

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

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

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1991

**DACCA CONSULTING LIMITED
9/A TOYENBEE CIRCULAR ROAD
NIRALA BHABAN (3RD FLOOR)
MOTIJHEEL C. A. DHAKA - 1000**

গণ-প্রজাতন্ত্রী বাংলাদেশ সরকার
জয়নিপুর উপজেলা পরিষদ কার্যালয়,
জয়নিয়াপুর, সিলেট।

স্মারক নং - উঃপরিঃ ৩১৬

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প্রেরক : চেয়ারম্যান
উপজেলা পরিষদ
জয়নিয়াপুর, সিলেট।


প্রাপক : ব্যবস্থাপনা পরিচালক,
ঢাকা কমসালটিং লিঃ
৯/এ, টয়েনবি সার্কুলার রোড,
নিরলা ভবন (৪র্থ তলা)
মতিঝিল বা/এ, ঢাকা-১০০০

বিষয় : জয়নিয়াপুর উপজেলা শহরের ভূমি ব্যবহার/মাফটার গ্রান অনুমোদন প্রসঙ্গে।

আমার কার্যালয়ে আপনার প্রতিনিধি এর সাথে পূর্বে মন্ত্রণালয়ের নগর উন্নয়ন পরিদপ্তর কর্তৃক নিয়োজিত " ঢাকা কমসালটিং লিঃ " প্রস্তুতকৃত জয়নিয়াপুর উপজেলা শহরের ভূমি ব্যবহার/মাফটার গ্রানটি পরীক্ষা নিরীক্ষা করে বিস্মৃতিত আলাপ আলোচনার পর উক্ত মাফটার গ্রানটি অনুমোদনের জন্য সুপারিশ করা গেল।

ধন্যবাদান্তে -

আপনার বিশ্বসু,


২৬/১১/২০
চেয়ারম্যান,
উপজেলা পরিষদ কার্যালয়
জয়নিয়াপুর, সিলেট।

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1.0 INTRODUCTION

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

In the light of above circumstances it is felt that the Upazila Centre should grow up expeditiously and the

preparation of landuse/master plan for such centre is of utmost importance for better utilization of land, people and natural resources.

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

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

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

the infrastructure in the Upazila Shahar area together with the Upazila subregion.

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

1.1 METHODOLOGY

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

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

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

Field Survey

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

Household Questionnaire

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

Study Area Survey

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

Catchment Area Survey

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

Identification of hierarchy of Settlements.

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

Town Service Centre Map Preparation

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

Data Processing Analysis and Fore-casting

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

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

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

High projection : Based on the trend of growth rates between 1961-81.

Low Projection : Based on the growth rates indicated by Bangladesh Bureau of Statistics reflecting downward growth trend as a result of family planning and population control.

Medium Projection : Based on the growth rate between the year's 1974-81.

THE UPAZILA IN ITS DISTRICTS CONTEXT

2.0 LOCATION AND PHYSICAL CHARACTERISTICS

Location of the Project

Jaintiapur is one of the Upazila of Sylhet Zila. It is about 16 km (29 miles) from the Zila Headquarters. It is bounded in the north by India, in the south & east by Kanaighat Upazila, in the west by Gowainghat Upazila. It comprises a total area of 201.5 sq. km. (77.8 sq. miles) including an area of 2.6 sq. km. of rivers. It lies between 24° 59' and 25° 11' north latitude and 92°03' and 92°14' east longitude.

The Upazila as thana was created by notification No. 13381 H, dated the 25th December 1941. Information about the origin of the name of the Upazila is not available.

Physical Aspects

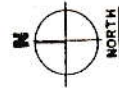
Physiography

The Upazila except some portion is flood plain. The Upazila Shahar area is mixed of medium and low lying area. The river Surma flows through the Upazila area. There are hills in the north.

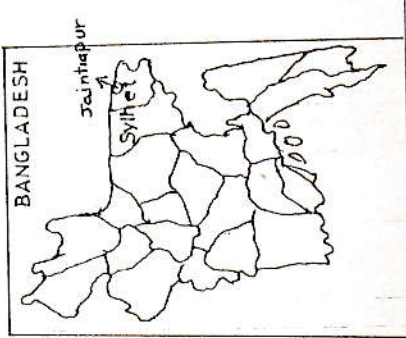
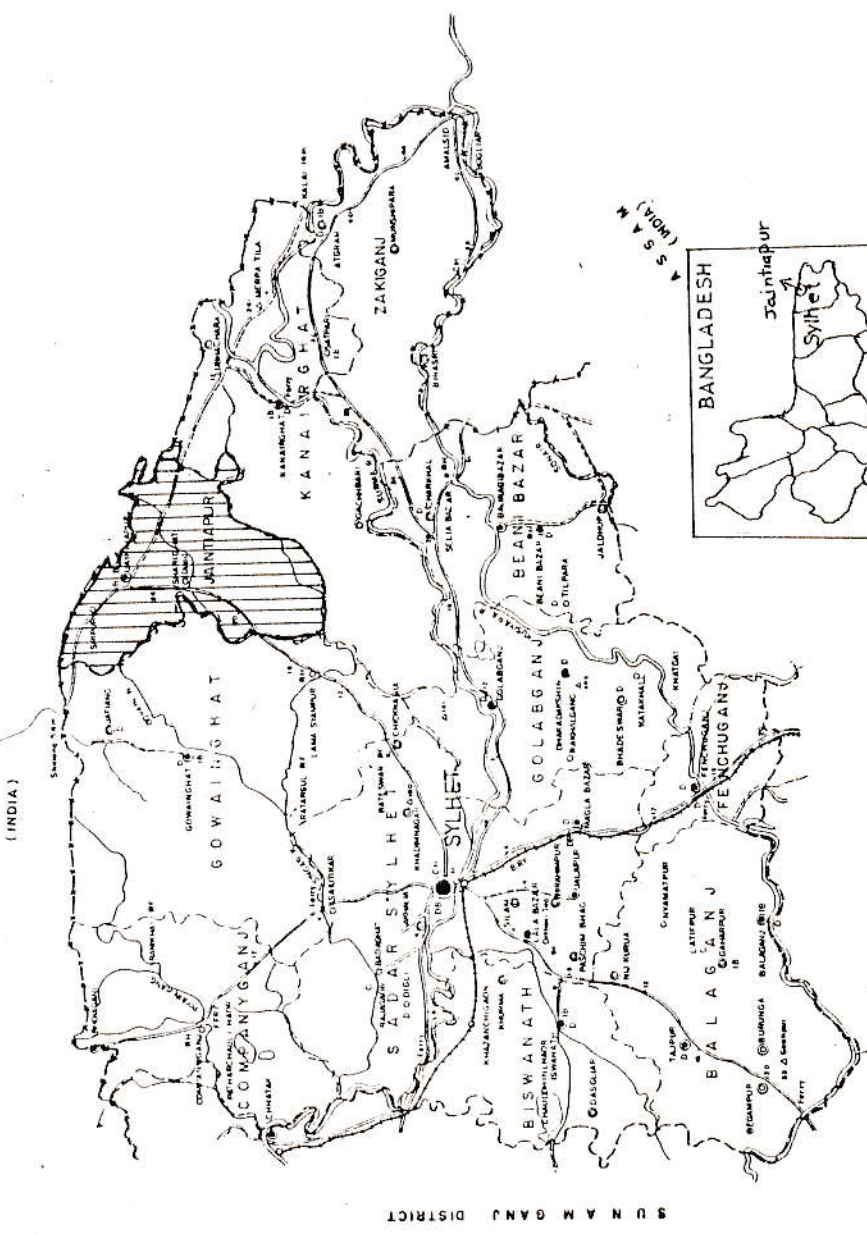
ZILA SYLHET

SCALE: 1:50,000
 1:50,000
 1:50,000

- SYMBOLS AND ABREVIATION**
- 1. INTERNATIONAL BOUNDARY
 - 2. DISTRICT BOUNDARY
 - 3. UPAZILA BOUNDARY
 - 4. FOREST
 - 5. METALLED ROAD
 - 6. BRICK ROAD
 - 7. UNMETALLED ROAD
 - 8. RAILWAY LINE
 - 9. DISTRICT HEAD QUARTER WITH MARKET
 - 10. UPAZILA BOUNDARY WITH POST OFFICE
 - 11. OTHER IMPORTANT VILLAGE
 - 12. INSPECTOR'S DARK BUNGALOW
 - 13. REST HOUSE
 - 14. HOSPITAL
 - 15. PROJECT LOCATION



KASHIA & JAIN TIA HILLS
 (INDIA)



MAULAVI BAZAR DISTRICT

MAP-1
 LOCATION MAP :-

APPROVED	DATE
DR. N. S. BISHWAS	25-5-85
CHECKED	DR. BC

DJCCA CONSULTING LIMITED
 PROJECT MANAGERS AGRO-ECONOMIST, MANAGEMENT CONSULTANTS
 SA-CIRCULAR ROAD, MOTIHELI COMMERCIAL AREA, DHAKA-2

Soil

In the south the Surma Kushiya flood plains of the grey clays of the phagu or the silty loams of the Gowainghat series are dispersed. In the north it is covered by the Tamabils rocky soils of loam texture scattered between the subrecent piedmont plain of pritimpasa sandy clay loams and the Khasgoan subrecent alluviums.

Climate

The climatic condition is more or less same as Sylhet Zila. This is the wettest zila in Bangladesh. Rain fall ranges from about 90 inches in the south to 200 inches in the north. The average temperature is between 65^o -70^o F. In earlier period some severe floods occurred in this region.

Agriculture

About 80 percent of people in this Upazila depend on agriculture. Paddy is the main crop. Jute production is not that much prominent here. Tea estate remains in this Upazila.

2.1 POPULATION AND SETTLEMENT DISTRIBUTION

WITHIN THE ZILA

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

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

TABLE: 1 AREA AND POPULATION STATISTICS WITHIN ZILA. 1981

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

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

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

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

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

Source: Sylhet District statistics 1983
Bureau of statistics.

WITHIN THE UPAZILA

The total population of Jaintiapur Upazila is 55614 as in 1981 statistics. Population density per sq. mile is 713 persons. Average size of household is 5.9. Out of total population 55615, 28737 are Males and 26877 are Females. There are 9355 households in the Upazila of which 9167 are dwelling units and 45 are institutionals and 113 are business/industrial units. About 91 percent of the dwelling units are owned by owner occupiers.

There are 166 villages within the Upazila out of which 151 are small villages with a maximum of 100 households, 15 are medium villages with more than 100 but less than 501 households and no is big village having more than 17 households. The density of population within the Upazila are 276 person per sq. km. Dependency ratio for this Upazila is found to be 105 for every 100 population. Settlements are mostly developed in scattered way in different cluster. Table 3- shows union wise population within Jaintiapur Upazila.

Table : 3 UNION WISE POPULATION DISTRIBUTION
UPAZILA JAINTIABUR

Union	Population	Household
Dar bost	20,979	3,340
Nizpat	34,635	6,015
Jaintiapur Upazila	55,614	9,355

MIGRATION

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

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

Table: 4 Life time Migration in Greater Sylhet District.

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

Source: Statistical year Book of Bangladesh.

Statistical year book of Bangladesh 1984 P. 119.

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

2.2 ECONOMIC PERFORMANCE AND TRANSPORTATION LINKAGES

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

Employment Situation

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

Table: 5 Economically active population

	(Figure in '000)								
	1961			1974			1981		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
Greater Sylhet	1302	1028	274	1456	1381	75	1758	1627	131
Bangladesh	17443	14802	2640	20519	19650	869	23619	22430	1189
Zila as % of Bangladesh	7.46	6.94	10.37	7.09	7.03	8.6	7.44	7.25	11.02

Source: Statistical year book 1984

Bangladesh Bureau of Statistics.

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

Table: 6 Estimated Labour Force.

	(Figure.in million)						
	1975-76	1976-77	1977-78	1978-79	1979-80	1980-81	1981-92
Sylhet	2.04	2.09	2.14	2.18	2.24	2.29	2.33
Bangladesh	28.0	28.70	39.40	30.10	30.73	31.41	31.63
Sylhet as % of Bangladesh	7.3	7.3	7.3	7.2	7.3	7.3	7.4

Source: Sylhet district statistics 1983

Bangladesh Bureau of Statistics.

According to Upazila statistics under Sylhet Zila, in Kotwali Upazila people engaged in non-agriculture is higher than Agriculture. In Jaintiapur Upazila about 73.0% population engaged in Agriculture (Crop+non crop), remaining 7.46%, 15% and 7.5% are engaged in Business, others and manufacturing activities.

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

Table : 7 . Population and Labour Force 1981.

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

Source: Sylhet District Statistics 1983
Bangladesh Bureau of Statistics.

INCOME EXPENDITURE PATTERN

Upazila level information on income expenditure pattern of the population are not available. Therefore information on daily wage rates of different occupation categories in the Zila has been considered as the basis of overviewing the situation on income expenditure pattern in the Upazila. Table: 8 shows the daily average wage rate of agricultural labour in Sylhet Zila.

Table : 8 Daily average wage rate of agricultural labour

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

Source: Sylhet District Statistics 1983

Bangladesh Bureau of Statistics.

Gross District Product

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

Table : 9 Gross district product at current prices.

(In million Taka)

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

Source: Sylhet district statistics 1983, Bureau of Statistics

Performance in Agriculture Sector

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

Table: 10 Area and Production of major crops

	Total Area(In acre)and Production in Mound.	Balaganj Upazila	Beant bazar Upazila	Biswanath Upazila	Companiganj Upazila	Fenchuganj Upazila	Golaganj Upazila	Gowainihat Upazila	Jaintiapur Upazila	Kanalghat Upazila	Kotwali Upazila	Zakiganj Upazila
Rice Area (in acre)	632000	58000	41000	68000	2000	31000	65000	104000	46000	1077000		59000
Production Mounds	9155	276100	560000	1157000	28000	492000	646000	125900	585000	1077000		837000
Mustard Area	11650	133	333	40	-	40	40	732	40	200	24	66
Production	14074	967	3108	414	-	331	373	6078	414	165	249	483
Jute Area	685	495				190						
Production	2200	1596				610						
Tobacco Area (in acre)	485	110	50	40	-	170	140	90	-	-	45	40
Production in Mounds	4474	830	452	322	-	1190	601	488	-	-	304	481
Pine apple area(acre)	3440	10	1350	225	-	-	45	480	800	70	350	110
Production Mounds	54185	1508	216742	35029	-	-	7663	70058	124548	10217	57895	18196

Table: 11 Number of selected livestock and poultry.

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

Source: Sylhet District Statistics 1983

Bangladesh Bureau of Statistics

Performance in Industrial Sector

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

Table : 12 Performance in Cottage Industry 1982

Description	Zila	Upazila accept Jaintiapur	Jaintiapur Upazila
Unit	5629	5478	151
Fixed Investment (Lac Taka)	825.84	819.58	6.26
Persons engaged (Total)	18050	17858	192
Production Cost (Lac Taka)	1218.72	1214.6	4.12
Sales Value (Lac Taka)	1950.91	1952.68	8.23

Source: Sylhet District Statistics 1983

Bangladesh Bureau of Statistics.

2.3 SOCIAL INFRASTRUCTURES

The existing social infrastructure within Jaintiapur Upazila compared with other Upazilas in Sylhet Zila are presented. This include Market and Commerce, Education, Health and Other Urban Services and Utilities.

Market and Commerce

There are 2 daily bazars and 3 weekly or fortnightly hut in 11,122 Jaintiapur Upazila. This indicates that for every 11,122 persons one hut/bazar is available. 2 Bank Branches in Jaintiapur Upazila has been observed.

Table: 13 Upazila and Zila wise trade and Commerce facilities.

	Sylhet Zila	Balaganj Upazila	Beani bazar Upazila	Biswanath Upazila	Companiganj Upazila	Fenchuganj Upazila	Golapganj Upazila	Gowainghat Upazila	Jainliapur Upazila	Kanai-ghat Upazila	Kotwali Upazila	Zaki-ganj Upazila
Daily bazar	35	1	4	2	1	2	3	6	2	3	8	3
Weekly hut	245	46	24	31	8	6	23	33	3	19	28	24
Bank branch		10	18	13	1	7	12	8	2	6	54	3

Source: Sylhet District Statistic 1983 Bangladesh Bureau of Statistics.

The Upazila has 3 Food Godown and 1 Fertilizer Godown with capacity of 39200 tons & 1580 tons respectively.

Education

There are 2 High/Junior high schools, 1 madrasa and 30 primary schools in Jaintiapur Upazila. This shows that there is one high/junior high school, one madrasa and one primary school for every, 3811 persons in the age group of 10-14 years, 26,276 persons in the age group of 5-24 years and 303 persons in the age group of 5-9 years respectively. There is no college in Jaintiapur Upazila.

Table: 14 Number of Educational Institutions

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

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

Table: 15 : Other Urban Services.

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

Source: Sylhet District Statistics 1983

Bangladesh Bureau of Statistics.

Health

There is a hospital with 31 beds within the Upazila. Table 16 shows health facilities within Jaintiapur and other Upazilas under Sylhet Zila. In all the Upazilas under Sylhet Zila has one health complex except in Companiganj Upazila. Kotwali and Fenchuganj Upazila experienced other health centre unit 1 and 4 respectively.

Table: 16 - Position of Health Facilities

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

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

TRANSPORT LINKAGES

The transport network within Jaintiapur Upazila is not satisfactory. The Upazila is connected with the district headquarters mainly by road ways. The basic means of transports available in the Upazila are bus and rickshaw. The Upazila Headquarters is connected with most of the Union Parishads by Kutchha roads. Country boats play a vital role in communication during rainy season. There are 43 km. metalled and 167 km unmetalled roads.

Jaintiapur Upazila headquarters is well connected with Sylhet Zila by pucca road. A pucca road connected Upazila Headquarters from Jaflong area. No railway connections exists there.

Table 17 exhibits road length according to pucca, semi pucca and katcha roads within the Upazila and Zila.

Table: 17 Road Length according to category

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

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

Within Sylhet Zila Total Number of Bus Stoppages are 87, of which 16 are in Kotwali, 12 in Jaintiapur. Table 18 represents Zila and Upazila wise Railway Station, Steamer/Launch Ghat and Bus Stoppages.

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

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

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

2.4 DEVELOPMENT PROJECTS

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

2.5 IDENTIFICATION OF HIERARCHY OF SETTLEMENTS.

The hierarchy in terms of settlements classified with the ranges of population concentration and the ranges of services provide by them are presented in table 19.

Jaintiapur Upazila is very poor regarding services concentration. Most of the areas are still depending on other Upazilas for basic services. In the Upazila in 1961 only 6 settlements were with population more than 500. This settlement pattern in Jaintiapur still did not improve alot. Jaintiapur Nijpat is the area with highest population from 61 till to date. Chhattar Khal Barubagh Bhatia-gram, Daudig, Assampara, Jaintiapur Nijpat Mouzas grown up gradually with an increamental growth of population from 1961 to '74 and 1974 to '81.

The smaller size settlements are increasing very slowly regarding population and services concentration. In some areas in Jaintiapur it was observed that population is decreasing from 61 to 81, may be the reason people have migrated to other places for better urban services, Table 19 shows the major settlements in Jaintiapur.

The number of settlements under hierarchy A and B is only one. In Jaintiapur Upazila population growth is a natural phenomenon. The major settlements are mostly along the road side and around Riverine transport linkages.

Most of the Mouzas in Jaintiapur Upazila is only with a Mosque and some small shops. Out of total 111 mouzas only 40 mouzas are with population more than 500. The score for population concentration i.e., more than 2000 += 20, is 1000 to 2000 is 15 less than 1000 is 10.

The mouzas under different category is given here according to population and services concentration.

<u>Category</u>		<u>Mouzas Name</u>
A	-	Jointiapur Nijpat
B	-	-
C	-	Chhatarkhil, Bhitirkhail
D	-	Bhatigram, Assampura Baurbugh, Daudig.

CHAPTER - 3

THE UPAZILA HEADQUARTERS

3.0 SPHERE OF INFLUENCE/ATTRACTIVENESS

Sphere of Influence is the immediate hinterland surrounding the shahar area within a distance of 3 to 4 meters (5-6 kilometer). People from surrounding areas normally commite such distance to take the advantages of various services of the shahar area. The catchment areas of Jaintiapur Upazila Shhar was determined on the basis of spatial distribution and immediate hinterland which is likely to get benefits from different services of socio-infrastructure. The criteria to determine boundaries of the area is to consider the influence of Hats in which case the boundary line is almost equidistant from both the Upazila centre and the Hat concerned. Table 20 shows the catchment area according to mouza. The catchment area of Jaintiapur Upazila Shhar is about 2736.25 acres(1108 Hactares).

Jaintiapur Upazila centre is in a corner of the Zila Sylhet. North western part of the Upazila Headquarter sorrounded by International boundary with India. Other than that mostly haors and bills sorrounded the study area. For that reason the catchment area has been selected is lower compared to other Upazila Headquarters.

TABLE: 20 CATCHMENT AREA AND POPULATION

Sl. No.	Mouza	Total Area		Involved Area		Total Population		Involved Population	
		Acres	Hectare	Acres	Hectare	Sl	Sl	Sl	Sl
1.	Bahirakhel	288	117	288	117	146	196	146	196
2.	Bhitrikhel	734	297	734	297	574	700	574	700
3.	Lakhipur	657	266	657	266	290	606	290	606
4.	Kharubil	336	136	336	136	249	310	249	310
5.	Lakshniprasad	434	176	434	176	130	505	130	505
6.	Bagebil	223	90	223	90	130	250	130	250
7.	Lamonieram	402.61	163	64.25	26	370	649	57	104
	Total	2672	1082	2736.25	1108	1889	3216	1576	2671

3.1 DEFINITION OF SHAHAR AREA

The Upazila Shahar area has been identified on the basis of the spread of Urban and Semi Urban functions around the Upazila Complex and the principal transportation network. The area wholly or partially will be considered as the planning area of future township by the assisment of land requirement. Size of future township was rigulized on the basis of the service demands of the Upazila. The proposed study area has been determined is about 2518.83 acres (1019.77 hectres) and comprised of 9 mouzas. Table 21 shows study area according to mouza.

TABLE: 21 STUDY AREA AND POPULATION

Sl. No.	Mouza	Total Area		Involved Area		Total Population		Involved Population	
		Acres	Hectare	Acres	Hectare	Sl	Sl	Sl	Sl
1.	Jamoniagram (Part)	402.61	163	338.36	137	370	649	313	545
2.	Biraimeare Haror (Part)	537.20	217	361.33	146	175	325	130	232
3.	Muktapur	221.17	89	221.17	89	127	269	127	269
4.	Mohakhal	46.57	19	46.57	19	58	79	58	79
5.	Purba Laxmi-prashed (Part)	436.59	177	332.64	135	130	140	100	110
6.	Jaintiapur	560.04	227	560.04	227	2293	1580	2293	1580
7.	Gourisharkar (Part)	344.00	139	278.09	113	475	580	386	472
8.	Gilatol (Part)	378.77	153	338.85	137	140	451	125	410
9.	Guabari (Part)	579.60	235	41.78	17	152	322	11	23
	Total	3506.55	1420	2518.83	1020	3920	4395	3543	3720

3.2 EXISTING LANDUSE PATTERN

The existing landuse pattern in the Upazila Shahar Jaintiapur is an outcome of various natural socio economic and political factors, Map shows the landuse pattern and provision of facilities within the study area. About 2518.83 acres (1019.97 hectares) of land included in the study area. The study area has grown with mixture of residential, administrative, govt. offices, educational institutions, health and recreational, commercial etc. facilities. These facilities scattered within the whole study area. Major parts of the study area still under water. There are some hilly areas in the eastern part of the study area. 82.16% area is under agricultural rest 17.84% is under non-agricultural use. The Upazila regarding facilities is still very poor.

The utilization characteristics of different landuse in the shahar area are discussed in the following paragraphs.

Residential Area

Residential areas are grown up as clusters in different parts of the study area. But residence are densely developed within Mouza Jaintiapur Nijpatgram. Total residential area is 251.28 acres (101.73 hectare). Which is about 9.12 percent of total study area. The area has numbers of

Table : 22 Existing Landuse Pattern

Landuse	Area		Percent
	In acre	In hectare	
Agriculture	2047.91	829.11	81.30
Residential	251.28	101.73	9.97
Commercial	4.77	1.93	0.20
Educational	2.32	0.94	0.09
Administrative	10.78	4.37	0.43
Health	4.50	1.37	0.17
Recreational(Open)	2.45	0.99	0.09
Urban Services	2.28	0.19	0.09
Socio-cultural	8.41	3.40	0.33
Tank	5.59	2.26	0.22
Khal	16.00	6.48	0.64
River	95.00	38.46	3.78
Pucca Road	32.00	12.96	1.27
Kutchha Road	28.79	11.66	1.14
Embankment	6.75	2.73	0.27
Total	2518.83	1019.77	100.00

Source: Landuse Survey, 1989.

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small hills and haors so residential areas mainly developed around high lands and buildable area. Residences are also mostly along the road side.

Administrative, Govt. Departments.

According to table 22 existing landuse pattern the total land used for administrative and Govt. departments are about 12.08 acres (4.89 hectares) . Again this area is about 0.48% of total study area. Services and facilities available within the study area are Upazila Complex including residential quarters, union parishad, police station, fisheries department. Most of these facilities are within mouza Jaintiapur Nijpatgram.

Table: 23 Land used for Administrative and Govt. Department.

Name of Office	Total Area		Percent of total area
	In acre	In hectre	
Upazila H.Q.	10.19	4.13	94.53
Union Parishad	0.44	0.18	4.08
Fisheries Dept.	0.15	0.06	1.24
Total	10.78	4.37	100.00

Source : Landuse Survey, 1989.

Commercial

Commercial activities within the study area includes shops, banks and market. Markets with small shops like retail etc. are mostly found within the study area. Total area occupied by commercial activities are about 4.77 acre (1.93 hectares). About 0.20% of total land is under commercial activities.

Table: 24 Commercial Landuse Pattern

Land use for	Total Area	
	In Acre	In hectre
Shops/Bazar	3.59	1.45
Bank (2 Nos.)	0.27	0.12
Market	0.91	0.36

Sources: Field Survey, 1989.

Educational Facilities and Landuse

Educational facilities within the study area is very limited. Only one high school, One Primary School, One Madrasha remains there. No higher level educational facilities was found there. The land area that is occupied by educational facilities is about 2.32 acres (0.94 hectares). Which is about 0.09 percent of total land area under study. The area needs development of some more educational institutions.

Table : 25 Educational Landuse Patter

No. of Unit	Area		
	In acre	In hectare	
High School	1	0.75	0.30
Primary School	1 + N	0.71	0.29
Madrasha	1	0.86	0.35
Total		2.32	0.94

Source: Landuse Survey, 1989.

Recreational Landuse Pattern

Recreational facilities are totally absent in the study area. Only 2 playground for open recreation was observed. Two playgrounds occupies an area of about 2.45 acres(0.99 hectares). There is no any close recreational facilities such as cinema hall club etc. were not found.

Health facilities

The Upazila health centre with 31 beds is the main health facilities within the study area. Within this complex a family welfare centre also remains. Total area under this health service is about 4.50 acres (1.82 hectares). Which is about 0.17 percent of total land in the study area.

Socio-cultural activities

Socio-cultural activities in the whole Upazila including the study area is still in a very poor condition. Other than religious activities such as mosque 10 Nos. with 4.19 acres (2.10 hectares), Idgah 1.00 acres (0.40 hectares) and graveyard (4 Nos.) with 3.22 acres (1.30 hectares) remains in the study area. The activities are shown in the existing landuse map. Socio-cultural activities occupies about 0.33 percent land of total land under study

Urban Services.

Total land occupied by Urban Services within the study area is about 2.28 acres (0.91 hectares). These services included a Dakbanglow, Telephone Office, Post Office, bus stand, Police station etc.

Table : 26 Urban Services

Services include	Total Area	
	In Acre	In Hectare
Post Office	0.12	0.05
Telephone exchange	0.13	0.05
Food Godown	0.59	0.23
Dakbanglow	0.48	0.19
Police Station	0.71	0.29
Bus Stand	0.25	0.10
Total	2.28	0.91

Source: Landuse Survey, 1989.

Industrial Activities

Only household small scale industrial items are produced and sold in local bazar all those are within the residential block. No any industry as such was observed there.

Agricultural Landuse

About 82.16% land under the study area use for agricultural purpose. The total area under agriculture is 2069.37 acres (837.80 hectares). Most of the agricultural land get unsuitable for cultivation during monsoon. So tripple crop within the study area is very much limited.

Water Bodies

Water bodies include Tank, Khal, River etc. There are a lot of Khals within the study area. Total number of river area within the study area is 95 acres (38.46 hectares). Tanks are these within the study area which are used for drinking water and washing together. Total area under Tank/pond is about 5.59 acres (2.26 hectares). The total khal area under study area is 16 acres (6.47 hectares).

Roads

Roads comprises an area of about 67.54 acres (27.34 hectares). Pucca roads include 32.00 acres (12.95 hectares).

3.3 PHYSICAL OPPORTUNITIES AND CONSTRAINTS

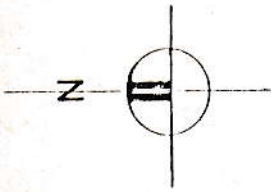
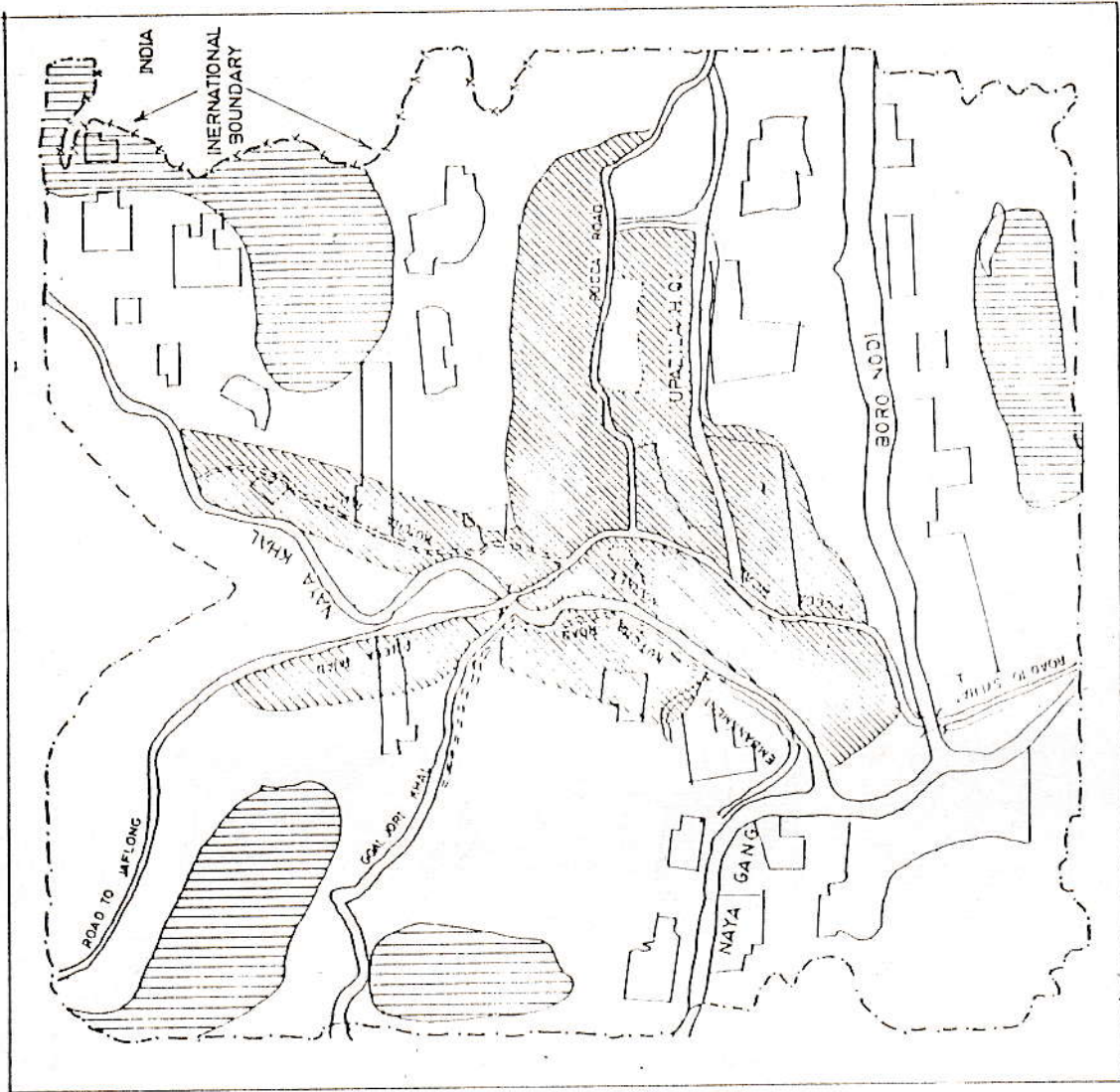
Opportunities

Jaintiapur Upazila is situated on the northern part of Sylhet Sador Upazila and on the boarder of India. Still vast vacant land remaining within the study area which promotes better development in a planned way. The road (Pucca) pattern within the study area is better enough which would help to develop the future town with existing infrastructure. The Upazila Shahar needs development of industries identifying potentiality and thus inhance employment opportunity and betterment of economic situation. Major built up areas an around Jaintiapur Nijpathgram Mouza.

Contraints

The major problem of the Upazila is the diversified land-use pattern. Some area are too low and some are hilly. Numerous haors within the study makes it difficult to develop the town in one way direction. Other than the centre of the Upazila headquarters other parts are constraints due to low lying areas which would need huge amount of earth-filling to make it suitable for habitation or settlements. Settlements are mostly developed within the high lands of the area.

LAND LEVEL MAP



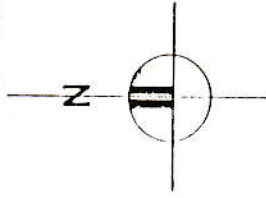
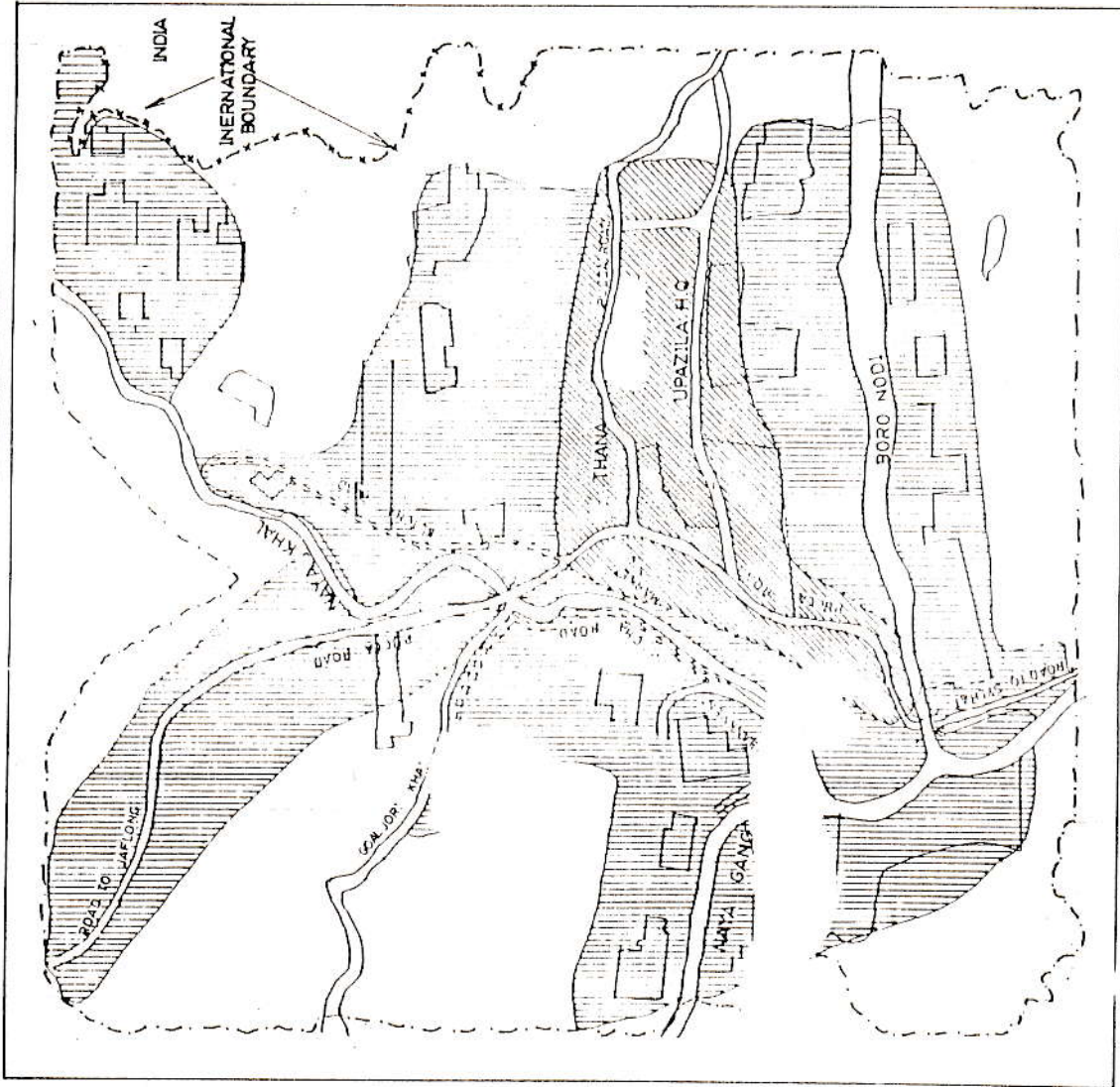
LEGEND:-

- 1. HIGH LAND
- 2. MEDIUM LAND
- 3. LOW LAND

0 500 1000
INCH

MAP - 3
JOINTAPUR UPAZILA

LAND VALUE MAP

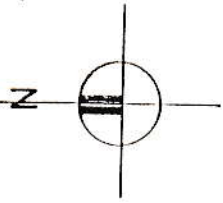
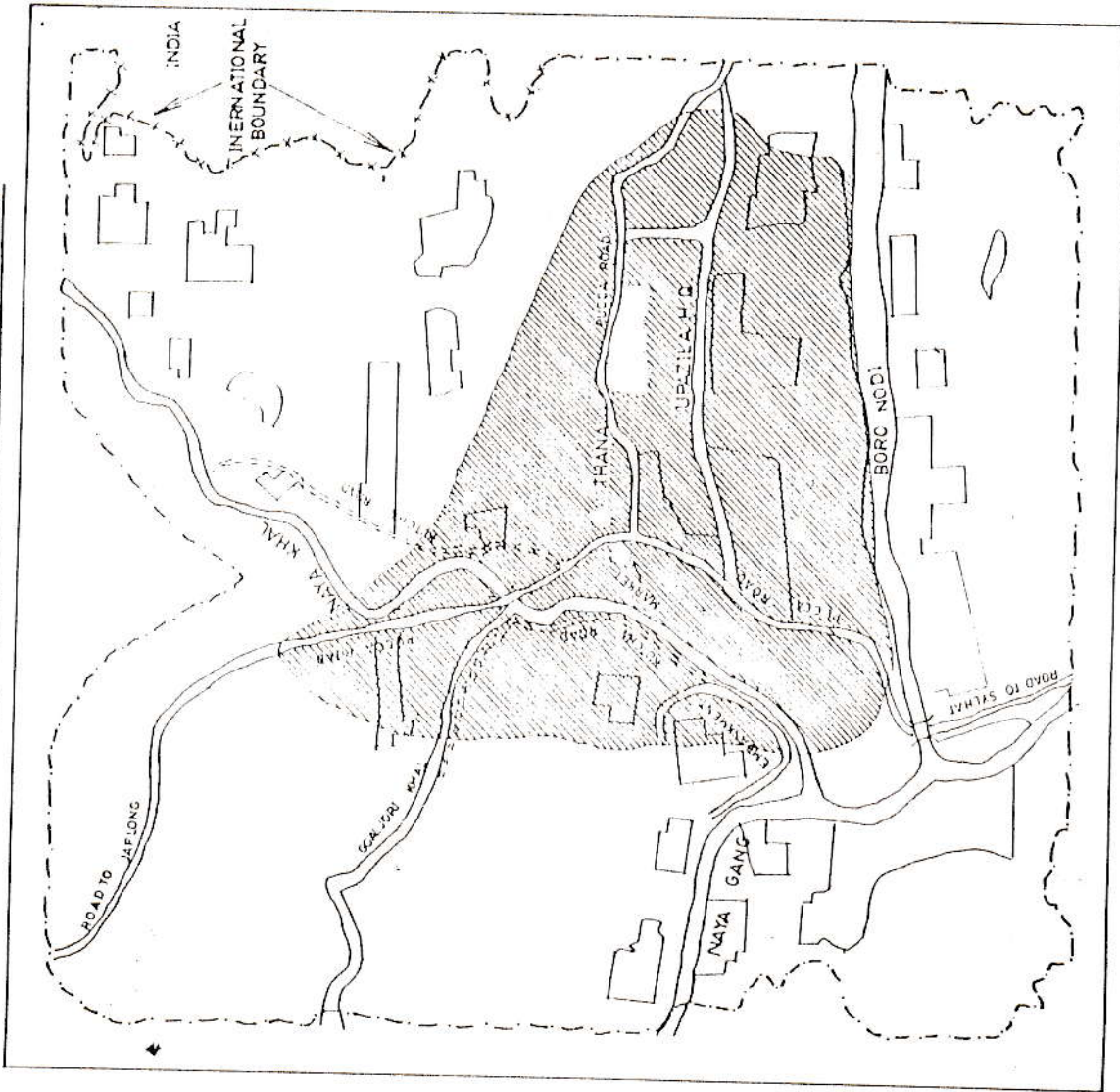


- LEGEND
1. HIGH LAND VALUE
 2. MEDIUM LAND VALUE
 3. LOW LAND VALUE



MAP - 4
JOINTAPUR UPAZILA

POTENTIAL AND CONSTRAINTS AREAS FOR DEVELOPMENT



POTENTIAL AREAS FOR
FUTURE DEVELOPMENT



MAP - 5
JOINTAPUR UPAZILA

Land Level

With reference to water development board contour map the land level of the study area has been ascertained. It has been observed that a vast area is still lowlying and some are hilly. In a small map land level of Jaintiapur Upazila has been shown. High and medium high lands includes Mouza Jaintiapur, Guabari, Gourisankar Muktapur etc. Low lands include Mouza Lamonigram, Laxmiprasad, Ghilatial haor and Biraimara haor.

Land Value

Land value in the study area has been classified into four categories according to their prices prevailing in the land markets collected from Upazila revenue office. Highest land value prevails within Upazila Complex and surrounding areas.

Table: 27 Land Value

Category	Average Price in Tk. Per acre	Land Value
Upazila Complex and Surrounding areas	150000 - 120000	High
Residential	120000 - 135000	High
Agricultural	105000-	High
Agricultural	90000	Low/medium
Low Land	60000 - 75000	Low land

Source: Upazila revenue office and contact with local people.

CHAPTER - 4

FORECAST

4.0 Population within sphere of Influence

Population projection within the sphere of influence has been made based on medium growth rate 3.99. High growth rate has been calculated is 4.07. As both high and medium growth rate is above the national figure. The medium growth rate has been adopted. Table 28 shows the population forecast upto 1990 based on high medium and low growth rate. The growth rate between 1961-1981 is 4.07% (High) between 1974-1981 is 3.99% (Medium) and assuming low growth rate is 2.0%. The base population figure is 3378 in 1981.

Table: 28 Population projection in the sphere of Influence area. 1985-2000. (Base population 1981).

Year	High gr. rate 3.91 4.07		Medium gr. rate 3.99		Low gr. rate
	Popu- lation 1961	Popu- lation 1981	Popu- lation 1974	Popu- lation 1981	assuming growth rate 2%
	1519	3378	2567	3378	
1985		3962		3950	3656
1990		4837		4803	4037
1995		5905		5841	4457
2000		7208		7103	4921

Source: Bangladesh population census, 1981.

Bangladesh Bureau of Statistics.

Household structure (Sphere of Influence)

The Existing household pattern within the sphere of influence (catchment area) as calculated in 1981 515 was 533 number of household and population was 3378 persons Average household size is 6.34. The projected household size is based on medium level population projection. It is assumed and hoped that household size will decline with the impact of urbanisation.

Table: 29 Household projection . 1981-2000

	Year of Projection				
	1981	1985	1990	1995	2000
Population	3378	3950	4803	5841	7103
Number of household	533	658	873	1168	1578
Household size	6.34	6.0	5.5	5.0	4.5

Source: Bangladesh Bureau of Statistics (Population 1981)

Sylhet district statistics. 1983

Density level

Considering the medium range projection the density of population within the catchment area would be 4,5 and 6 persons per hectare in 1990, 1995 and 2000 respectively.

4.1 Population within study area

Within Jaintiapur study area the population growth rate both High and medium is higher than the national average. The medium level growth rate of population thus considered for future population projection in the study area. Table 30 shows high, medium and low level growth rates and population projection upto 2000.

Table: 30 Population projection study area, 1985-2000
Base population 6660 (1981)

Year	High gr. rate 8.58%		Medium gr. rate 3.21%		Low gr. rate assuming 2.6%
	Popu- lation , 1974	Popu- lation , 1981	Popu- lation , 1961	Popu- lation , 1981	
	3720	6660	3543	6666	
1985	9299		7564		7387
1990	14099		8858		8398
1995	21376		10373		9548
2000	32409		12148		10855

Household Structure and Projection

Considering the medium level of projected residential population the number of total households in the shahr area would be as such, shown in table 31.

Table: 31 Projection of Household, 1985-2000

	Year				
	1981	1985	1990	1995	2000
Population	6666	7564	8858	10373	12148
Number of Household	1159	1513	1868	2593	3471
Household size	5.75	5.0	4.5	4.0	3.5

Density Level Study area

Density of population per area in 1981 was 2.65 persons. (6.53 persons/hectare) with is 3.52 persons per acre (8.68 persons/hectares) is in per acre (11.91 persons/hectares). It has been observed that density within the central areas with commercial and service facilities are higher than other part.

4.2 Migration Pattern/Labour force Employment

Migration both internal and external was not found tremendously during the socio-economic survey within Jaintiapur study area. Very few families has permanently came to Upazila Shahar. Some male members has been to the town for some job there. But it is hoped with the new investment in different infrastructure and develop projects would induce population to the study area.

There is hardly any dependable data for estimating labour-force in the urban area and employment in urban and rural areas of Bangladesh. Labour force as percentage of population 10 years and above was found 43.9% in Jaintiapur Upazila.

4.3 Land requirements provision standards

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

The design population for housing and other primary services are 12148 for the year 2000. and the design population for study and catchment area are 19271.

Table : 32 Land Area Proposed upto 2000
 Study area population: 12148
 Study and Catchment Area+
 Population: 19271

Land use category	Population considered		Existing Area		Standard as per TOR		Land reqd. as per TOR		Land area Proposed		% of land	
	19271	-do-	Acres	Hac.	Pop/acre	Acres	Hectare	Acres	Hectare	Acres		Hectare
1.a Commercial	19271	-	4.77	1.93	1000/1.5 ac.	19.27	7.80	12.0	4.86	12.0	4.86	0.48
1.b. Industrial	-do-	-	-	-	-do-	19.27	7.80	10.0	4.04	10.0	4.04	0.40
2. Education			2.32	0.94		12.05	4.86	8.86	3.58	8.86	3.58	0.35
- Primary school	12148		0.71	0.29	5000/1 ac	2.43	0.98	2.0	0.81	2.0	0.81	0.79
- Sec. school	19271		0.75	0.30	20000/5 ac.	4.81	1.94	3.0	1.21	3.0	1.21	0.11
- College	-do-		-	-	-do-	4.81	1.94	3.0	1.21	3.0	1.21	0.11
- Madrasha	-do-		0.86	0.35	-	-	-	0.86	0.35	0.86	0.35	0.03
3. Health	19271		4.50	1.82	5000/1 ac.	3.85	1.56	4.50	1.82	4.50	1.82	0.18
4. Administration	-do-		10.78	4.43	12 acres/ Shahar			11.28	4.63	11.28	4.63	0.44
- Upazila Complex			10.19	4.19	-	-	-	10.19	4.19	10.19	4.19	0.40
- U.P. Office			0.44	0.18	-	-	-	0.44	0.18	0.44	0.18	0.02
- Others			0.15	0.06	-	-	-	0.15	0.06	0.15	0.06	0.005
- Court			-	-	-	-	-	0.50	0.20	0.50	0.20	0.02
5. Recreation			2.45	0.90		12.0	4.85	7.5	3.03	7.5	3.03	0.30
Open:												
- Park	12148		-	-	1000/1 ac.	12.0	4.85	3.0	1.21	3.0	1.21	0.12
- Play Field	-do-		2.45	0.99	-	-	-	4.0	1.62	4.0	1.62	0.16
Closed:												
- Chinema Hall	19271		-	-	-	-	-	0.50	0.20	0.50	0.20	0.02

Table: 32 Land Area Proposed upto 2000
Study area population: 12148
Study and Catchment Area +
Population: 19271

Land use Category	Population Considered		Existing Area		Standard as per TOR		Land reqd. as per TOR		Land area Proposed		% of land
	Acre	Hec.	Acre	Hec.	Pop/acre	Acres per TOR	Acres	Hec.	Acres	Hec.	
6. Socio-cultural	8.41	3.40	-	-	4.84	1.94	4.84	1.94	8.91	3.60	0.35
- Community Centre	12148	-	-	-	20000/1 ac.	0.24	0.60	0.24	0.50	0.20	0.02
- Mosque/Idgah	-do-	5.19	2.10	-	5000/0.5ac.	0.48	1.21	0.48	5.19	2.10	0.21
- Graveyard	-do-	3.22	1.30	-	20000/5 ac.	1.22	3.03	1.22	3.22	1.30	0.12
7. Urban Services	2.28	0.91	-	-	0.60	0.24	0.60	0.24	2.63	1.05	0.10
- Post Office	12148	0.12	0.05	-	20000/0.5ac.	0.12	0.30	0.12	0.30	0.12	0.01
- T & T	-do-	0.13	0.05	-	-do-	0.12	0.30	0.12	0.30	0.12	0.01
- Dak Bunglow	-	0.48	0.19	-	-	-	-	-	0.48	0.19	0.02
- Food Godown	-	0.59	0.23	-	-	-	-	-	0.59	0.23	0.02
- Police Station	-	0.71	0.29	-	-	-	-	-	0.71	0.29	0.03
- Bus Stand	-	0.25	0.10	-	-	-	-	-	0.25	0.10	0.009
8. Residential	251.28	101.73	12148	100 person/122.0 area	49.39	251.28	101.73	49.39	251.28	101.73	9.98
9. Urban Deferred	-	-	-	10 percent of built up area	-	-	60.0	-	60.0	24.29	2.38
10. Road	67.54	27.35	-	-	-	-	100.0	-	100.0	40.48	3.97
- Pucca	32.0	12.96	-	-	250.0	101.21	100.0	-	100.0	40.48	3.97
- Katcha Embankment	35.54	14.39	-	-	-	-	-	-	-	-	-
- Water Body	5.59	2.26	-	-	-	-	-	-	-	-	-
- Pond ditch	111.0	44.94	-	-	-	-	-	-	-	-	-
- Khal/River	-	-	-	-	-	-	-	-	-	-	-
11. Agriculture	2047.91	829.11	-	-	-	-	1925.28	-	1925.28	779.46	76.43
12. Reserve	-	-	-	-	-	-	116.59	-	116.59	47.20	4.63
Total	2518.83	1019.77	-	-	-	-	2518.83	-	2518.83	1019.77	100.00

CHAPTER - 5

LANDUSE MASTER PLAN

5.0 Approach, Concept, Planning Principles

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

The development would include:

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

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

In the present plan the following aspects have been considered:

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

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

5.1 Plan Description

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

Urban Structure and Infrastructure development

The structure of the town has been proposed in a way to have the existing major employment zones and service areas. But there is some problem with the area as it consists of haors tilas so some of them are included to keep a balanced transportation routes. Major activities are located in Jaintiapur Nijpath Mouza. Along the study are a river known as Boro Nadi and some small and big Khals passes. There are some pucca roads but those are not according to standard. To develop the area the road transportation system needs huge improvement. Industrial sector in this area is not that much developed, but if incentives are provided through Upazila Parishad some new employment could be created. This is why some areas are kept for industrial use in future. The facilities of high school, college, markets, parks, industry and other urban services would be created for the neighbourhood of the Upazila Shahar and the catchment area population.

The network of roads has been proposed keeping in view the existing intra Upazila roads, linking the central area with the surrounding areas. Internal access roads are to be worked out at the time of preparing detail plans of all areas. Same new bridges/culverts requires to connect towards western part from the central area. Education and health facilities needs new allocation and redevelopment.

CHAPTER - 6

PROGRAMMING AND IMPLEMENTATION

6.0 Mobilization of financial and other resources is also a problem. Availability of international and local funds are generally linked with cost recovery in most cases. Considering this view the following priorities are relevant:

- development of revenue earning project sites.
- development of accesses.
- acquisition and development of proposed road and commercial spaces as mentioned in the plan.

The plan shows these road spaces, commercial, industrial and social service sites (school, health etc.). Development of the Upazila site is nearing completion and commercial sites are the priority action areas. It is expected that residential areas will be densified gradually with the increase of economic activities. Expansion of services should go ahead according to population increase.

6.1 Phasing of Development

The following Table illustrates phased development of services including land development for different sectors:

Table: 33 Phasing of development, 1985-2000

Sectors/Services	1985-90	1990-95	1995-2000
1. Land development for housing (acres)	50%	40%	10%
2. Commerce	30%	40%	30%
3. Industry	10%	40%	60%
4. Infrastructure			
a. Roads	30%	40%	30%
b. Education	20%	50%	30%
c. Health	40%	40%	20%
d. Recreation	40%	30%	30%
5. Administrative Offices	80%	10%	5%
6. Others	30%	35%	25%

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

6.2 Development Control

In the context of Upazila re-organization ordinance 1982 the development control measures are difficult to enforce.

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

6.3 Monitoring and Reviewing

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

Review: Review of the plan should be made in terms of planning studies and landuse surveys after about 10 years. Because beyond this period generally population

projection may not held good. The major road network proposed in the plan at present should be followed strictly so as to ensure general developments consistent with the urban structure envisaged. Revision may be made in accommodating unvoidable contrary landuse.