWN - R. R. BISWAS	DATE
CHECKED	DATE

Soil

Soils of Surma Kushiya flood plains are dominating. The Mongla Bazar hilly soils complex are dominating in the north central part.

River

The river Surma flows along the northern part of the Upazila and crosses it in the east west direction. The river Kushiya flows from north east to south west.

Climate

The weather is highly wet in this region, sometime heavy rainfall is recorded. Temperature ranges between 60° F to 70° F.

Agriculture and Economy

About 78 percent people belongs to Agriculture. Paddy is the main crop. Natural gas is found here.

2.1 POPULATION AND SETTLEMENT DISTRIBUTION

Within the Zila

Sylhet was the second largest Zila in respect of physical area, which occupies a physical area of 4783 sq. miles before its division into 4 separate Zilas. Among the 4 new Zilas Sunamganj Zila is largest regarding area. Next is Sylhet Zila Sadar. The Biggest Upazila within the Greater Sylhet District is Kulaura with 262 acres next Gowainghat 218 acres. The smallest area is Fenchuganj.

Newly designated Sylhet Zila has 98 Unions, 1683 Mouzas. The Total member of households are 279046. Total population 1777784. The average size of household 6.4 . Density per sq. mile is 1369. Out of 11 Upazilas under Sylhet Zila the highest number of population and household are in Kotwali Upazila.

TABLE: 1 AREA AND POPULATION STATISTICS WITHIN ZILA. 1981

NAME/UPAZILA	AREA IN SQ MILES	AREA IN SQ KM	POPULATION 1981	TOTAL HOUSE HOLD	AVER- H/H SIZE	DENS- ITY MILES
BALAGANJ	148	383	196772	30387	6.5	1330
BEANIBAZAR	97	251	161235	24436	6.6	1662
BISHWANATH	82	212	146043	22657	6.4	1780
COMPANIGANJ	60	155	53293	8432	6.3	888
FNCHUGANJ	42	109	63913	10667	6.1	1521
GOLAPGANJ	106	275	190865	30155	6.3	1802
GOWAINGHAT	218	565	160893	26949	5.9	738
JAINTIAPUR	78	202	55614	9355	5.9	713
KANAIGHAT	155	401	143003	23583	6.0	923
KOTWALI	207	537	442829	65337	6.7	2139
ZAKIGANJ	106	275	163224	27088	6.1	1540
SYLHET ZILA SADAR	1299	3364	1777784	279046	6.4	1369
GREATER SYLHET DISTRICTS	4783		5655543	932710	6.1	1182

SOURCE: SYLHET DISTRICT STATISTICS. 1983.
BANGLADESH BUREAU OF STATISTICS.

Companiganj Upazila was created after liberation. The 20 years population statistics from 1961 reveals that population in this Zila has increased about 73.09 percent. Where as in Greater Sylhet District the percentage is about 62 percent: Sylhet Zila for availability of raw materials, Handloom and cottage industries developed. Settlements grown up along the road sides and River banks. In fair weather all the Upazilas are connected by road from Zila Shahar Centre.

Table: 2 Population in 1961, 1974 and 1981 and percentage variation.

UPAZILA	Population		Percentage variation			
	1961	1974	1981	1974 over 1961	1981 over 1974	1981 over 1961
Balaganj	128347	168295	196772	31.13	16.92	53.31
Beanibazar	103334	137047	161235	32.63	17.65	56.03
Biswanath	90541	122208	146043	34.98	19.50	61.30
Companiganj	-	-	53293			
Fenchuganj	43954	96202	63913	118.87	-(33.56)	
Golapganj	114713	158355	190965	38.05	20.59	66.47
Gowainghat	85897	139760	160893	62.71	15.12	87.31
Jaintiapur	28165	45469	55614	61.44	22.31	97.46
Kanaighat	88489	123502	143003	39.57	15.79	61.61
Kotwali	237788	350971	442829	47.60	26.17	86.23
Zakiganj	105856	136898	163224	29.33	19.23	54.19
Sylhet Zila	1027084	147807	1777784	43.97	20.23	73.09

Source: Sylhet District statistics 1983
Bureau of Statistics.

WITHIN THE UPAZILA

The total population of Golapganj Upazila is 190965 as in 1981 statistics. Population density per sq. mile is 1801 persons. Average size of household is 6.3. Out of total population 190965, 95964 are Male and 95001 are Females. There are 30155 households in the Upazila of which 29720 are dwelling units and 173 are institutionals and 262 are business/industrial units. About 95% percent of the dwelling units are owned by owner occupiers.

There are 256 villages within the Upazila out of which 141 are small villages with a maximum of 100 households, 113 are medium villages with more than 100 but less than 501 households and 2 big villages having more than 500 households. The density of population within the Upazila are 699 persons per sq. km. Dependency ratio for this Upazila is found to be 111 for every 100 population. Settlements are mostly developed in scattered way in different cluster. Table 3 shows union wise population within Golapganj Upazila.

Table: 3 UNION WISE POPULATION DISTRIBUTION
UPAZILA GOLAPGANJ

UNION	POPULATION	HOUSEHOLD
Bagha	20,408	3,366
Bhadeswar	23,634	3,631
Dhaka Dakshin	21,027	3,299
Purba Amura	13,450	1,917
Fulbari	19,983	3,197
Golapganj	20,104	3,378
Lakshmipasha	15,641	2,596
Lakhonabond	18,035	2,973
Uttat Badepasha	14,607	2,272
Dakshin Badepasha	13,256	1,927
Paschim Amura	10,820	1,669
Golapganj Upazila	1,90,965	30,155

Source: Community tables. Sylhet District 1985.
Bangladesh Bureau of Statistics.

MIGRATION

Upazila level information on migration was not available. There are data on both in and out migration in the context of the Zila. According to the Bangladesh Bureau of Statistics, the net life time in migrant in Greater Sylhet District was 112243 and life time out migrants was 35787 counted in the census year 1961. The percentage of male/female in and out migration was 49.3%, 50.7%, and 51.2%, 48.8% from 1961 to 1974.

The net in migrants for the census year 1974 was 184476 of which 93990 and 90586 are males and females respectively. The net out migrant was 53901 of which 27070 are males and 26831 are females.

Table:4 Life time Migration in Greater Sylhet Zila.

	1961			1974		
	In Migrants	Out Migrants	Net Migrants	In Migrants	Out Migrants	Net Migrants
Male	55353	18326	73679	93990	27070	121060
Female	56890	17461	74351	90586	26831	117417
Total	112243	35787	148030	184476	53901	238477

Source: Statistical year book of Bangladesh 1984 P. 119.

From the table it is clear enough that the trend of net migration is increasing in Sylhet District.

2.2 ECONOMIC PERFORMANCE AND TRANSPORTATION LINKAGES

In the following paragraphs the aspects of employment situation, income, economic performance of different sectors and transportation linkages in the Golapganj Upazila compared with Sylhet Zila are discussed.

Employment Situation and Income

As information on employment situation at Upazila level is not available therefor, the information available with the Bangladesh Bureau of Statistics are used to have an overview of the employment situation in the Upazila. Table 5 shows that compared with Bangladesh the percentage of economically active population over the years are gradually increasing in the Zila.

Table: 5 Economically active population

(Figure in ' 000)

	1961			1974			1981		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Greater Sylhet District	1302	1028	274	1456	1381	75	1758	1627	131
Bangladesh	17443	14802	2640	20519	19650	869	23619	22430	1189
Zila as % of Bangladesh	7.46	6.94	10.37	7.09	7.03	8.6	7.44	7.25	11.02

Source: Statistical year book 1984
Bangladesh Bureau of Statistics

According to 1981 statistics major occupation status indicates that about 62% population engaged in cultivation. 7.9% engaged in Business 5.4% in manufacturing and 3.50% in fishery, forestry, and live stock. Estimated labour force for Sylhet Zila illustrated in table 6.

Table : 6 Estimated Labour Force.

(Fig. in million)

	1975-76	1976-77	1977-78	1978-79	1979-80	1980-81	1981-82
Sylhet District	2.04	2.09	2.14	2.18	2.24	2.29	2.33
Bangladesh	28.0	28.70	39.40	30.10	30.73	31.41	31.63
Sylhet District as % of Bangladesh	7.3	7.3	7.3	7.2	7.3	7.3	7.4

Source: Sylhet district statistics 1983
Bangladesh Bureau of Statistics.

According to Upazila statistic of Sylhet Zila shows, in Kotwali Upazila people engaged in non-agriculture is higher than Agriculture. In Golapganj Upazila about 51.50% population engaged in Agriculture (Crop+non crop) remaining 8.32%, 26%, and 1.26% are engaged in Business, others and manufacturing activities respectively.

Table 7 reflects labour force as % of population (10 years +) in Sylhet Zila and Greater Sylhet Zila which shows that Sylhet Zila experienced of 38.7% are labour force of population 10 years and above, which is 42.0% for Greater Sylhet Zila.

Table : 7 Population and Labour Force 1981.

	Population 10 years & above			Labour Force 10 years & above			Labour Force as % of population (10 years & above)
	Male	Female	Total	Male	Female	Total	
Balaganj	67524	64447	131971	39542	13446	52988	40.2
Beanibazar	53876	53588	107464	15068	15697	30765	28.6
Biswanath	49477	47692	97169	23748	13448	37196	38.3
Companiganj	18441	16364	34805	13344	2645	150189	45.9
Fenchuganj	22498	20052	42550	8543	8342	16885	39.7
Gopalganj	62564	61584	124148	24650	17065	41715	33.6
Gowainghat	55491	48804	104295	35314	11761	47075	45.1
Jaintiapur	19169	17453	36614	11389	4677	16066	43.9
Kanaighat	46986	45202	92188	27093	7879	34972	37.4
Kotwali	168232	137012	305244	47194	78034	125228	41.0
Zakiganj	55481	53131	108621	27288	12068	39356	36.2
Sylhet Zilla	619731	565329	1185040	273173	185062	4582365	38.7
Greater Sylhet District	1979663	1838300	3817963	1056993	545562	1602555	42.0

Source: Sylhet District Statistion 1983
Bangladesh Bureau of Statistics.

INCOME EXPENDITURE PATTERN

Upazila level information on income expenditure pattern of the population are not available. Therefore information on daily wage rates of different occupation categories in the Zila has been considered as the basis of overviewing the situation of income expenditure pattern in the Upazila.

Table: 8 shows the daily average wage rate of agriculture labourer in Sylhet Zila.

Table : 8 Daily average wage rate of agricultural labour

Year	(Wages in Taka per day)	
	Sylhet	Bangladesh
1973-74	8.86	6.69
1974-75	11.52	9.05
1975-76	11.55	8.82
1976-77	10.29	8.93
1977-78	11.17	9.44
1978-79	12.42	10.88
1979-80	15.00	12.46
1980-81	15.00	15.97
1981-82	15.40	15.48
1982-83	22.00	16.93

Source: Sylhet District Statistics 1983

Bangladesh Bureau of Statistics.

Gross District Product

Table 9 present information on gross district products of Greater Sylhet Zila. It shows that there is an increasing trend in all sectors. Though a slight decline in Agriculture sectors has been observed. As Upazila level information were not available it is hoped Zila statistics would be representative for Upazila.

Table : 9 Gross district product at current prices.

Sectors	(In million Taka)				
	1977-78	1978-79	1979-80	1980-81	1981-82
1. Agriculture	56.2	53.11	53.6	50.5	49.0
i) Crops	47.3	43.3	44.6	42.8	41.4
ii) Forestry	1.6	1.7	1.3	1.4	1.4
iii) Livestock	5.6	6.7	6.6	5.3	5.2
iv) Fishery	1.7	1.4	1.2	1.0	1.0
2. Mining & Quaring	0.1	0.1	-	-	-
3. Industry	7.0	6.9	6.8	6.6	6.7
4. Construction	4.4	6.2	4.7	5.6	6.1
5. Power, Gas, water sanitary services	0.3	0.3	0.3	0.3	0.3
6. Transport, storage communication	6.1	5.7	5.6	7.6	8.3
7. Trade services	8.5	8.6	9.8	9.0	8.4
8. Housing services	7.8	8.2	7.9	7.6	7.5
9. Public Admin & defense	2.3	2.2	2.1	3.3	3.5
10. Banking Insurance	1.1	1.5	1.7	1.9	1.7
11. Professional /Misc.	6.2	7.2	7.5	7.6	8.5
12. G.D.P at current market price	100.0	100.0	100.0	100.0	100.0

Source: Sylhet district statistics 1983, Bureau of Statistics

Performance in Agriculture Sector

Although non agricultural activities are expanding in the Upazila, agriculture is yet the principal economic sector. Paddy, wheat etc. are main agricultural products. Table 10 and Table 11 presents some information on crops and Live Stock & poultry in different Upazila of Sylhet Zila.

Table 10 Area and Production of major crops

	Total Area (in acre) and Production in Mounds.	Balaganj Upazila	Bennibazar Upazila	Biswanath Upazila	Companiganj Upazila	Fenchiganj Upazila	Golaganj Upazila	Gowalpinghat Upazila	Jaintiapur Upazila	Kanalghat Upazila	Kotwali Upazila	Zakiganj Upazila
Rice Area (in acre)	632000	58000	41000	68000	2000	31000	65000	104000	46000	1077000		59000
Production Mounds	9155	276100	560000	157000	28000	492000	646000	125900	585000	1077000		837000
Mustard Area	11650	133	333	40	-	40	40	732	40	200	24	66
Production	14074	967	3108	414	-	331	373	6078	414	165	249	483
Jute Area	685	495				190						
Production	2200	1596				610						
Tobacco Area (in acre)	485	110	50	40	-	170	140	90	-	-	45	40
Production in Mounds	4474	830	452	322	-	1190	600	488	-	-	304	481
Pine apple area (acre)	3440	10	1360	230			40	480	800	70	300	110
Production Mounds	54185	1508	216742	35029			7663	70058	124548	10217	57896	18196

Table: 11 Number of selected livestock and poultry.

	Buffaloes		Goats		Sheep		Chicken	
	Holding	Number	Holding	Number	Holding	Number	Holding	Number
Balaganj	148	478	4747	12140	153	463	8558	64651
Beanbazar	531	1560	3823	12286	746	2258	6808	46341
Biswanath	62	142	1273	2605	83	142	7250	61650
Companiganj	-	-	-	-	-	-	-	-
Fenchuganj	57	285	2440	4400	88	164	3974	17141
Golapganj	158	769	1226	3392	21	63	7554	81199
Gowainghat	731	2619	3395	10098	1138	3254	13796	120608
Jaintiapur	79	211	1100	2529	50	210	-	-
Kanaighat	763	2503	1821	3772	-	-	-	-
Kotwali	605	1663	2414	6392	138	562	12341	93239
Zakiganj	1422	2090	3163	7915	60	120	8799	55911
Sylhet Zilla	4556	12320	25402	65529	2477	7200	69035	550740

Source: Sylhet District Statistics 1983

Bangladesh Bureau of Statistics

Performance in industrial sector

The development of cottage industries in Golapganj Upazila in terms of production cost and sales value exhibits in Table 12 which signifies the position.

Table : 12 Performance in Cottage Industry 1982

Description	Zila	Upazila accept Golapganj	Golapganj Upazila
Unit	5629	5052	577
Fixed Investment (Lac Taka)	825.84	741.84	84.0
Persons engaged (Total)	18050	16723	1327
Production Cost (Lac Taka)	1218.72	1100.10	118.62
Sales value (Lac Taka)	1960.91	1764.34	196.57

Source: Sylhet District Statistics 1983
Bangladesh Bureau of Statistics.

Education

Within Golapganj Upazila as has been found to be 14 high school, 2 junior school 11 madrasa, one college and 132 primary schools. The teacher/ student ratios in college, high /junior high school, madrasa and primary school one 13, 30, 17 and 47 respectively.

Table: 14 Number of Educational Institutions

Area	College	Secondary School	Junior High School	Primary School	Madrasa
Balaganj	1	15	3	144	49
Beanibazar	1	16	4	116	4
Biswanath		10	3	77	12
Companiganj		3	3	33	2
Fenchuganj	1	7	-	33	8
Golapganj	1	14	2	132	11
Gowainghat		5	3	102	20
Jaintiapur		2	-	30	1
Kanaighat		8	3	93	6
Kotwali	4	33	5	172	10
Zakiganj		6	2	105	4
Sylhet Zila	8	119	28	1037	127
Greater Sylhet District	20	350	79	3402	968

Source: Sylhet district statistics 1983. Bangladesh Bureau of Statistics.

Table: 15 Other Urban Services.

Upazila	Telegraph Office	Post Office	Bang- low & Rest House	Govt. Office	Chinema Halls	Registe red Clubs
Balaganj	1	29	1	29	-	-
Beanibazar	1	18	1	19	-	18
Biswanath	1	17	1	33	-	9
Companiganj	-	-	-	5	-	-
Fenchuganj	1	6	2	25	1	3
Golapganj	1	23	1	22	-	-
Gowainghat	1	6	1	26	-	-
Jaintiapur	1	3	1	22	-	-
Kanaighat	1	12	1	32	-	2
Kotwali	11	30	1	19	4	24
Zakiganj	1	16	1	29	-	3
Sylhet Zila	20	160	11	261	5	59

Source: Sylhet District Statistics 1983
Bangladesh Bureau of Statistics.

Health

There is a hospital with 31 beds within the Upazila.

Table 16 shows health facilities within Golapganj and other Upazilas under Sylhet Zila. In all the Upazilas under Sylhet Zila there is one health complex except in Companiganj Upazila. Kotwali and Fenchuganj Upazila experienced other health centre unit 1 and 4 respectively.

Table: 16 Position of Health Facilities.

Upazila	Thana Health Complex	Cheritable dispensary	Other Health
Balaganj	1	6	
Beanibazar	1	5	
Biswanath	1	2	
Companiganj		1	
Fenchuganj	1	1	1
Golapganj	1	2	
Gowainghat	1	1	
Jaintiapur	1		
Kanaighat	1		
Kotwali	1	3	4
Zakiganj	1	2	
Sylhet Zila	10	23	5

Source: Sylhet District Statistics. 1983

Bangladesh Bureau of Statistics.

TRANSPORT LINKAGES

The transport network within Golapganj Upazila is not satisfactory. The Upazila is connected with the district headquarters mainly by road & waterways. The basic means of transports available in the Upazila are bus and rickshaw. The Upazila Headquarters is connected with most of the Union Parishads by kutchra roads. Country boats play a vital role in communication during rainy season. There are 37 km. metalled and 277 km unmetalled roads.

The road network within the study area is connected mostly by pucca roads. But the road widths are not more than 10'-12' and difficult to comply with existing vehicular types. Upazila Complex is connected by pucca roads with most Part of Mouza Rankali. It also connected with main Sylhet road, goes to Beanibazar, there is also a bus stoppage. No railway connections exists within the Upazila Shahar.

Table: 17 Road Length according to category

Zila/Upazila	Pucca		Semi Pucca		Kutcha	
	Mile	Kilometer	Mile	Kilometer	Mile	Kilometer
Sylhet Zila	224	360.6	33	53.13	2126	3422.9
Balaganj Upazila	23	37.0	1	1.6	48	135.2
Beanibazar "	22	35.4	-	-	152	244.7
Biswanath "	13	20.9	-	-	68	109.5
Companiganj "	-	-	-	-	17	27.4
Fenchuganj "	6	9.7	-	-	93	149.7
Golapganj. "	23	37.0	-	-	195	313.9
Gowainghat "	27	43.5	-	-	131	210.9
Jaintiapur "	15	24.2	1	1.6	41	66.0
Kanaighat "	15	24.2	-	-	120	193.2
Kotwali "	62	99.8	15	24.6	427	687.47
Zakiganj "	18	29.0	16	25.8	399	642.4

Source: Sylhet District Statistics. 1983
Bangladesh Bureau of Statistics.

Within Sylhet Zila Total Number of Bus Stoppages are 87, of which 16 are in Kotwali, 10 in Golapganj. Table 18 represents Zila and Upazila wise Railway Station., Steamer/Launch ghat and Bus Stoppages.

Table : 18 Number of Railway Station, Buss Stoppages Steamer/Launch ghat.

Zila/Upazila	Railway Station	Steamer/Launch ghat	Bus Stoppages
Sylhet Zila	4	36	87
Balaganj Upazila		4	10
Beanibazar Upazila		10	8
Biswanath Upazila	2	-	5
Companiganj Upazila	-	-	-
Fenchuganj Upazila	2	3	1
Golapganj Upazila	-	8	10
Gowainghat Upazila	-	-	10
Jaintiapur Upazila	-	-	8
Kanaighat Upazila	-	-	12
Kotwali Upazila	2	1	16
Zakiganj Upazila	-	10	7

Source: Sylhet District Statistics 1983.

Bangladesh Bureau of Statistics.

2.4 DEVELOPMENT PROJECTS

The Upazila Parishad was not able to provide list of any development projects. So it was not possible for the consultant to provide any such.

2.5 IDENTIFICATION OF HIERARCHY OF SETTLEMENTS

The hierarchy in terms of settlements classified with the ranges of population concentration and the range of services provided by them.

Within the Upazilas it has been observed that smaller settlements with population upto 500 have been decreasing all the times since 1961. Conversely the number of all other settlements with population above 500 is increasing. The big size settlements are increasing fast but the middle order settlements are not increasing in that rate.

According to 1981 census all the major settlements of Golapganj Upazila are located near the transportation network and potential areas with different facilities.

GOLAPGANJ

(2)

Mouza	Population (1981)	Services with score																																
		Upazila Administrative Complex	Other Govt. Office	Upazila Health Complex	Other Health Services (Dispensary)	Hat	Market	Post Office	Telephone Exc.	Electrical sub-station	Police Station	Police Fari	College	High School	Primary School	Madrasha	Rail Station	Electricity	Rice Mill	Saw Mill	Bank	Shops	U.P. Office	Mosque	Cinema Hall	Club	Play ground	Community Centre	Godown	Metalled Road	Bus station	Industry	Total	
Dattarail	5171	10	4	6	3	4	6	3	3	6	3	6	4	2	4	2	5	2	6		12	2	1	2	1	5	2	3	3	3	4	3	3	77
Kanishail	4791	15				4	6							4	4																		34	
Khaddapara	2154	10		3	3	4						4	2	2					2														38	
Raygar	5952	20				4							4	4					2														24	
Beghiraighat	1970	10										4	4	4					2														33	
Beharagram	1590	10		3		4								4	2				2														42	
Chandarpur	5064	20											4	4					4														27	
Kaliajuri	2720	10											2	2					2															

According to information collected the major scores obtained by Dattarial Mouza in Golapganj Upazila (77 score) the closer scored settlements are Bhaddeshwar (68) Fulbari (66) and Rankeli (54). Road network within these area are mostly pucca and communication is better compared to other areas. In second category with score 30-45 12 settlements were observed, and with score 15-29, 21 settlements were observed. Settlements according to category are given in map 2. For Golapganj Upazila Mouzas are categorised according to A (score 60 +), B (40-59), C (20-39) and D(below 20), As per score mouzas under different category are given in Table 20.

Table : 20 Mouzas according to category.

<u>Category</u>	<u>Name of Mouzas</u>
A	Dattarial, Bhadeswar, Fulbari
B	Rankeli, Chandrapur, Baghe, Khatkhali, Hajipur.
C	Saraswati, Ghogarkul, Dakhinbag Uttar, Ghosgaon, Katwaipur, Kani- shail, Khardopara, Rajgar, Bahar- gram, Kaliaguri, Golabnagar, Dakhin Hatinagar, Uttar Hatinagar Kalakona, Chhilimpur, Khumia, Naliura, Sekpur, Fatehpur, Bara- kut, Kadirpur, Paniaga, Ammia, Amura, Dharabahaar, Ghagua, Dara, Hailalpur, Kayestangram, Kismat maizbag Chhattigh, Dariapatan, Uttar Gay espur.

THE UPAZILA HEAD QUARTERS

3.0 SPHERE OF INFLUENCE/ATTRACTIVENESS

Sphere of Influence is the immediate hinterland surrounding the shahar area within a distance of 3 to 4 meters (5-6 Kilometer). People from surrounding areas normally commute such distance to take the advantages of various services of the shahar area. The catchment area of Golapganj Upazila Shahar was determined on the basis of spatial distribution and immediate hinterland which is likely to get benefits from different services of socio-infrastructure. The criteria to determine boundaries of the area is to consider the influence of Hats in which case the boundary line is almost equidistant from both the Upazila centre and the Hat concerned. Table 21 shows the catchment area according to mouza. The catchment area of Golapganj Upazila Shahar is about 5643 acres (3280 Hactares).

TABLE: 21 CATCHMENT AREA POPULATION.

Sl. No.	Mouza	Total area		Involved area		Total Population		Involved Population	
		Acres	Hectare	Acres	Hectare	61	74	61	74
1.	Dakhinbagh	292	118	292	118	364	1436	364	1436
2.	Begna (Part)	2905	1176	958	391	2975	1541	991	513
3.	Naizhbag (Part)	923	353	274	111	1533	2197	1533	2197
4.	Kahistagaon	339	137	339	137	874	729	291	243
5.	Bausi (-Part)	425	172	212 ^{1/2}	86	590	830	295	415
6.	Khundhapara (Part)	787	319	393	159	1268	1692	422	564
7.	Barakat (Part)	1234	500	411	166	1546	1515	515	505
8.	Dhara (Part)	490	198	245	99	417	1624	208	812
9.	Amunia (Part)	401	162	200	81	806	985	403	443
10.	Ghogarkul (Part)	306	124	153	62	643	1047	321	523
11.	Saraswati (Part)	291	118	145	59	888	1204	441	602
12.	Chowghari	181	73	181	73	413	559	413	559

--: 2 :-

Sl. No.	Mouze	Total area		Involved area		Total Population			Involved Population		
		Acres	Hectare	Acres	Hactare	61	74	81	61	74	81
13.	Rankelighoga (P)	1477	598	396	160	3508	1016	5963	877	254	1490
14.	Bahargram	250	101	250	101	1046	1346	1592	1046	1346	1592
15.	Sribhar Benuebill (P)	305	124	152	62	587	982	1170	294	991	585
16.	Gauspur (Part)	285	115	142	57	351	541	844	158	271	422
17.	Jogjap	200	81	200	81	467	718	842	467	718	842
18.	Jangelhata (Part)	279	113	139	56	715	941	941	238	314	324
19.	Palpara (Part)	327	132	163	66	450	586	715	150	195	238
20.	Nischintbejgaon (P)	288	117	96	39	403	489	566	134	163	189
21.	Rankelibade	127	51	127	51	358	82	655	358	82	655
22.	Grida (Part)	313	128	156	61	295	424	482	98	141	160
	Total	13939	5643	5643	2280	20682	22729	38921	10017	13337	18485

3.1 DEFINITION OF SHAHAR AREA

The Upazila Shahar area has been identified on the basis of the spread of Urban and Semi Urban functions around the Upazila Complex and the principal transportation network. The area wholly or partially will be considered as the planning area of future township by the assignment of land requirement. Size of future township was visualised on the basis of the service demands of the Upazila. The proposed study area has been determined is about 2365 acres (957.49 hectare) and comprised of 6 mouzas. Table 22 shows study area according to mouza.

Table: 22 Study Area Population

Sl. No.	Mouza	Total Area		Involved area		Total Population			Involved Population		
		Acre	Hectare	Acre	Hectare	1961	1974	1981	1961	1974	1981
1.	Phulbari (Part)	1197.50	485	325.30	131.70	3213	4248	5329	877	1153	1448
2.	Sharashati (Part)	323.24	131	66.54	26.94	888	1204	1473	183	248	303
3.	Tikorbari	78.29	32	78.29	31.10	226	525	465	226	525	465
4.	Daripaton (Part)	358.88	145	180.95	73.25	677	878	1072	341	442	540
5.	Ransali	1477.05	598	1477.05	597.99	3508	4016	5963	3508	4016	5963
6.	Ghoshgram (Part)	647.00	262	236.87	95.90	1583	2035	2724	580	745	997
Total		4081.96	1653	2365.00	957.48	10095	12906	17026	5715	7129	9716

3.2 EXISTING LANDUSE PATTERN

The existing landuse pattern in the Golapganj Upazila Shahar is an out come of a long and constant process involving various natural, socio-economic and political factors. Existing landuse pattern, provision of facilities and land utilization characteristics within the study area are given herewith. About 2365 acre of land are including in the study area. The study area has grown with mixed landuses of residences, Commercial activities, administration and Govt. Departments, educational institutions, Road, socio-cultural and recreational facilities and agricultural land. The facilities are scattered mostly all over the area. Major parts of the study area is still under agricultural use representing about 68 percent of total land. The rest 22 percent are use for non-agricultural purpose. Table 23 shows the major landuses in the study area and the details are shown separately for each major categories.

Table: 23 Existing Landuse Pattern in the Study Area.

Landuse Category	Area (Total)		Percentage
	In acre	In hectare	
Agriculture	1620.45	656.05	68.52
Residential	507.66	205.53	21.47
Educational	3.88	1.57	0.16
Administration Govt. Depts.	21.30	8.62	0.90
Socio-cultural	14.77	5.98	0.62
Recreational	1.30	0.53	0.05
Health	0.90	0.36	0.04
Commercial	10.56	4.28	0.45
Urban Services	2.50	1.01	0.11
Industrial (Gas Field)	45.84	18.56	1.93
Water bodies	25.04	10.14	1.06
Khal	12.24	4.95	0.52
Roads	98.56	39.90	4.17
	2365.00 acre	957.48 hectare	100.00

Source: Field Survey 1989.

Agricultural Landuse

Agricultural land occupies a vast land under the study area. About 68.54 percent of total land used for agricultural purpose. Total agricultural land under the study area is about 1620.45 acre(1656.05 Hactare).

Commercial landuse

Commercial activities includes market, shops, hats/bazars and Banks within the study area. Total land for commercial purpose are about 10.56 acre (4.28 hectare). That is about 0.44 percent of total land used under the study area.

Table: 24 Commercial Activities.

Type	Total Area		Percent of Land
	In acre	In hectare	
Market/Bazar	0.61	0.25	5.77
Bank	0.08	0.03	0.76
Shops	9.87	4.00	93.47
	10.56	4.28	100.00

Source: Field Survey, 1989.

Industrial Landuse

Industries in large scale were not found in the study area. Only the gas field is found to be the major item of industry. The total area occupied by this is about 45.84 acres (18.56 hectares). This occupied about 1.92 percent land of total study area.

Educational Landuse

Educational institutions were found in the study area are five primary schools, one madrasha and 2 high schools 1 for boys and 1 for girls. The percent of land used for educational purpose is given in Table 25 .

Table : 25 Landuse for Educational Facilities

Type	Total Area		Percent of
	In acre	In hectare	
Primary School	1.54	0.62	39.69
High School(Boys)	1.14	0.46	29.38
High School(Girls)	0.90	0.36	23.20
Madrasha	0.30	0.12	7.73
	3.88	1.56	100.00

Source: Field Survey, 1989.

Administrative and Govt. Departments

Table: 26 Existing Administrative Units

Type	Total Area		Percentage of total land
	In acre	In hectares	
Upazila Complex	11.53	4.67	54.13
Union Parishad Office	0.10	0.04	0.46
Thana	1.26	0.51	5.92
Police Fari	0.50	0.20	2.34
Tahsil Office	0.23	0.09	1.07
Fisheries Office	7.68	3.11	36.06
Total	21.30	8.62	100.00

Source: Field Survey 1989.

From the table 26 it reveals that administrative Government and Parastatal Departments occupies about 21.30 acres (8.62 hectares) on land which is about 0.90 percent of total land under the study area. Upazila Complex is a big area with different offices..

Socio-cultural landuse

Land goes under socio-cultural activities are about 14.77 acres (5.98 hectares) within the Upazila Shahar Area, which constitute 0.62 percent of land under study area.

Table: 27 Land use for socio-cultural purpose

Type of activities	Total land area		Percent of
	Area in acre	Area in hectare	
Mosque	3.28	1.33	22.21
Graveyard	9.50	3.85	64.32
Idgah	1.94	0.78	13.13
Samaj Kalyan Sangstha	0.05	0.02	0.34
Total	14.77	5.98	100.00

Source: Field Survey, 1989

Recreational Landuse

Other than some open play fields no recreational facilities are available in Golapganj Upazila Shahar Area. Total area for play field is about 1.30 acres (0.53 hectares) total area occupied by play fields is about .05 percent of total land area under study. There is one stadium in Mouza Darabahar which would serve the study area population.

Residential landuse pattern

Total residential areas occupied are about 507.66 acres (205.44 hectares) within the study area, which is about 21.47 percent of total study area. Residential land for public use is about 3 acres which included in Upazila Complex area. Mostly those are staff Quarters for Govt. Officials.

Land Use for Health Purpose

There is one Hospital within the study area and the Upazila Health Complex is in Mouza Darabahar just outside the study area. Some dispensaries are privately operated within the commercial area.

Landuse for Urban Services

Urban services within the Upazila are 2 Post Office, 1 Power station, Telephone Line is in very minimal condition, Total area occupied by Urban Services is 2.50 acres (1.01 hectares).

Road Network

Total road length within the study area is about 98.56 acres (39.90 Hectares) of which 51.06 are pucca and 47.50 are katcha in character. Total land occupied by road is about 4.17 percent of total land, about 6.15 miles (9.84 km) are pucca road 19.02 miles (30.43 km) are kutcha roads.

Water Bodies

Water bodies include mainly tank/pond within the study area. Total area for water bodies is 25.04 acres (10.13 hectares) for pond and 12.24 acres (4.95 hectares) for Khals.

3.3 PHYSICAL OPPORTUNITIES AND CONSTRAINTS

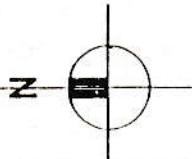
Opportunity

A vast land under Golapganj Upazila Shahar study area remain vacant and has better opportunity for development in future in a better way. The economy of the Upazila totally depends upon agriculture. Creation of Agrobased industry Cottage industry would support the additional demand of consumer goods and also would create employment in this Upazila. Industrial establishment in future would be suitable in the north western part of the shahar area . Future road development area within the mouzas of Tikarbari, Rankeli is required. The road connection between the Zila Headquarter and Upazila Shahar still not suitable enough.

Constraints

The major part of the shahar area goes under water during rainy season. Transportation during the wet weather is difficult enough for intra and extra communication of the shahar area. Bus services is available only in better weather. The road connection within the Upazila Shahar needs improvement. Due to low lying areas.

LAND LEVEL MAP



MAP - 3
GOLAPGONJ UPAZILA

LAND VALUE MAP



MAP - 4
GOLAPGONJ UPAZILA

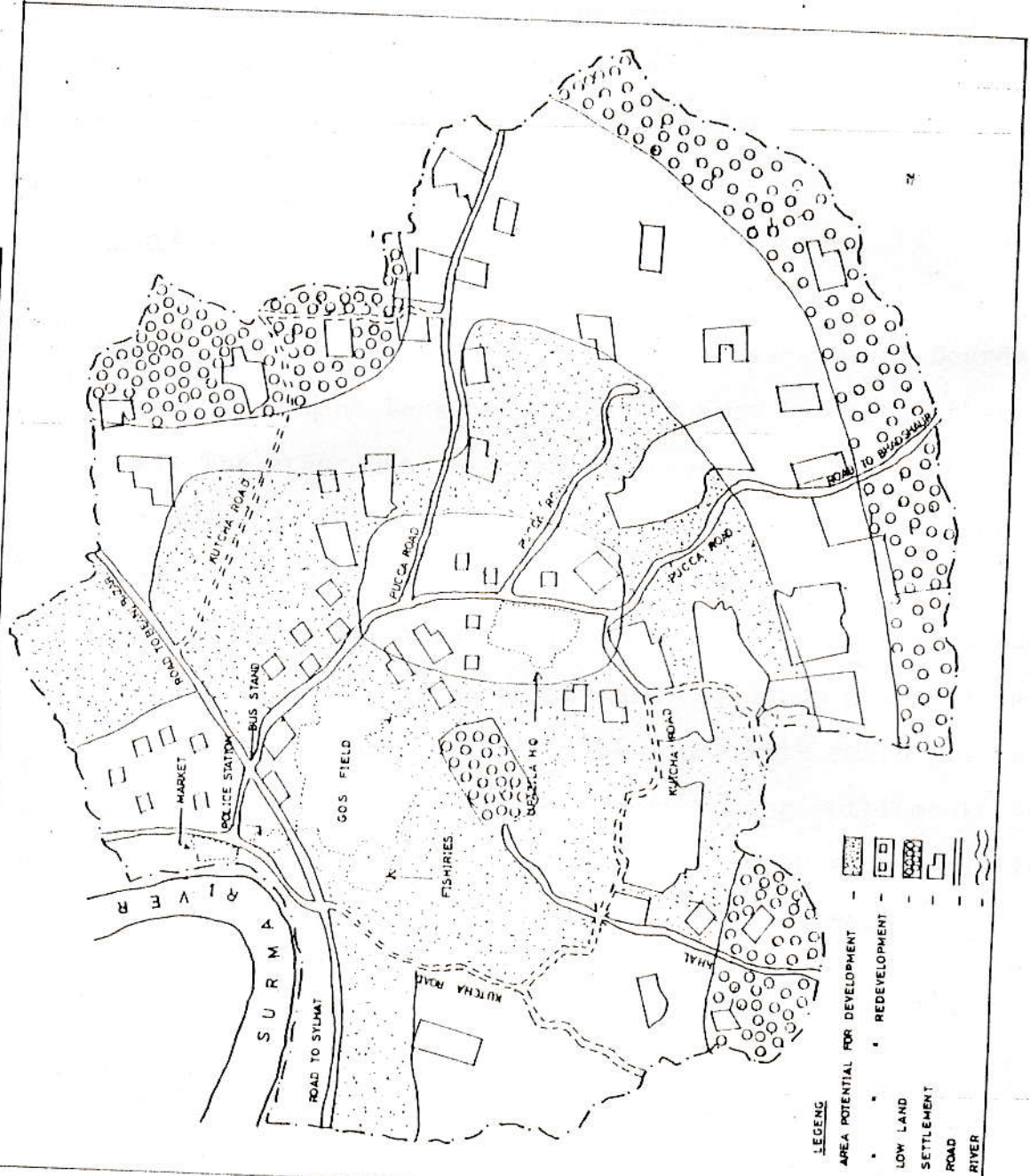


- LEGEND
- 1 SETTLEMENT
 - 2 HIGH LAND VALUE
 - 3 MEDIUM LAND VALUE
 - 4 LOW LAND VALUE
 - 5 ROAD
 - 6 RIVER

POTENTIAL AND CONSTRAINTS AREAS FOR DEVELOPMENT



MAP - 5
GOLAPGONJ UPAZILA



In many parts of study area, a continuous planned development is difficult tasks. The southern part of the shahar is a constraint area to develop as small tillas are found there. Electricity is one of the component for development of commerce and industry, is only available in a portion of the shahar area. Map showing the opportunity and constraints areas and major flooding areas.

Land Level

With the reference of Bangladesh Water Development Boards contour map, Land Level of the study area has been ascertained. The area has interesting topographic features. A vast area is still low lying and floodable where as some areas are with high tillas. Settlements have cropped up in the buildable high land which are usually free from floods. With population increase and demand for lands new settlements are being built up by raising low lands with earth filling. During monsoon season low lands surrounding settlements goes under water. Details of land uses within 200 acres and its level have been shown in Town service centre map.

Land Value

The highest land values have been found in the Upazila Shehar care area that is around Upazila Complex and Bazars. Next is buildable lands for residential and commercial purposes according to suitable coration. Low land value prevails in those areas which are not buildable or require huge filling usually the agricultural land and ditches that goes under water during monsoon fall in this group. The highest land value found about Tk. 1,95,000/- per acre surrounding Upazila Complex and Markets.

Table : 28 Land Value

Category	Average price Per acre(In Tk.)	Land Level
Surrounding Upazila H.Q.	1,95,000	High
Residential	1,50,000	High
Agricultural	1,35,000	High
Agricultural	1,05,000	Medium/Low
Pond Ditches	90,000	Low Land

Source: Upazila Revenue Office and Local People.

Golapganj.

CHAPTER - 4

FORECAST

4.0 Population Household structure and density within catchment area.

Population Projection

Golapganj Upazila Shahars catchment area includes twenty two mouzas partly or fully. Population projection made for this catchment area is based on high growth rate (4.7%) medium growth rate (3.1%) and low growth rate (2.26%). Table 29 Explains the projection upto 2000 according High growth rate calculated based on population growth between 1974 (13337) and 1981 (18485). Medium growth rate calculated based on population growth between 1961(10017) and 1981 (18485) Low growth rate came from assuming growth rate 2.26.

Table: 29 Population Projection according to High, Medium and Low growth rate.

Growth rate	Year				
	1981 (Base year)	1985	1990	1995	2000
High (4.7%)	18485	22213	27947	35161	44238
Medium(3.1%)	18485	20886	24330	28342	33015
Low (2.26%)	18485	20213	22602	25274	28262

Population Density

Population density has been calculated according to medium level population projection for the catchment area.

Table: 30 Household Density within the catchment area

Year	1981	1985	1990	1995	2000
Population	18485	208861	24330	28342	33015
Area in acre(Hactare)	5634 (2280)	5634 (2280)	5634 (2280)	5634 (2280)	5634 (2280)
Desnty per acre(Hactare)	3.28 (8.10)	3.17 (9.16)	4.32 (10.67)	5.03 (12.43)	5.86 (14.48)

Household structure

Total number of household within the catchment area is 2820. Total population was 18485 in 1981 was 18485. According to 1981 statistics average size of household was 6.57. Following table 31 shows household soze within the catchment area upto 2000.

Table: 31 Household Size

	1981	1985	1990	1995	2000
Population	18485	20886	24330	28342	33015
Number of household	2810	3342	4055	4903	6002
Household size	6.57	6.25	6.0	5.75	5.50

4.1 Population Household structure density within study area

Population Projection

Population growth rate in Golapganj Upazila Shahr as calculated through high growth rate (1974-81) is higher than compare to the national average. The medium growth rate is 2.69 (1961-81) is adopted to forecast the population upto 2000. Table 32 shows high medium and low growth rates to project the population upto 2000.

Table: 32 Population Projection study area. 1981-2000

Year	High gr. rate (4.52)		Medium gr. rate (2.69)		Low gr. rate (1.72)	
	Popu- lation 1974 (7129)	Popu- lation 1981 (9716)	Popu- lation 1961 (5715)	Popu- lation 1981 (9716)	Popu- lation 1961 (5715)	Popu- lation 1974 (7129)
1981		9716		9716		9716
1985		11587		10804		10402
1990		14453		12337		11328
1995		18028		14088		12336
2000		22487		16087		13434

Population density

The density per acre is still lower compare to many of urban areas in Bangladesh. One of the reason may be people are settled here for long time and new settlements were not grown up that much. Table 33 shows the density level within the study area.

Table: 33 Population density study area

Year	1981	1985	1990	1995	2000
Population	9716	10804	12337	14088	16087
Area in acre(Hactare)	2365 (958)	2365 (958)	2365 (958)	2365 (958)	2365 (958)
Density per acre(Hactare)	4.11 (10.14)	4.56 (11.28)	5.22 (12.88)	5.96 (14.70)	6.80 (16.79)

Household structure

According to medium level population projection the household size for Golapganj Upazila Shahar has been calculated. It is hoped that household size would become smaller during the next 15 years. Table 34 shows household structure.

Table: 34 Projection of household (1981-2000)

	Years				
	1981	1985	1990	1995	2000
Population	9716	10804	12337	14088	16087
Number of household	1861	2275	2903	3522	4596
Household size	5.2	4.75	4.25	4.0	3.50

4.2 Migration Pattern/Labour force Employment

Migration both internal and external was not found tremendously during the socio-economic survey within Golapganj study area. Very few families have permanently come to Upazila Shahar. Some male members shifted to the town for some job

there. But it is hoped with the new investment in different infrastructure and development projects would induce population to the study area.

There is hardly any dependable data for estimating labour-force in the urban area and employment in urban and rural areas of Bangladesh. Labour force as percentage of population 10 years and above was found 33.6 in Golapganj Upazila.

4.3 Land requirements provision standards

Land requirements upto 2000 and the standard provision are described in the following chapters for Golapganj Upazila Shahar and catchment area. The land proposed for residential and primary services are mainly based on study area. Major services are based on both study and catchment area.

The design population for housing and other primary services is 16087 for the year 2000 and the design population for study and catchment area is 49102.

Table: 32 Land Area Proposed upto 2000
Study area population: 16087
Study and Catchment area
Population: 49102

Land Use Category	Population Considered	Existing Area		Standard as per TOR pop/acre	Land reqd. as per TOR Acre	Land Area Proposed		% of Land	
		Acre	hac.			Acre	hac.		
1.a Commercial	49102	10.56	4.28	1000/1.5 ac.	74.0	29.95	20.0	8.10	0.85
1.b Industrial	-do-	45.84	18.56	-do-	74.0	29.95	55.0	22.27	2.33
2. Education		3.88	1.57		32.67	13.22	12.30	4.98	0.52
- Primary School	16087	1.54	0.62	5000/1 ac.	3.22	1.30	3.0	1.21	0.13
- Sec. School	49102	2.04	0.83	20000/5 ac.	12.27	4.97	4.0	1.62	0.17
- College	-do-	-	-	-do-	12.27	4.97	5.0	2.02	0.21
- Madrasa	-do-	0.30	0.12	20000/2 ac.	4.91	1.98	0.30	0.12	0.01
3. Health	49102	0.90	0.36	5000/1 ac.	9.82	3.97	6.0	2.43	0.25
4. Administration		21.30	8.62	12 acres Upazila Shahar			21.30	8.62	0.90
- Upazila Complex		11.53	4.67	-	-	-	11.53	4.67	0.49
- U.P. Office		0.10	0.04	-	-	-	0.10	0.04	0.004
- Thana		1.76	0.71	-	-	-	1.76	0.71	0.07
- Others		7.91	3.20	-	-	-	7.91	3.20	0.03
5. Recreation		1.30	0.53		16.0	6.47	7.50	3.03	0.32
Open:									
- Park	16087	-	-	1000/1 ac.	16.0	6.47	3.0	1.21	0.13
- Play Field	-do-	1.30	0.53	-	-	-	4.0	1.62	0.17
Closed:									
- Chinema Hall	49102	-	-	-	-	-	0.50	0.20	0.02

Table: 32 Land Area Proposed upto 2000
Study area population: 16087
Study and Catchment area
Population: 49102

Land Use Category	Population Considered		Existing Area		Standard as per TOR		Land reqd. as per TOR		Land Area Proposed		% of land
	Acres	ha.	Acres	ha.	pop/acre	ac.	Acres	ha.	Acres	ha.	
6. Socio-cultural	14.77	5.98	-	-	-	-	-	-	15.27	6.18	0.64
- Community Centre	-	-	-	-	20000/1 ac.	0.82	0.33	0.33	0.50	0.20	0.02
- Mosque/Idgah	5.22	2.11	-	-	5000/0.5 ac.	-	-	-	5.22	2.11	0.22
- Graveyard	9.50	3.85	-	-	20000/5 ac.	6.0	2.43	-	9.50	3.85	0.40
- Others	0.05	0.02	-	-	-	-	-	-	0.05	0.02	0.002
7. Urban Services	2.50	1.01	-	-	-	-	-	-	2.85	1.15	0.12
- Post Office	0.27	0.11	-	-	20000/0.5 ac	0.41	0.16	0.16	0.27	0.11	0.01
- Power Station	0.15	0.06	-	-	-do-	0.41	0.16	-	0.50	0.06	0.02
- Dak Bunglow	1.0	0.40	-	-	-	-	-	-	1.00	0.40	0.04
- Food Godown	1.08	0.44	-	-	-	-	-	-	1.08	0.43	0.05
8. Residential	507.66	205.53	100	330	Peragon/	134	134	134	507.66	205.53	21.47
9. Urban Deferred	-	-	-	-	10 percent of built up area	-	-	-	80.0	32.39	3.38
10. Road	98.56	39.90	-	-	-	-	-	-	120.0	48.58	5.07
- Fucce	51.06	20.66	-	-	-	237	95.95	95.95	120.0	48.58	5.07
- Katcha	47.50	19.25	-	-	-	-	-	-	-	-	-
11. Water Body	37.28	15.09	-	-	-	-	-	-	-	-	-
- Pond ditch	25.04	10.14	-	-	-	-	-	-	-	-	-
- Khaal/River	12.24	4.95	-	-	-	-	-	-	-	-	-
12. Agriculture	1620.45	656.05	-	-	-	-	-	-	1479.84	599.13	62.57
13. Reserve	-	-	-	-	-	-	-	-	37.28	15.09	1.58
Total	2365.0	957.48	-	-	-	-	-	-	2365.00	957.48	100.00

CHAPTER - 5

LANDUSE MASTER PLAN

5.0 Approach, Concept, Planning Principles

The planning concept for the preparation of landuse master plan for the Upazila Shahar is primarily related to the Government's policy of administrative decentralization. It is hoped that the Upazila Centres would be planned and developed to accommodate all social economic, administrative and infrastructural services for the Upazila itself. The development of Upazila Centre is the Government's key strategy for social, economic and infrastructural upliftment of the Upazila. The pertinent legislation enjoins upon the Upazila Parishad is a mandate of services provision to the rural areas. It is hoped that the Upazila will carry out economic development and employment generating activities by Government agencies at the Upazila Shahar and other growth centres. Construction of new public building and infrastructures such as roads industries etc. would help development as well as employment creation.

The development would include:

- Functions to be located at the Upazila Shahar will be in balance with existing social and physical infrastructure and requirements of Shahar's projected population in addition to functions related to the economic and employment generating activities shared by the shahar and other growth centres.

- Projected population of the Zila will be shared by the Upazila Shahar, other growth centres within the Upazila and outmigration of the Zila population.
- The land requirements for housing are catered to the needs of the population of the Upazila Shahar itself. Requirements for social facilities such as college, major markets, health service administrative units would be to cater the need of both shahar and catchment area population.

In the present plan the following aspects have been considered:

- Identification of sizeable township around the Upazila Complex on the basis of total land requirements.
- The urban form and structure at Golapganj is considered in terms of present developments and the local physical conditions as well as inter Upazila transportation service.
- Optimum uses of land.

In the process of identifying projects, cost effectiveness in terms of supporting population and eligibility for national and international financing have been considered.

5.1 Plan Description

The Table earlier shows the different land uses proposed in the plan. Proposed Landuse Map attached herewith shows the different landuse.

Urban Structure and Infrastructure development

The structure of the town has been proposed in a way to have the existing major employment zones and service areas. In Golapganj Upazila Shahar activities are scattered in the whole area rather than one place. One gas field is existing within the study area. Most of the activities are in Rankeli mouza. One highway from Sylhet to Beanibazar passes through the town area. The existing roads are developed haphazardly without planned way. Residential areas developed all over the area without required facilities. So some educational and commercial activities are proposed to meet future requirements. As the services are in the north western part of the town the southern part is provided with roads, to have better availability of existing major services.

Facilities like school, socio-cultural, commercial area are proposed in the new part of the shahar area to serve the towns population and catchment area population.

PROGRAMMING AND IMPLEMENTATION

6.0 Priority actions, cost implications

Upazila Shahar and Zila Shehar Land use/ Master Plan throughout Bangladesh is a gigantic task for the Government. Mobilization of financial and other resources is also a problem. Availability of international and local funds are generally linked with cost recovery in most cases. Considering this view the following priorities are relevant in programming and implimentation process.

- development of projects which would have early revenue earnings.
- development of accesses and communication system.
- acquisition and development of proposed road and commercial spaces as mentioned in the plan.

The plan shows the road spaces, commercial, industrial and social service sites (school, health etc). Development of the Upazila site has been started and hopefully will be completed very soon. Commercial sites are the priority action areas among the different proposed sites. It is expected that residential areas will be densified gradually with the increase of economic activities. Expansion of services should go ahead according to population increase.

6.1 Phasing of Development

The following Table illustrates phased development of different services including land development for housing infrastructure and others.

Table: 36 Phasing of development, 1985-2000

Sectors/Services	1985-90	1990-95	1995-2000
1. Land development for housing(Acres)	80%	20%	-
2. Commerce	50%	40%	10%
3. Industry	70%	10%	20%
4. Infrastructure			
a. Roads	25%	40%	35%
b. Education	30%	40%	30%
c. Health	10%	50%	40%
d. Recreation	20%	50%	30%
5. Administrative Offices	80%	10%	5%
6. Others	30%	35%	25%

Urban deferred areas are shown on the plan. These areas would be utilized when necessary, specially if actual population exceeds the medium forecasting.

6.2 Development Control

In the context of Upazila re-organization ordinance 1982- the development control measures are difficult to enforce. Because there is no adequate legal provision to prohibit and to undertake preventive measures against unauthorised development. Under the Local Government system the Pourashave Ordinance and probably the East Bengal Building Construction Act 1952 can be adopted for the Upazila Parishad unless other suitable measures are adopted by the Government. In any case the Upazila Parishad should be the custodian of the plan.

6.3 Monitoring and Reviewing

Monitoring: The Upazila Parishad will act as the key agency for monitoring all developments and development controls within the Upazila Shahar as stipulated in this plan. Five Year Plans, and Annual Development Plans should be prepared by the Parishad and approved by the Government on project basis. Since all the development agencies at the Upazila level have been integrated for the purpose of carrying out developments, the Upazila Parishad will also monitor the progress with the sectoral agencies at the regional and national level.

Review: Review of the plan should be made in terms of planning studies and landuse surveys after about 10 years.

Because beyond this period generally population projection may not hold good. The major road network proposed in the plan at present should be followed strictly so as to ensure general developments consistent with the urban structure envisaged. Revision may be made in accommodating unavoidable contrary landuses. Repetition of same sector development by different authorities should be controlled. So before implementing any project by any organisation should have prior discussion with Upazila authority.