

URBAN DEVELOPMENT DIRECTORATE
MINISTRY OF WORKS

GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH

LANDUSE / MASTER PLAN
AJMIRIGANJ UPAZILA
HOBIGANJ ZILA

APRIL : 1989

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PURALOY KAUSHALI LIMITED
ARCHITECTURAL AND ENGINEERING CONSULTANTS

এতদ্বারা প্রত্যয়ন করা যাইতেছে যে, আজমিরিগড়ে উপজেলা মহলের
ভূমি ব্যবহার পরিকল্পনা সম্পর্কে পুরানয় কৌশলী মিঃ এর প্রতিনিধির সহিত আমরা
বিস্তারিত আলোচনা করি। পুরানয় কৌশলী মিঃ এর প্রস্তুতকৃত আজমিরিগড়ে
উপজেলা মহলের ভূমি ব্যবহার পরিকল্পনা গণনা রের অনুমোদনের জন্য সুপারিশ করা
যাইতেছে।





26/1/82
উপজেলা নির্বাহী অফিসার
আজমিরিগড়া উপজেলা।

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INTRODUCTION

In the Government's recent policy of overall administrative re-organisation, the Upazila Shahar has been recognised as the focal point for development at the upazila level. In most cases this involves an upgrading of administrative responsibility, which in turn will require an upgrading of social, economic and infrastructure services provision in the urban area.

For these reasons the Government is embarking on a programme of preparing urban landuse plans for a number of Upazila Shahars at the earliest opportunity, to provide for the orderly development of these urban areas so that Government and private sector investment in urban services may subsequently be introduced in a planned and cost-effective manner. It is envisaged that Consultants will be extensively engaged to assist the Urban Development Directorate in this important undertaking. With this end in view, the Directorate of Urban Development in the Ministry of Works has appointed PURALOY KAUSHALI LTD. as a Consultant for the preparation of landuse plan for Ajmiriganj Upazila Shahar of Hobiganj zila.

This report is the Final Report of the preparation of Landuse Plan for Ajmiriganj upazila shahar of Hobiganj zila. This is an exhaustive report (landuse plan & report) covering all the aspects mentioned in the TOR.

THE UPAZILA IN ITS ZILA CONTEXT2.1 Location and Physical Characteristics of the Upazila:2.1.1 Geographical Location:

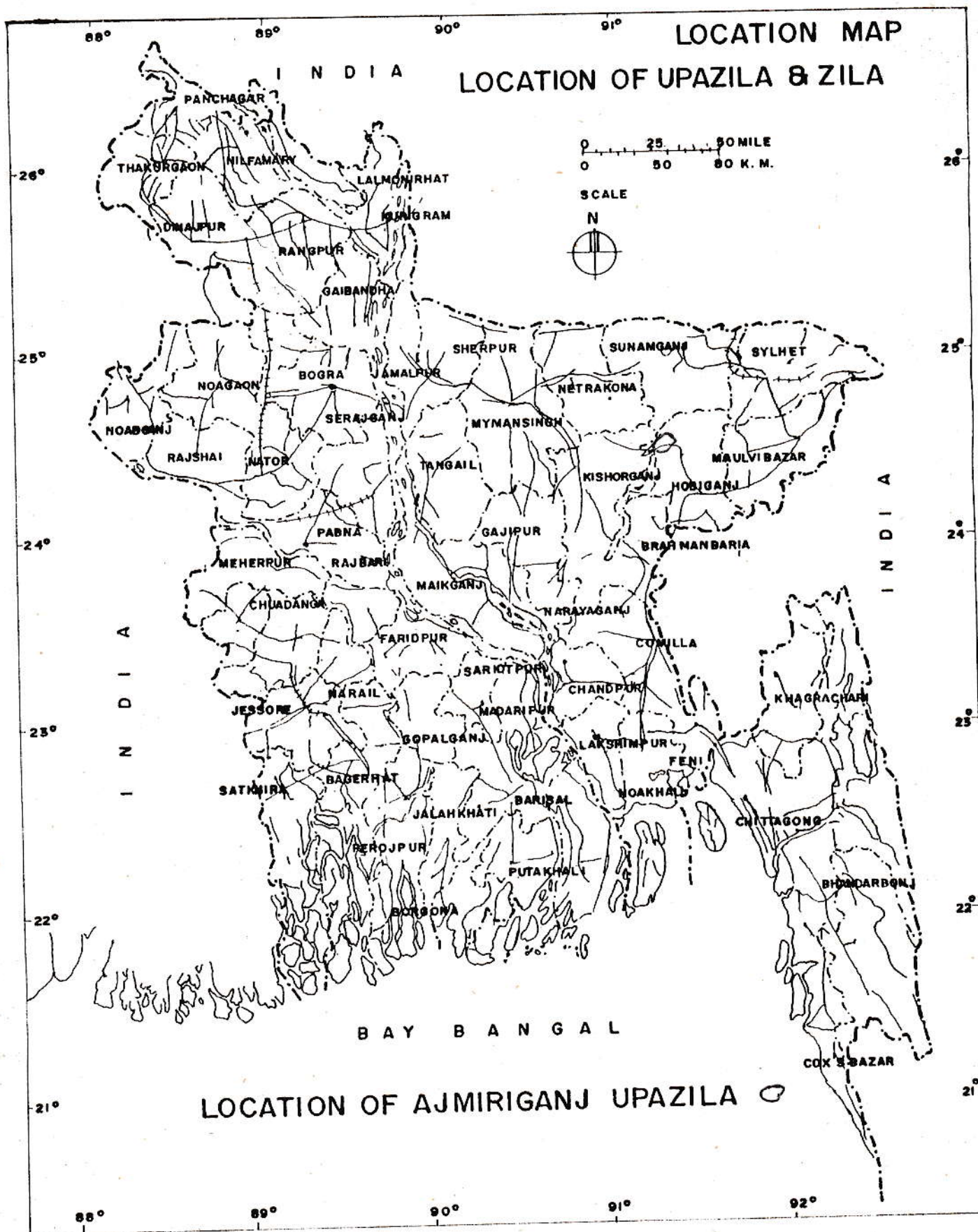
Ajmiriganj upazila lies between 24°-27' and 40°-40' North Latitude and 91°-25' East Longitude. This upazila belongs to Hobiganj zila and occupies the North-Western part of the Hobiganj zila. It is bounded in the north and north-west by Sulla upazila of Sunamganj zila, in the south and east by Barriachang upazila of Hobiganj zila and in the west by Itna upazila of Kishorganj zila. The geographical location of the Ajmiriganj upazila has shown on the zila map (map-1).

2.1.2 Background:

Ajmiriganj thana was created in 1907 under Sylhet district and it was upgraded into an upazila under Hobiganj zila in 1983. It is said that once some Zamindars met together in the present upazila area. They named their meeting place as Ajmiriganj which became the name of the thana at the time of its creation. Another opinion goes with the fact that a man from the Ajmir Sharif (now in India) came to this area in the long past and he was the first settler of this area. So, as he came from Ajmir Sharif, the place was named Ajmiriganj which became the name of the thana at the time of its creation.

2.1.3 Physical Conditions:TOPOGRAPHY AND Soils:

The special aspects of the Ajmiriganj upazila is its location, the great Kushiyara River flows through this upazila from east to west and the great Kalni (Surma) River flows along the north and north-west boundary line of this upazila. The rivers possess the characteristics usually found in a flat alluvial country. The current is sluggish



LOCATION MAP
LOCATION OF UPAZILA & ZILA

0 25 50 MILE
0 50 80 K.M.

SCALE



LOCATION OF AJMIRIGANJ UPAZILA ○

MAP-I

and the beds muddy and sometimes disappear into the haors. A fairly great part of the area is covered by haors, which are big natural depressions, most of which dry up during the winter and a vast sea of turbulent water in rainy season.

"Silty grey soils of the old Meghna Estuarine Floor Plains are occupying fifty percent of this upazila area. The old Meghna Estuarine Flood Plain Basins are covered by the silty clay loams of the Richi soil formations. Along the Kalni (Surma) River the upazila has the Surma-Kushiyara Young Flat Plains of the Sulla Silty Association". (From Bangladesh Population Census, 1981)

Climate:

The upazila of Ajmiriganj lies above the northern tropics and its climate is that of a sub-tropical and the monsoon heavy rainfall. It is one of the wettest upazila in Bangladesh. The mean annual rainfall of this upazila is 117 inches. The climate of this upazila is also marked by extreme humidity. During the monsoon period the humidity is always above 90% and the lowest in March (75%).

From Mid-November to February, the weather is dry and relatively cool. The average temperature is between 65°F to 70°F, with extreme minima and maxima ranging between 50°F and about 90°F.

This upazila is not affected by the cyclones which periodically devastating coastal districts of Bangladesh, but equally winds accompanying thunder-storms (Nor'-Wester) in March-May and in September-November often cause damage to kutchha buildings. The storms periodically causes serious damage to the Boro crop in March-April. In August-September, due heavy rainfalls, may cause catastrophic flooding in this upazila and surrounding areas.

2.2 Population and Settlement Distribution:

2.2.1 Within the zila:

Hobiganj zila consist of 8 upazilas, 77 unions, 1303 mouzas and 2307 villages, spreading over an area of 996 sq.miles (2580 sq.kms.). The population of this zila was 1277366 in 1981 of which 643318 male and 634048 female. The overall density of population was 1283 persons per sq.mile. Population statistics of Hobiganj zila and its upazila are provided in the following Table-1.

TABLE-1

Population Statistics of Hobiganj zila and its Upazilas - 1981.					
Upazila	Area in sq.mile	Population 1981	Household	Average size of household	Density per sq. mile
Ajmiriganj	83	74094	12163	6.1	893
Bahubal	89	116604	22433	5.2	1310
Baniachong	192	204007	33780	6.0	1062
Chunagughat	192	202267	34408	5.9	1054
Hobiganj	95	178713	32042	5.6	1181
Lakhai	76	90309	16396	5.5	1188
Madhabpur	108	194710	35433	5.5	1803
Nabiganj	161	216662	36405	5.9	1346
Total =	996	1277366	223060	5.7	1283

Source: BBS - Thana Statistics - 1983.

It is observed from the table that population distribution is not even within the zila. Population density is the highest in the Hobiganj upazila but population density is the lowest in the Ajmiriganj upazila. As such Ajmiriganj upazila has less urban development.

2.2.2 Within the Upazila:

Ajmiriganj upazila occupies a physical area of 83 square miles including river area and has a population of 74094 according to the Population Census, 1981. The density of population is 893 persons per square mile against 1566 persons per square mile for Bangladesh. It is the most thinly populated upazila in Hobiganj zila. Out of the total population 38028 are males and the rest 36066 females. This upazila has 12163 (1981) households and the average size of household was 6.1 persons against 5.8 persons for Bangladesh.

The population of this upazila in 1981 census increased by 19.10% over 1974 against 21.79% for Bangladesh. Again the increase of population in 1981 over 1961 was 44.88% against 71.36% for Bangladesh. According to 1981 census this upazila comprises 5 unions, 76 mouzas and 128 villages.

TABLE-2

Household, population by sex and density of Ajmiriganj Upazila - 1981.						
Household	Population, 1981.				Average size of household	Density per sq. mile
	Male	Female	Total	Sex Ratio		
12163	38028	36066	74094	105.4	6.1	893

Source: Thana Statistics - 1983 (BBS).

TABLE-3

Unionwise Population Statistics of Ajmiriganj upazila - 1981.

Union	Household	Population	Average size of household	Density per sq. mile
Ajmiriganj	3000	17918	5.9	1107
Badalpur	1820	11690	6.5	885
Jalsuka	1767	11008	6.4	870
Kakailsed	3077	19221	6.4	910
Shibpasha	2499	14257	5.6	903
Total =	12163	74094	6.1	893

Source: BBS, Bangladesh Population Census - 1981.

2.2.3 Migration:

Secondary sources of information do not provide any data on migration of population both for the zila and the upazila. Considering the general situation prevailing in the country it can be reasonably assumed that some of rural population of Hobiganj zila migrant to the urban areas of this zila or other zilas and small percentage also migrant from rural areas of this upazila to the upazila shahar.

According to the socio-economic survey within the planning areas of Ajmiriganj upazila shahar, it is found that out of 95 households only 12 families or 12.63% of the total households have been in migrated within last 10 years. The cause of migration are business study and employment. Out of 671 sample population only 19 people that is 2.83 percent of the sample population have been migrated out during last 10 years. The causes of out migration are business, service and study.

2.2.4 Settlement Distribution:

The special aspects of the Ajmiriganj upazila is its location, the great Kushiyara River flows through this upazila from east to west and the Kalni (Surma) River flows among the north and north-west boundary line of this upazila and a lot of haors in this upazila. As a result, most of the settlements are developed along the banks of these rivers in linear way. Out of these river-banks most of the areas are low lying and haor areas and not suitable for human settlement development.

2.3 Economic Performance and Transport Linkage:

2.3.1 Employment and Underemployment:

Population 10 years plus in Hobiganj zila was 861308 persons in 1981 and 371496 persons were engaged in earning activities, which was only 40.5% of the population 10 years plus. The situation in Ajmiriganj upazila is about the same. Out of 49974 population 10 years plus only 22394 persons were engaged in various earning activities in 1981,

which was only 44.8% of the population 10 years plus. The detail pictures about the employment situation are given in the following Table-4.

TABLE-4
Labourforce and Employment Situation - 1981.

Upazila/Zila	Labourforce as % of popn. 10 years plus	Population 10 years plus			Labourforce 10 Yrs.		
		Male	Female	Total	Agri.	Non-Agri.	Total
Ajmiriganj	44.8	25979	23995	49974	14972	7422	22394
Hobiganj	40.5	436248	425060	861308	255285	116111	371496

Source: BBS - Thana Statistics - 1983.

The underemployment situation is largely contributed by the fact that majority of the female work force were not engaged in any income generating activities.

2.3.2 Income Expenditure Pattern:

Necessary information of income expenditure pattern of the households in Hobiganj zila and Ajmiriganj upazila are not available from secondary source. However, as BBS publication (Sylhet zila statistics - 1983) shows that per capita income of old Sylhet zila was only Tk. 1971/- against the national average of Tk. 2015/- in 1981. The situation in the planning area for Ajmiriganj upazila shahar can be described from the data collected during socio-economic survey, 1988.

TABLE-5
Annual Income Level of Households of Ajmiriganj Shahar

Annual Income (Tk.)	No. of household			Total	Percentage
	Agri.	Non-Agri.	Both		
Upto 2000	16	6	4	26	27.37
2000-5000	18	10	8	36	37.89
5000-10000	10	5	2	17	17.89
10000-15000	6	2	2	10	10.53
15000 and more	4	1	1	6	6.32
Total =	54	24	17	95	100.00

Source: Field Survey, 1988.

It is observed from the table that about 55.26 percent household earn less than Tk. 5000/- per year. About 17 percent families have income from agriculture and non-agricultural sources. Most of the household do not have any saving and rest were not spontaneous about their saving. So quantitative data regards saving have been dropped. Even though there is no defined line for property level, it can easily be said that most of the households were under severe financial pressure considering the general socio-economical condition of the country.

2.3.3 Agriculture and Non-Agriculture:

Hobiganj is basically an agricultural area. But it is also one of many zilas of the country which can not produce enough food grain for its population. Out of the total area 6,35,520 acres of Hobiganj zila 87.20 percent (5,54,162 acres) were under cultivation in 1981-82. The intensity of cropping (144.73) is much lower than Bangladesh figure of 153.86. Only 10.52 percent of net cropped area that was under various means of irrigation in 1980-81.

In the non-agricultural sector, there was no modern industrial establishment of significant nature in this zila. About 1324 cottage industries (mainly weaving, pottery and cane/bamboos furniture, handicrafts, wood furniture etc.) are available this zila.

Ajmiriganj upazila is also basically a typical agricultural area. But shortage in food production was 1400 tons in the year 1981-82. Out of the total area of 53120 acres only 31977 acres were under cultivation in 1981-82. The intensity of cropping is 144.02 in Ajmiriganj upazila which is much higher than Hobiganj zila but lower than Bangladesh (153.86).

Formal non-agriculture sector is insignificant in this upazila. It does not have even cottage industries worth mentioning. The following table land utilization characteristics of Ajmiriganj upazila, Hobiganj zila and Bangladesh is provided.

TABLE 6
Land Utilization Characteristics, 1981-82.

	Total Area in acre	Current Follow	Cropped Area			Total Cropped		Intensity of cropping
			Single	Double	Triple	Net	Gross	
Ajmiriganj	53120	1613	18926	12026	1025	31977	46053	144.02
Hobiganj	635520	29396	234963	124627	23315	382905	55462	144.73
Bangladesh	35308000	1350000	1146400	80700000	167000	21212000	32637000	153.86

Source: BBS, Thana Statistics - 1983.

2.3.4 Transportation Linkage:

In general the transportation network in Hobiganj zila is very poor. Only waterways play major role in transportation network within the zila. Ajmiriganj upazila is connected with the zila shahar Hobiganj both by roads and waterways and with the zila shahar Moulavibazar and Sunamganj and upazila shahar Sulla, Derai, Chhatak, Fenchuganj and some other important places by waterways only.

This upazila is also connected with zila Kishoreganj and Brahmanbaria via Bhairab Bazar by waterways.

The main waterways are as follows:

1. From Ajmiriganj to Markuni - 25 miles.
2. From Ajmiriganj to Zakiganj via Markuni, Fenchuganj - 136 miles.
3. From Ajmiriganj to Chhatak via Markuni, Derai, Sunamganj - 100 miles.
4. From Ajmiriganj to Dhazpur - 15 miles.

The basic means of transports are launch and boat. All the rivers are not navigable throughtout the year. So during the dry season country boat becomes the most important transport. The greater part of the trade of this region is carried by country boat. The smaller

rivers, tributaries and khals are more or less accessible to boats either throughout or for greater part of the year. The upazila shahar is connected with most of the union parishads by kutchha roads. Again country boats play a vital role in transportation during the rainy season within the upazila. There are only 2 miles semi-pucca and 40 miles kutchha roads in the upazila. So, the transportation network in this upazila is very poor.

2.4 Social Infrastructure:

2.4.1 Market/Commerce:

In the table below the number of hats, bazars, banks branches and commercial holdings in Hobiganj zila and Ajmiriganj upazila are provided, so as to identify their relative position in terms of commercial infrastructure.

TABLE-7
Commercial Infrastructure of Hobiganj zila and
Ajmiriganj upazila, 1981.

	Hats	Daily Bazar	Commercial Holding	Bank Branches
Ajmiriganj Upazila	2	2	30	5
Hobiganj Zila	104	32	185	64

Source: BBS, Thana Statistics, 1981.

From the above table it is observed that Ajmiriganj upazila has not fair share of commercial infrastructures in relation to the zila. Commercial activities are mainly performed through hats and bazars. Agriculture commodities and households items are major trading commodities. But facilities and provisions in the hats, bazars are very poor.

2.4.2 Education:

The situation is being analysed by providing number of educational institutions and literacy rate for both Hobiganj zila and Ajmiriganj upazila.

TABLE-8

Educational facilities in Hobiganj zila & Ajmiriganj upazila, 1982.

Educational Institution	Ajmiriganj Upazila			Hobiganj zila		
	No.	STudent	Pop/Institu- tion	No.	STudent	Pop./Institu- tion
P. School	42	6047	1764	752	101046	1762
S.School	6	1108	12350	76	16923	16807
J.H. School	2	367	37047	14	2119	91240
College	-	-	-	5	898	255473
Madrasha	6	350	12350	72	9074	17741

Source: BBS, Thana Statistics, 1983.

Apart from various statistics, the table indicates that number of population served by a primary school and secondary school is more less same for both upazila and zila.

TABLE-9

Literate person and Literacy rate in
Hobiganj Zila & Ajmiriganj Upazila, 1981.

	Ajmiriganj Upazila	Hobiganj Zila
Total Population	74094	1277366
Literate Person (5 years +)	Total - 10335	189373
	Male - 7236	129222
	Female - 3099	60151
Literacy Rate in Percentage	Total - 16.8	17.8
	Male - 22.8	24.0
	Female - 10.4	11.4

Source: BBS, Thana Statistics, 1983.

The literacy rate of Ajmiriganj upazila is 16.8 percent which lower than Hobiganj zila literacy rate (17.8%).

2.4.3 Health Facility:

Relative position of Hobiganj zila and Ajmiriganj upazila in terms of health facilities is being analysed by the information provided in the following table:

TABLE 10
Health Facility Statistics of Hobiganj zila and Ajmiriganj Upazila - 1981.

Facility	Ajmiriganj		Hobiganj	
	NO.	Pop./Facility	NO.	Pop./Facility
Upazila Health Complex	1	74094	8	159670
Bed	31	2390	248	5110
Charitable Dispansary	2	37047	17	75140
Other Health Centre	-	-	17	75140
Qualified Doctor	16	4630	476	2700
Family Planning Clinic	3	23678	41	31155

Source: BBS, Thana Statistics, 1983.

Compared with the zila, Ajmiriganj upazila has very poor health facilities. Most striking one there is only one doctor for 4630 number of population in the upazila, while zila figure is 2700. There is no patient care facility in the upazila health complex of Ajmiriganj.

2.4.4 Urban Services and Utilities:

Some of the important urban services and utilities that available in Hobiganj zila and Ajmiriganj upazila are presented in the table that follows in the next page.

Compared to Hobiganj zila shahar, Ajmiriganj is extremely underdeveloped upazila shahar. Hardly any recreational facility exists in the Ajmiriganj upazila.

TABLE-11

Urban Services and Utility Statistics of
Hobiganj zila and Ajmiriganj upazila, 1982.

Services	Ajmiriganj		Hobiganj	
	No.	Pop./Facility	No.	Pop.Facility
Cinema Hall	-	-	4	319340
Post Office	4	18523	96	1336
Telegraph Office	1	74094	7	18248
Tubewell for drinking water	540	137	9482	134
Village with Electricity	17	-	181	-
Dak Bunglow/ Rest House	1	74094	10	127736
Other Govt. Office	27	274	185	690
Public Library	-	-	5	255473
Registered Club	-	-	25	51094

Source: BBS, Thana Statistics - 1983.

2.5 Current Development Projects:

In the financial year 1988-89 total development fund available to Ajmiriganj Upazila Parishad is Taka 18,50,000/- only. The Parishad has identified the sectorwise allocation of this fund following the guidelines provided by the Planning Commission. But till the date of writing this report (September, 1988) the Parishad has not identified the projects they are going to implement in different sectors during this period. In the absence of development projects in different sectors the Consultant feels that sectorwise allocation of funds will serve the purpose of this report.

TABLE-12

Sectorwise Allocation of Development Funds
in Ajmiriganj Upazila, 1988-89.

Sector	Allocation	
	Taka	Percent
Agriculture & irrigation, Small & cottage industries.	6,50,000/-	35.14
Physical Infrastructure	7,50,000/-	40.54
Housing & Infrastructure Planning	1,85,000/-	10.00
Socio-economic Infrastructure	1,00,000/-	5.41
Health and Social Welfare	50,000/-	2.70
Sports and Culture	15,000/-	.81
Development Grant to Union Parishad	50,000/-	2.70
Miscellaneous	50,000/-	2.70
Total =	18,50,000/-	100.00

Source: Upazila Parishad, Ajmiriganj, 1988.

2.6 Identification of the Hierarchy of Settlement in the Upazila:

Hierarchy of settlement depends 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 service 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 hierarchy 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 the development of the upazila. This is shown in the Table-13. The total weightage obtained for each mouza have been calculated and ranked in four categories. The rank according to weightage obtained is shown in Table-13.

TABLE-13

Category	Weightage
A. Population range of:	
Upto 1000	1
1001-2000	2
2001-3000	3
3001-4000	4
4001-5000	5
5001-6000	6
6001-7000	7
7001-8000	8
8001-9000	9
9001-10000	10
B. Any one of:	
1. Primary Schook; 2. Mosque; 3. Tubewell	1
C. Any one of:	
1. High Schook; 2. Hats; 3. Post Office - 4. Electricity.	2
D. Any one of:	
1. Bazar; 2. Health Centre; 3. BADC Office; 4. Bank; 5. Police out post; 6. Food Godown.	4
E. Any one of:	
1. Hospital; 2. College; 3. Police station; 4. Upazila complex; 5. Telephone exchange & telegram office; 6. Launch Ghat.	8

TABLE 14

Ranking of hierarchy according to weightage obtained

Total weightage obtained	Bank in hierarchy
30 and above	I
20 to 29	II
10 to 19	III
9 and below	IV

According to the aforesaid method the mouzas obtaining the highest and e highest rank with weightage obtained is shown in the following table:

TABLE 15

1st and 2nd category of mouzas in the hierarchy of settlement

Name of Mouza	Name of Union	Weightage Obtained	Category
Ajmiriganj	Ajmiriganj	82	I
Shanbari	Ajmiriganj	49	I
Alpara	Jalsuka	41	I
Jalsuka	Jalsuka	34	I
Kakailsio	Kakailsio	51	I
Sanlari	Kakailsio	39	I
Bashatia	Ajmiriganj	22	II
Jalsuka	Jalsuka	22	II
Pashimbhag	Shibpasha	22	II
Shibpasha	Shibpasha	24	II

It is observed from the above table that there are 6 mouzas have 1st category and 4 mouzas have 2nd category settlements. The mouzawise population and other services available in the 1st, 2nd and 3rd category mouzas are shown in the Annexure-II.

THE UPAZILA SHAHAR

3.1.1 Definition of Sphere of Influence:

The catchment area (or the sphere of influence) has been considered as the area surrounding the upazila shahar from which people normally commute to avail various day to day services situated in the shahar area. This area would usually encompass a radius of 2.5 to 3.0 miles (T.O.R) from the centre of the upazila shahar but has been adjusted in respect of the following factors:

- Natural barriers, physical opportunities and constraints.
- The availability of good transport facilities.
- The shape of administrative boundaries.
- Type, capacity and quality of services available in the upazila shahar.
- The location of upazila shahar in respect of other upazila shahars and other major centres.
- Economic attractiveness of the upazila shahar i.e. employment opportunities, industrial and trading facilities etc.

3.1.2 Delineation of Sphere of Influence of Ajmiriganj Upazila Shahar:

An attempt is made to identify the Ajmiriganj Upazila Shahar's socio-economic sphere of influence or catchment area through recognisance survey, landuse survey and socio-economic survey, information from secondary sources and through personal interviews in the various socio-economic service centre such as markets, shops educational institutions, health complex, govt. offices, public representatives etc. Two spheres of influence such as primary and secondary have been identified for the existing shahar area. The primary influence spreads over approximately 4943 acres (7.72 sq.mile) excluding the planning area. People from these places come to the upazila shahar to perform a wide variety of functions and avail various services for their day to day life. The secondary sphere of influence spreads over the larger distances covering the whole upazila and even outside the upazila boundary. People from all over the upazila occasionally come to the upazila shahar mainly for receiving health, administrative and judiciary services.

The catchment area has been determined according to the primary sphere of influence considering the factors stated above. The catchment area thus have covered an area 4943 acres or 7.72 sq.mile with a population of 9794.

TABLE-16

Mouzawise area and population under the zone of influence of Ajmiriganj upazila shahar.

Name of Mouzas	J.L. No.	Total area in acres	Involved area in acres	Total Population			Involved Popn.		
				1961	1974	1981	1961	1974	1981
Ajmiriganj(Part)	29	1248	255	4189	7928	9956	370	528	711
Fatepur (Part)	32	1249	346	310	415	470	-	-	-
Runnia	31	603	603	261	336	364	261	336	364
Soulari	57	1752	1752	3450	4695	5446	3450	4695	5446
Mirzapur	34	594	594	619	693	804	619	692	804
Mirhat	61	145	145	313	479	723	313	479	723
Uddabpur	35	270	270	121	83	111	121	83	111
Bashatia	36	526	526	746	925	1635	746	1009	1635
Shanbari (Part)	30	320	175	-	-	-	-	-	-
Aoi (Part)	33	307	277	-	-	-	-	-	-
Total	-	7014	4943	10009	15554	19509	5880	7822	9794

Source: 1) Bangladesh Population Census, 1981, 1974.
2) Sylhet District Census - 1961.

3.2 Delineation of Ajmiriganj upazila shahar area/planning area:

In addition to the present upazila shahar and the existing built up urban area of Ajmiriganj shahar, the planning area also includes some area which are expected to be develop as urban area in the near future. In selecting the planning area the following factors were considered:

- Existing pattern and trend of development.
- Tendency of landuse changes from agricultural to non-agricultural activities.

- Existing pattern of transportation network within and around the built-up area.
- Availability of flood free and buildable land.

Considering the limitation of high and flood free lands available and other natureal constraints, the planning area have not been widen enough in all directions from the existing upazila shahar.

The total planning area thus determined an area of 0.83 sq.mile or 530 acres with a population 12902. The mouzawise area and population of the planning area have been shown in Table-17.

TABLE -17

Mouzawise area and population under the Shahar Area of Ajmiriganj Upazila.

Name of Mouzas	J.L. No.	Total area in acres	Involved area in acres	Total Population			Involved Popn.		
				1961	1974	1981	1961	1974	1981
Ajmiriganj (Part)	29	734	220	4189	7928	9956	3819	7400	9245
Shanbari	30	320	145	1534	1381	2219	1534	1381	2219
Fatepur (Part)	32	692	135	310	415	470	310	415	470
Aoi	33	307	30	779	864	968	779	864	968
Total	-	2053	530	6812	10588	13613	6442	10060	12902

Source: 1) BBS - Bangladesh Population Census - 1974, 1981.
2) Sylhet District Population Census - 1961.

3.3 Existing Landuse and Utilization Characteristics:

3.3.1 Summary of Landuse:

Existing landuse pattern of the planning area has been ascertained through field survey. Plot to plot survey has been conducted on the mouza maps to identify specific use of every plot and find out areas under various urban establishments. Details of existing landuse pattern has been presented in the Map-3.

Table below shows broad landuse pattern of the planning area, where landuses have been classified into 11 categories keeping in mind of the guidelines provided in the TOR.

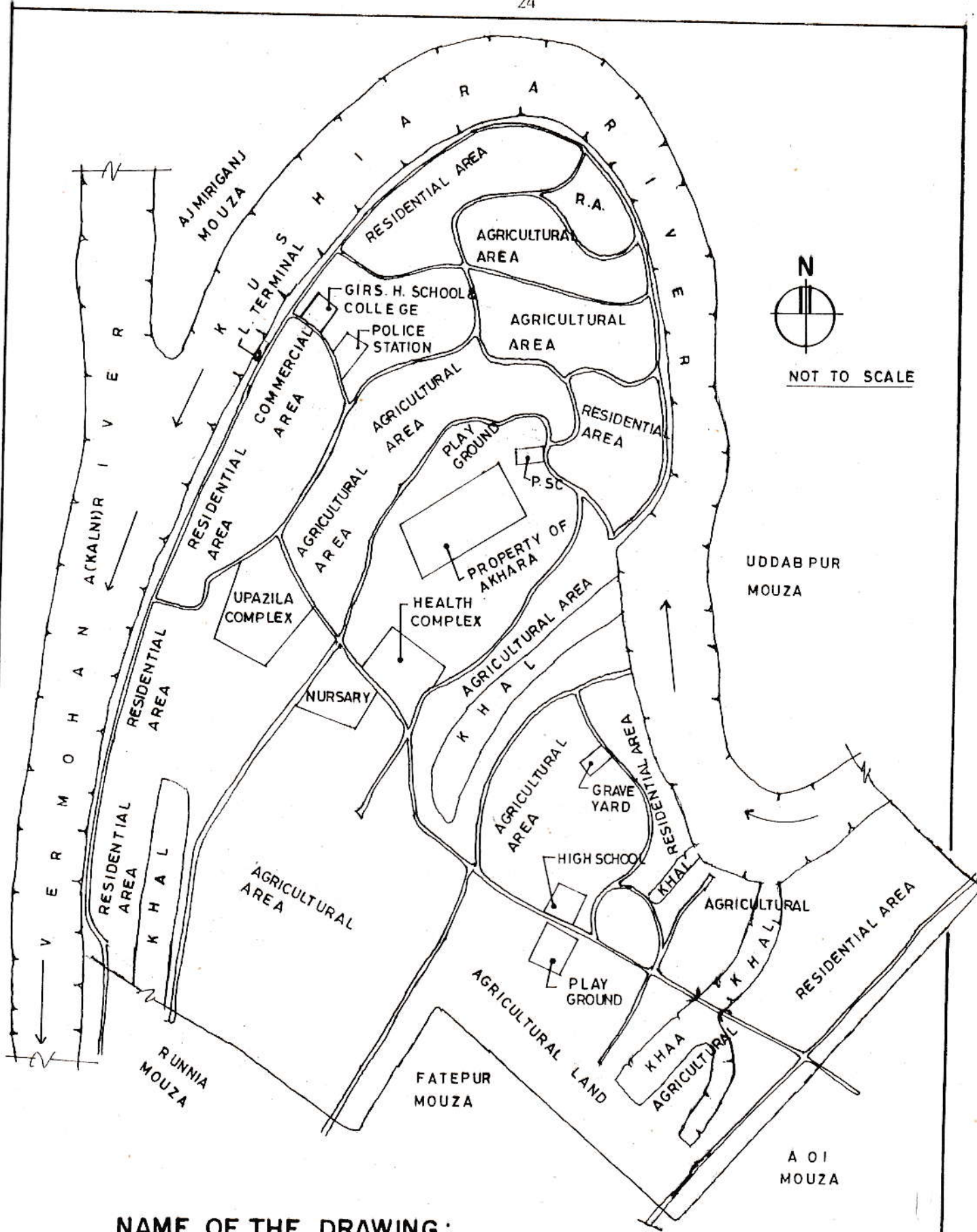
TABLE-18

Existing Landuse Pattern of the Planning Area - 1987.

Sl. No.	Landuse Type	Area in Acres	Percent of the total area
1.a.	Commerce	13.20	2.50
1.b.	Industry	2.20	0.42
2.	Education	4.50	0.84
3.	Health	7.10	1.34
4.	Administration, Govt. Deptts. etc.	17.30	3.27
5.	Recreation	4.20	0.79
6.	Socio-cultural	14.60	2.76
7.	Urban services	2.00	0.37
8.	Residential	79.30	14.97
9.	Roads	19.23	3.62
10.	Water Bodies (River, Ditch etc.)	52.50	9.90
11.	Agriculture	313.87	59.22
Total =		530.00	100.00

Source: Field Survey, 1987.

The above table shows that highest percentage of land 59.22% is utilized by agriculture, followed by residential area (14.97%), roads (3.62%), administration and govt. deptts. etc. (3.27%), socio-cultural area (2.76%). The lowest percentage of land (0.37%) belong to urban services.



NAME OF THE DRAWING :
EXISTING LAND USE MAP OF
AJMIRIGANJ UPAZILA SHAHAR

MAP NO-4

3.3.2 Land Utilization:

1.a. Commercial Use:

Land occupied by commercial uses amounts to about 13.20 acres in the planning area. Major uses under this category include bazar, banks, road side shops, river side shops and corner shops, etc. There are two daily bazars in the planing area. Ajmiriganj bazar is the largest commercial area for both whole sale market, retail shops and daily bazar. Commercial use occupies 2.50% of the total planning area.

1.b. Industrial Use:

In the planning area there are about 2.20 acres of land under this category. There is no large scale industrial establishment within the planning area. Only few rice mills, saw mills, oil mills and one seasonal fish processing industry. Total land covered by this category is 0.42% of the planning area.

2. Educational Use:

Educational landuses amounts to about 4.50 acres in the planning area. It includes different types of educational institutions. There are one college, two high schools, four primary schools and one madrasha located in Ajmiriganj mouza: one high school and primary school located in Fatepur mouza. The total land covered by this category is 0.84% of the planning area.

3. Health:

The survey of the planning area has identified one health centre at Ajmiriganj mouza and upazila health complex at Shanbari mouza. The health complex is located near to upazila complex covering an area of about 6.55 acres. The total area under the use of health services accounts for about 7.10 acres and 1.34% of the total planning area.

4. Administrations Govt. Deptts. etc.:

About 17.30 acres of land belongs to the various administrative establishments in the planning area. The upazila complex and the major administrative setups are located at mouza Ajmiriganj and Shanbari mouza. There are one Tahshil office, sub-registrar office, BADC office and live stock office, located in the planning area. Total land covered by this category is 3.27% of the planning area.

5. Recreation:

Under recreation facilities, 2 playgrounds, few clubs and one cinema hall are located in the planning area. The total land under recreational facilities is about 4.20 acres or 0.79% of the total planning area.

6. Socio-Cultural:

About 14.60 acres of land is occupied by different socio-cultural facilities in the planning area. Socio-cultural facilities include mosque, eidgah, graveyard, mondir, Akhara etc. and 2.76% of the planning area.

7. Urban Services:

Planning area has about 2.00 acres of land belonging to various urban services like dak bungalow, post office, police station, launch terminal etc. Total land covered by this category is 0.37% of the planning area.

8. Residential:

About 79.30 acres of land belongs to the residential use which is 14.97% of the total planning area. Most of residential development takes place along the river banks. There are also some small pokets of concentrated settlements of Shanbari mouza, Fatepur mouza and Aoi mouza. Most of the structures are semi-pucca and kutcha in nature.

9. Roads:

There are about 8 miles of road network in the planning area of which only 2.5 miles are HBB and the rest are kutcha. The condition of roads are very bad and the design is sub-standard. Even the width is only 15 ft. almost all roads in the planning area. About 19.23 acres of land belongs to this category which is 3.62% of the total planning area.

10. Water Bodies:

The planning area has about 52.50 acres of land under water bodies include khal, beel, pond and ditches. This landuse accounts for about less than 10.00 percent of the planning area.

11. Agriculture:

Obviously, agriculture is the most dominant landuse having about 313.87 acres or 59.22 percent of the total planning area. Agricultural land produce usual crops like rice, jute, pulse etc. It may therefore be assumed that lands are available for urban development in the planning area.

3.4 Physical Opportunities and Constraints:

3.4.1 Opportunities:

The river Kushiya join with the Kalni River and bounds upazila shahar on the north and west. the present centre of the shahar has been developed on the north-western corner of the planning area. Studies of contours showed that buildable high lands are available on the south-eastern side of the present builtup area. It may therefore be said that the areas on the south-eastern side of the present builtup area are potential for urban development where growth have already been started.

3.4.2 Constraints:

It has been mentioned that the existing builtup area are bounded from north and west by big river Kushiyara. Dur to the existance of this river, urban development is not possible towards the north and west. Again the lands on the south are low and high agricultural value. Therefore, buildable lands are available as mentioned above. So the flood free and buildable land are the major problems for urban development in this upazila.

3.4.3 Land Value:

Land value in the planning area has been found to vary between Tk. 10,000/- to Tk. 2,00,000/- per bigha for different categories of land. Land values in the planning area has been analysed under the following three categories:

Shahar Area:

- a. High Land: High buildable land in the upazila shahar area, used for commercial establishments and also for housing, is sold at Tk. 21,00,000/- per bigha on average.
- b. Medium Land: Medium land, used mainly for homesteads, is sold between Tk. 50,000/- to Tk. 1,00,000/- per bigha.
- c. Low Land: Low elevation land in the planning area is sold between Tk. 35,000/- to Tk. 40,000/- per bigha.

Agricultural Land:

Agricultural land in the planning area is sold at following prices:

- Low Land : Tk. 10,000/- to Tk. 30,000/- per bigha.
- Medium Land : Tk. 30,000/- to Tk. 50,000/- per bigha.

FORECASTS4.1 Population, Household Structure, Density:

Forecasting of target population is the most important element of any landuse plan. So it is necessary to forecast the future population both for upazila shahar and its sphere of influence. Accordingly to the TOR low, medium and high projections were made. High and medium level projection of population have been made on the basis of its existing trends and for the low level projection it is assumed that fertility rates will fall, taking into account the positive effect of family planning programme of the government and also the area will experience a lower migration flow. the population of 1981 are used as base year data.

4.1.1 Sphere of Influence:

Within the sphere of influence (catchment area) of Ajmiriganj upazila shahar, the population growth rate between 1961 and 1981 was 2.58 percent which is used as the growth rate for medium level projection. The growth rate for the population of high level projection was made by considering the growth rate between 1974 & 1981 which was 3.26 percent and the population at the low level projection was made by the assumed growth rate of 2.2 percent. The 1981 population in the catchment area was 9791. The detail of different level of projections for the future population in the catchment area are shown in the following table:

TABLE-19

Population projections for the catchment area
of Ajmiriganj upazila shahar, 1981-2005 A.D.

Existing Population			Projected Population		
1961	1974	1981	High growth rate (74-81) = 3.26%	Medium growth Rate (61-81) = 2.585	Low growth Rate Assumed = 2.2%
5880	7823	9794			
	1985		11109	10810	10601
	1990		13003	12230	11704
	1995		15220	15474	12922
	2000		17816	17507	14226
	2005		20653	19807	15861

The average size of household (household structure) in the catchment area was 6.00 in 1981. It is expected that due to urbanization household size will decrease over the years. The following table gives the assumed household size and resultant number of households during 1981-2005 A.D. on the basis of medium level projection.

TABLE-20

Household structure by size and number of household in the catchment area, 1981-2005 A.D.

Items	1981 (Base)	1985	1990	1995	2000	2005
Population	9794	10810	12230	15474	17507	19807
Household size	6.00	6.00	5.90	5.75	5.50	5.25
No.of household	1632	1801	2072	2691	3183	3772

The density of population of the catchment area are shown in the following table in detail, considering the medium projection:

TABLE-21

Density of population in the catchment area, 1985-2005 A.D.

Ptojected Population	9794	10810	12230	15474	17507	19807
Total area in acres	530	530	530	530	530	530-
Density per acre	18.47	20.40	23.08	29.20	33.03	37.37

4.1.2 Upazila shahar area (Planning area):

The population of the planning area of Ajmiriganj upazila shahar was found to be 6442, 10060 and 12902 in the census year 1961, 1974 & 1981 respectively. Inter - census growth rate were 3.48% (1961-74), 3.61% (1974-81) and 3.53% (1961-81). On the basis of the above mentioned past growth rates and also considering that migrants will be a major component of the future population high, medium and low growth rates of the upazila shahar are assumed. Which are 3.61%, 3.53% and 2.50% respectively. The base population for all three forecasts is taken to 12902 in 1981.

TABLE-22

Population projections for the planning area of Ajmiriganj upazila shahar, 1981-2005 A.D.

Existing Population 1961	Population 1974	Population 1981	High growth rate (74-81) = 3.61%	Projected Medium growth rate (61-81) = 3.53%	Population Low growth rate is assumed = 2.5%
6442	10060	12902			
	1985		14862	14805	13965
	1990		17737	17583	15418
	1995		21167	20883	17022
	2000		25261	24802	18793
	2005		30147	29456	21262

It is expected that for all three projects the rate of population growth will increase mainly due to increase population flow because of increased economic activity within the planning area. But an average growth is taken for forecast for the sake of simplicity.

The number of household in the planning area was found to be 2106 with an average household size of 6.12 persons in 1981. For the reasons mentioned earlier household size is expected to be reduced overtime. Considering that household numbers in the planning area is calculated on the basis of medium projected and presented in the following table:

TABLE-23

Household structure by size and number of household in the planning area, 1981-2005 A.D.

Items	1981(Base) Year	1985	1990	1995	2000	2005
Population	12902	14862	17737	27737	25261	30147
Household size	6.12	6.00	5.75	5.50	5.25	5.15
No. of household	2106	2477	3084	3848	4811	5853

Considering medium growth rate the density of population in the planning area is being calculated and presented in the following table:

TABLE-24

Density of population in the Planning Area, 1985-2000 A.D.

Items	1981(Base) Year	1985	1990	1995	2000	2005
Projected Population	12902	14805	17583	20883	24802	29456
Total area in acres	530	530	530	530	530	530
Density/Acre	24.34	27.93	33.18	39.40	46.80	55.57

Total planning area of Ajmiriganj upazila shahar is expected to have an average population density of 55.57 persons per acre in the year 2005 A.D.

4.1.3 Aspects of Migration:

It is really necessary to emphasis the importance of getting a realistic picture of migration situation. Because it is going to be an important element of future population increase. But the task of estimation the number of migrants to the upazila shahar area is a very difficult task as there is hardly any data regarding migration from the secondary sources. Migration data which was obtained during socio-economic survey is somewhat insignificant to rely on. But it is surely identifies one important information.

So, it is reasonable to assume that inmigration to the area will considerable increase over time with the increased of investment of different sectors. In this situation in order to visualise the extent of migration, it is assumed that 12% of the future population will be migrated to the planning area.

TABLE-25

Estimated number of migrants of Ajmiriganj Shahar

Items	1990	1995	2000	2005
Projected Population (Medium)	17583	20883	24802	29456
No.of Migrants (12%)	2109	2506	2976	3534

This migrant population is already considered in the growth rates for all three projections.

4.2 Labourforce and Employment:

Labourforce and Employment are inter-related at any stage of economic development. Since a co-relation factor is not available for any areas of Bangladesh, an assumption is made based on the existing trend. In this upazila only 22.00 percent of the total population and 34.50 percent of the population 10 years were engaged in earning activities. We have assumed 35.00 percent of total population will constitute the labourforce for the catchment area with the consideration that due to added investment and economic activities participation in earning activities will rise.

TABLE -26
Forecasting of Labourforce for the Catchment Area

Items	1990	1995	2000	2005
Total Population (Medium)	12230	15474	17507	19807
Labourforce (35%)	4280	5415	6127	6932

In future the upazila shahar situation is expected to be little bit different. Apart from the resident labourforce (RLF) within the shahar area, there will be commuter labourforce from the surrounding areas. Commuter labourforce is taken to be another 10% of the resident labourforce.

TABLE -27
Estimated Labourforce

Items	1990	1995	2000	2005
Resident Population	17583	20883	24802	29456
Resident Labourforce(35%)	6154	7309	8680	10309
Commuter Labourforce (10% of RLF)	428	541	612	693
Total Labourforce	6582	8750	9292	11002

4.3 Land Requirements and Provision Standards:

Based on the future population in 2005 A.D. and provision standards, provided by the TOR, land requirements for different purposes are estimated. The total population in the catchment area and in upazila shahar area will be 19807 and 29456 respectively on the basis of medium growth rate. The shahar population is designated as 'A' and catchment area population as 'B' and the future land requirements estimates are provided in the following table.

TABLE-28
Future Requirement of Land for Ajmiriganj Upazila Shahar

Sl. No.	Landuse	Provision Standard (Acre/Popn.)	Design Popn. A=29456 B=19807	Land Requirement (Acre)
1.a.	Commerce	1.5/1000	A+B	73.89
1.b.	Industry	1.5/1000	A+B	73.89
2.	Education: - Primary School - Secondary School - College	2/5000 5/20000 5/20000	A A+B A+B	11.78 12.40 12.40
3.	Health: - Dispensary, Mat, Childcare Clinic - Health Centre/ Hospital	1/5000 5/20000	A+B A+B	9.92 12.40
4.	Administration/Judiciary	12/Upazila	Upazila Popn.	12.00
5.	Recreation: - Parks, open space - Cinema hall, closed space - Sports Stadium	1/1000 0.5/20000 3/20000	A+B A+B A+B	29.45 1.24 7.44
6.	Socio-Cultural: - Community Centre - Religious Facility - Graveyard/Cemetery	1/20000 0.5/5000 5/20000	A+B A A+B	2.48 2.94 12.31
7.	Urban Services: - Post offices - Telephone Exchange - Police Station - Bus/Rail Station/Ghat	0.5/20000 0.5/2000 2/20000 1/20000	A+B A+B A+B A+B	1.24 1.24 4.96 2.48
8.	Road	-	-	-
9.	Residential	1/100	-	294.56
10.	Urban Deferred	10% of built up.	-	53.00
11.	Reserve	-	-	-

LANDUSE PLAN

In the previous chapter existing situation and future requirements for the Ajmiriganj upazila shahar has been evaluated and presented. This chapter presents a discussion on approach, concept and planning principles for the landuse plan preparation.

5.1 Approach, Concept and Planning Principles:

It should be cleared at this point that landuse plan for a upazila shahar is a broad guide plan in order to control the development through an appropriate locational and functional arrangement of services and facilities so that efforts of all the concerned agencies can be guided to a common goal. Once the main criteria and basic guidelines for development schemes are set individual area development schemes have to be detailed according to the guiding principles of the plan and development phases.

For the preparation of landuse plan for Ajmiriganj upazila shahar. Some of the factors were found worth considering which are discussed below:

5.1.1 General Considerations:

Eventhough the allotment of government fund for the upazila level development in much more now than it was before, it is hardly enough for the kind of development envisaged. So it was important that development cost have to be at most reasonable minimum. And this fact has dictated that existing level has to be kept intact as far as practicable.

It is also reasonable to consider, and act accordingly, the existing trend of physical development. Any suggestions altogether reverse to the existing one might be unacceptable to the inhabitants and costly to implement.

Land is the most scarce resource in an agrarian society of Bangladesh. Per capita agricultural land is only 0.3 acres and land/man ratio is the lowest in the world. With the increasing population and constant land resources, the situation is deteriorating fast. In this situation it goes beyond saying that great care has to be taken to convert agri-suse land for non-agricultural purposes as minimum as possible. So firstly existing built-up areas are proposed for maximum possible utilization and then taking some agricultural land, if necessary.

Apart from the above mentioned considerations the proposals are based on existing situation, existing and expected trend of growth, future population projections and service requirements.

5.1.2 Specific Considerations:

Some of the specific considerations for the preparation of landuse plan for Ajmiriganj upazila shahar are discussed below:

Ajmiriganj upazila itself and the future shahar area is located at the extreme north-west corner of the Hobiganj zila. As such interrelationship and communication of this upazila is towards south and south-west. It is anticipated that future growth of upazila shahar should proceed toward south in Shanbari mouza and south-west in Fatepur and Aoi mouzas.

The existing linear pattern development along the river dictates that it would not be possible to have compact concentric type of development. So future upazila shahar may consists of two or three built-up areas linked by major roads.

Attempt is also taken to have appropriate zoning of various broad landuse areas. Conventional methods (like compatible/incompatible association, locational criteria of specific use) of land planning have been utilized.

The main thorough fares of the road network system are used to provide separation between different landuse zones, apart from providing inter communication, so as to retain environmental quality on an area.

Land which are not appropriate for future development (like low-lying areas, existing major water bodies, khals) are properly noted and marked as "reserves".

5.2 Plan Discription:

The landuse plan that has been prepared, taking into account the considerations mentioned above, will hopefully accommodate a population of 29456 in the year 2005 and will spread on an area of about 530 acres. In addition to that it will serve an estimated 19507 number of population in the catchment area. It will provide residential accomodation to the shahar population and all other facilities like commercial, industrial, education, administrative, recreational, health, socio-cultural, to both shahar area and catchment area population. The planning area will also accomodate other functions and services so as to meet most of the needs of the population. Proper land allocation of all these activities and functions are attempted, as far as possible, to attain desired healthy, livable environment. Landuses proposed for different major categories are discussed in the following paragraphs. Summary of the proposed landuses are provided in Table-29.

5.2.1 Commerce and Industry:

1.a. Commerce:

There are about 22.50 acres of land proposed for commercial use which is about 4.24% of the planning area. The proposals for commercial landuse include:

- ° Extension and improvement of existing bazar at Ajmiriganj mouza.
- ° New shopping area development in Shanbari mouza (near the upazila complex).

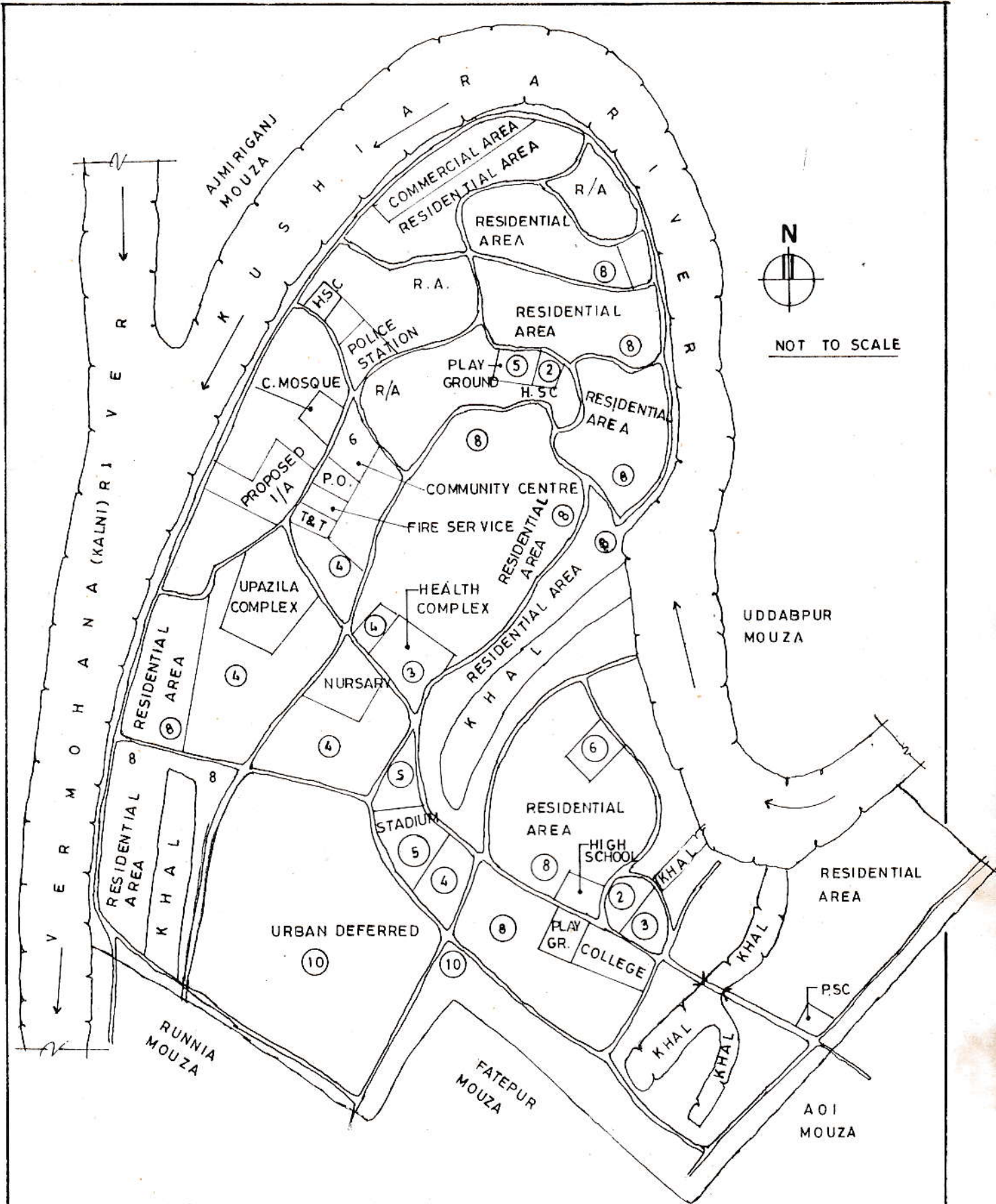
1.b. Industry:

Industrial landuse comprises of scattered saw mills, rice mills, ice factory etc. with an area of about 2.20 acres. While any large scale industrial establishment is difficult to foresee in the upazila. About 5.80 acres of land in Ajmiriganj mouza is proposed for agro-based and handicrafts establishments. So total about 8.0 acres of land proposed for this category which is about 1.51% of the planning area.

TABLE- 29
Landuse Pattern of the Planning Area of
Ajmiriganj upazila shahar- 2005 A.D.

Functions	Land Requirement as per TOR	Existing Landuse - 1988 (A)	Area Additionally Proposed (B)	Total Planned Area in Acres (A+B)	% of the total planned area
1	2	3	4	5	6
1. Commerce & Industry:					
1.a. Commerce	73.89	13.20	9.30	22.50	4.24
1.b. Industry	73.89	2.20	5.80	8.00	1.51
2. Education:	36.58	4.50	10.40	14.90	
- Primary School	11.78	1.50	4.40	5.90	2.81
- Secondary "	12.40	2.50	4.50	7.00	
- College	12.40	.50	1.50	2.00	
3. Health:	22.32	7.10	6.30	13.40	
- Dispensary, Mat, Childcare Clinic	9.92	-	1.30	1.30	2.53
- Health Centre/ Hospital	12.40	7.10	5.00	12.10	
4. Administration/ Judiciary	12.00	17.30	15.00	32.30	6.09
5. Recreation:	38.13	4.20	8.50	12.70	
- Parks, Open space	29.45	1.20	4.50	4.50	2.40
- Cinema hall, Closed space	1.24	-	-	1.20	
- Sports stadium	7.44	3.00	4.00	7.00	
6. Socio-Cultural:	17.73	14.60	3.00	17.60	
- Community Centre	2.48	-	1.50	1.50	3.32
- Religious Facility	2.94	5.60	1.00	6.60	
- Graveyard/ Cemetery	12.31	9.00	.50	9.50	

1	2	3	4	5	6
7. Urban Services:	9.92	2.00	7.30	9.80	
- Post office	1.24	-	1.00	1.00	
- Telephone Exchange	1.24	-	1.00	1.00	
- Police station	4.96	1.00	3.80	4.80	1.86
- Bus/Rail station/Ghat	2.48	1.00	2.00	3.00	
8. Residential	294.56	79.30	152.97	232.27	43.83
9. Road	-	19.23	50.00	69.23	13.06
10. Urban Deferred	53.00	-	54.80	54.80	10.34
11. Reserve (Water Bodies)	-	52.50	42.50	42.50	8.01
12. Agriculture	-	313.87	-	-	-
Total =	-	530.00	-	530.00	100.00



NAME OF THE DRAWING :
PROPOSED LAND USE PLAN OF
AJMIRIGANJ UPAZILA SHAHAR

MAP NO -5

5.2.2 Education:

According to the plan provisional standard of the TOR, the requirements of land for educational purpose are estimated as 36.58 acres approximately. But at present only 4.50 acres of land are used for these purpose. It may be assumed that some 14.90 (2.81%) acres of land will fulfill requirements of land for these purposes by 2005 A.D.

While the present education establishments are preserved and some of them are proposed to be expanded and improved, new facilities proposed are:

- The only girls high school are proposed to be expanded and improved and the college should be relocated in the new site at Fatepur mouza.
- One new secondary cum primary school in Shanbari mouza (near the existing upazila complex).
- One primary school in Aoi mouza near the main road.
- One vocational training institute for man and woman in Fatepur mouza near the existing high school.
- One new high school with the existing primary school in Ajmiriganj mouza.

5.2.3 Health:

According to the provision standard, 22.32 acres of land needed for health facilities. At present 7.10 acres of land are used for these purpose. It may be assumed that some 13.40 acres (2.53%) of land will require for these purposes by 2005 A.D.

The present upazila health complex in Shanbari mouza needs expansion and other facilities proposed are:

- Improvement of union health centre in Ajmiriganj mouza.
- Establishment of one new maternity, childcare and family planning centre in Fatepur mouza.

5.2.4 Administrative, Govt. Deptts. etc.:

Most of the establishment in this category are scattered. In order to organize them four blocks of land have been earmarked. One around the upazila complex, one adjacent to the PWD office, one adjacent to the upazila health complex and one near the proposed stadium. At present only 17.30 acres of land are used for these purposes. It may be assumed that some 32.30 acres (6.09%) of land will require these purposes by 2005 A.D.

5.2.5 Recreation:

According to the provision standard, 38.13 acres of land needed for recreational facilities. But at present only 4.20 acres of land are used for these purposes. It may be assumed that some 12.70 acres (2.40%) of land will require for these purposes by 2005 A.D.

Existing play fields and cinema hall are kept intact and proposed to be further developed. New facilities in this category include:

- One central park at the cross-section of the two most important roads and near the upazila health complex in Shanbari mouza.
- One sports stadium on the southern side of the central park adjacent to the 60'0" wide road in Shanbari mouza.

5.2.6 Socio-Cultural:

About 17.73 acres of land will be needed for the purposes according to the provision standard (TOR). At present about 14.60 acres of land used for these purposes. It may be assumed that same 17.60 acres (3.32%) of land will require for these purposes.

- ° Important provisions purposed in this category includes:
- ° Community centre cum public library along the proposed 60'-0" wide road in Ajmiriganj mouza.
- ° Two blocks of existing graveyards are proposed to be expanded to take care of the future requirement.
- ° Existing religious facilities (mosques, mandirs, akhras, edgah etc.) are kept in their original locations and proposed to be improved.
- ° One central mosque and edgah are proposed to be located near the community centre in Ajmiriganj mouza.

5.2.7 Urban Services:

- ° Police station are kept undisturbed and proposed to be extension and improved.
- ° Existing launch terminal is proposed to be improved.
- ° New sites for post office, fire service and T&T are proposed along the 60'-0" wide road near the proposed site for community centre in Ajmiriganj mouza.

5.2.8 Residential:

All the residential areas are organized around the existing cluster of homesteads. Virtually no virgin land is proposed for residential use. As such it is important that some kind of detail layout has to be prepared keeping the existing structures intact, as

far as possible, in order to achieve desired density. Upazila Parishad must arrange the rehabilitation measures for the households who will be evicted due to acquisition of land for public uses. About 232 acres of land are kept as residential purposes or about 43.83% of the total planning area.

5.2.9 Roads:

Only one road is proposed to be 60'0" wide in the planning area. It is the road that links the upazila shahar with the zila shahar and other upazilas of Hobiganj zila. The other major roads (40'-0" wide) which runs north-south are expected to link the upazila shahar with major portion of the upazila in the south. Rest of the roads are 24'-0" wide tertiaries. One major ones are identified. When detail plans for each specific zone will be prepared a good number of tertiaries will be identified. About 69.23 acres of land are kept for these purposes or 13.06% of the total planning area.

5.2.10 Urban Deferred:

In order to accommodate the fluctuation in the forecasts made, urban deferred land are identified and properly marked on the plan. Current use of these land must continue, as long as they are not actually needed. Approximately 54.80 acres of land are kept as urban deferred which is 10.34% of the total planning area.

5.2.11 Reserve Land (Water Bodies):

Apart from the existing ponds, water bodies in the proposed built-up area, "reserve" land include few large canals surrounding the existing built-up area. About 42.50 acres of land are kept reserve land which is 8.01% of the total planning area.

CHAPTER

6

PROGRAMMING AND IMPLEMENTATION

Some of the programming and implementation issues of the landuse plan are discussed in this chapter. Development of such a huge number of upazila centres throughout Bangladesh is rather a monumental task for everybody concerned. Availability and mobilization of financial resources, adequate number of trained manpower and appropriate organisations structure to carry out the work are some of the major problems. To share the burden it is reasonable to expect that each individual consultant should recognise these practical limitations, give due consideration during plan preparation and finally should come up with appropriate measures to implement the proposals.

6.1 Priority Actions and Cost Implication:6.1.1 Priority Actions:

Even if an individual centre is considered, total amount of work that has to be done is really huge. It is not possible to list them down and priorities. But some of the projects which need early action are listed below:

- ° All the land proposed for public uses should be earmarked and any kind of further development by private sector, should be prohibited. But these land must continue their present use as long as they are not physically/acquired and developed.
- ° Pre-condition for development in any designated zone is the detail layout of that area. This is to ensure that the area is put into its fullest capacity.
- ° The main throughfares need early development. They will not only shape the future township the way it is desired, but also gear up private sector activities.

- ° Development of commercial areas (markets, shops, bazars, etc.) should get priority as they might lead to earning opportunities for the Upazila Parishad. But pre-condition for their development in the market feasibility study.
- ° Designated residential areas, within the proposed buildup area, will be developed gradually when the demand for such development is felt, following the specified priorities of the blocks. The consultant likes to suggest a different approach in developing the residential areas. The existing practice in this country is the acquisition of land first by Urban Development Agency (in this case Upazila Parishad) development and finally selling them at cost prices. Instead of doing that, it is better to develop these areas in collaboration with present land Owners. This attitude will reduce the problems of public acquisition and compensation, resettlement problem evicted land Owners etc. One of the most widely regarded technique of such approach, "Land Pooling and Reajustment", is worth mentioning here.
- ° The reserve land (water bodies, tanks, khals) deserve some considerations also. Instead of leaving them the way they are, they should be developed (excavation, linked, landscaping) so that they can be used for drainage, pisciculture and recreational purpose.

6.1.2 Cost Implication:

Most uneasy component of upazila development program is the magnitude of financial resources needed. It really troubles the imagination weather it will be possible to finance urban-type development eventhough the consultant has tried utmost to minimise the cost.

It is also very difficult to pinpoint to exact amount of financial resource needed for Ajmiriganj upazila shahar from a rather conceptual landuse plan. Most important component not available at this stage is the percent of covered area in each type of landuse. But it is needless to mention that alternate cost effective development approaches has to be evaluated and utilised. One important component of physical development at upazila level is the cost of earth filling. Upazila Parishad can evaluate the possibility of dyke and pump system for big parcels of land.

6.2 Phasing and Urban Deferred:

The year 2005 is tentatively designated as the horizon year for Ajmiriganj upazila shahar landuse plan. Considering present year, it has about 17 years plan period in which development proposals have to be implemented in different phases. But the plan period and consequently the target year should not be considered to strictly as the plan is a broad guideline to control and guide the self-generated development activities. Development proposals for each phase should be mainly on the basis of previous phases performance, future prospect and guidelines from the plan.

Tentatively the plan period can be divided into four phases. Development activities can be quantified (in terms of percentate) for each phase to give some indication. The guideline for such quantification is the population projection and project priorities.

TABLE- 30
Development Activities in different phases for
Ajmiriganj Upazila Shahar

Sector	Phases				Total
	1989-90	1990-95	1995-2000	2000-05	
Commerce	20	40	30	10	100
Industry	-	20	30	50	100
Education	20	50	20	10	100
Health	20	50	20	10	100
Administration	20	40	30	10	100
Recreation	10	30	45	15	100
Socio-cultural	20	35	25	20	100
Urban Services	10	40	30	20	100
Roads	20	40	20	20	100
Residential	10	40	20	20	100

Note: All figures indicates percentage.

The present landuse plan is prepared on the basis of medium projection of population. Due to various unforeseen circumstances, it might so happen that a little bit of more land is required for different uses. To tackle that kind of situation "Urban Deferred" land are identified and properly marked on the plan. They are located in such a manner that even if they are not required at the end of the plan period, there would not be any vacant lot or "without purpose" land within the proposed built-up area.

6.3 Development Control:

Some of the existing situation deserves worth mentioning before discussing about the possible control mechanism.

- ° "The Local Government (Upazila Parishad and Upazila Administrative Re-organisation) Ordinance - 1983" does not provide statutory backing to the upazila landuse plans and any provision to take preventive measures/actions against contrary, unauthorised development both by private and public sector.

- ° Upazilas which are under the landuse plan preparation program are beyond the administrative boundaries of existing metropolitan and municipal towns. As such there does not exist any development control measure.

At such a situation, most general suggestion that can be made is the formulation and adoption of appropriate development control mechanism for the upazila centres. Regulations regarding building type and height, set back, density, taxes should be incorporated in such a mechanism. It would not be wise to suggest existing urban regulations for the upazila shahars. A set of more appropriate regulations should be formulated considering the socio-economic situation and enforcement problems for the upazila shahars.

Some specific suggestions could be made regarding development control of upazila shahars.

- ° The proposed build-up area could be designated as "Development Promotion Area" where all kinds of development will be preferred and given incentive as long as they are not contrary to the proposed landuse plan. And rest of the planning area could be regarded as "Development Control Area" where premature urban development has to be restricted.
- ° Within the development promotion area all development are subjected to control by regulation and all the measures should be enforceable by law.
- ° Assuming that all public sector activities would be in conformation with the proposals made in the landuse plan, they would only be subject to normal approval from Upazila Parishad.

Development control machanism should not only take care of regulations but also manpower at upazila level and above. Following suggestions are found feasible.

- ° There should be at least one person in the Upazila Parishad, who understands the preliminaries of development control like understanding the plan, evaluating proposals, field check during execution etc. As the Upazila Engineer is partially qualified in this respect he/she should be given one or two months intensive training by UDD to make up the rest.
- ° UDD should extend its establishment upto, at first, old district level and then for two or three districts to provide technical advice to Upazila Parishads.

6.4 Monitoring and Review:

The proposals made for the physical development and improvement of Ajmiriganj upazila shahar are rather guidelines than fixed set of rules. The proposals are based partly on the basis of present governments development efforts at upazila level and

greatly on the expectation that private sector activities will be geared up due to government efforts. As the private sector activities can not be forecasted accurately, it generates certain amount of uncertainty. This factors alone makes it necessary to monitor the plan closely. And a periodical review becomes inevitable.

So it is recommended that the progress in the implementation of the proposed plan or any change or deviation should be noted and marked on the plan by the Upazila Parishad. The Upazila Parishad should seek advice, consultation from UDD in case of difficulty in the implimentation of the plan.

It would have been wise to say that on the basis of yearly monitoring report, the landuse plan should be reviewed in every five year. But review, revision, updating is as cumbersome and time-consuming process as preparing new proposals. Since there is acute shortage of qualified planners to do so, it is suggested that review, revision will be done after 5 years, i.e in the year 1993.