

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

LAND USE/MASTER PLAN
DHARMAPASHA UPAZILA SHAHAR
SUNAMGONJ ZILA
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গনপ্রজাতন্ত্রী বাংলাদেশ সরকার
উপজেলা পরিষদ কার্যালয়,
ধর্মপাশা, সুনামগঞ্জ।

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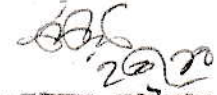
প্রেরক:- চেয়ারম্যান,
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প্রাপক:- পরিচালক,
বুরো অব কমসালটিং ইঞ্জিনিয়ার্স লিমিটেড,
১৩৫, মতিঝিল বাণিজ্যিক এলাকা, ঢাকা।

বিষয়:- ধর্মপাশা উপজেলা শহরের ভূমি ব্যবহার/ মাস্টার প্ল্যান অনুমোদন প্রসঙ্গে।

এই ধর্মপাশা উপজেলা পরিষদ কার্যালয়ে আপনার প্রতিনিধি জনাব এ, কে এম, শাহ আলম এর
সাথে পূর্ব মসজিদঘর নগর উন্নয়ন অধিদপ্তর কর্তৃক নিয়োজিত প বুরো অব কমসালটিং ইঞ্জিনিয়ার্স
লিমিটেড এর প্রস্তুতকৃত ধর্মপাশা উপজেলা শহরের প্ল্যানটি পরীক্ষা নিরীক্ষা করে বিস্মৃতিত আলাপ-
আলোচনার পর উক্ত মাস্টার প্ল্যানটি অনুমোদনের জন্য সুপারিশ করা গেল।

আপনার বিশ্বস্ত



মোঃ আব্দুল আউয়াল >

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APPENDIX - I

DIAGRAM - I

CHAPTER - I

INTRODUCTION

1.1 BACKGROUND INFORMATION

Upazila has been recognized as the most significant tier of the administration in Governments recent policy of overall administrative decentralization. There are 460 Upazila in Bangladesh and each Upazila centre will be the focal point of all upazila level administrative and commercial activities. The Government decided to plan and develop to accommodate all social economic and infrastructural upliftment of the upazila region.

Emphasis on sectoral development of the economy such as industries, agriculture, transportation, health and education, rural electrification etc. in the upazila region will result in diversification of activities and also urban and regional development at this level. This calls for creation of physical environment for planning and administration of the diversified activities at the upazila centre to help sustain such centre and promote faster development of the upazila and well being of the people. This required 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 well articulated system for linking urban and rural functions providing facilities for administrative, judicial, economic, social and infrastructural services. Thus the Town, will provide the locations for administrative judiciary, small and cottage industries, education, health, social and utilities services, commercial, cultural and recreational facilities.

For this reasons Government has taken a program of preparing land use/master plans for the upazila shahars at the earliest opportunity to provide for the orderly development of these urban areas. So that public and private sector investment in urban services may subsequently be introduced in a planned and cost effective manner.

Regarding these objectives it is envisaged that local consultants will be extensively engaged to assist the Urban Development Directorate (Under Ministry of Works) in this important undertaking. The consultant will be required to undertake a full program of studies before formulating land use/master plans for the upazila shahars.

The Bureau of Consulting Engineers Ltd. having expertise in this respect proposed to provide the consultancy services for carrying out the job of preparing land use/master plans for Dharmapasha Upazila shahars under Sunamganj Zila.

The various processes concerned with preparation of the land use/master plans of upazila shahars as indicated in the Terms of Reference will be undertaken objectively.

1.2 OBJECTIVES OF PLANNING

Regional upliftment has been recognized as one of the objectives for national development. Development of upazila centres has been identified as a part of the overall administrative reorganisation and decentralisation in the country. This also reflects the national policy of reaching the development administration and service facilities almost to the door steps of the people. Each upazila centre will be the focal point of all upazila level administrative activities. With this goal in end, Dharmapasha in Sunamganj Zila, among others, has been taken in hand for upgrading. This will ensure easy accessibility to the benefit of development administration and dispensation of justice nearer to the homes and hearths of the people.

The TOR mentions the following objectives of the land use/master plans of the upazila shahars which are to be carefully noted :

- Significant improvement in the quality of life in the rural areas;
- To serve as locational and spatial guide lines of different land uses;
- To facilitate private development at the upazila centre through physical planning;
- To serve as a technical back up for planned growth of human settlements;
- To enhance the capability of physical planning services in the private sector in managing the preparation of land use/master plan of the urban centre.

With a view to achieving these objectives the establishment and development of the upazila centre is the Government's key strategy for social, economic and infrastructural upliftment of the upazila region. In the light of the above stated circumstances, it is felt that the upazila centre should grow-up expeditiously and the preparation of land use/master plan for such centres is of utmost importance for better utilization of land, people and natural resources.

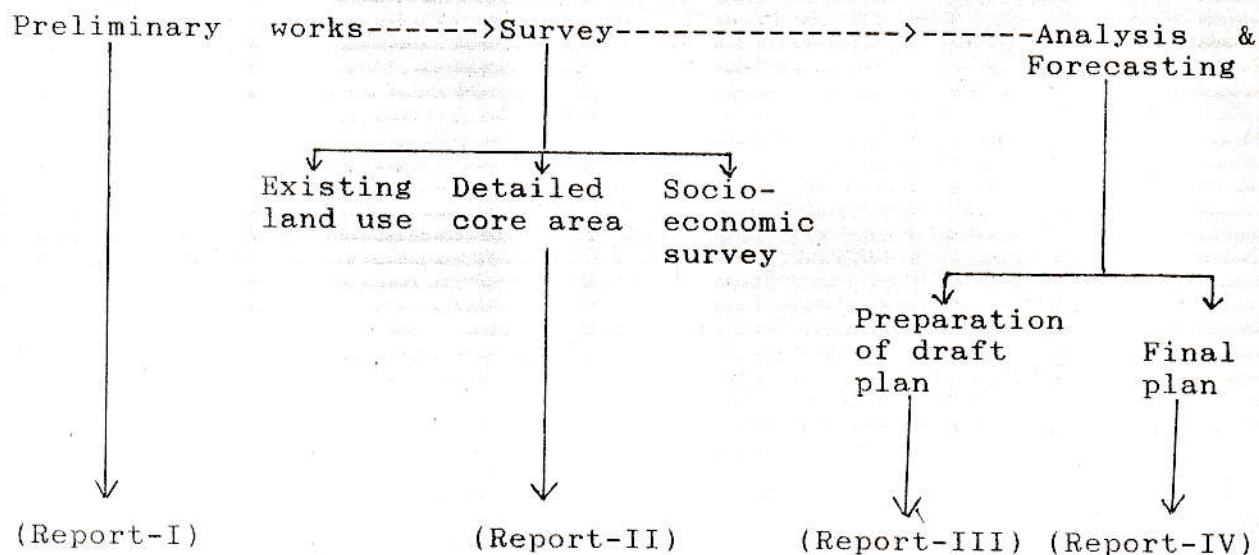
1.3 SCOPE OF SERVICES

The study will cover all major aspects related to the preparation of land use/master plan of the upazila shahars such as:

- Determination of the study area for survey and data collection;
- Detailed existing land use survey;
- Collection of socio-economic and demographic information data both from primary and secondary sources in the upazila and upazila shahar context;
- Analysis and compilation of the data and information to forecast future population and land requirements for various services and facilities;
- Detailed plan for development of township;
- Provide development plan for economic activities and investment facilities;
- The plan will indicate possible framework and strategy for management and development control, institutional arrangements etc. for effective implementation of the plan.

1.4 METHODOLOGY OF THE STUDY

The following steps are to be followed in connection with the study.



A Detailed discussion of these steps is made below:

PRELIMINARY WORKS

It includes collection of maps, census documents, District Statistics, District Gazetteers etc. A reconnaissance survey was already conducted before submission of Report-I (Inception report).

EXISTING LAND USE SURVEY

A landuse survey has been carried out by a team of surveyors using the cadastral sheet i.e. mouza maps (1" = 330' or 16" - 1 mile), as the base map, obtained from the Directorate of land records and surveys. To identify land use characters more accurately, field books were used together with maps to write down on the spot, characters of the plots individually. The land use survey teams have marked each and every patterns of land use on the mouza map which includes agricultural land and land level, homestead, commercial, industrial, educational, administrative, religious, storage, markets, forests, drainage, rivers, khals,

ponds and other water bodies, roads with type and length etc. in a sound professional manner. The survey has also included location and property lines of existing uses and areas of government and other nation-building agencies functioning the upazila.

After checking and verifying the landuse type and plotwise area measurements on the field base maps, the final map has been prepared as the existing landuse map using the symbols given in the TOR.

SOCIO-ECONOMIC SURVEY

Since the objectives of the study and scope of works have been designed to collect maximum information and data on socio-economic features of the upazila as well as study area, a comprehensive socio-economic survey was carried out to attain an appraisal of existing socio-economic and demographic situation of the upazila. Data has been collected in two ways which are as follows:

- i) Primary sources that include direct questionnaire surveys by structural schedule method; and
- ii) Secondary sources that include collection of data and information, observation and investigations from various upazila headquarter sources.

PRIMARY DATA COLLECTION

In order to collect and analyse data on socio-economic situations and demographic characteristics of the study area, a sample household survey has been conducted to get a proportionate reflection of occupational patterns, employment situation in-farm and non-farm activities, literacy rate, migration, health, housing pattern, income-expenditure, recreation, land holding status, land value, sanitation and other urban utility services of the study area.

Other than socio-economic survey, some groups and communities i.e. business, craftsmen, professionals, daily labourer and other floating people have also been interviewed directly through open ended questionnaire.

COLLECTION OF SECONDARY DATA

To ascertain the existing condition of the upazila headquarters and of the study area, informations have been collected from various secondary sources which include Upazila physical feature, geographic conditions, soils, industry, roads, administrative, social services, rural industry, other private establishments etc. These information were collected from the Bangladesh Bureau of Statistics, census Documents, District Gagetters etc.

SAMPLING DESIGN

Two staged sampling techniques were adopted within an element of purposiveness included in it. The primary sampling unit (PSU) of the survey was house holds and secondary sampling unit (SSU) was the villages under study area, i.e. Upazila settlement hierarchy.

0 The Questionnaire

A standardised questionnaire was prepared on the basis of the objectives of the study and as per scope of work. The questionnaire is structured closed but open ended to some extent to cover all relevant data required for determining socio-economic and demographic situation of the study area. Before preparing the questionnaire, the consultants had taken care on (a) getting all relevant data, (b) cross checking of all related data to reduce the possible error or correction to the minimum, (c) simplicity and clarify of the information collected for easy and complete understanding. The questionnaire had been prepared basing on the variables like household information, family composition, literacy, age, structure, occupation, income-expenditure, assets, housing, landholding, migration, land tenurial information, drinking water and sanitation, services and facilities etc. available in the study area.

0 DETAILED CORE AREA SURVEY (200 ACRES)

A detailed survey was conducted in 200 acres of core area of the existing (built up) upazila headquarter. It may be noted here that during the period of land use survey, a reconnaissance was also done for marking the core area exactly. Separate survey teams were engaged for individual upazila for conducting the detailed survey. Information about land forms and man-made structures were duly recorded.

ANALYSIS AND FORECASTING

All socio-economic and land use data and existing services are to be analysed and forecasted upto 2000 A.D. Past trends are also to be considered regarding population projection. High, medium and low level projections are to be made considering past trends of population growth rates.

PREPARATION OF DRAFT PLAN

The draft report would be exhaustive and include background information of the upazila methodology, existing survey data forecasting, land use plan, programming and implementation strategies etc. Legal matters are also to be included regarding development control of the township.

FINAL PLAN

This is the final product of the draft plan after necessary correction/modifications, if any suggested by the Urban Development Directorate (UDD).

CHAPTER -II
THE UPAZILA IN ITS DISTRICT CONTEXT

2. THE UPAZILA IN ITS DISTRICT CONTEXT

2.1 Location and Physical Characteristics of the Upazila

A. Location

It is one of the ten Upazilas of Sunamganj district. It lies between $24^{\circ} 47'$ and $25^{\circ} 12'$ north latitude and $90^{\circ} 56'$ and $91^{\circ} 10'$ east longitude. It is bounded in the north by the Indian state of Maghalaya in the south by Mohanganj Upazila of Netrokona district, in the east by Jamalganj and Taherpur Upazilas and in the west by Kalmakanda and Barhatta Upazilas of Netrokona district. It comprises a total area of 446.7 sq. km (172.5 sq. miles) including an area of 5.1 sq. km of river.

B. Physical Characteristics

Topography

For the assessment of the location and type of land available for easy and economic development, the knowledge of topography of the area is of much importance. Easily accessible high land in the vicinity usually gets the priority, followed by medium and low land depending on their location and type of land use desired.

The topography of the area, in general can be considered as level or flat except the part on the eastern part which is lower than the southern part. Soils in the Upazila are all of the Surma Kushiayara old Floodplains basins type of phagu soil association in the form of bluish grey clays.

Soils

Soils in the southern part of the Upazila are of the Surma-Kushiayara old flood plains basins type of Phagu soil association in the form of bluish-grey clays and the northern part of the Upazila is silty grey clay loams plains of the Kaipara-Sachna soil association.

Rivers and other water bodies

The Upazila is a broad and level valley bounded on the north by hills of considerable heights. The Upazila is only a few feet above the sea level.

There are huge depressions called 'haors' which are filled with water in the rainy season between June and September a great part of Dharmasha Upazila goes under water. The scenery during rainy season is monotonous but in summer and winter the wide expanse of green is restful to the eye and the hilly areas looks very picturesque.

The 'haors' although appear to be huge lakes during the rainy season, are magnificent grazing grounds during winter. These are big land depression where water accumulates during the rains and stands for about 8 months and in few of them throughout the year. As they start drying up after the monsoon, the haors become very suitable for the cultivation of booro paddy which is a winter crop. By their natural configuration ; they form excellent fisheries and supply heavy quantities of sweet water fish.

Climatic condition

i. Temperature

The maxm. & Minm. temperature of the study area were observed in May and January. These were ranging upto 31.9°C. Summer season continues from April to June and winter lasts from December through February.

ii. Rainfall

It is reported that the rainfall starts in the study area in May and continues upto September. The average annual rainfall in the Upazila is around 175" in 1983.

iii. Humidity

The level of humidity is maximum at 95% at 00.00 hours from July through September. Minimum is at 85% at 12.00 hours, from January through April.

2.2. Population and Settlement Distribution

Within the Zila

The Sunamganj Zila has a total population of 14,28,787 (1981). Its area is 3743 sq.km., (1445 sq. miles) and density per sq. km is 382 persons.

Table 1 shows the Upazila wise breakup of population.

TABLE 1
Upazilawise Population of Sunamganj Zila

Name of Upazila/ Zila	Population			Growth Rate (%)	
	1961	1974	1981	1961-74	1961-81
Bishwamvarpur	-	-	75,972	-	-
Chhatak	192,940**	278,772	219,583	-	-
Derai	106,459	129,050	161,317	1.49	2.1
Dharmapasha	94,121	121,691	146,376	2.0	2.23
Dowarabazar	-	-	131,397	-	-
Jagannathpur	101,558	135,285	163,450	2.23	2.41
Jamalganj	72,372	93,744	94,641	1.01	1.35
Sulla	46,774	57,031	70,521	1.54	2.07
Sunamganj	155,935**	291,466	244,019	-	-
Taherpur	57,573	99,282	121,511	4.28	3.81
Sunamganj Zila	827,732	1,206,321	1428,787	2.57	2.52

Source : Sylhet District Statistics - 1983

Dharmapasha Upazila has a growth rate of 2.0% during 1961-1974 and 2.23% during 1961-1981. These rates are lower than the average growth rate of Zila Sunamganj.

* Due to new Upazila, data are not available in district Statistics.
** Due to break-up the population decreased in 1981.

Table 2 shows the Upazilawise area, household and settlement distribution of Sunamganj Zila.

TABLE 2
Upazilawise area, Household & Settlement Distribution

Name of Upazila/ Zila	Area (including river)		Total Household	No. of	
	Area	Hectare		Mouza	Village
Bishwamvarpur	29,965	12,126.24	12,485	44	145
Chhatak	113,337	45,865.2	34,749	276	524
Derai	90,133	36,475.02	26,770	143	232
Dharmapasha	105,351	42,633.44	25,833	174	317
Dowarabazar	62,979	25,486.34	21,625	136	286
Jagannathpur	76,446	30,936.17	24,382	227	333
Jamalganj	60,680	24,555.98	14,570	82	159
Sulla	60,211	24,366.10	11,601	64	106
Sunamganj	126,225	51,080.73	39,242	188	405
Taherpur	80,026	32,384.92	19,713	129	266
Sunamganj Zila	805,353	325,910.14	230,970	1,463	2,773

Source : BBS, Thana Series, Sylhet, 1985

Within the Upazila

The total population of upazila Dharmapasha is 146,376 (1981) with a density of 328 per sq. km.

Table 3 shows the Unionwise settlement distribution

TABLE 3
Union-wise Settlement Distribution
Of Upazila Dharmapasha

Name of Upazila/ Zila	Area		Total Household	No. of	
	Acre	Hectare		Mouza	Village
Dharmapasha	7,754	3,139.27	3,395	12	32
Selboresh	8,296	3,358.07	3,228	18	30
Joysree	11,121	4,502.43	2,504	15	22
Paikurati	14,941	6,049.00	3,430	19	38
Sukhair Rajapu (Utter)	9,891	4,004.45	2,978	20	42
Banghikunda (N)	988	400.00	2,480	9	31
Bhaghikunda (S)	18,481	7,482.02	2,947	30	47
Madhyanagar	8,634	3,495.55	2,272	21	39
Charmardani	16,343	6,616.06	2,599	30	36
Dharmapasha	95,449	39,046.85	25,833	174	317

Source : BBS, Thana Series, Sylhet, 1985

Table 4 Shows the Union-wise population of the Upazila

TABLE 4
Union-wise Population of Upazila Dharmapasha

Name of Upazila/ Zila	P o p u l a t i o n			Growth rates (%)	
	1961	1974	1981	1961-74	1961-81
Dharmapasha	11,355	15,179	17,801	2.26	2.30
Selboresh	11,352	14,816	15,999	2.07	2.67
Joysree	9,173	12,009	14,762	2.09	2.41
Paikurati	12,715	15,813	18,221	1.69	1.82
Sukhair Rajapur (Utter)	6,269	8,667	17,714	2.52	5.33
Banghikunda (N)	7,757	10,761	13,389	2.55	2.77
Bhaghikunda (S)	9,263	14,610	19,225	2.57	3.72
Madhyanagar	9,360	11,518	14,090	1.61	2.07
Charmardani	10,850	12,718	15,075	1.23	1.66
Dharmapasha	88,094	116,091	146,276	2.15	2.57

Source : Census Document , 1961 village statistics, 1974 & Thana series, Sylhet, 1985

Migration :

There is no data available regarding overall migration pattern of the Upazila. The preliminary information gathered from District Gazetteer and other relevant references, it is assumed that a meagre % of in-migrants have entered into the Upazila from other parts of the Zila. These migrants have come either from within or from outside the Upazila. Reasons for in-migration into the study area, are attributed to scope of better employment, small business and income generating activities. Thus rural urban migration in the Upazila takes place mainly, for searching job, education etc. Rural to rural migration is not so prominent which usually happens due to some natural calamities .

Since 1947, a large number of Hindus have migrated from the district & the Upazila to India because of their failure to adjust themselves to local conditions. While muslim refugees when expelled from India have been in-migrating into the district/Upazila in large number since 1947. Thus there has also been an influx of Muslim refugees from the neighbouring Indian State.

2.3 Economic Performance and Transport Linkage

A. Employment and Under - employment

In the Upazila, there is virtually no township and people depend more on agro-based employment. The position of employment and under - employment is shown below computed from the sources of Bangladesh Bureau of Statistics.

TABLE 5
Employment & Under Employment in
Zila and Upazila, 1981

Locality (Upazila)	Total Popn.	Not work- ing	House hold	Culti- vation	Agrl. Non- Crop	Manu- fac- ture	Busi- ness	Others	Youths 10-29 Not working	
									Litt.	Illt.
Bishwa- rapur	75972	8542	19877	17187	478	42	1225	3005	526	3913
Chhatak	219583	31713	54096	39200	2143	2048	4459	13783	2239	1288
Derai	161317	18596	41570	37922	2718	72	2488	6135	1292	6939
Dharma- pasha	146376	14904	36932	36085	2322	62	2954	5309	735	6178
Dowara Bazar	131397	16573	32168	27551	1418	63	1909	6573	637	7967
Jagan- nathpur	163450	24513	41470	31277	1606	135	3543	7696	2226	8033
Jamal- ganj	94641	11330	23673	22593	971	123	1347	3379	659	5227
Sulla	61779	7190	19767	18812	1024	25	615	1208	304	1966
Sunam- ganj	244019	38348	60447	48392	2912	965	6203	9809	2373	16324
Taher- pur	121511	12396	30818	27798	1957	556	2363	5695	579	5778
Sunam- ganj Zila	1428787	172775	337145	284224	16568	3970	25759	59213	10911	58386

Source : BBS Thana Series , Sylhet 1985

In the above table population not working means population below 10 years who are either of school age population or below. Population engaged in household works are also contributing to the rural economic activities.

The overall participation of labour force in cultivation household works and agri. non-crop constitute the major economically active population in Upazila Dharmapasha.

B. Income & Expenditure

Income of the employed population may be categorised in terms of:

- o Average daily wage rate of construction labour.
- o Average daily wage rate of agricultural labour &
- o Average daily wage rate of the landless & off-farm labour

Income of the employed population is shown in the following tables :

TABLE 6
Daily Average Wage Rate Of Agricultural Labour (In Tk.)

Year	Sylhet (In Tk)	Bangladesh (in Tk)
1980-81	15.00	15.97
1981-82	15.42	15.48
1982-83	22.00	16.93

Source : BBS district statistics Sylhet, 1983

From the above Table it reveals that the daily wage rate of agricultural labourer in Sylhet district increased in higher rate than Bangladesh.

TABLE 7
Annual Average Daily Wage Rate Of
Construction Labourer By Type (In Taka)

Year	Mason	<u>Types of Labourer</u> Helper (Jogaly)	Carpenter
1980-81	42.86	24.32	25.29
1981-82	42.86	24.32	34.36
1982-83	42.85	22.42	32.25

Source : BBS District Statistics - Sylhet 1983

Note : Data is not available at Upazila/Zila level.

The above table shows that the wage rate of Mason remained almost the same from 1980 to 1983, the wage rate of helper decreased from 1981-82 to 1982-83 and the wage rate of carpenter increased from 1980-81 to 1981-82 but decreased in 1982-83.

Average daily wage rate of the landless and off-farm labours as shown in Table - 8 in old Sylhet Zila.

TABLE 8
Annual Daily Average Wage Rates By
Types (In Tk.) In Old Sylhet District

Sl. No.	Type	Skilled/ Unskilled	Years (Taka)			
			1978-79	1979-80	1980-81	1981-82
1.	Composition	Skilled	17.85	20.00	21.45	22.55
		Unskilled	11.96	12.00	12.00	15.00
2.	Book Binder	Skilled	16.56	20.00	21.44	22.73
		Unskilled	11.18	12.00	12.66	16.54
3.	Biscuit/Bread Factory	Skilled	16.95	20.00	20.42	22.73
		Unskilled	11.70	12.00	12.25	15.91
4.	Oil Mill	Skilled				
		Unskilled				

Source : Sylhet District Statistics, 1983

It is seen from the above table that the wage rates are higher in off-farm and non-agricultural sectors.

C. Agricultural & Non-Agricultural Activities in Zila & Upazila

i. Agricultural Performance

It is analysed here in terms of production of paddy, jute, potatoes and Rabi products and their value added with per capita share of value added. The data is assembled from Sylhet district statistics.

Table 9 shows crop variety in area and production of Sunamganj Zila.

TABLE 9
Crop Variety in Area and Production
of Sunamganj Zila, 1981-82

Name of Zila/ Upazila	Paddy		Wheat		Jute		Potato		Rabi	
	Area (000' acres)	Produc- tion (000' Mands)	Area (000' acres)	Produc- tion (000' Mands)	Area Acr.	Produ. Bales	Area Acr.	Produ. Mnds.	Area Acr.	Prod. Mnds.
Bishwarampur	1	15	-	-	-	-	-	-	8	76
Chhatak	149	2017	1	24	125	406	400	53415	834	7684
Derai	49	644	-	3	125	406	400	67216	280	2833
Dharmapasha	125	1179	-	3	1870	6094	176	23379	1016	9246
Dowarabazar	2	24	-	-	-	-	-	-	4	38
Jagannathpur	75	1009	-	2	185	609	152	22806	341	3501
Jamalganj	56	689	-	4	185	609	177	27880	1012	10150
Sulla	34	423	-	4	-	-	50	7779	29	252
Sunamganj	187	1689	-	-	315	1016	302	48510	671	5414
Taherpur	56	827	1	6	250	813	287	44028	314	3075
Sunamganj Zila	614	8516	2	46	3055	9953	1944	291013	4509	42269

Source: BSS - District Statistics - Sylhet, 1988.

ii. Industrial Activities :

a. Handloom - No handloom industry exist in Dharmapasha Upazila. The following Table shows the handloom industry in Upazila & Zila.

TABLE 10
Handloom Industry Statistics, 1978

Zila/ Upazila	No. of Looms	No. of Persons engaged	No. of operat- ional looms	Annual av. Output in Yrds
Bishamvarpur	-	-	-	-
Chhatak	94	27	1	16,000
Derai	26	66	20	115,000
Dharmapasha	-	-	-	-
Dowarabazar	-	-	-	-
Jagannathpur	61	105	-	95,000
Jamalganj	33	-	-	-
Sulla	-	-	-	-
Sunamganj	166	84	12	40,000
Taherpur	7	-	-	-
Sunamganj Zila	387	282	33	266,000

Source : Sylhet District Statistics 1983.

Analysis - Sunamganj Zila total Production = 266,000 yrds.
Value @ Tk. per Yrds = Tk.7.98 million

b. Cottage Industries :

The following table shows Upazilawise Cottage industries.

Table 11 Upazilawise Cottage Industries & persons engaged therein 1982.

TABLE 11
Upazilawise Cottage Industries & Persons
Engaged therein 1982

Upazila/Zila	No. of Units	No. of per. Engaged	Total share Value (lakh)
Bishwamvarpur*	-	-	-
Chhatak	1129	3832	3121.60
Derai	493	922	76.77
Dharmapasha	438	1192	61.40
Dowara Bazar*	-	-	-
Jagannathpur	390	630	64.61
Jamalganj	216	743	39.97
Sulla	177	462	24.47
Sunamganj	522	2425	172.29
Taherpur	379	939	6.16
Sunamganj Zila	3744	11145	838.27

Source : BSS District Statistics Sylhet, 1983.

The above table shows that the total No. of Cottage Industries at Dharmapasha Upazila is 438 i.e. 11.7% of the district. 10.7% of the total population of the Zila are engaged in the Cottage Industries.

Analysis - Sunamganj Zila total sales value = 838.27 lakhs
Per capita share = 59.00 per year

Dharmapasha Upazila total sales value = 61.4 lakhs
Per capita share = 42.00 per year

So, the overall agricultural performance as per selected agricultural cropping and selected industrial activities for the Zila Sunamganj & Upazila Dharmapasha are summarised below :

Zila/ Upazila	Agricultural (Tk, in Mil.)	Industrial (Tk. in Mil.)	Total Tk. (Per capita)
Sunamganj Zila	187921.3	798	1320.84
Dharmapasha UZ	26658.4	-	1821.23

D. Road, Railway, Waterways & Air

The following table shows the road, railway and waterways in the Zila Sunamganj & Upazila.

TABLE 12
Zila & Upazilawise Road, Railway
And Waterways , 1982

Upazila/ Zila	Road (in miles)				Railways (in miles)	Waterways (in miles)
	Pucca	Semi- Pucca	Katcha	Total		
Bishwarampur	-	-	55	55	-	6
Chhatak	25	6	100	131	-	35
Derai	-	-	25	25	-	-
Dharmapasha	1	-	50	51	-	45
Dowara Bazar	-	-	19	19	-	28
Jagannathpur	2	1	42	45	-	-
Jamalganj	-	-	42	42	-	1
Sulla	-	-	12	12	-	-
Sunamganj	24	21	99	144	-	-
Taherpur	1	-	27	28	-	44
Sunamganj	53	28	471	552	-	159

Source : Sylhet district Statistics, 1983

Note : Railways & Waterways data are not available

Road : There is in total 51 miles pucca and kutchra roads in the Upazila Dharmapasha. Only one mile is pucca in the Upazila headquarters, whereas total road in the Zila is 552 miles, i.e. in the Upazila has 9.24% of total roads in the Zila.

Railways : There is no railway line in the Upazila Dharmapasha,

Waterways : There is no available data of waterways in the Upazila and Zila level. Dharmapasha has 35 miles canal lines which is about 22% of the Zila (159 miles).

Air : There is no air connection with the Upazila.

E. Social Services in Zila & Upazila

Table 13 shows the social services in Zila Sunamganj and Upazila Dharmapasha.

TABLE 13
Social Services in the Zila & Upazila, 1982

Sectors/ Sub-sectors of services	Zila Sunamganj	Upazila Dharmapasha	% of Upazila in Zila
1. Educational			
- Primary	874	127	14.53
- Secondary	97	9	9.28
- College	3	0	0
- Madrasha	37	5	13.51
2. Health			
- Health Complex	8	1	12.5
- Dispensary	15	2	13.33
3. Trade Centres			
- Daily Bazar	28	5	17.86
- Weekly Bi-weekly bazar	126	10	7.94
4. Other Urban Services			
- P.O.	84	12	14.29
- Tubewell	5866	449	7.65
- Dakbanglow	12	2	16.67
- Bank	56	4	7.14
- Club	19	-	0
- Public Library	3	-	0
- Village Electrified	52	1	1.92
- Telephone Office	7	1	14.29

Source : Sylhet District Statistics , 1983

2.4 Social Infrastructure:

A comparative picture on social infrastructure of Upazila and Zila is given below.

o Markets and Commercial Centres

According to BBS source, in 1981 the Dharmapasha Upazila has 15 hats/bazars. It indicates that there is one hat/bazar for every 9,758 persons (1981) in the Upazila, whereas a bazar serves 9,278 persons in Sunamganj Zila. Table 14 shows Upazila-wise trade centres in 1981.

TABLE 14

Upazila-wise trade centres
in Sunamganj Zila, 1981.

Upazila/Zila	Daily Bazar	Weekly or weekly hats.
Bishwamvarpur	1	12
Chhatak	2	18
Derai	2	13
Dharmapasha	5	10
Dowarabazar	1	15
Jagannathpur	1	27
Jamalganj	1	5
Sulla	1	4
Sunamganj	3	15
Taherpur	11	7
Sunamganj Zila	28	126

Source: BBS, Sylhet, Thana Series - 1985.

o Health:

Dharmapasha Upazila has a health complex with 31 beds and 4 Doctors. Moreover, there are 2 dispensaries in this Upazila. This shows that there is one doctor, one bed and one clinic available for every 36,594; 4,722 and 73,188 persons (1981) respectively. On the other hand the Zila one doctor serves 20,411 persons (1981). There is one bed for every 4,722 persons in this Upazila whereas 5,761 persons in Zila on average. Table 15 shows it in detail.

TABLE 15

Upazila-wise Health Centres - 1981

Upazila/Zila	U.Z. Health complex No.	Health Bed	Chari table Dispensary	M.B. B.S.	L.M.F.	Nati- onal	Home- opath
Bishwamvarpur	-	-	1	-	-	-	40
Chhatak	1	31	5	10	15	-	10
Derai	1	31	1	8	2	-	5
Dharmapasha	1	31	2	3	1	-	16
Dowarabazar	-	-	-	-	-	3	1
Jagannathpur	1	31	-	8	1	12	4
Jamalganj	1	31	1	5	1	30	1
Sulla	1	31	-	2	1	4	8
Sunamganj	1	31	3	5	3	-	12
Taherpur	1	31	2	3	-	1	20
Sunamganj Zila	8	248	15	44	24	50	117

Source: District Statistics - Sylhet - 1983.

o Education:

There are 9 high/junior high schools, 5 madrasahs and 127 primary schools in this Upazila. This shows that there is one high/junior high school, one madrasha and one primary school for every 2042 persons in the age group of 10-14 years; 12,333 persons in the age group of 5-9 years respectively. The teacher student ratios in high, junior high school, madrasha and primary school are 25, 22, 44 and 26 respectively. The overall literacy rate of the Upazila stands at 11.1 percent against 19.9 percent of the Zila, inspite of all these facilities. Education could not spread among the general mass to the desired extent. Table - 16 represents the educational information of the Upazila.

TABLE 16
Educational Facilities, 1982

Facilities	Dharmapasha Upazila	Sunamganj Zila
1. No. of Primary School	127	874
a) Teachers	336	2443
b) Students	8862	93797
c) Teacher-student ratio	26	38
2. No. of Junior High School.	3	22
a) Teachers	20	144
b) Students	390	2438
c) Teacher-student ratio	20	27
3. No. of Secondary School	6	75
a) Teachers	70	757
b) Students	1746	18945
c) Teacher-student ratio	25	25
4. No. of College	0	3
a) Teachers	0	56
b) Students	0	1092
c) Teacher-student ratio	0	19
5. No. of Madrasha	5	37
a) Teachers	25	252
b) Students	1090	7026
c) Teacher-student ratio	44	28

Source: BBS District Statistics Sylhet - 1983.

Other Urban Services and Utilities:

Currently electricity and sanitary facilities are available at the Upazila Headquarters. Out of 164 villages of the Upazila, 1 village has so far been provided with electricity. This indicates that 0.6 percent of the total village of the Upazila has electricity facilities. There is one cinema hall at the Upazila Headquarters. Table 17 shows the upazila-wise urban facilities, 1982.

Table : 17 - Upazilawise Urban Facility, 1982

TABLE -17
Upazilawise Urban Facility, 1982

Upazila/Zila	Tubewell		Telegraph		Dak- Bungalow		Bank	Clubs	Public Library	Villages Electrified	House holds		Small Scale Industry		Large Scale Industry		Deep Tubewell	Power Pump	Co- operative Societies
	Drinking	P. O.	Office	Rest House	Rest House	Drinking					Industry	Industry							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
Bi shwamvarpur	455	3	-	-	1	4	-	-	-	-	-	-	-	-	36				
Chhatak	1300	8	1	1	12	-	-	32	650	50	2	-	10	72					
Derai	689	13	1	1	5	-	-	5	206	-	-	-	-	376					
Dharmapasha	300	7	1	1	2	-	-	1	-	-	-	-	-	342					
Dowarabazar	482	5	-	1	3	-	-	-	-	-	-	-	-	35					
Jagannatpur	650	25	1	1	15	-	-	-	-	-	-	-	-	163					
Jamalgonj	165	4	1	-	3	-	1	3	35	-	-	-	-	215					
Medhynagar	149	5	-	1	2	-	-	-	-	-	-	-	-	110					
Sullah	320	3	1	1	2	-	1	-	-	-	-	-	-	272					
Sunamganj	1131	7	1	4	8	15	1	3	-	-	-	2	4	318					
Taherpur	225	4	-	1	3	-	-	8	1065	-	1	-	81	153					
Sunamganj	5866	84	7	12	56	19	3	52	50	3	3	2	95	2092					

2.5 Current Development Projects

There are 40 on-going projects in this Upazila in different sectors. The following table represents the on-going sector-wise projects and their estimated cost.

TABLE 18
List of Sector-wise Priority projects, 1988-89

Sl. No.	Sector	Number of Projects	Total estimated cost (Tk)
1.	Agriculture & Irrigation	7	10,51,000
2.	Small & Cottage Industries	3	1,22,000
3.	Transportation Communication	8	4,90,500
4.	Housing & Physical Planning	8	5,97,000
5.	Development of Institutions	11	53,589
6.	Physical, mental & cultural development of children	3	3,90,000
7.	Health & Social Welfare	2	1,60,000
8.	Sports & Culture	1	1,00,000
9.	Miscellaneous	1	80,000
10.	Maintenance	5	2,35,000
Total		49	32,79,089

Source : Upazila Parishad, Dharmapasha

Details of the Projects are given in Appendix-1.

2.6 Synthesis: Identification of hierarchy of settlement in the Upazila.

Hierarchy of settlements depend on many variables. An attempt is made to determine the hierarchy of settlements within the Upazila as a whole based on population, economic activity, social infrastructure provision with available services and facilities, transport link and other related characteristics. Mouza has been considered as the unit or centre to determine the hierarchy of settlements. In determining the heirarchy of settlement the weightage method has been applied. Different weights have been given for various ranges of population, economic, social, transport and other services in respect of their degree of importance, extent of services rendered and impact produced on development of the Upazila. This is shown in the table 19. The total weightage obtained for each mouza have been calculated and ranked in for different categories. The rank according to weightage obtained is shown in table 20.

TABLE 19
Weightage of population and different
categories of services.

Category	Weightage

a. <u>Population range of</u>	
Upto - 1000	2
1001 - 2000	3
2001 - 3000	4
3001 & above	5
B. <u>COMMERCE</u>	
* Bazar	2
* Hat	3
C. <u>EDUCATION</u>	
* High School	2
* High Madrasha	2
* College	5
* Vocational Institute	3
D. <u>INDUSTRIES</u>	
* Cottage Industries	5
* Other light Industries	5
E. <u>OFFICE</u>	5
F. <u>RECREATION</u>	
* Statiums	5
* Park	4
* Cinama Hall	3
G. <u>SOCIO-CULTURE</u>	
* Community Centre	5
* Town Hall	6
* Public Library	6
H. <u>URBAN SERVICES</u>	
* Post Office	3
* Police Station	4
* Bank	4
* Rail Station	5
* Electricity	5
* Ghat	4

Total	100

Table 20 shows the mouza-wise analysis of the population and services.

TABLE -20

Analysis of population & services on the basis of weightage.

Population & Services	Dharma- pasha	Modha- nagar	Joy Sree pur	Islam pur	Raja Boulam pur	Bada- Sunol horipur pur	Chan- pur	Sola- manpur usha	Baga- ampur	Bolor- ebbur	Kesh- Bari	Khola- bahar nagar	Dudha pur	Golap- pur	Jamal Bagar- pacher	Atka- para		
1. Population	5	4	3	4	3	4	2	2	4	3	4	3	3	2	4	3	2	
2. Commerce	3	3	3	3	3	3	3	-	-	-	-	-	-	-	-	-	-	
3. Education	4	2	4	4	4	2	-	2	-	2	-	-	-	-	-	-	-	
4. Industries	5	5	5	5	5	5	5	5	5	-	-	-	-	-	-	-	-	
5. Office	-	5	5	5	-	-	-	-	-	-	-	-	-	-	-	-	-	
6. Recreation	8	5	5	5	5	5	5	5	5	5	5	5	5	-	-	-	-	
7. Socio-culture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
8. Urban Services	11	3	-	3	3	3	-	-	-	-	-	-	-	-	-	-	-	
Total Weightage	36	35	28	26	23	22	15	14	12	11	10	9	8	7	5	4	3	2

The category of A, B,C, & D made according to Table -21 as follows :

TABLE 21
Ranking of hierarchy according to weightage obtained

Weightage	Category in hierarchy
30 and above	Category A
20 to 29	Category B
11 to 19	Category C
Upto 10	Category D

The following table shows the different categories of mouzas in the hierarchy obtained on the basis of the above mentioned analysis.

TABLE 22
List of mouzas in the hierarchy of
Dharmapasha Upazila.

Category	Name of Mouza
A.	1. Dharmapasha 2. Madhanagar
B.	1. Joy Sree 2. Islampur 3. Boulam 4. Rajapur 5. Bir
C.	1. Sunol 2. Badaharipur 3. Chanpur 4. Solamanpur 5. Bagansha
D.	1. Bolarampur

Different categories of mouzas are also shown on the Upazila Map with different legend.

CHAPTER -3
THE UPAZILA HEADQUARTERS

3. The Upazila headquarters

3.1 Definition of Sphere of Influence/Attractiveness/Catchment Area:

The sphere of influence is the immediate hinterland of the future Upazila Shahar. Normally, a commuting distance of 3 to 4 miles from the centre of the Shahar area is considered to be the catchment area. An attempt is made to identify the Upazila shahar's socio-economic sphere of influence or catchment area through reconnaissance survey, land use and socio-economic survey, information from secondary sources and through personal interviews.

People from various places come to the headquarters to perform a wide variety of functions and avail various services for their day to day life. People even from all over the Upazila occasionally come to the shahar mainly for receiving health, administrative and judiciary services. People from Jamalganj, Derai, Mohanganj etc. Upazilas also occasionally visit Dharmpasha Upazila shahar mainly for business purposes. Table 23 shows the details of Catchment Area.

TABLE 23
Area & population of catchment area

Name of Mouza	Total Area Acre/Hac.	Involved area Acre/Hac.	Total Population			Population within catchment area		
			1961	1974	1981	1961	1974	1981
1. Dharpasha (P)	1000/404	111/44	3911	2815	3732	434	312	414
2. Dudbahar (P)	388/157	89/36	736	1008	1295	168	231	297
3. Bogarpachar (P)	493/199	232/93	857	1760	1791	403	828	842
4. Singpur (P)	177/72	100/40	242	548	589	136	309	332
5. Khordirchar (P)	156/63	1/0.40	502	684	848	03	04	05
6. Ahmedpur	285/115	285/115	378	457	551	378	457	551
7. Sonazana	477/193	477/193	365	267	429	365	267	429
8. Atkapara	162/65	162/65	291	385	501	291	385	501
9. Mohadipur	694/280	694/280	596	767	811	596	767	811
10. Nawgaon	115/46	115/46	227	300	298	227	300	298
11. Habibpur	212/85	212/85	372	-	453	372	-	453
12. Balijuri (P)	1602/648	915/371	870	747	787	497	348	449
13. Salap	697/282	697/282	687	819	1099	684	819	1099
14. Bir	1218/493	1218/493	2485	3155	3459	2485	3155	3419
15. Bewlam	675/273	675/273	869	718	1403	869	718	1403
16. Matikata	148/60	148/60	596	858	909	596	858	909
17. Gabe (P)	2113/855	1083/438	1835	2238	2705	940	1147	1386
Total	10612/4296	7214/2920	21819	17526	21660	9444	10905	13598

The limit of the catchment area is also shown on Upazila map.

3.2 Definition of Shahar Area

In addition to the existing built-up Urban area of the Upazila Shahar, the study area also includes some area which are expected to develop as Urban area in the near future. The existing built-up Urban areas are mostly covered by Dharmapasha, Dubbahar, Bagarpachar, Singpur, Sonazana and Khoyerdirchar Mouzas. The development trend is from middle towards east & west. Most of recent developments are occurring between the road net work.

The total study area thus determined (map No. 3) covers an area of 1682.25 acres with a population of 6361 (1981) persons. The Mouza wise area and population of the study area have been shown in the Table 24.

TABLE 24
Area and Population of the Mouzas
under Study area of UZ Shahar Dharmapasha

Name of Mouza	Total Area Acre/Hec	Involved Area Acre/Hec	Population of the Total Area			Population of the involved area		
			1961	1974	1981	1961	1974	1981
Dharmapasha (P)	1000/404	889/360	3911	2815	3732	3476	2502	3317
Dudbahar (P)	388/157	299/121	736	1008	1295	567	776	997
Bogarpachar (P)	493/199	261/105	557	1760	1791	294	931	948
Singpur (P)	177/71	77/31	242	548	589	105	238	256
Khoyerdirchar (P)	156/63	155/62	502	684	848	499	680	843
Total	2216/894	1682/680	5948	6815	8255	4941	5127	6361

Source : Population Cencus 1961, 74, 81 & field survey, 1989

3.3 EXISTING LAND USE FACILITIES AND UTILIZATION CHARACTERISTICS

3.3.1 General land use Characteristics in the Study Area

In the process of preparation of a land use plan of an area, the detailed study, analysis and interpretation of existing land use pattern of the area is of prime importance. Land use indicates the utilisation of land for different purposes in a particular area. The existing land use pattern in the study area is however, an outcome of a long and continuous process involving various natural, socio-economic, political and other related factors.

TABLE 25
Shows the existing land use pattern of the study area, 1985

Sl. No.	Land Use Type	Area in Acre	Area in Hectare	% of the total Study area
1.	Agricultural	1398.97	566.38	83.16
2.	Residential	160.39	64.93	9.53
3.	a) Commerce	2.30	0.93	0.13
	b) Industry (Rice Mill)	0.18	0.07	0.01
4.	Education	3.10	1.25	0.18
5.	Health	2.24	0.91	0.13
6.	Administration	9.12	3.69	0.54
7.	Recreation	2.06	0.83	0.12
8.	Socio-Cultural	3.63	1.46	0.21
9.	Urban Services	0.33	0.13	0.01
10.	Roads (pucca) (Kutchha)	2.98 21.49	1.20 8.70	0.17 1.27
		24.47	9.90	1.44
11.	Water bodies	75.46	33.55	4.48
Total		1682.25	681.00	100

3.3.2 Description of existing land Uses facilities and Utilization Characteristics

All categories of existing land uses are described below:

o Agricultural Land Use

Out of the total study area the share of agricultural land is 1398.97 acres or 83.16% which is the highest percentage among all the land use types.

o Residential Land Use

160.39 acres of land on 9.53% of the study area used for residential purposes. The residential area shows a linear pattern of development along the road and Khal side and cluster type of formation in the interior areas.

o Commercial land Use

Commerce covers an area of 2.30 acres that is 0.13% of the total study area. The market place & daily bazars cover an area of 2.0 acres and bank 0.30 acres in the commercial land use.

o Industrial Land Use

Industry covers an area of 0.18 acres which is only 0.01% of the total study area. Only one small industry rice mill covers the total industrial area.

o Educational land Use

The educational land use covers a total area of 3.10 acres which is only 0.18% of the total study area. There are 4 Nos. of primary schools in the study area on 1.18 acres of land . One boys and one girls high schools cover 1.32 acres of land and four madrasas covers 0.36 acres in the study area.

o Health

Only the Upazila health complex is the land use for health purpose in the study area covering an area of 2.24 acres which is only 0.13% of the total study area.

o Administrative Land Use

Different administrations cover a total area of 9.12 acres and is 0.54% of the total study area. Upazila complex occupies the maximum land (8.0 acres) and other offices includes police station, Dak Banglow, Govt. quarters etc.

o Recreational land Use

Recreational spaces cover an area of 2.06 acres which is only 0.12% of the total study area. There are 3 Nos. of play ground as open recreational space. There is no park and closed recreational facilities.

o Socio-cultural land use

Land under socio-cultural uses cover a total area of 3.63 acres which is 0.21% of the total study area. Out of these 12 Nos. graveyard cover the highest percentage. **A burning place of cremation for the Hindu community should be set in the plan proposal.**

o Urban services

Urban services cover an area of 0.33 acres which is 0.01% of the total study area. Urban services available in the area is only one post office.

o Roads

Roads cover a total area of 24.47 acres which is 1.44% of the total study area. Pucca roads cover only 2.98 acres on 9.18% of total roads.

o Water Bodies

A considerable land of 75.46 acres have been covered by ponds and ditches are generally used for washing, bathing, fishing and other domestic purposes. There are other water bodies like rivers and khal which are used for navigation and drainage purpose.

3.4 PHYSICAL OPPORTUNITIES AND CONSTRAINTS

Potential areas for future Urban Development

In addition to the existing built up Urban area of the Upazila shahar, the study area also includes some area which are expected to develop as urban area in the near future. The existing built up urban areas are mostly covered by Dharmapasha, Dudbahar, Bagarpachar, Singpur, Khoyrdirchar & Sonazana mouza. The development trend is along the khal and road from South towards north. Most of the recent developments are occurring in between the road net work and along the road running towards Madhyanagar. Areas, north of the Upazila head quarters under Dharmapasha, Bagarpachar and Khoyrdirchar mouzas are the potential areas for future development.

Areas Liable to major flooding

Parts of mouza Dudbahar south east corner of the Upazila Headquarter eastern and western parts of Mouza Dharmapasha , western parts of Mouza Bagarpachar and eastern parts of mouza singpur areas are liable to major flooding.

Area of high yielding agricultural production

Most of the areas of the study area are of high yielding agricultural production. Aman and boro are the main crops in these areas.

Areas of constraints for other reasons

There is no remarkable constraints near or around the Upazila headquarter. The study areas are almost level land.

SERVICE FACILITY

Water Supply

There is no piped water supply or community water supply system available in the study area. The main source of drinking water is from well & tube wells.

Table 26 Shows the category of sources of drinking water

TABLE 26
Distribution of households according to sources of water

Sources	No. of Households	% of Households
Supply water	0	0
Tubewell	58	40.00
Pond	0	-
River	1	0.70
Others (Dug-well etc)	86	59.30
Total	145	100

Source : Field Survey, 1989

The above table shows that others (dug well) are the major (59.02%) source of drinking water to the people. Tube-well have the next choice for about 40.28% of the households. Other sources like pond, river, etc. almost are not used for drinking purpose but are widely used for bathing and washing purposes.

Sources of light and Electricity

It is notable that though there prevails the facility of electricity supply from REB in the study area, majority of the households are yet to drive benefits out of it. The various sources of light as used by the households are shown in the table 27 below:

TABLE 27
Distribution of households according to
the sources of light

Source of Light	No. of Households	% of total Households
Electricity	0	0
Kupi	13	9.03
Harican & Kupi	131	90.97
Total	144	100

Source: Socio-economic survey, 1989

The table shows that the almost all the households use Harican and Kupi as their source of light.

Sanitation:

The overall condition of sanitation within the study area is very poor. Sanitary latrines with septic tanks are almost nil in the area. Sanitary latrines of PHE are used in some well off households. The table shows sanitation condition of the sample households.

TABLE 28

Distribution of households according
to sanitation condition

Sanitation	No., of Households	% of total households
Pucca	8	5.56
Kutchha	108	75.00
None	28	19.44
Total	144	100

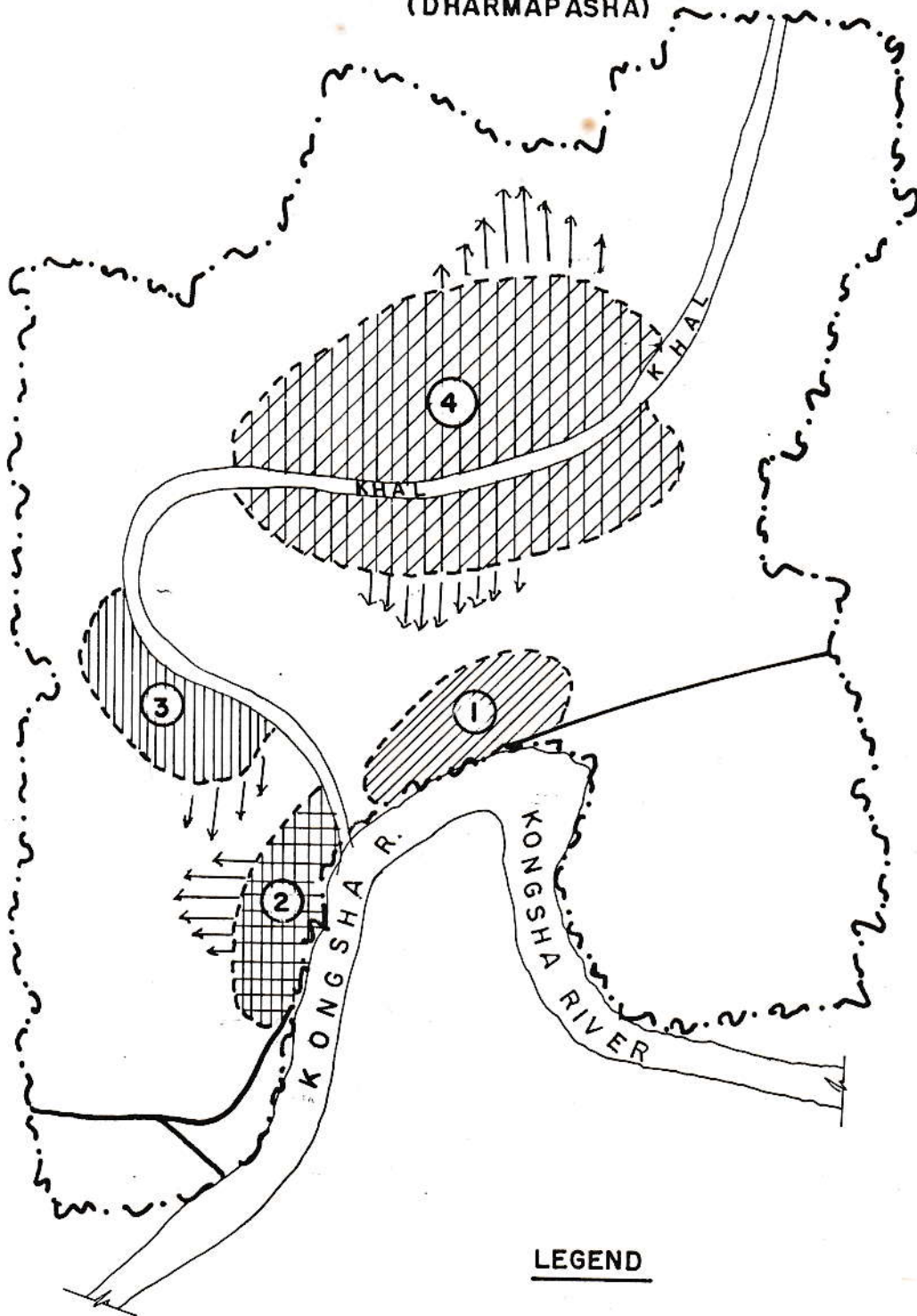
Source: Socio-Economic Survey, 1989.

The above table shows that 75% households have kutchha latrines and 19.42% households have no latrine, only 5.58% households have pucca latrines.








CONCEPT PLAN

A concept plan based on future development of the Upazila Shahar is given in Diagram-1 which is self explanatory.

CONCEPT PLAN (DHARMAPASHA)



LEGEND

- | | |
|----------------------------|---|
| 1. ADMINISTRATION : |  ① |
| 2. COMMERCE : |  ② |
| 3. EMPLOYMENT : |  ③ |
| 4. RESIDENTIAL : |  ④ |
| 5. PUCCA ROAD: |  |
| 6. RIVER & KHAL: |  |
| 7. GROWTH DIRECTION: |  |

(NOT TO SCALE)

TOWN SERVICE CENTRE MAP

A town service centre map (200 acres) has been prepared showing detailed man-made structure, contours have also been incorporated in it. It is shown in Fig. 4.

3.5 SOCIO-ECONOMIC PROFILE OF THE STUDY AREA

A study of the people and their socio-economic profile is relevant to the preparation of the land use plan for the Upazila shahar. The wealth and prosperity of any place or region depends largely on its physical resources and the capacity of harness it. The capacity is the direct out come of the quality and quantity of human resources with their economic ability, social structure and performance.

For the survey 144 Nos. of sample household which is about 6.93% of the total households of the proposed study area have been selected. The source, findings and their brief analysis are presented in the sections below:-

Household Structure

To gather knowledge about the numbers of family members and their corresponding number of households, the total households have been distributed according to family size which is represented in the following Table 29 (Household Structure).

SOCIO-ECONOMIC SURVEY Tabulated Information

TABLE 29
Household structure (sample households 1989) Dgarnapasha

HH Size	No.of HHs	% of total No. of HH	Population	% of total Population
Upto 4	43	29.86	141	16.24
5 - 6	41	28.47	225	25.92
7 - 8	41	28.47	307	35.37
9 & more	19	13.20	195	22.47
Total	144	100.00	868	100.00

Source : Field Survey 1989.

The data shows that the highest number of household belongs to upto 4 family size that stands as 29.86% followed by 5-6 and 7-8 family size with 28.47% of the total households. Households having 9 or more members have the lowest percentage (13.2%). About 86.8% of the households have less than 8 member families or a total sample population of 868 against total household of 144, the average family size stands as 6.03 which is higher than the national average of family size stands as 6.03 which is higher than the national average of 5.7 (1981) which may be due to joint family practice.

Source: Field Survey 1989.

Age and sex composition

The age and sex structure of population is required to be analysed for the estimation of the available labour force in the area. With dependency burden on them and to realise the present and possible future growth trend of population in the area.

The questionnaire survey conducted on 144 Nos. of sample households within the study area shows a total population of 868 of which 450 (51.84%) are males and 418 (48.16%) are females revealing that the male section of population is 7.66% larger than the female section of population. The ratio is 108 M for 100F which is higher than the national sex ratio 106M for 100F. Table 30 below shows the age and sex structure of the population.

TABLE 30
Population by age and sex group - 1989

Age Group	Male	% male of total population	Female	% female of total popu.	Total	% of total popu.	Cumulative %
0 - 9	124	14.29	124	14.29	248	28.57	28.57
10 - 19	108	12.44	90	10.37	198	22.81	51.38
20 - 29	66	7.69	61	7.03	127	14.63	66.01
30 - 39	60	6.91	48	5.53	108	12.44	78.45
40 - 49	35	4.03	33	3.80	68	7.83	86.28
50 - 59	22	2.53	22	2.53	44	5.07	91.35
60 +	35	4.03	40	4.61	75	8.64	100.00
Total	450	51.84	418	48.16	868	100.00	

Source: Field survey - 1989.

One of the noticeable features as observed from the table is the high dependency ratio and increased rate of population growth. About 40% of population are below 14 years of age and 8.64% of population are above the age of 60 years.

These groups can be considered as unproductive age groups who are virtually dependent on the working age population of 15 to 59 years (51.35% of the total population). The dependency ratio hence comes to 94 per 100 population.

The disproportionately large number of children indicate a high rate of increase in population as well. The youthfulness (the age group between 15 to 49 being 46.28% of the population) in the population also indicate to enhance the growth of population in future.

TABLE 31
Employment situation by sectors, 1989.

Household Sizes	No. of Household Surveyed	Population	Employment by Sectors						Total employment	
			Agriculture			Non-Agriculture			No.	% of total employed
			Agri.	Labour	Business	Labour	Service	Transport		
Upto - 4	43	141	11	27	9	-	3	-	50	22.12
5 - 6	41	225	13	21	7	-	16	-	57	25.22
7 - 8	41	307	5	43	10	-	10	-	68	30.09
9 & more	19	195	3	27	9	-	12	-	51	22.57
Total	144	868	32	118	35	-	41	-	226	100.00
%			14.16	52.21	15.49	0	18.14			

Source: Field Survey, 1989.

ECONOMIC CONDITIONS :

Occupational pattern and employment:

Table 32 shows the employment & occupational situation of the households of the study area.

Occupational involvement of the population gives a picture of the nature, type and distribution of the economic activities carried out in the area. Information on occupational pattern helps in determining the current trend of economy and the prospective economic activity that may become dominant for the future development of the area. It has been found from the study that the people are usually divided into a number of occupational activities. The main occupation of a household is defined as the main occupation of the head of the household.

The study exposes that the principal occupation of the study area is agriculture as 66.37% and 33.63% in non-agricultural. A large nos. of day labourers are seasonally employed during the peak seasons and usually remain unemployed in the slack seasons. Thus a substantial No. of surplus labours are always available for their engagement in off farm and non-farm activities. Out of 144 Nos. of sample household total number of persons engaged in different occupations is 226 which means an average of 1.57 persons including the head of the household from each family are occasionally or fully employed in different occupations.

TABLE 32
Employment situation, 1989
dependants and employed

Household Sizes	No. of HH Survey	Population		Employed		Dependent	
		No.	%	No.	% of total population	No.	% of total population
Upto - 4	43	141	16.24	50	5.76	91	10.48
5 - 6	41	225	25.92	57	5.57	168	19.35
7 - 8	41	307	35.37	68	7.83	239	27.53
9 & more	19	195	22.47	51	5.88	144	16.59
Total	144	868	100.00	226	26.04	642	73.96

Source: Field Survey, 1989.

Table 32 shows the employed and depended population of sample households. Out of 868 Nos. of sample household population, 26.04% i.e. 226 persons are employed and 73.96% i.e. 642 persons are dependent.

Income, Expenditure:

Table 33 & Table 34 show the monthly income and expenditure pattern of the household of the study area.

TABLE 33
Monthly income pattern of households, 1989

Categories (Tk.)	No. of HH	Source of Income (Av.)				
		Service	Agriculture	Business	Informal	Others
Upto Tk. 1000	41	-	886	-	-	-
1001 - 1500	10	335	1000	-	-	-
1501 - 2000	21	317	1197	-	-	-
2001 - 2500	10	830	1554	238	-	-
2501 - 3000	13	592	1826	-	-	-
3001 +	39	2156	2029	577	-	-
NO ANSWER	10	-	-	895	-	-

Source: Field Survey in Study Area, 1989.

TABLE 34

Monthly expenditure pattern of household, 1989.

Categories (Tk.)	No. of H. H.	Total Monthly Av. Expenditure (Tk.)	AVG. Expenditure (% of Total Expenditure)							
			Food	Clothing	Transport	Housing	Edu.	Health	Others	
Upto Tk. 1000	-	-	-	-	-	-	-	-	-	-
1001 - 1500	2	1400	46.43	39.28	1.79	8.93	-	3.57	-	-
1501 - 2000	3	1800	55.56	29.63	2.78	5.56	0.93	5.56	1.85	-
2001 - 2500	7	2251	36.17	25.38	5.08	16.50	1.65	15.23	-	-
2501 - 3000	13	2858	40.10	34.18	3.36	12.65	1.48	7.94	0.27	-
3001 +	117	5993	41.59	27.47	2.75	12.81	5.43	9.56	0.40	-
Missing	2									

Source : Field Survey in Study Area, 1989.

The level of income and expenditure are the primary and one of the most important indicators for the realisation of the true economic condition of any population. Information regarding the income and expenditure of the people help in determining their demand and affordability for receiving the services and facilities to be provided in the area and also to assess the expected financial return from the people for the facilities provided. Income level of the people with other economic factors also acts as guideline for the formulation of schemes and projects in the future for the improvement of their economic condition.

For the determination of the general income and expenditure status of the population six categories according to their monthly average income and average expenditure have been classified into from the survey data and represented in the table shown above.

CHAPTER IV
FORECASTS

4.1 Population, Household Structure & Density

4.1.1 Population : Within sphere of influence

Projection of population within the sphere of influence has been made on some assumed growth rates determined on the basis of past trends of population growth in the area. Analysis of past population figures shows, from 1961 to 1974, 1974 to 1981 and from 1961 to 1981, the following growth rates in the area. The population in 1961, 1974 & 1981 was 9444, 10905 & 13598 respectively (Ref. Table 23).

1961 - 1974	: 1.11%
1974 - 1981	: 3.20%
1961 - 1981	: 1.83%

Based on above actual figures of growth rates, the consultants have assumed the following rates for high medium and low level projection.

High level growth rate	: 3.75%
Medium level growth rate	: 3.25%
Low level growth rate	: 2%

Following are the high, medium & low level projections of population, household and density of catchment area for the years 1985, 1990, 1995 & 2000 determined on the basis of above growth rates.

High level Projection:

According to high level projection, the size of population in the catchment area comes to 15755 persons in 1985.

TABLE 35
Forecast of Population, household
& Density of Catchment Area
(High Level)

Variables	Y	e	a	r	s	2000
	1981	1985	1990		1995	
Population	13,598	15,755	18,939		22,766	27,367
Household size	6.00	6.00	6.00		5.50	5.00
No. of households	2,266	2,625	3,156		4,139	5,473
Density/Area	1.88	2.18	2.62		3.15	3.79

Notes : 1. Growth rate : 3.75%
2. Area 7214 Acres

Table 35 shows the size of population and subsequently household & density gradually rises ultimately reaching 27,367,, 5,473 & 3.79 respectively in the year 2000. For high level projection, the rate of growth has been assumed 3.75%.

Medium Level Projection:

The table 36 shows the size of population, household & density stands at 24,965, 4,993 & 3.46 respectively in the year 2000. For medium level projection growth rate has been assumed as 3.25%. The size of household has been assumed as 6.00 persons, as found in 1981.

TABLE 36
Forecast of Population, household
& Density of Catchment Area
(Medium Level)

Variables	Y	e	a	r	s	2000
	1981	1985	1990		1995	
Population	13,598	15,453	18,132		21,276	24,965
Household size	6.00	6.00	6.00		5.50	5.00
No. of households	2,266	2,595	3,022		3,868	4,993
Density/Acre	1.88	2.14	2.51		2.94	3.46

Notes : 1. Growth rate : 3.25%
2. Area 7214 Acres

Low Level Projection:

Low level projection have been shown in Table 37.

TABLE 37
Forecast of Population, household
& Density of Catchment Area
(Low Level)

Variables	Y 1981	e 1985	a 1990	r 1995	s 2000
Population	13,598	14,718	16,249	17,940	19,807
Household size	6.00	6.00	6.00	5.50	5.00
No. of households	2,266	2,453	2,708	3,261	3,961
Density/Acre	1.88	2.04	2.25	2.48	2.74

Notes : 1. Growth rate : 2%
2. Area 7214 Acres

It is seen from the above Table 37 under Low Level projection taking 2% as the growth rate, the size of population, household and density of population stands at 19,807, 3,961 & 2.74 respectively in the year 2000.

4.1.2 Population : Within Shahar Area

For the projection of the Shahar area population also, the consultants have assumed some growth rates. Analysis of past growth rates show, from 1961 to 1981, the following growth rates of population between various inter-censal periods. The population of the study area in 1961, 1974 and 1981 was 4941, 5127 and 6361 respectively (Ref. Table 24).

1961 - 1974	: 0.28%
1974 - 1981	: 3.12%
1961 - 1981	: 1.27%

On the basis of the above growth rates, the following growth rates have been assumed for high, medium and low level projections of the study area population, household and density of population per acre.

High level growth rate	: 4.0%
Medium level growth rate	: 3.5%
Low Level growth rate	: 2.0%

High level projection :

Table 38 shows high level projection of population, household and density of Shahar area.

TABLE 38
Forecast of Population, household
& Density of Shahar Area
(High Level)

Variables	Y 1981	e 1985	a 1990	r 1995	s 2000
Population	6,361	7,441	9,053	11,014	13,400
Household size	6.00	6.00	6.00	5.50	5.00
No. of households	1,060	1,240	1,500	2,002	2,680
Density/Acre	3.78	4.42	5.38	6.54	7.37

Notes : 1. Growth rate : 4%
2. Area : 7214 Acres

The above table shows, population of Shahar area as 9053, 11014 and 13400 respectively in the year 1990, 1995 & 2000. The number of household and the density of population stands at 2680 & 7.37 respectively in the year 2000 A.D. For high level projection, the growth rate has been assumed to be 4%.

Medium level projection :

The rate of growth for medium level projection has been assumed 3.5%.

TABLE 39
Forecast of Population, household
& Density of Shahar Area
(Medium Level)

Variables	Y 1981	e 1985	a 1990	r 1995	s 2000
Population	6,361	7,299	8,668	10,294	12,226
Household size	6.00	6.00	6.00	5.50	5.00
No. of households	1,060	1,216	1,444	1,871	2,445
Density/Acre	3.78	4.33	5.15	6.12	7.26

Notes : 1. Growth rate : 3.5%
2. Area : 1682 Acres

Table 39 shows the size of population to be 12,226 persons in the year 2000 as assumed the medium level projection with 3.5% growthrate. In the year 2000, the number of households and density of population per acre come to 2,445 and 7.26 respectively.

Low level projection (2%).

TABLE 40
Forecast of Population, household
& Density of Shahar Area
(Low Level)

Variables	Y 1981	e 1985	a 1990	r 1995	s 2000
Population	6,361	6,885	7,601	8,392	9,265
Household size	6.00	6.00	6.00	5.50	5.00
No. of households	1,060	1,147	1,266	1,525	1,853
Density/Acre	3.78	4.09	4.51	4.98	5.50

Notes : 1. Growth rate : 2%
2. Area : 1682 Acres

Table 40 shows the low level projection of population, household and density of Shahar area upto the year 2000 A.D. According to low level projection, the size of population and household come to 9,265 & 1853 respectively in the year 2000 A.D. where growth rate has been assumed to be 2% and thus density stands at 5.50 persons/Acre.

4.1.3 Aspects of Migration

Indication for the pattern of migration in the study area has already been mentioned in Chapter-2. The actual growth of population includes the migrants which is reflected in the growth rates. The growth rates found for each census period incorporates the aspect of migration during the inter-sensal period. The growth rates assumed for the projections under review are based on past trends.

Migration analysis has been done under the National Physical Planning Project (1983) of Urban Development Directorate using the following formula. The methodology was adopted by UDD/UNCHS-UNDP with the assistance of Bangladesh Bureau of Statistics in the preparation of Outline National Physical Plan.

The formula is :

$$\text{Migration} = \frac{\text{Zila popl.1981} - \text{Zila Popl.1961} - \text{BG Popl.1981} - \text{BG Popl.'61}}{\text{Zila Popl.1961} + \text{BG Popl. 1961}} \times 100$$

$$= \frac{(1428787 - 867732) - (90000000 - 50,000000)}{867732 + 50,000000} \times 100 = (0.6465 - 0.80) \times 100$$

$$= (-0.15) \times 100 = (-) 15\% \text{ in migration i.e. } 15\% \text{ in -migration}$$

So forecasting of population by 2000 A.D. of the influence Area & Study Area may be as follows :

TABLE - 41
Forecasting of in Migrants in the influence
& Study Area in the year 2000 A.D.

Area	Population 1981-2000	Rate of in-migrants (%)	Increment Population 1981-2000 AD	No. of in migrants
Influence Area	13598-24965	15	11367	1705
Study Area	6361-12226	20	5865	1173

Note : Percentage of in-migration is found 15% for the Upazila.

Hence we may assume it for the case of Influence Area. As the concentration of population is always higher in the Shahar Area, we may assume higher percentage of in-migration in the study area i.e. 20% . So, calculation is made assuming 20% in -migration in the study area.

4.2 Labour Force & Employment

4.2.1 Labour Force : Within sphere of Influence

It is estimated from 1981 census report, that about 60% population of the catchment area is economically active labour force who belong to the age group between 10 years to 59 years. It is assumed that such trend will continue in future. Table -42 presents the labour force projection of the catchment area. It appears from the table that in 1985 , total labourforce stands at 9271, in 1990 that will increase to 10879, in 1995 it will be 12,765 and in 2000 A.D. it will reach 14,979.

TABLE 42
Labour Force Projection (Catchment Area)

Year	Total Population	Labourforce
1981	13598	
1985	15453	8,158
1990	18132	9,271
1995	21276	10,879
2000	24965	12,765
		14,979

*Taking 60% of the population as Labour Force

4.2.2 Labour force :Shahar Area

For Shahar Area 60% of the total population has been considered as labour force. For projection of Shahar Area population, the consultants have considered the growth trend in study area population.

TABLE -43
Labour Force Projection (Shahar Area)

Year	Total Population	Labourforce
1981	6361	
1985	7299	3,816
1990	8668	4,379
1995	10294	5,200
2000	12226	6,176
		7,335

*Taking 60% of the population as Labour Force

It is evident from the above table that upto 2000 A.D. the labour force will increase from 3816 to 7335.

4.2.3 Labour Force and Employment

According to Bangladesh Bureau of Statistics ;the population 10 years and over are considered as the economically active population. According to Sylhet District Statistics, 1983 , Dharmapasha Upazila had the total number of population (10 years and above) 56838 in 1981 of which 27104 i.e. 47.7% was labour force (Ref. Table 1.11 , Page-12).

The occupational pattern had been categorised in the following manner (vide BBS Bangladesh Population Census, 1981 Community Tables- CO4 Page 377) Adopting 47.7% as the labour force in catchment area and 50% in the study area the labour force and employment have been forecasted.

TABLE 44
Forecast of Labour force by Occupation
Catchment Area and Study Area upto 2000 A.D

Year	1 981		1995		2000	
	% 100	No	% 100	No	% 100	No
Population						
C.A.		13598		21276		24965
S.A.		6361		10294		12226
A. Labour Force :						
a. Cultivation	C.A-					
	S.A					
b. Agr. Non-Crop	C.A.					
	S.A.					
c. Manufacture	C.A					
	S.A					
d. Business	C.A					
	S.A					
e. Others	C.A					
	S.A					
B. Not in Labour Force but economically active.						
f. Not working	C.A					
	S.A					
g. Household	C.A.					
	S.A					

Note : Percentage of population of each category has been assumed from Dharmapasha UZ figures quoted from BBS, Thana Series, Sylhet , Table CO4, Page 377

C.A. : Catchment Area

S.A : Shahar Area

4.3 Land Requirements, Provision Standards

The provision standard provided in the TOR has been taken as the basis for determining the actual standard and land requirement finally adopted for the land use/master plan . For most of the land uses, the standard provided in the TOR has been found to be very much ambitious for a Upazila level town in consideration to the existing conditions prevailing in the study area. So, some deviations have been made in some cases to cope with the prevailing situation and assumed future requirements. (Table 45)

Different Land uses with standard as suggested in the TOR	Type	Standard	Design Population		Amount of land in accordance with TOR		Existing Land uses		Land actually provided in the plan including existing Land		Percent
			Persons	Hectare	Acre	Hectare	Acre	Hectare	Acre	Hectare	
	1	2	3	4	5	6	7	8	9	10	
5. Administration			37,191	12.00	4.85	9.12	3.69	5.18.00	5.7.28	5.1.07	
a. Upazila Complex	a)	12 ac/UZ Shahar						a. (8+4)=12	a)4.86		
b. Other Offices	b)							b. 6.00	b)2.43		
6. Recreation			37,191					6.21.00	6.8.50	6.1.25	
a. Open space											
i. Playground (Existing)	3)	3ac/20000 Popl.	37,191	5.57	2.26	2.06	0.83	i) 2.06+0.94 = 3.00 (4 No)	i) 1.21		
ii. Shishu park	ii)	3ac/20000 "	37,191	5.57	2.26	-	-	ii) 5.00(1No) iii) 6.00(1No) iv) 5.00 "	ii) 2.02		
iii. Other Parks											
iv. Stadium											
b. Closed Space											
i. Cinema Hall (Nil)	i.	0.5ac/20000 "	37,191	0.92	0.37	-	-	i) 2.00(2Nos)	i) 0.80		
7. Socio-Cultural			37,191	1.85	0.75	3.63	1.46	7.18.63	7.3.49	7.0.51	
i. Community Centre	i.	1ac/20000 "	37,191								
ii. Mosque	ii.		37,191	-	-	-	-	i. 2.00 ii. Existing OK	i. 0.80		
iii. Eidgah with Central Mosque	iii.	0.5ac/20000 "	37,191	0.92	0.37	0.63	0.25iii)	3.00(1No)iii.	3.29		
iv. Graveyard for cremation	iv.	5ac/20000 "	37,191	9.29	3.76	3.00	1.21 iv)	Existing iv. O.K.	-		

5a (CONTD)

Different Land uses with standard as suggested in the TOR	Type	Standard	Design Population	Amount of Land in accordance with TOR		Existing Land uses	Land actually provided in the plan including existing Land		Percent		
				Acre	Hectare		Acre	Hectare			
1		2	3	4	5	6	7	8	9	10	
8. Urban Services			37,191					8.21.00	8.	8.50	8. 1.25
i. Post Office		0.5ac/20000 Popl.	37,191	0.92	0.37	0.33	0.13 i)	1.00(Ex.1) i)	0.40		
ii. Tele.Exch.		0.5ac/20000 "	37,191	0.92	0.37	-	- ii)	1.00(1No) ii)	0.40		
iii. Police Stn.		2ac/20000 "	37,191	3.72	1.50	-	- iii)	1.50(Ex.OK) iii)	0.61		
iv. Chat		1ac/20000 "	37,191	1.85	0.75	-	- iv)	0.50 (1No) iv)	0.20		
v. Bus Terminal		1ac/20000 "	37,191	1.85	0.75	-	- v)	2.00 (1No) v)	0.80		
vi. Jail		1ac/20000 "	37,191	1.85	0.75	-	- vi)	15.00 (1No) vi)	6.07		
vii. Fire Brigade		1ac/20000 "	37,191	1.85	0.75	-	- vii)	2.00(1No)vii)	0.80		
9. Roads		About 5% of total area	37,191	-	-	24.47	9.90 9)	84.00	9. 34.00	9. 4.99	
10. Residential		10. 100 persons/ac.	12,226	122.26	49.26	160.39	64.93 10)	250.00	10. 101.21	10. 14.86	
a. Residential Estate		a. 1ac/100 Persons						a)210.00	a. 85.02		
b. Housing Estate		b.	12,226	122.26	49.49	-	-	b. 40.00	b. 16.19		
11. Urban Deferred		11.Approx.10% of total area	-	168.00	68.01	-	-	11)168.20	11. 68.00	11. 10.00	
12. Reserve Land (with water bodies)		12.Approx.5% of total area	-	84.00	34.00	75.46	33.55	12. 75.46	12. 33.56	12. 4.49	
13. Outlying Agriculture			-	-	-	1398.97	566.38	13. 957.96	13. 387.84	13. 56.95	
Grand Total				728.25	294.84	1682.25	681.07	1682.25	681.07	100.00	

Following is a short description of the standard followed in the present proposed land use/master plan.

Commerce and Industry

For commercial use 15.00 acres and for industry 25.00 acres in total 40.00 acres of land has been suggested for commercial & industrial purposes. Commercial activities including bazars, hats, shops, office etc. and cottage industry and handicrafts etc. 1.50 acres for commerce and industry has been suggested in TOR for every 1000 population. Considering the expected growth in these fields, the amount of land suggested will be adequate to meet future needs of the population.

Socio-cultural, administrative & Urban Services:

The total allocation of land for this sector stands at 47.63 acres i.e. 2.83% of the total area. For Upazila administration, 18.00 acres of land is suggested instead of 12 acres in the TOR. Land requirement standard of other social -cultural and urban services is calculated on the basis of TOR & is stated in the table 45.

Residential

As per TOR, total allocation of land for residential purpose stands at about 122.00 acres (taking 100 persons per acre) but for the future purpose 250.00 acres of land is suggested which is 14.86% of the total study area of UZ shahar. Residential land is suggested for only shahar area population.

Urban deferred and Reserved

About 10% of shahar area is earmarked as urban deferred and use of land of these areas will be determined later on. 75.00 acres of land is suggested as reserve, which will be used for further development purposes for example, ponds, land of agricultural importance, land liable to flooding, govt. reserves etc.

4.3.1 Land Requirement Summary

In the previous section, detailed recommendations have been made regarding space standards and land requirements for various land use. The table below illustrates the summary of broad land requirement relating to the percentage of total planning area.

Table 46 shows the Land Requirement summary (Land uses in the final plan).

Table 46
Land Requirement Summary
(Land Uses in the final Plan)

Land use type	Area		Percentage
	Acre	Hectare	
1. Commerce	15.00	6.07	0.89
2. Industry	25.00	10.12	1.49
3. Education	30.00	12.14	1.78
4. Health	8.00	3.24	0.47
5. Administration	18.00	7.28	1.07
6. Recreation	21.00	8.50	1.25
7. Socio-Cultural	8.63	3.49	0.51
8. Urban Services	21.00	8.50	1.25
9. Roads	84.00	34.00	4.99
10. Residential	250.00	101.21	14.86
11. Urban deferred	168.20	68.01	10.00
12. Reserve (Water Bodies)	75.46	33.55	4.49
13. Agriculture	957.96	387.84	56.95
	1682.25	681.07	100%

4.3.2 Final Planning Area

Considering the land requirements upto 2000 AD based on population, size, the study area has been reconsidered and final planning area is considered 1682 acres (including existing agricultural land) which is the proposed planning area.

The planning area of the proposed Dharmapasha UZ Shahar has been suggested 1682 acres (or 2.63 sq. miles). The justification for considering such large area for the future UZ Shahar is stated below :

First

Dharmapasha is a UZ Shahar . A UZ shahar that posses good urban services attracts people from the catchment area. It is expected that with the increasing importance of the head-quarters, the future shahar will attract more population from within as well as out-side the Upazila. To accommodate future population and provide urban facilities, it will require more space.

Second

Dharmapasha is an important place, where from goods are transported to various destination. It is expected that the new shahar will become an important business centre in the region. This will necessitate more space for new settlement, business, industry and other supporting establishments.

Third

Urbanization takes place with the economic growth and development. Agricultural development in the rural areas will obviously push many people to the shahar area, for better education, recreation and living facilities. To accommodate the new commers, more land need be reserved.

CHAPTER V LAND USE / MASTER PLAN

5.1 Approach, Concept , Planning Principles

Approach

The general approach to Upazila shahar Planning is based on general appreciation of the TOR and the study team's understanding of the requirements of the project. The basic objective behind the upazila concept is to carry the Govt. services to the door steps of the rural people in a most effective manner. According to work flow chart and the work programme indicated in the Inception Report, the logical sequence of project activities has been done.

According to the scope of consultancy services, hierarchy of settlement (village level) with-in the Upazila as a whole is determined on the basis of population, economic activities, social infrastructure and transport linkage etc.

The zone of influence of the shahar area is identified and accordingly population density and labour force is estimated for the year 1985, 1990 , 1995 and 2000.

Exact area and boundary of the Upazila shahar and the zone of influence are determined on the basis of physical survey and analysis of the area.

Concept

The aim of the present land use plan is to develop Dharmapasha Upazila shahar as a self contained town which will serve as the base and focal point for development of the whole Upazila. It is proposed to be planned shahar in the national hierarchy of urban settlement. As the Upazila shahar is located near the river side, the growth pattern/**direction** will be based on the transport linkage so that the proposed shahar is suggested by the river side which will develop as a business centre in one hand and as an administrative centre on the other. The use of land within the shahar area is orderly proposed to ensure the best possible use of land.

Planning Principles

Firsly the planning should be comprehensive and include all social and income groups and all types of functions. Planning of land use should satisfy all human needs on the principles of planned shahar. The right step is the one which fulfil the necessary economic, socio-cultural and political requirements.

The 2nd principle concerns the localization of functions within the shahar area. Administrative activites have been proposed at its present location. Growth direction (pattern) has been shown in the concept plan.

The third principle is to consider the shahar as a living organism . The shahar will be built and developed perpetually at various rates and in different directions on a system of perpendicular axis.

5.2 Plan description

Summary description of plan

The land use plan of Dharmapasha Upazila shahar has been prepared taking into consideration the prevailing situations of the existing shahar and supported by practicable idea of planning prospective upazila shahar.

The prospective shahar encompasses an area of 1682 acres. As can be seen from Table 46 that about 15% of the planning area has been fixed for residential use. The area earmarked as residential use includes the future residential expansion. Residential areas will be developed by both Govt. and private initiative. The residential area is proposed to be 40% as per TOR prescription. According to existing land use, as in the land use plan 250.00 acres has been proposed for the future needs. So the residential area will be developed in a planned way through land acquisition. About 84.00 acres of land has been proposed for development of road networks. For commercial use, a few more bazars have been suggested in addition to existing ones. Major road side lands will be allowed for commercial use. Adequate land have been reserved for industries. For urban and socio-cultural services 21.00 acres and 8.63 acres respectively have been earmarked. Land earmarked as urban deferred and reserve constitute 10% & 4.49% respectively of the planning area.

5.2.1 Analysis of Plan Proposals

Table 45 shows the land Requirements upto 2000 AD

Residential

Approximately 250.00 acres or about 15% of the study area has been earmarked for future residential land use including the existing residential areas. In the summary description of plan, it is already stated that additional residential land will be taken through land acquisition for future growth of the UZ shahar Dharmapasha. This will include land specially earmarked for rehabilitation for those people who will be displaced because of implementation of different schemes under the land use plan, socio-cultural and urban services have been proposed in such a way so that people from different parts of residential areas can use those properly.

Commerce and Industry

The plan proposes 15.00 acres of land for commercial and 25.00 acres for industrial growth of the future UZShahar Dharmapasha which is 2.38% of the total planning area. But at present only 2.48 acres of land is found under this category of land use. The proposed quantum of land is mentioned in the land requirement section and is calculated on the basis of TOR, future population and zone of influence. Industry is proposed by the side of the river. Land for commercial purpose includes market, shops, office etc. one big commercial site is proposed in the centre of the shahar area. A number of small sized markets are proposed throughout the shahar area. The central commercial zone will be the core-area of the town, while the decentralized markets will serve the local needs of the future population.

Education

Approximately 30.00 acres of land have been suggested for educational facilities in the area which includes schools of different categories, colleges and vocational (training) institute. As per TOR standard, for a population of 5000 require 1 (One) primary school and 1 high school for 20000 population. It is noted that the shahar area (study area) already have sufficient number of schools. For a primary school, 2 acres of land is required and 5 acres for a high school and 10 acres for a college. Some primary schools will need to be relocated. Existing high schools area has been redefined with additional lands for future development.

Health:

The plan suggests one family planning and maternity one dispensary and one health centre . Existing health complex will be developed as the only hospital with larger area. The total area suggests for health is 8.00 acres approximately in 0.47% of the total land. The justification for such a quantum of land is that these will also serve future needs of the catchment area, where there is no hospital.

Administration

About 18.00 acres of land has been earmarked for Upazila and other administrative areas but in the TOR only 12 acres of land is proposed for upazila administration. The existing land use for administration is about 9 acres only. The reason for such high quantum of land is due to future need of extension for the administrative purposes. Table 45 shows the land use plan proposal.

Recreation

The plan proposes about 21.00 acres of land for use as park and open space. At present, three play ground of 2.06 acres of land is used for games and sports. Another playground is proposed for the recreational purpose for the future. One stadium on 5 acres of land is proposed to construct for the future need of the shahar area population. An area of 2.00 acre of land is proposed for the construction of 2 cinema hall one shishu park of 5 acres and other parks of 6 acres of land.

Socio-cultural

Socio-cultural facilities include community facilities like, mosque, community centre graveyard etc. The plan suggests 2.00 acres of land for 2 community centres. There will be one Eidgah with central mosque near the Dharmapasha police station. Other 13 mosques existing at present at different parts of the study area will be extended and renovated. The existing land allocation for graveyards is enough. A burning place of cremation for the Hindu community is proposed to set in the land use plan.

Urban Services

To meet the growing needs of the future urban dwellers, it is required to provide a number of utility and service facilities such as Post office, telephone office, police station, bus station, ghat or other stations etc. About 21.00 acres of land is proposed for urban services. The plan keeps provision for one more post office in the study area. One jail is proposed on an area of 15 acres of land. Fire brigade over an area of about 2 acres of land. One telephone exchange will be set up near fire brigade, on an area of about 1.00 acres. The bus station will be located near the police station on an area of about 2 acres of land. Its location will give good accessibility to citizens from all parts of the shahar area.

The police station will remain at its present place. It will be on 1.50 acres of land.

Roads

Roads cover a total area of 24 acres of land. The proposed plan suggests 84.00 acres of land for roads which is 4.99% of the total study area. Three different categories of roads such as Primary 60' wide, secondary 40' wide and local 30' wide has been proposed for making easy and efficient transport network system within the study area. In addition to these, there will be a large number of feeder roads in the Shahar area.

Urban deferred

As per TOR about 10% of total shahar area is earmarked as urban deferred which stands at 168.20 acres of land of the study area. This has been kept for unforeseen urban activities.

Reserves (water bodies)

The plan keeps about 4.49% of the total study area as reserve which stands at 75.00 acres of land. Reserve land includes land potential for agriculture purpose, ponds, canals, river etc. The type of land will never come under urban use. Reserve for agriculture purpose is proposed in the outskirts of the shahar area, where ponds, canals and rivers are spread. Fig. 3 shows the proposed land use with the existing ones.

Land acquisition.

For development of various land use proposals of the land use, substantial amount of land might have to be acquired. Following table shows the land needed to be acquired, under each sector with approximate cost involved.

Table 47
Land Acquisition

Land use type	Area		Tk.in Lakh
	Acre	Hactere	
1. Commerce	12.70	5.14	16.51
2. Industry	24.82	10.04	32.26
3. Education	26.90	10.89	34.97
4. Health	4.30	1.74	5.59
5. Administration	8.88	3.59	11.54
6. Recreation	18.94	7.66	24.62
7. Socio-Cultural	5.00	2.02	6.50
8. Urban Services	20.67	8.36	26.87
9. Roads	59.53	24.10	77.39
10. Residential	89.61	36.27	116.49
Total :	271.35	109.85	352.72

Note : Average land value has been assumed to be about 1.30 lakh per acre (as per UZ Sub-registrar office).

CHAPTER VI PROGRAMMING AND IMPLEMENTATION

6.1 Priority action, cost Implementation

Priority action

Prior to undertaking implementation of the land use/master plan, it is necessary to fix up priority actions on the basis of future requirements, possible resource availability and rational judgement. The following priority actions are recommended for implementation of the proposed plan.

- a. As regards road transport, Dharmapasha is lagging behind very much, so construction of roads should be given in the first priority before taking up any other development programme. Acquisition of land for urban services are to be taken up at the early stage.
- b. Following the development of road network, it is necessary to develop important commercial areas, markets and industrial units.
- c. With the growth of trade, commerce and industries demand for residences will go up and residential building should be constructed adjacent to the built up areas on a priority basis.
- d. With the growth of economic activities, more urbanization would take place, development work should be taken on recreation facilities, like park, stadium, play fields etc.

Cost Implications

The proposed land use/master plan involves cost implication only for land acquisition, land development and road. At this stage, it is not possible to determine the exact costs of providing each of the facilities with all their structures and establishments. Actual cost required for the individual item is difficult to calculate. However, after discussing with the concerned local offices, an estimate of the cost of land under acquisition, the cost for land development and roads is given below, which is very preliminary.

Table-48
Cost Estimates

Programme/ Sector	Area (Acre/Hacter)	Land Value Taka	Land/ Road Deve.	Tk.in Lakh
				Total Taka
Residential	89.61/36.27	116.49	96.77	213.26
Commerce	12.70/5.14	16.51	13.72	30.23
Industry	24.82/10.04	32.26	26.80	59.06
Education	26.90/10.89	34.97	29.05	64.02
Health	04.30/1.74	5.59	4.64	10.23
Administration	8.88/3.59	11.54	9.59	21.13
Recreation	18.94/7.66	24.62	20.45	45.07
Socio-cultural	5.00/2.02	6.50	5.40	11.90
Urban services	20.67/8.36	26.87	22.32	49.19
Roads	59.53/24.10	77.38	64.29	141.67
Total	271.35/109.85	352.75	293.05	645.80
Contingency, overhead and price escalation as 15% of the total cost				64.58
Grand Total				710.38

Note : Average cost for land/Road development has been assumed to be 1.08 lakh per acre and average land value has been assumed to be 1.30 lakh per acre as in Table 47 (taken from the local concerned offices)

6.1.1 Resource Mobilization

In our country resource mobilization is a major handicap while implementing a land use/master plan which is a very difficult part of total development process. Conventionally govt. grant is the only source of finance. But the Govt. has got some limitation as regards financing so much non revenue earning projects under the proposed land use plan. So it is necessary to search for alternative ways and means to fund the implementation process. Attempt may be made to pursue land owners to contribute their land voluntarily for socio-cultural uses- to save cost of land acquisition. Initiative may be taken to mobilise man power for large scale earth work.

6.2 Phasing, urban deferred

Total work with cost involvement is proposed to be done into phases such as 1990-95 and 1995 -2000 . The table 49 shows the broad phasing of programs (phase I phase II).

Urban deferred Land

The proposed land use plan earmarks 168.20 acres of land (approx. 10% of the total land plan area) as urban deferred land which is to remain as it is for future use, considering the physical and economic constraints of the future. This land allocation will take appropriate shape under urban influence overtime in phases . Table 49 shows the phasing of urban deferred land.

Table 49
Phasing of Urban deferred

Deferred land(acres)	Phase 1990-1995	Phase 1995-2000	Total
168..20	68.00	100.20	168.20

6.3 Development Control

Need for controlled development :

Master plan serves as a guide line for a planned and orderly development. It does not specify the position of individual building and does not set forth building codes. To supplement provisions of master plans, it is, therefore, necessary to have control measures over each and every development. That might take place within planning areas. All development, including public buildings, should be put under planning approval. Any development must be in accordance with the zoning of Master plan. Detailed regulations for construction of buildings, location, height, appearance, set-back and site coverage must be taken into consideration which are necessary to ensure balanced, orderly and healthy environment. The following aspects should be taken into consideration for the preparation of detailed development control regulations.

Use of Lands

Provisions of a Master plan should be strictly adhered to regarding the use of land. The development control authority should exercise power to regulate construction of buildings and other development as per provisions of a Master Plan.

Use of Building

To control changes of use of buildings, which might have adverse effect upon the surrounding, specially in densely populated areas the administrative authority should exercise power so that the specific regulations can control unwanted change of use, for example from a house to factory.

Special buildings

For proper location of certain special buildings, such as petrol pump, cinema hall, hostel etc. special care should be taken by the concerned authority.

Discontinuance of use of land.

The development control authority should be empowered to issue orders for discontinuation of use of any land or building for social environmental or any other reason concerned with public interests.

Set back rules

For proper setting of buildings from social, health and environmental points of view, there must be appropriate set back rules for various types of buildings, like residential, commercial, industrial etc.

The set back rules are the most important instruments for development control. These rules are needed to be prepared immediately after the change in status of Upazila headquarters, rapid development works will be taking place in near future. The rules set in the BC Act 1952 may not be fully adopted for UZ headquarters. In addition to the existing rules, a new set of rules based on social, economic and environmental conditions of the Upazila should be prepared through amendment.

6.4 Monitoring, Review

As planning keeps on changing with the change in time, it is a continuous process. A master plan is the beginning of the whole process and it is not an end in itself. At the same time it should not be treated as static. A master plan requires continuous monitoring both, with respect to its implementation and the circumstances that might call for any change in the master plan provisions. There should be adopted measures for continuous monitoring of the master plan every six month with respect to its level of implementation and problems of development control, problems of financing implementation etc. This will enable to take appropriate measures at the right time.

The legal provisions for implementation of the master plan should have allowance for accommodation in the changing circumstances. A master plan require review and revision from time to time with the change in social, economic, political and physical conditions which necessitates to bring about changes in the provision of the master plan. It may be suggested that during every five years, there should be thorough review of the master plan for incorporation of new changes to make it upto date. This dynamic approach of reviewing and updating the plan will make it capable of adjusting itself with any unexpected change without disrupting the basic frame work of the plan.

Expertise for Monitoring and Review

There will require planning expertise for proper monitoring and review of the master plan. Continuous monitoring of the plan should be done under the supervision of a professional and qualified planner. With a view to help monitoring and review master plans of Upazilas, a mid level town planning may be deputed at the district level. If necessary consultants may be engaged to review the master plan.

2.5 Current Development Projects
(Priority Projects)

Dharmapasha Upazila : 1988-89

a. Agricultural & Irrigation

Sl. No.	Name of Projects	Estimated Cost in Taka
1.	50 Acres Agricultural Exhibition & Training farm	2,57,000
2.	Agricultural Nursery	1,14,000
3.	Crops storage programme	1,28,000
4.	Agricultural Rehabilitation Programme	50,000
5.	Road side deforestation programme	80,000
6.	Purchase of medicine for livestock Deptt.	50,000
7.	Unseasonal Flood Protection Embankment	2,50,000
b. Small & Cottage Industry:		
8.	Repairing of Madhyanagar Bazar Female Cottage Industry	37,000
9.	Training Programme for carpenter	25,000
10.	Exhibition & Training of agricultural equipments	60,000
c. Transportation & Communication		
11.	Repairing of flood affected pucca road by BRAC	2,00,000
12.	Repairing & Protection of Dharmapasha Ferryghat	60,000
13.	Construction of ring road at Teparikona Ampora road	40,000
14.	Construction of pucca road of Modhyanagar Ferryghat	30,000
15.	Construction of approach road of Dharmapasha Girls School	27,000

Sl. No.	Name of Projects	Estimated Cost in Taka
16.	Construction of entry road of Badshaganj High School	30,000
17.	Construction of wooden bridge near Hospital	60,000
18.	Repairing of Harpur Bridge	43,500
d.	Housing & Physical Planning	
19.	Repair of Dakshin Bangshikunda UZ Office Cum Community Centre	40,000
20.	Repairing of Dharmapasha UZ Office-cum-Community Centre	64,000
21.	Construction of Toilet at Moheshkhali Bazar	30,000
22.	Construction of Toilet for Girls at Badshaganj High School	30,000
23.	Construction of protection wall at Shukhair Bazar	1,20,000
24.	Construction of Toilet at Daulatpur Bazar	40,000
25.	Sinking of tubewell at different places	2,00,000
26.	Construction of shed at Golokpur Bazar	73,000
e.	Education:	
27.	Repairing of Jararkona Primary School	1,20,000
28.	Repairing of Balijuri Primary School	17,768
29.	Repairing of Jinglingra Primary School	28,312
30.	Repairing of Dugnai Primary School	60,000
31.	Repairing of Niamatpur Primary School	41,859
32.	Repairing of Amjure Primary school	50,000
33.	Repairing of Najarpur Primary School	40,000
34.	Repairing of Dulalia Primary School	40,000

Sl. No.	Name of Projects	Estimated Cost in Taka
35.	Repairing of Palmati Primary School	50,000
36.	Repairing of Khalpara (Milonpur) Primary school	50,000
37.	Repairing of Daraihati Primary school	36,650
f.	Physical, Mental & Cultural Development of Children	
38.	Construction of Gymnasium at UZ HQ	2,50,000
39.	Sinking of tubewell at 5 Primary school	90,000
40.	Children Health Care	50,000
g.	Health & Social Welfare :	
41.	Construction of passenger shed at Daulatpur Bazar	1,00,000
42.	Female Welfare Programme	60,000
h.	Sports & Culture	
43.	Construction of Islam & Cultural Centre at Dharmapasha	
i.	Miscellaneous	80,000
ii.	Maintenance	2,35,000