



Preparation of Development Plan for Fourteen Upazilas, Pacakage-02 (Ishwarganj Upazila, Mymensingh; Shibpur and Raipura Upazila, Narsingdi)

Ishwarganj Upazila, Mymensingh

Client

**Urban Development Directorate(UDD)
Ministry of Housing and Public Works**

Consultants

**Sheltech Consultants Private Ltd.(SCPL)
Arc Bangladesh Ltd.(ABL)**

Internal Dynamics

Important Features

- Three Railway Station
 - Atharabari
 - Sohagi
 - Ishwarganj
- Famous Cattle Market namely
“Lakshmigonj Bazar”
- Heritage site:
 - Ishwarganj Bara Masjid
 - Khanpur Moth at Sarisa
 - Bhulsoma Jami Mosque (1600)
 - Naluapara Jami Mosque (1625)
 - Teloari Jami Mosque
 - Atharabari Jamindar Bari

At a Glance

- Total Area : 280.43 sq.km. (BBS, 2011)
: 281. 83sq.km. (as per GIS database)
- Population : 3,76,348 (BBS, 2011)
- Household Number : 81,070
- Population Density : 1342 (Per sq.km)
- Literacy rate :41% for both sexes,
 - male 42.5%
 - female 39.5%
- Type of soil : 80% Alluvial land
and 20% Others
- Economic Activities : Agro-based.

Plan Process

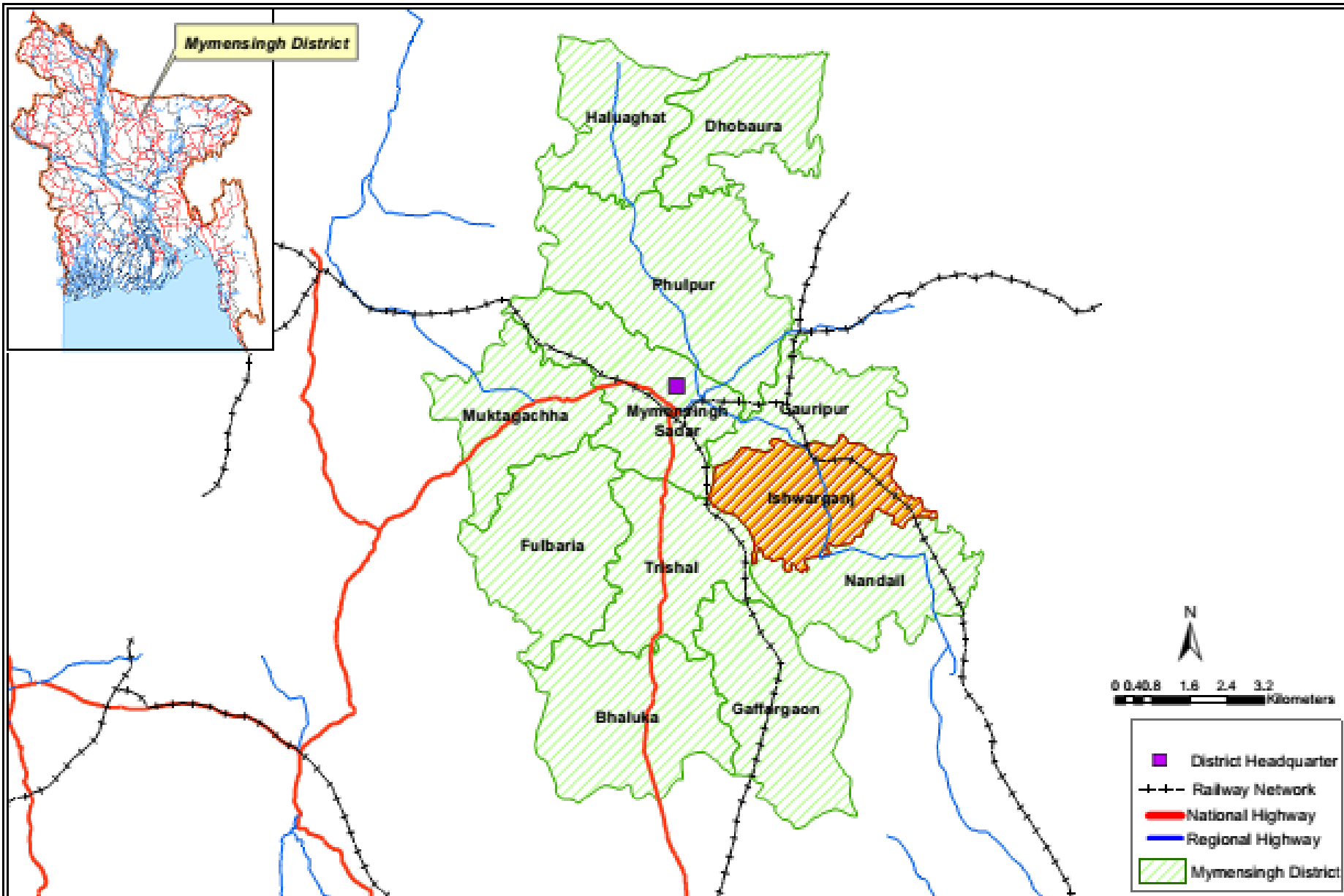
- **Sub-Regional Context**
 - **Structure Plan**
 - **Urban Structure Plan**
 - **Plan Proposals**

Sub-Regional Plan

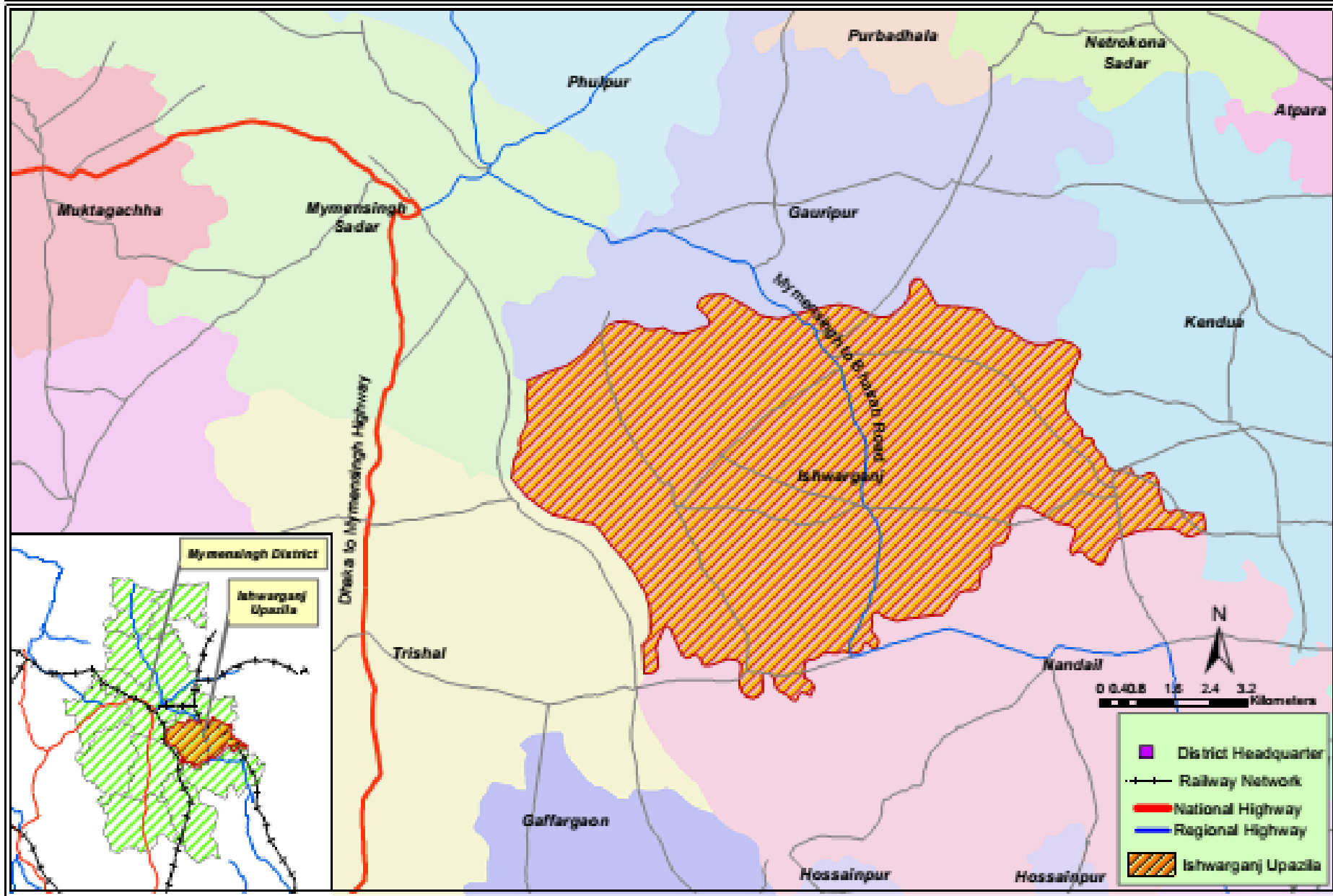
Understanding the current state of the local economy including its relative strengths and weakness is identified using Shift-Share Analysis as a Regional Planning tool.

It explores the scenario of economic growth of a region which is generated by a national growth in that sector, supportive industry mix and comparative advantage of that particular region

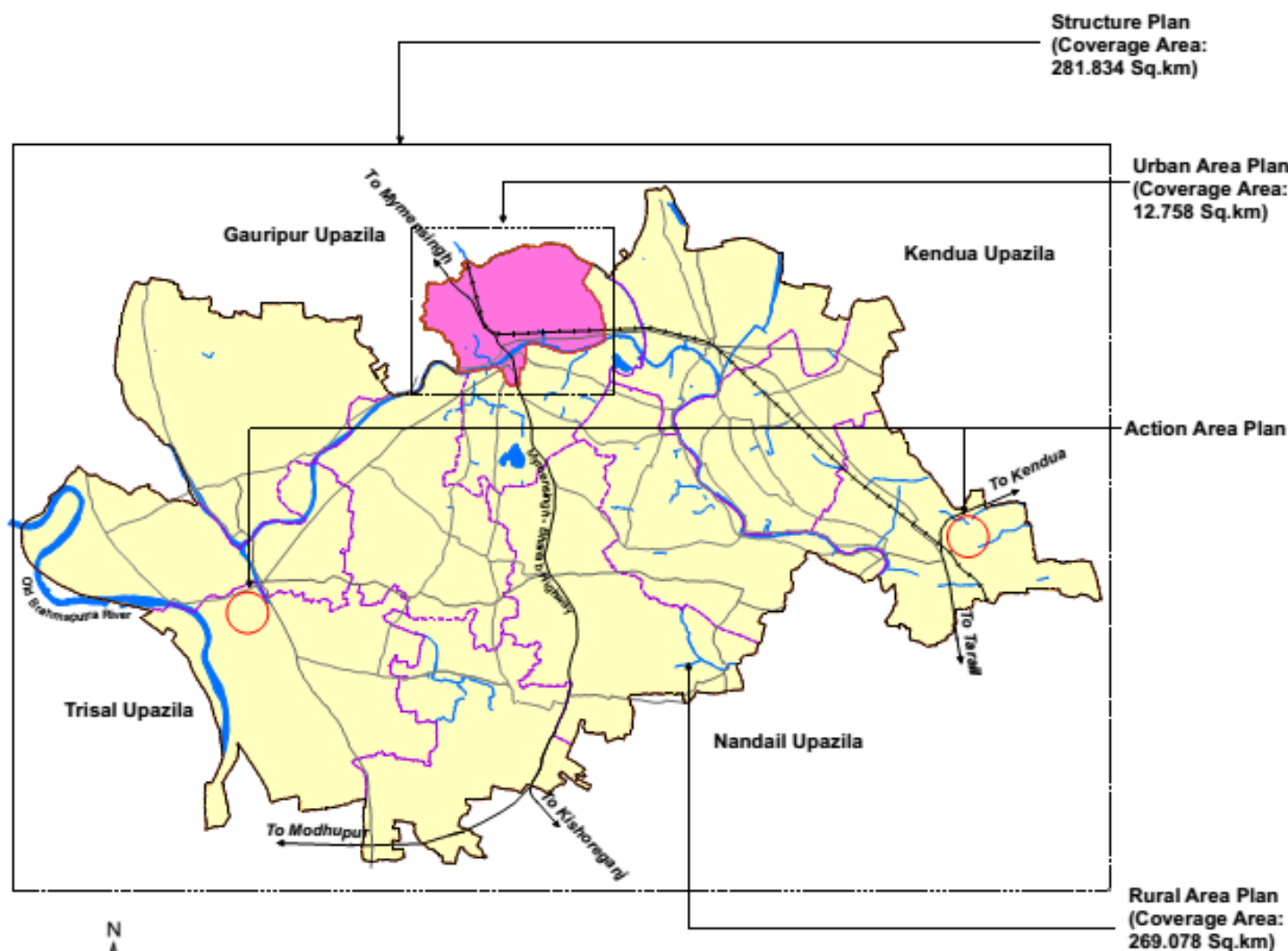
REGIONAL LINKAGE OF MYMENSINGH DISTRICT



REGIONAL LINKAGE OF ISHWARGANJ UPAZILA



INTER RELATION BETWEEN DIFFERENT LEVEL OF PLAN OF ISHWARGANJ UPAZILA



Legend

- Upazila Boundary
- Union Boundary
- - - Paurashava Boundary
- Railway
- Regional Highway
- Upazila Road
- Union Road
- Urban Area
- Rural Area
- Waterbody

PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

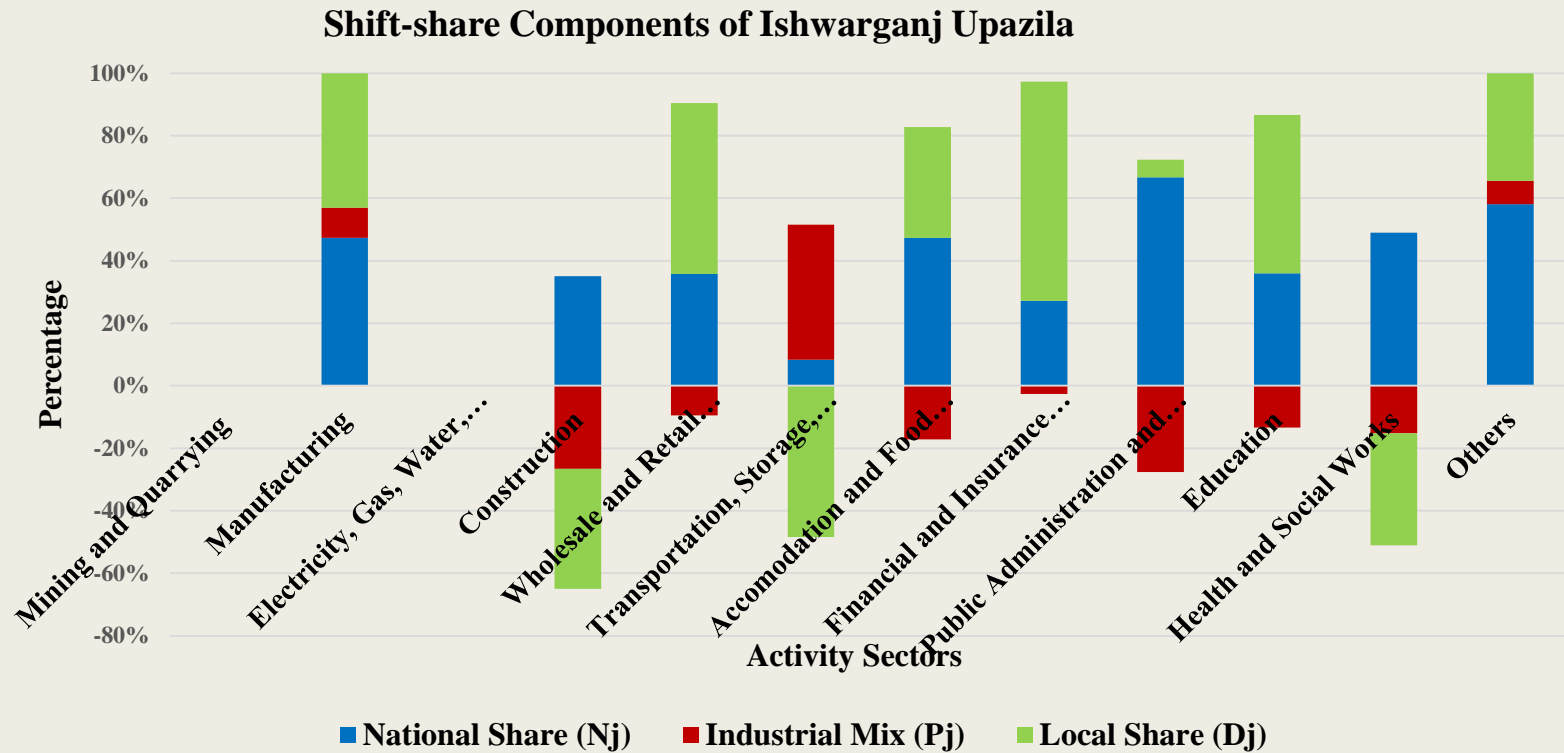
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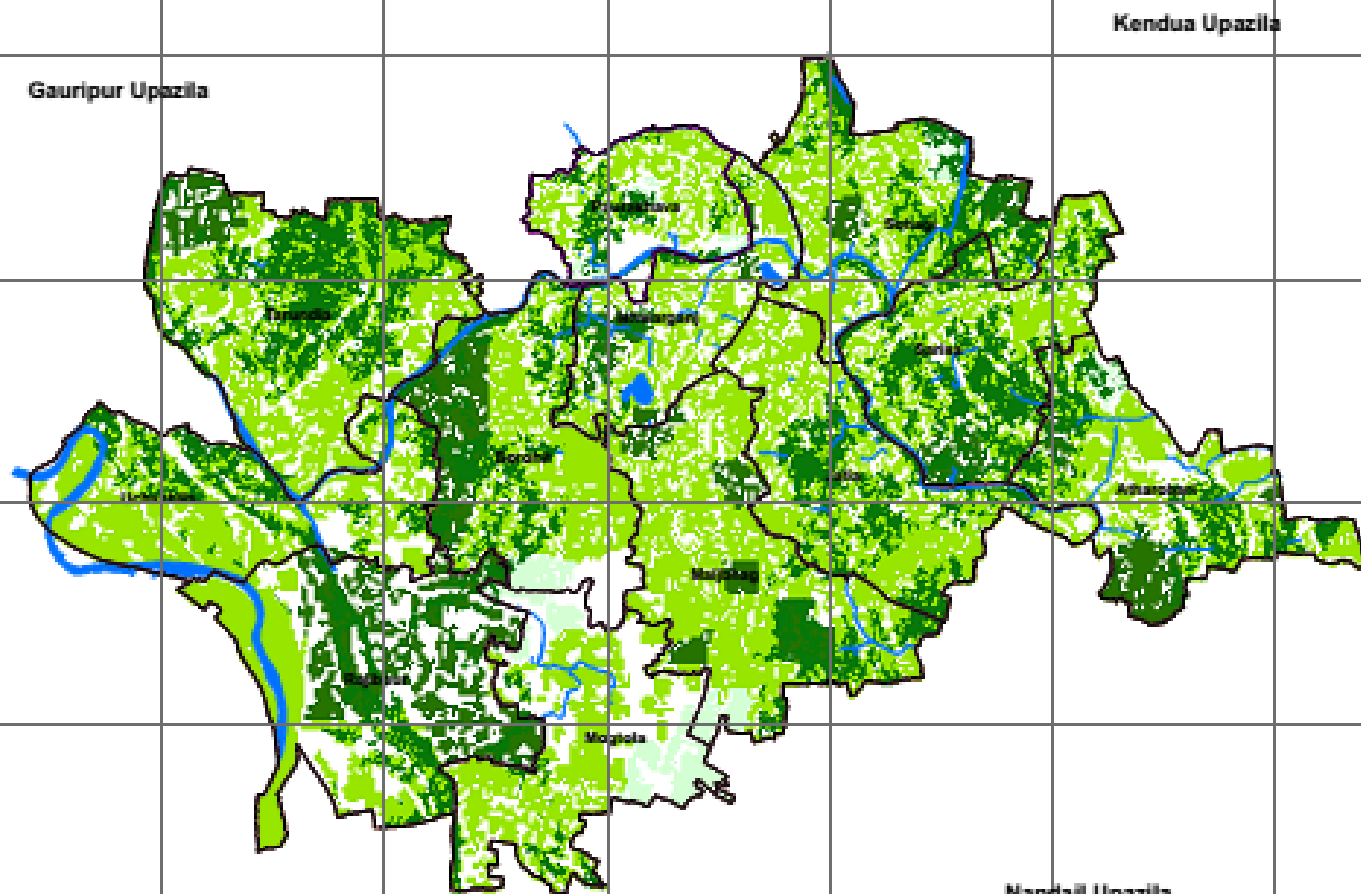


Shift-Share Component



- Both the Local share and National Share component have the major impact on total regional employment growth.
- It has been also found that the Industrial Mix Component has a negative impact on the employment growth.

LAND SUITABILITY FOR AGRICULTURE IN ISHWARGANJ UPAZILA



Legend

Agriculture Suitability

- Less Suitable for Agriculture
- Suitable for Agriculture
- Most Suitable for Agriculture

- Upazila Boundary
- Paurashava Boundary
- Union Boundary
- Waterbody

PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

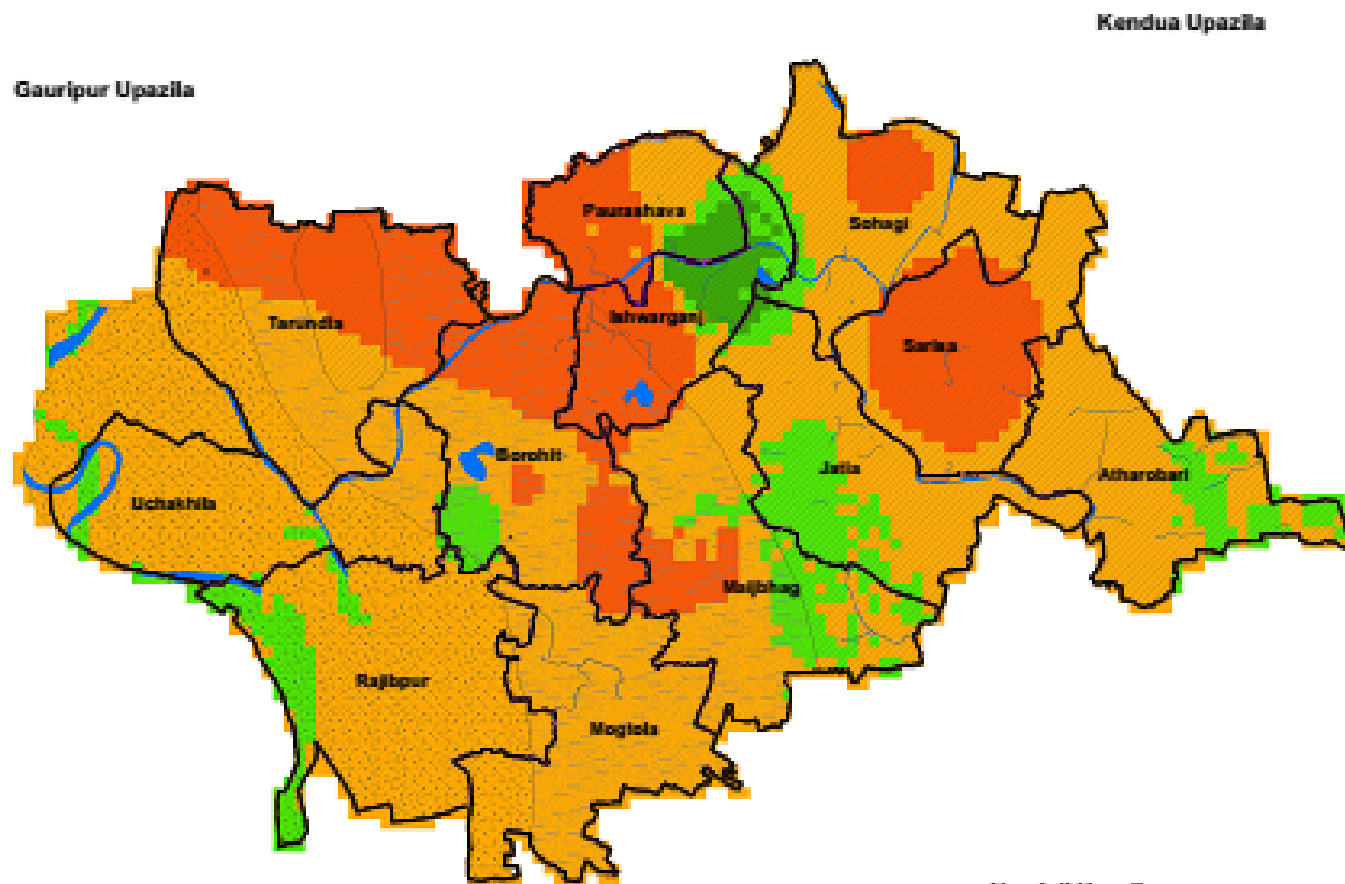
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INFRASTRUCTURE SUITABILITY IN ISHWARGANJ UPAZILA



Legend

Surface Geology

- Alluvial silt
- Alluvial silt and clay
- Alluvium Sand
- Waterbody

Infrastructure Suitability

Class

- Very Good
- Good
- Moderate
- Poor

- Upazila Boundary
- Paurashava Boundary
- Union Boundary

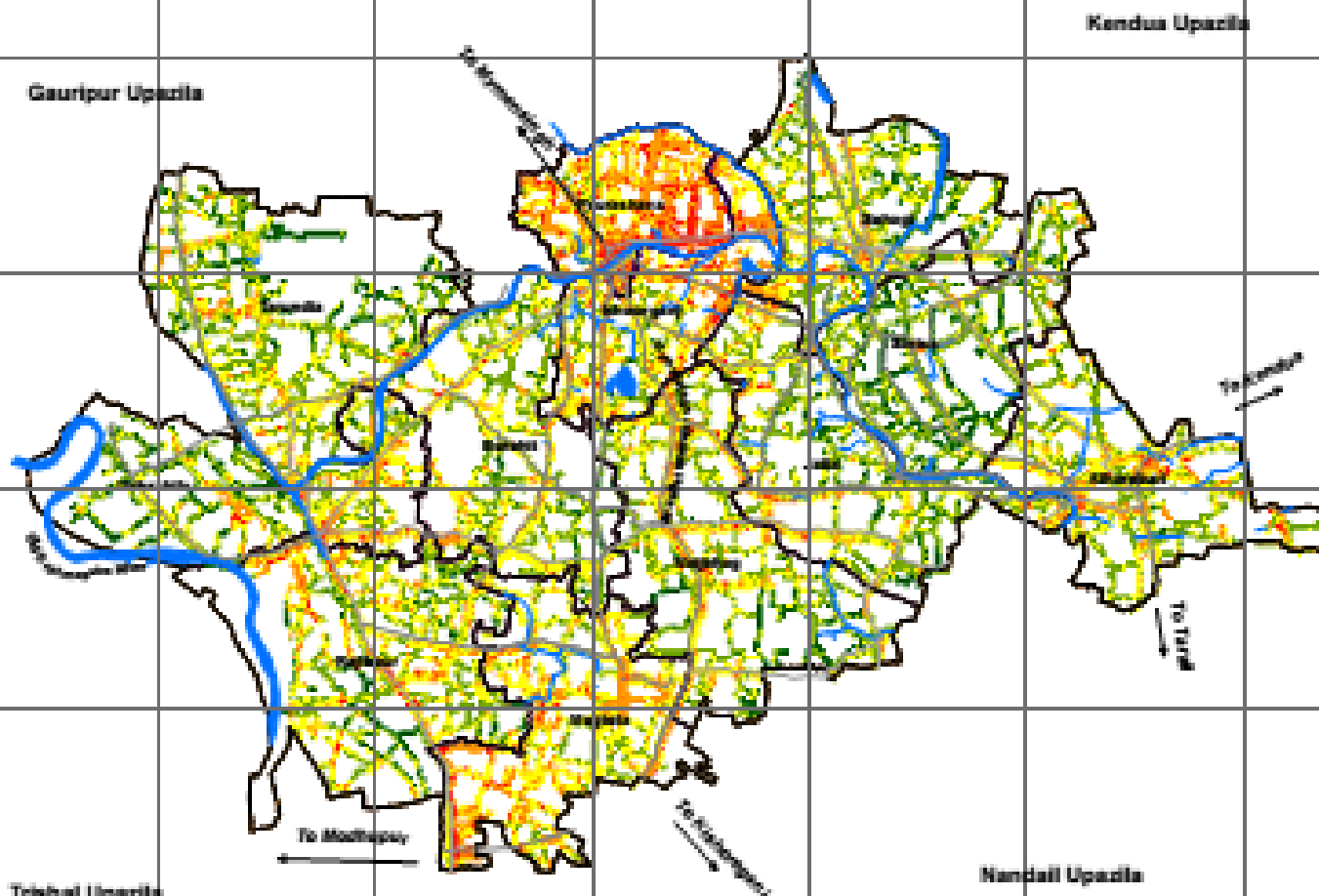
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LAND SUITABILITY FOR HUMAN SETTLEMENTS OF ISHWARGANJ UPAZILA



Legend

Suitability for Human Settlement

- Least Suitable
- Low Suitable
- Suitable
- More Suitable
- Most Suitable

- Upazila Boundary
- Paurashava Boundary
- Union Boundary
- National Highway
- Regional Road
- Upazila Road
- Waterbody

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0 0.75 1.5 3 4.5 6 Kilometers



URBAN LAND SUITABILITY IN ISHWARGANJ UPAZILA



Gauripur Upazila

Kendua Upazila

Paurashava

Ishwarganj

Borohit

N

Kilometers

0.125 0.25 0.5 0.75 1

Legend

- Less Suitable
- Moderately Suitable
- Suitable
- More Suitable
- Agriculture Zone
- Paurashava Boundary
- Union Boundary
- National Highway
- Regional Road
- Upazila Road
- Waterbody

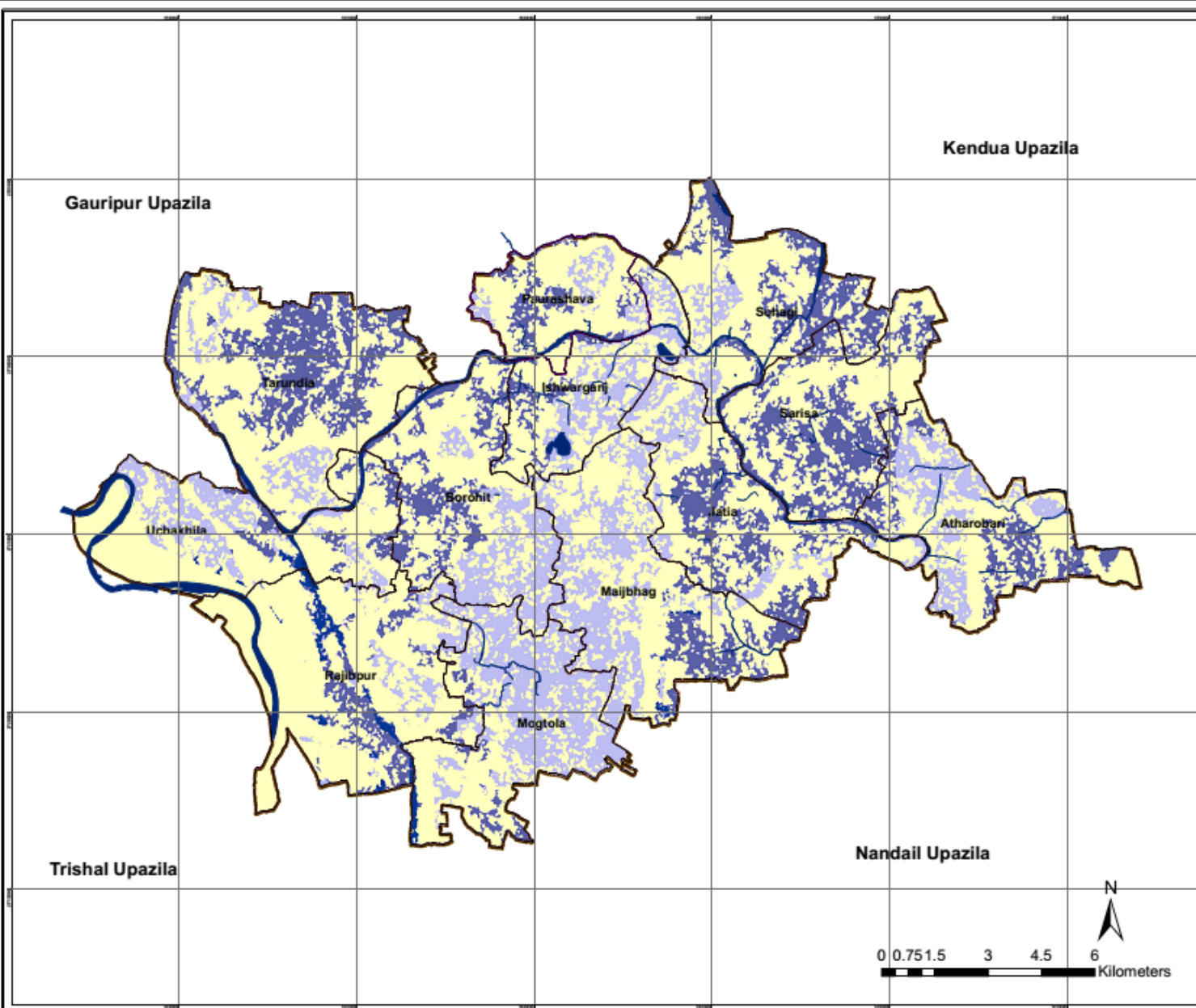
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LAND INUNDATED AREA DURING LAST 20 YEARS IN ISHWARGANJ UPAZILA



Legend

- Land not Suitable for any other use (Waterbody)
- Land Suitable for Agriculture
- Land Moderately Suitable for Other Uses
- Not Inundated
- Upazila Boundary
- Paurashava Boundary
- Union Boundary

PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

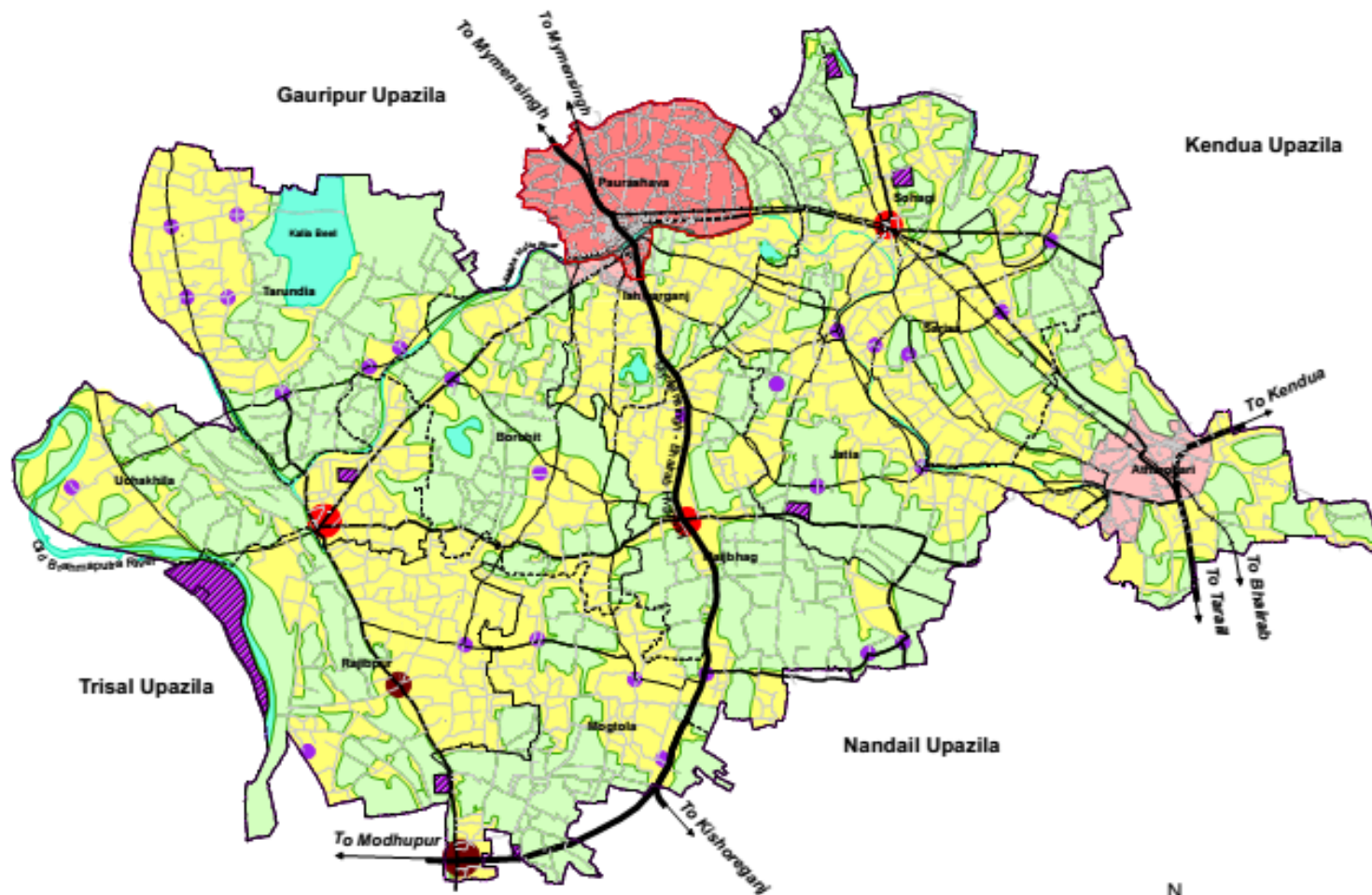
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Structure Plan

STRUCTURE PLAN OF ISHWARGANJ UPAZILA



Legend

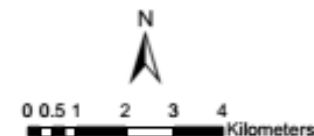
- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Regional Highways
- Upazila Road
- Union Road
- Village Road
- + + Railway
- Hat Bazar Area
- Growth Center
- New Growth Center
- Agriculture
- ▨ Industrial Zone
- New Urban Area
- Rural Settlement with Vegetation
- Urban Area
- Waterbody

PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

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Structure Plan

Total area of Ishwarganj Upazila is segregated under some broad classes that will basically guide future growth with wide aspects. Structure Plan of Ishwarganj Upazila consists of Upazila Structure and Urban Structure Plan.

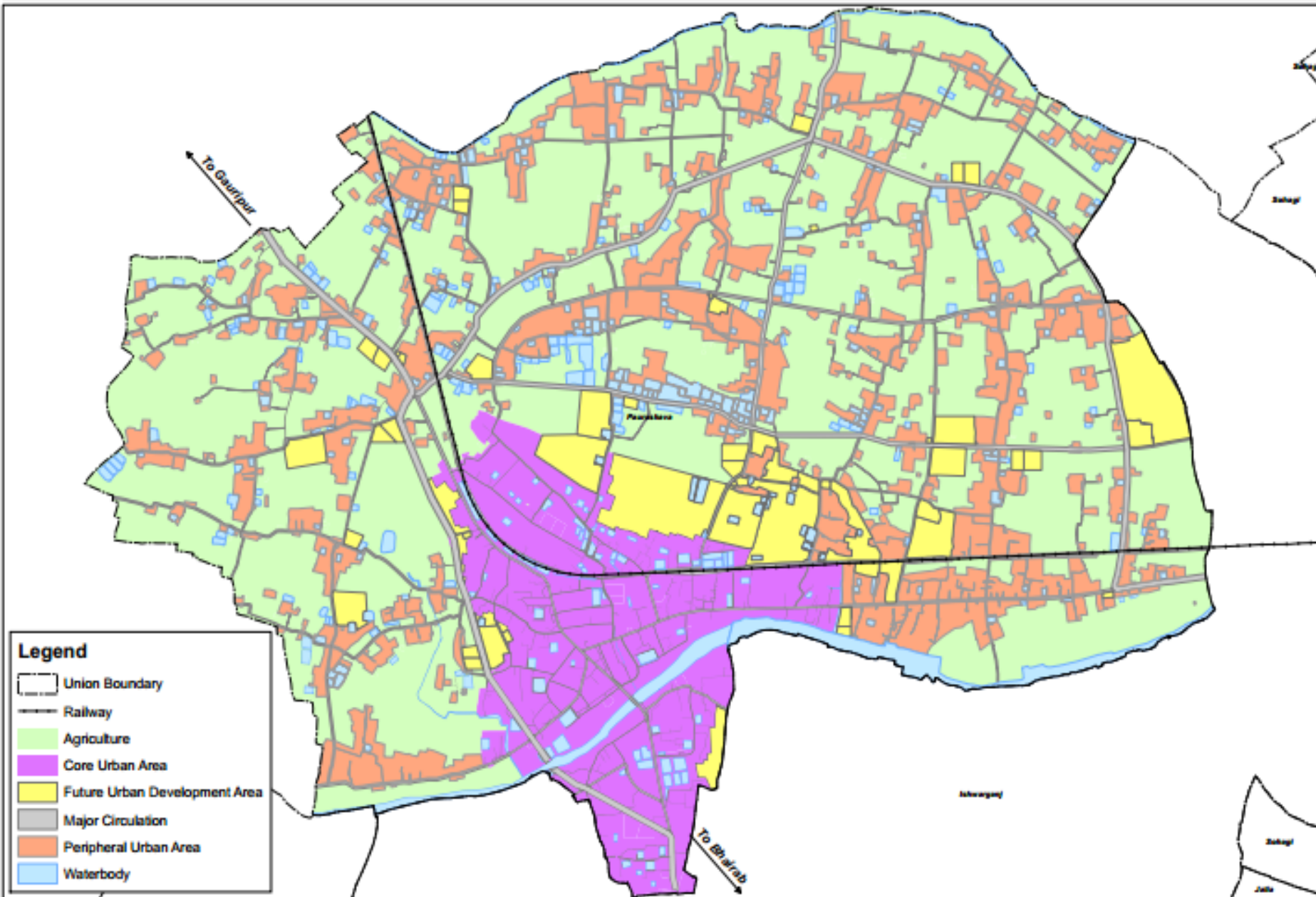
Broad Zoning of Upazila Structure Plan

Sl. No	Zoning	Area (acre)	Percent
1	Agricultural Area	31948.835	45.74
2	Circulation Network	735.703	1.05
3	Growth Center	227.471	0.325
4	Hat Bazar	455.113	0.65
5	Industrial Zone	34.986	0.05
6	New Growth Center	175.008	0.25
7	New Urban Area	1307.682	1.8
8	Rural Settlement & Vegetation	30678.603	44.2
9	Urban Area	3034.942	4.3
10	Waterbody	1044.97	1.7
Total		69643.31	100

Source: Proposed by Consultants

Urban Structure Plan

STRUCTURE PLAN MAP OF ISHWARGANJ PAURASHAVA



Urban Structure Plan

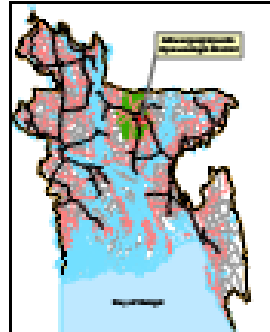
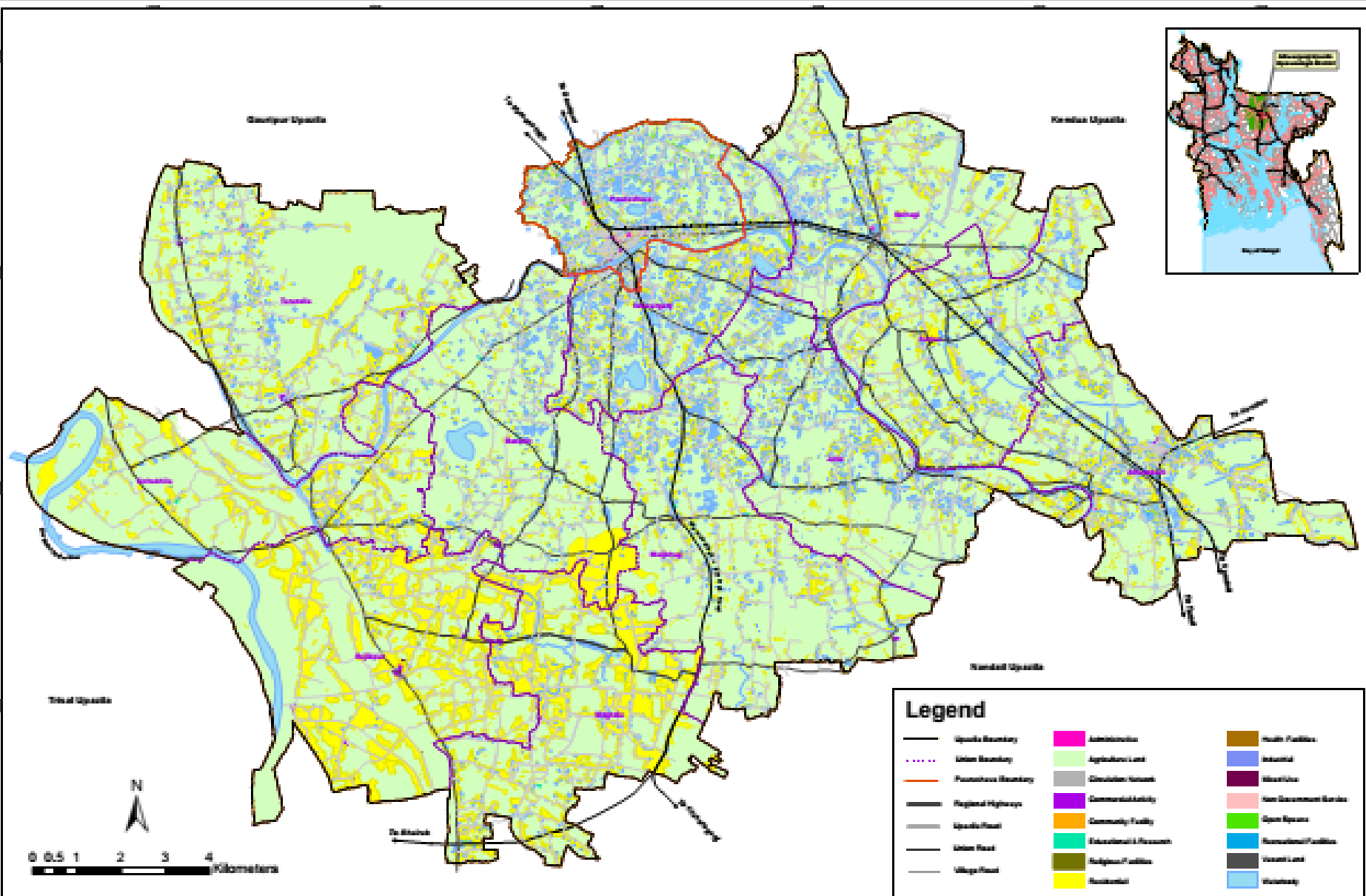
Broad Zoning of Urban Structure Plan

Zoning	Area (acre)	%
Agriculture	1554.82	49.31
Circulation Network	240.82	7.64
Core Urban Area	342.64	10.87
Future Urban Development Area	240.06	7.61
Peripheral Area	581.51	18.44
Waterbody	193.15	6.13
Total	3153	100.00

- Core Urban Area is considered the most densified area around the Upazila Bhaban, major administrative buildings etc.
- Though Future Extension of paurashava is barely needed as there is huge unused and undeveloped area in paurashava, again some extension area is proposed proposed towards the Ishwarganj Union.
- Future Urban Development is suggested in Atharobari union as it's growth center is the most development oriented among 4 growth centers in Ishwarganj Upazila and it has high population density and located along with a regional highway with a very good transport network.

Existing Landuse Map

EXISTING LANDUSE MAP OF ISHWARGANJ UPAZILA



Legend

	Upazila Boundary		Administration		Health Facilities
	Union Boundary		Agriculture Land		Industrial
	Police Station Boundary		Government School		Market/Job
	Regional Highways		Commercial Activity		Non Government Service
	Upazila Road		Community Facility		Open Space
	Union Road		Educational & Research		Recreational Facilities
	Village Road		Religious Facilities		Vacant Land
			Residential		Wetland

Existing Landuse of Ishwarganj Upazila

Sl. No.	Landuse Category	Total Area (Acre)	Percent
1	Government Services	42.668	0.06
2	Agriculture	49501.474	71.08
3	Circulation Network	742.781	1.07
4	Commercial Activity	225.369	0.32
5	Community Service	6.195	0.01
6	Educational & Research	128.656	0.18
7	Health Facilities	9.367	0.01
8	Industrial	23.249	0.03
9	Mixed Use	44.071	0.06
10	Non-Govenrment	3.108	0.00
11	Open Space	27.751	0.04
12	Recreational Facilities	5.106	0.01
13	Religious	59.895	0.09
14	Residential	15059.454	21.62
15	Vacant Land	37.732	0.05
16	Water Body	3726.124	5.35
Total		69643	100.00

PROPOSED ROAD NETWORK OF ISHWARGANJ UPAZILA



Legend

- ▲ HatBazar
- Growth Center
- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Railway
- Regional Highways
- Upazila Road
- Union Road
- Village Road
- Proposed Road
- Major Waterbody

Landuse Category	Hierarchy of Roads	Length (km.)
Circulation Network	National Highway(6 lane)	16.70
	Primary Road	70.24
	Secondary Road	264.33
	Tertiary/Local Road	757.18
Total		1108.45



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Urban Road Network Plan

PROPOSED ROAD NETWORK OF ISHWARGANJ PAURASHAVA

Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Railway
- Regional Highway
- Primary Road
- Secondary Road
- Tertiary Road
- Proposed Road
- Waterbody

Hierarchy of Roads	Length (km.)
Regional Road	3.65
Primary Road	5.06
Secondary Road	27.42
Tertiary/Local Road	54.71
Walkway	0.91
Total	91.75

PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

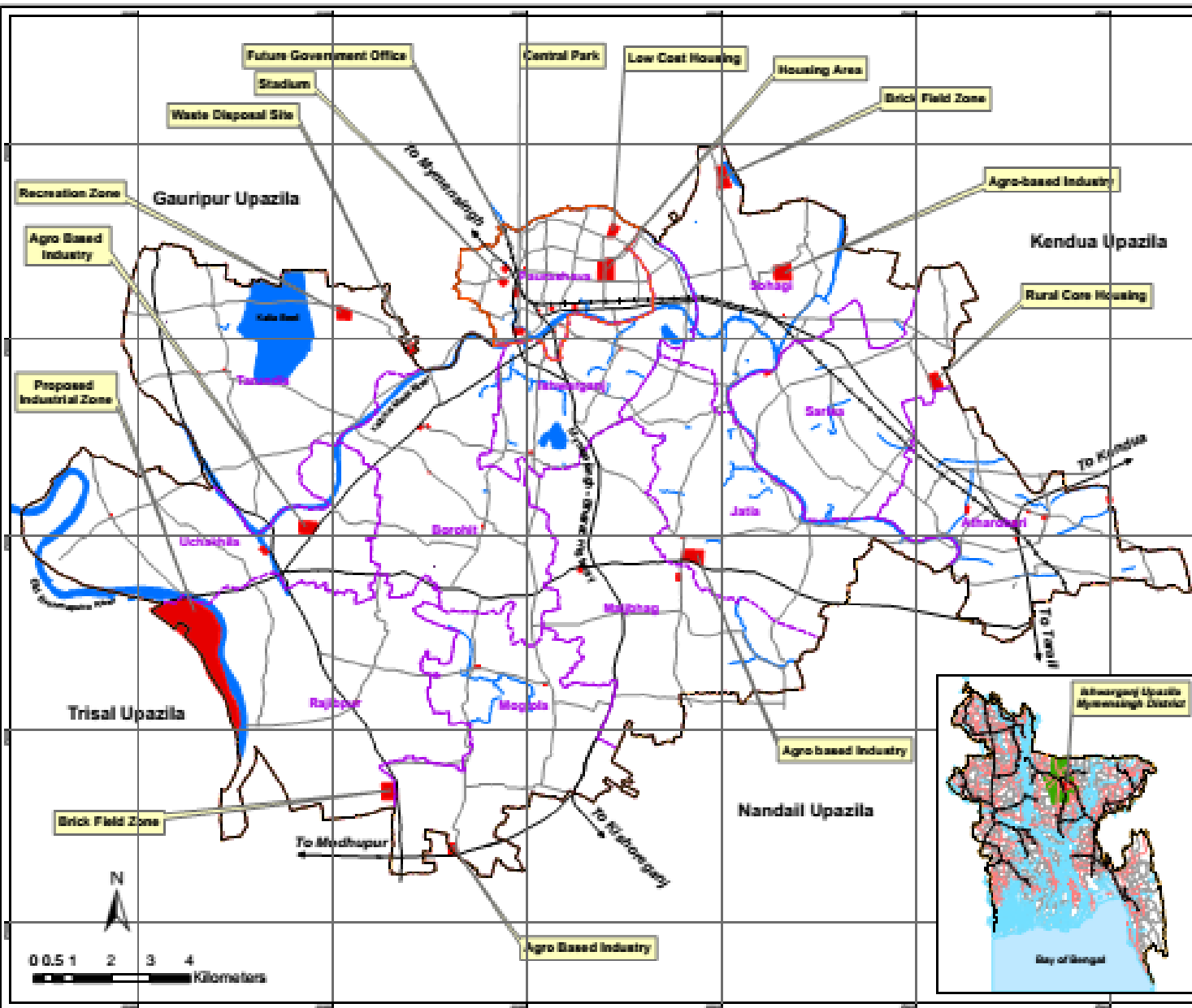
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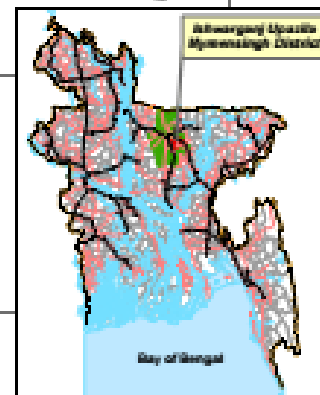
Draft Landuse Plan (Upazila)

PROPOSED FACILITY OF ISHWARGANJ UPAZILA



Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Proposed Facility
- Waterbody
- Railway
- Regional Highway
- Primary Road
- Secondary Road



PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILA

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List of Proposed Facilities (Union wise)

Proposed facility	Union	Area (acre)
Agriculture Training Center	Borohit	3.21
Agro Based Industry	Mogtola	14.48
	Uchakhila	30.82
	Jatia	38.77
	Sohagi	41.74
Brick Field Zone	Mogtola	37.90
	Rajibpur	37.90
	Sohagi	33.55
Bus Terminal	Atharobari	3.32
Central Graveyard	Ishwarganj	3.06
CNG/Auto Stand	Atharobari	0.53
Cold Storage	Rajibpur	0.21
College	Borohit	1.67
	Tarundia	1.85
Community Clinic	Atharobari	0.83
	Borohit	0.83
	Ishwarganj	0.83
	Tarundia	0.83
	Rajibpur	0.86

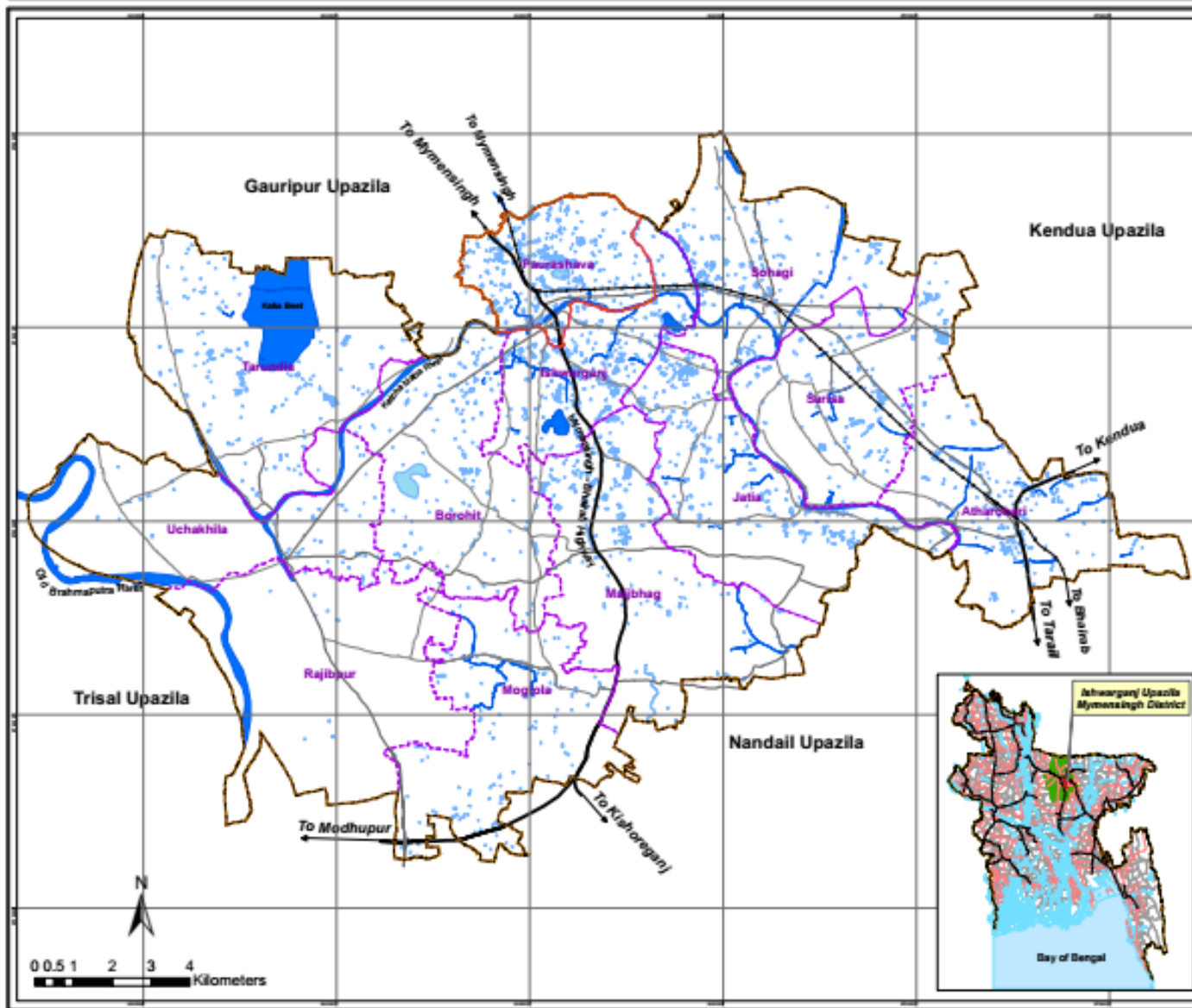
List of Proposed Facilities (Union wise)

Proposed Facility	Union	Area (Acre)
Community Clinic	Mogtola	0.83
	Jatia	0.82
	Sohagi	0.83
Graveyard	Maijbhag	3.81
High School	Ishwarganj	1.27
Hospital	Atharobari	3.68
	Maijbhag	3.60
Park	Atharobari	2.44
Passenger Shed	Mogtola	0.09
Proposed Industrial Zone	Rajibpur	Govt. Proposed
	Uchakhila	Govt. Proposed
Recreational Zone	Tarundia	26.85
Rural Core Housing	Atharobari	29.43
	Sarisa	29.43
Shopping Complex	Atharobari	0.63
Village Park	Sarisa	2.07
	Uchakhila	5.77
Vocational Training Institute	Mogtola	1.86
Waste Disposal Site	Atharobari	4.03
	Tarundia	13.37
Waste Transfer Station	Borohit	0.49
	Uchakhila	0.64

Water Retention Pond

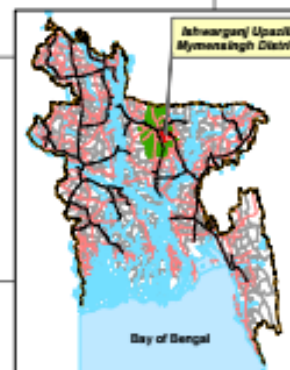
- As per this condition the waterbodies which will remain waterbodies type are in future plan are considered as retention pond. According to this plan waterbody landuse which have area more than 0.25 acres are defined as water retention pond.
- The main retention water bodies mainly contain the Khal, River and Bill area. About 2776 waterbody has been declared as water retention in Ishwarganj. Kacha Matia, Old Brahmapurtra etc river are the main waterbodies declared as retention pond.
- Besides these Kalia Bill, Maheshwarpur Khal, Saheb Nagar Khal, Kashibpur Khal etc. are considered as main water retention pond. On the other hand some waterbodies which are currently used as fish culture can be change into other landuse in future plan.

WATER RETENTION ZONE OF ISHWARGANJ UPAZILA



Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Railway
- Regional Highway
- Upazila Road
- Union Road
- River, Canal, Beel
- Ditch, Pond



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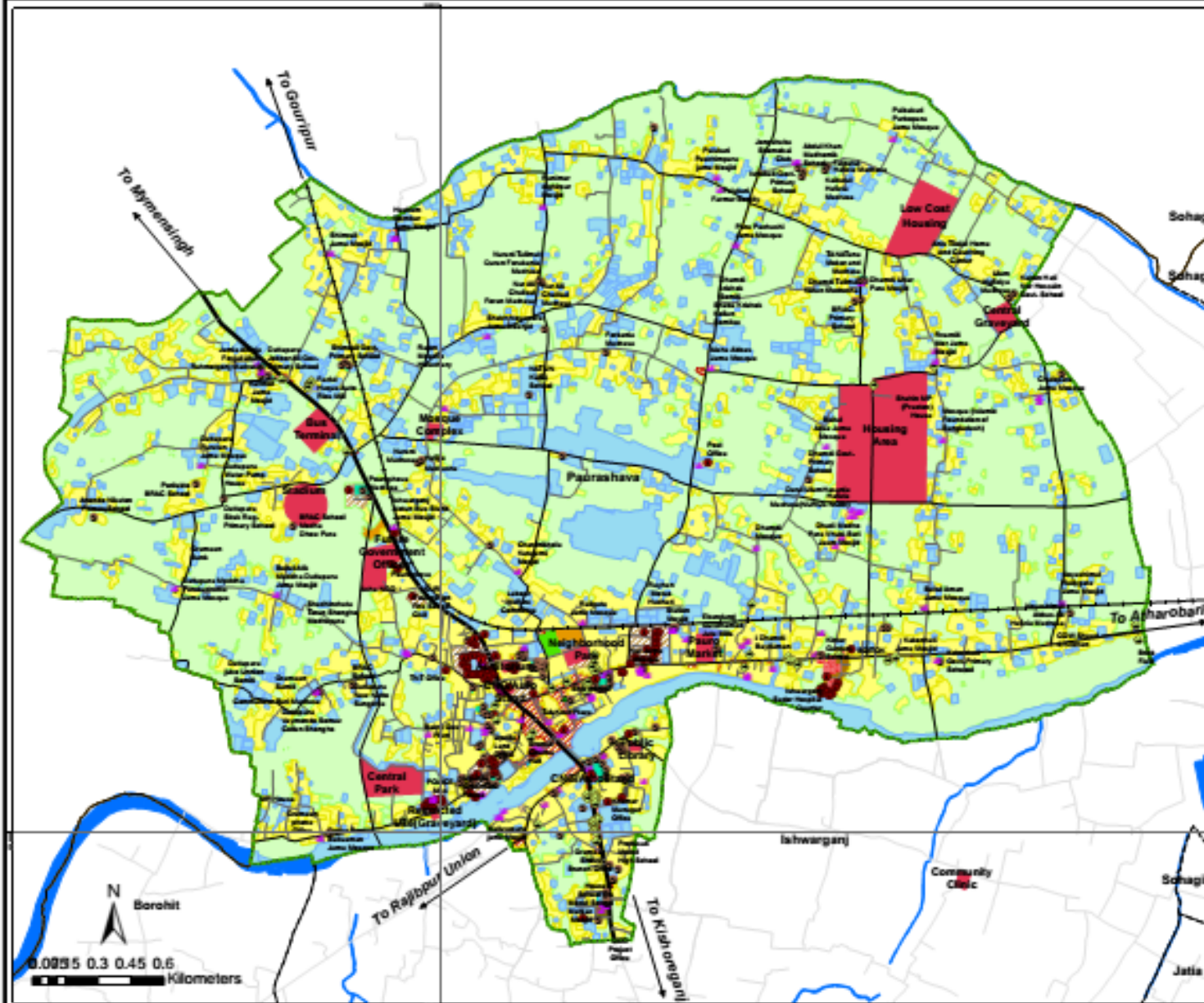
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Draft Landuse Plan (Paurashava)

DRAFT LANDUSE PLAN OF ISHWARGANJ PAURASHAVA



Legend

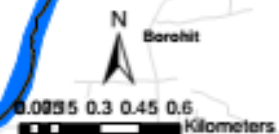
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- Commercial Activity
- Community Facility
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- Religious Facilities
- Residential
- Health Facilities
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- Non Government Service
- Open Space
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- Vacant Land
- Waterbody

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List of Proposed Facilities (Paurashava)

Proposed Facility	Area (acre)
Auditorium	0.36
Bus Terminal	5.33
Central Graveyard	3.06
Central Park	8.57
CNG/Auto Stand	0.1
	0.2
Future Government Offices	5.72
Housing Area	55.79
Low Cost Housing	15.71
Mosque Complex	0.98
Neighborhood Park	1.66
Pauro Market	2.06
Public Library	0.5
Restricted Use(Graveyard)	0.15
Stadium	7.18

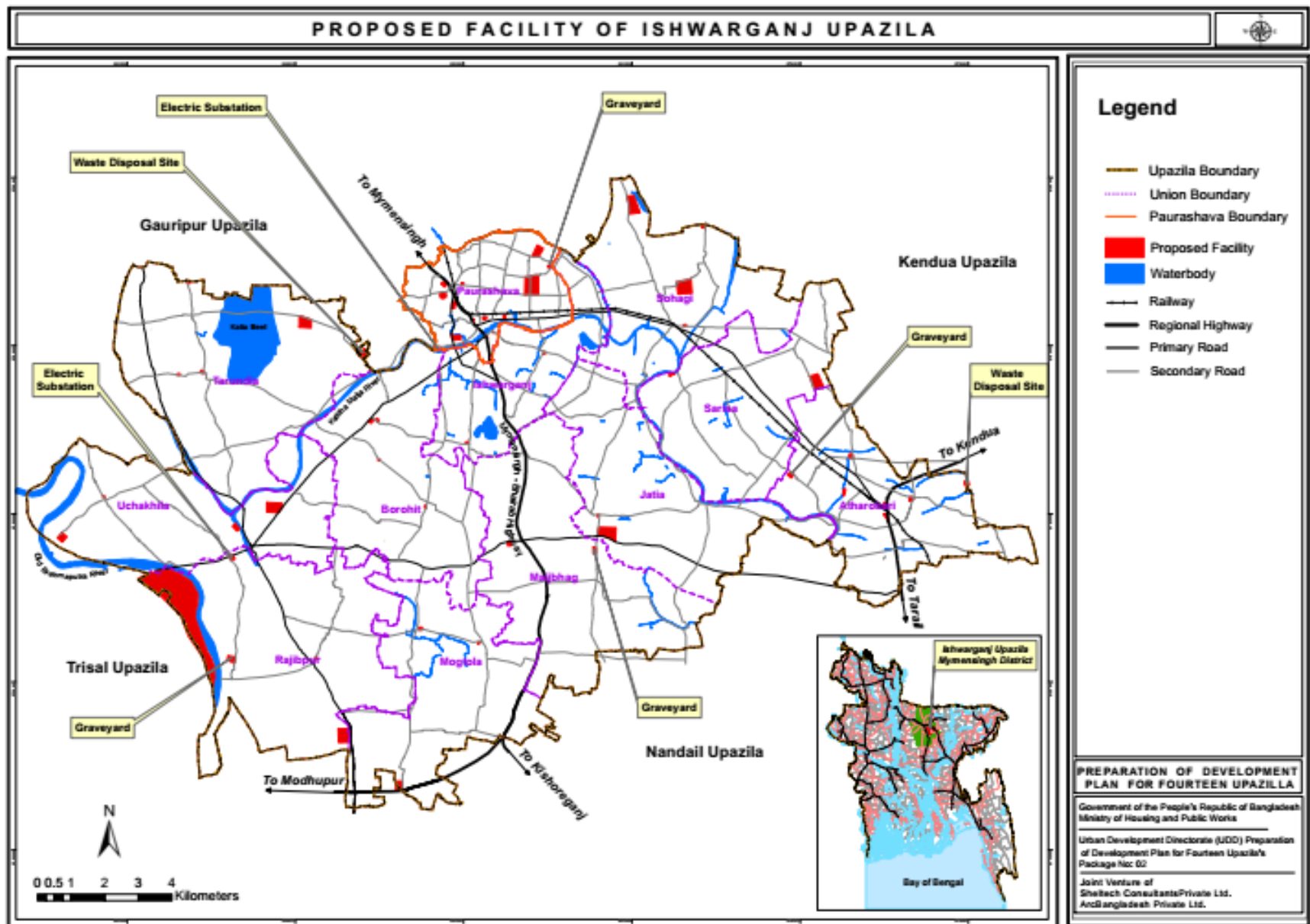
Consultation Meeting In Upazila



Discussion at Consultation Meeting

- Graveyard Proposal at Union Level.
- Electric Sub Station needed due to huge electricity problem..
- Agriculture Land preservation beside the road side; what is converting to waterbody due to fish farming.
- Waste Dumping Site needed in Paurashava.

Demand proposals from Consultation Meeting



Planning Strategies and Policies Sub-Regional Plan

Policy 1: Land zoning to stop misuse of land and saving agricultural land

Policy 2: Increase Mobility within the Upazila through Development of Road Network

Strategies:

- To widen the road and the main arteries to keep free
- Improve linkage between National Highway to different growth center and urban area
- To encourage mobility between rural and urban areas

Policy 3: Development through hierarchy of Settlements

Strategies:

- Transport facility with existing growth center to other union should be developed
- Improve linkage with National highway to growth center.

Planning Strategies and Policies Sub-Regional Plan

Policy 4: Employment Generation through Development of Potential Sectors. Strategies

- Resource Mobilization and Increase Investment
- Cottage industry can be developed as a potential sector of employment in Ishwarganj Upazila.
- Industrial Zone declaration in Land Use Zone (Mainly Light Industries).
- Infrastructure development to flourish agro industry (Market, Storage facility, Electricity supply etc.)
- Involvement of active labor force and community participation in different management

Policy 5: Give Emphasize on Agricultural Production and expanding the agri-market Strategies:

- Agro based industry should be suggest for better use agricultural production.
- Cold storage should be suggest to preserve excess seasonal agricultural production
- Should be suggest vertical and compact development to preserve and protect agricultural land.

Planning Strategies and Policies Sub-Regional Plan

Policy 6: Give emphasize on expanding source of income

Strategies:

- Development of agro based industry would be another income source for Ishwarganj Upazila.
- Small and medium size enterprises development

Policy 7: Identify, promote and protect historical and culturally sensitive places as tourism side.

Strategies:

- Security and Food system should be developed all over the Upazila for the tourist

Policy 8: Develop human resource training under Ministry of Youth Development

- Providing technical and social skills to underprivileged

Policy 9: Developed basic utility service facilities within all over the Upazila.

- Health facility, fire service and and security system should be more advanced

Policy 10: Strengthening and expansion of existing major institutions and educational facilities

- An initiative can be taken to identify such vital organization and a priority list should be made

Planning Strategies and Policies for Structure

Issue 1 Density of Existing Urban Areas

Policy 01: Density Control

Policy 02: Density of Residential Areas through People's Participation

Policy 03: Ensure best possible use of land and to stop

Issue 2 Creation of Employment Opportunities

Policy-01: Encourage investment in business

Policy 02: Creation of storage facilities and cold storage

Policy-03: Reduce cost of doing business

Policy 04: Support SME for creation of jobs and economic upliftment

Policy 05: Employment Generation through Development of Potential Sectors

Issue 3 Traffic and Transportation

Policy-01: Maintenance or repairing of roads

Policy-02: Develop efficient inter Upazila communication facilities

Policy-03: Maintenance or repairing of roads

Policy-04: Development of missing linkages

Issue 4 River Erosion Control and Drainage

Policy 01: Drainage network plan in response of water logging problems

Planning Strategies and Policies for Structure

Issue 6 Utility Services

Policy-01: Facilitating access for all citizens to basic level of services in water supply and sanitation

Policy-02: Facilitating access for all citizens to electricity supply

Issue 7 Economic Development

Policy-01 SME Industries need to be developed to flourish the industrial sector development

Policy-02: Creation of Training facilities at the grassroots level

Issue 8 Community Facilities

Policy-01: Ensuring community level recreational facilities like open space, park, and playground etc.

Policy-02: Improvement of law and order services for all citizens

Policy-03: Creation of trained grassroots level family planning workers for motivational works

Issue 9 Housing and Resettlement Zone Development

Policy-01: Making provision of affordable housing for the low income people

Policy-02: Establishing resettlement zone for erosion affected people

Policy-03: Continuous monitoring of land and housing market

Issue10 Environmental Issues

Policy-01: Preservation of all natural resources: land, water etc.

Policy-02: Identifying the erosion risk zones

Policy-03: Ensuring safe and hygienic sanitation for all

Policy-04: Pollution Control

THANK

YOU