



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

## **Raipura Upazila, Narsingdi**

### **Client**

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

### **Consultants**

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

## **Vision of Government**

- Save Agricultural Land and Promote sustainable land-use planning
- Promote sustainable development that supports increased productivity, employment and investment;
- Promote a favorable industrialization and trade policy regime
- Making available adequate infrastructure and integrated and balanced transportation system
- Support pollution control and protect public health from environmental hazards

## **Objectives of the Plan**

- Making Rural Urban Balance
- Formulating policies and strategies for guiding desired land use in this Upazila.
- Making and ensuring environmental/ecological balance
- Finding some bankable project to generating employment and income.
- Strengthening management expertise

# Internal Dynamics

## Important Features

- The National Highway N-02 from Katchpur to Sylhet has passes over at northern part of the Upazila
- well connected by National and Regional Highway
- Some Important river: Meghna, Old Brahmaputra and Arial Kha.
- 6 Railway Station (Amirganj, Hatu Vanga, Dawlotkandi, Khanabari, Mithikanda, Sreenidi.)

## At a Glance

- Total Area : 312.76 sq.km. (BBS, 2011)  
: 309.11 83sq.km. (as per GIS database)
- Population : 5,35,796 (BBS, 2011 )
- Household Number : 1,10,520
- Population Density : 1713 (Per sq.km)
- Literacy rate :40.5 % Both sexes ,
  - Male 40.9 %
  - Female 40.1%
- Economic Activities : Agro-based

# Plan Process

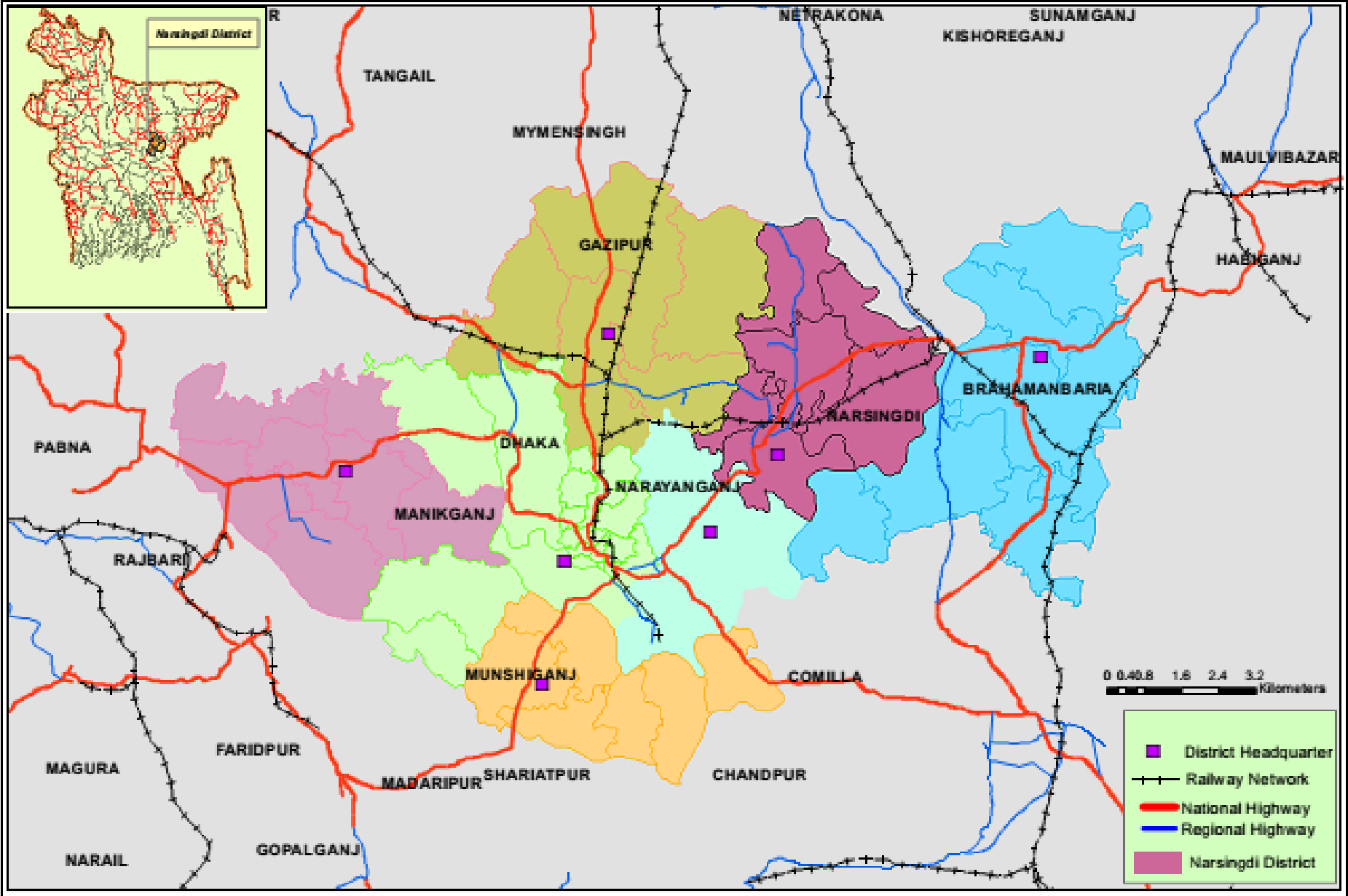
- **Sub-Regional Context**
  - **Structure Plan**
    - **Urban Structure Plan**
      - **Plan Proposals**

## Sub-Regional Plan

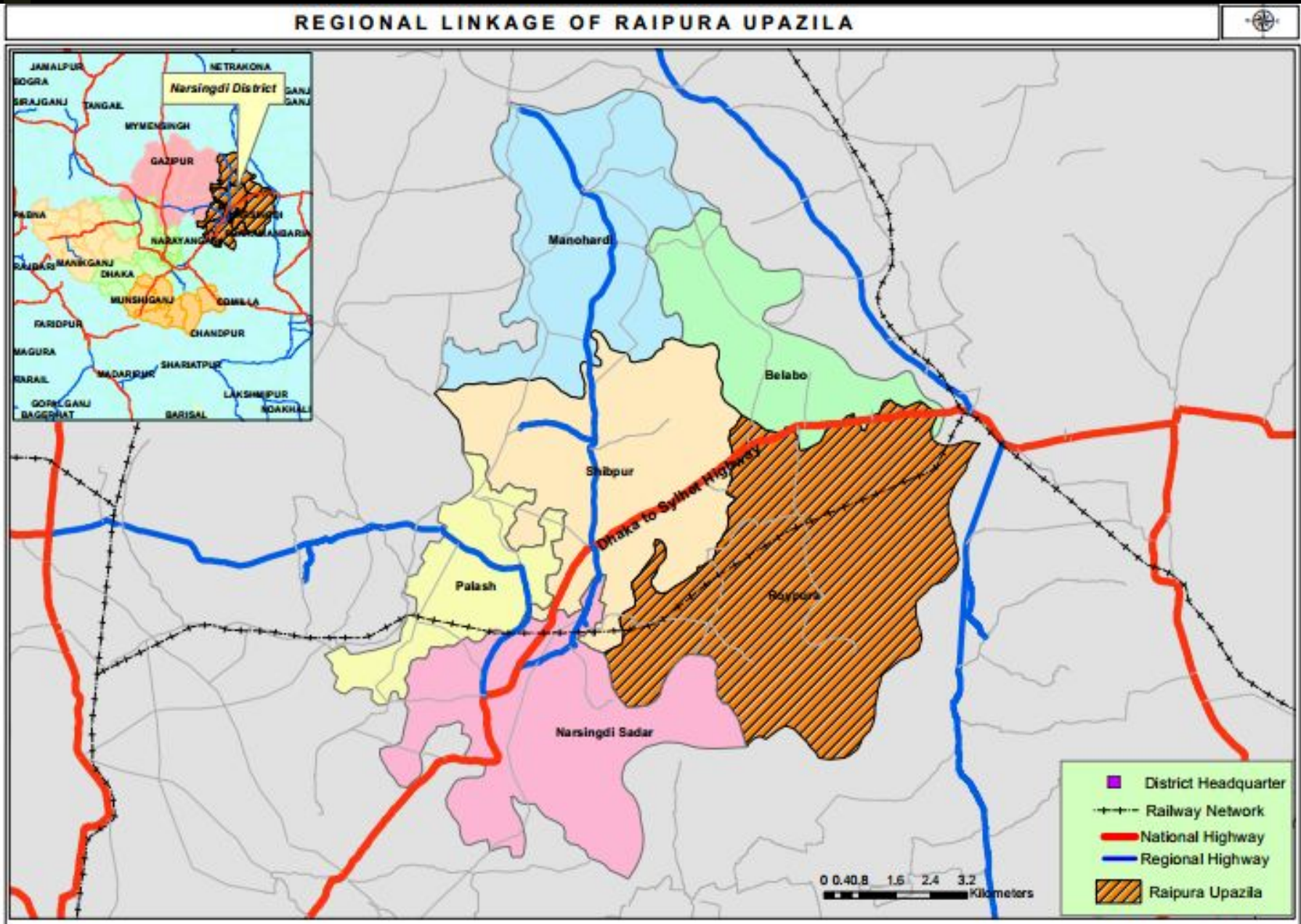
Understanding the current state of the local economy including its relative strengths and weakness is identified using Shift-Share Analysis as a Regional Planning tool.

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

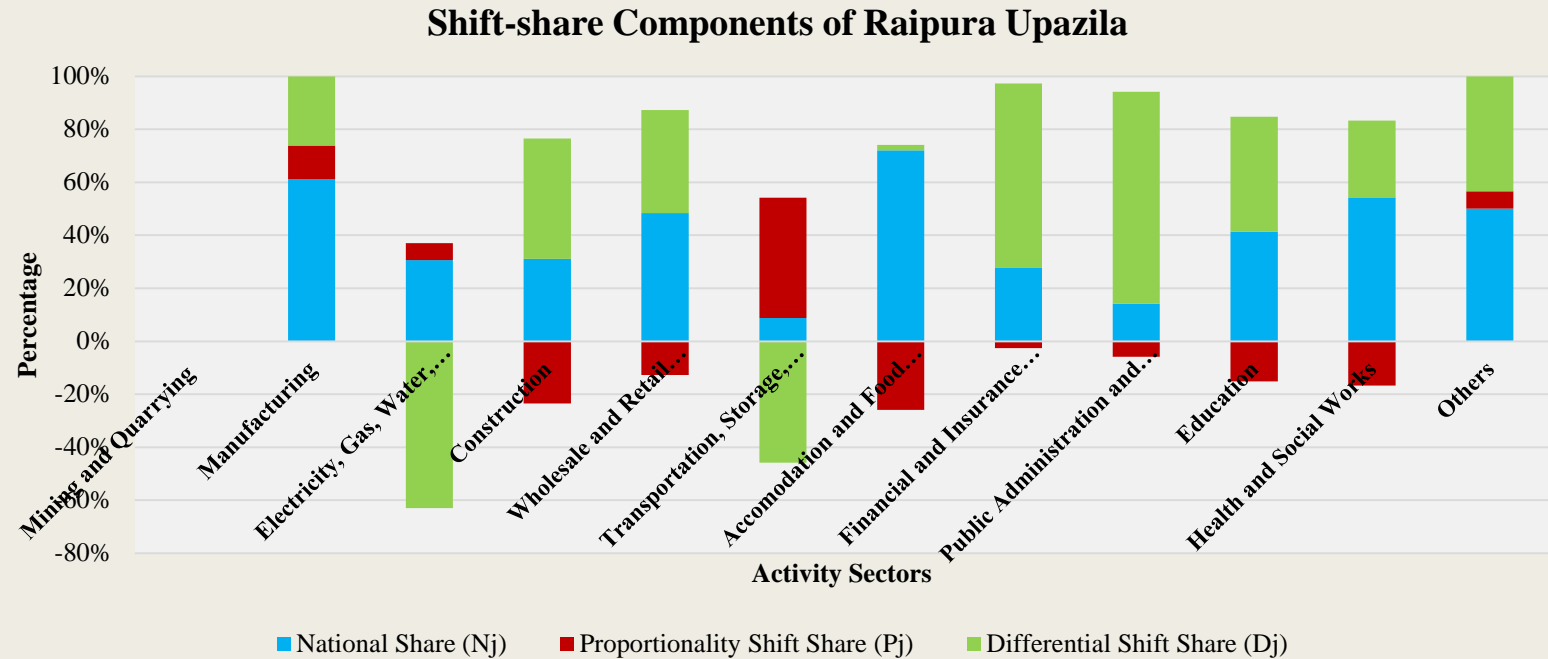
# REGIONAL LINKAGE OF NARSINGDI DISTRICT



# Regional Linkage of Raipura Upazila



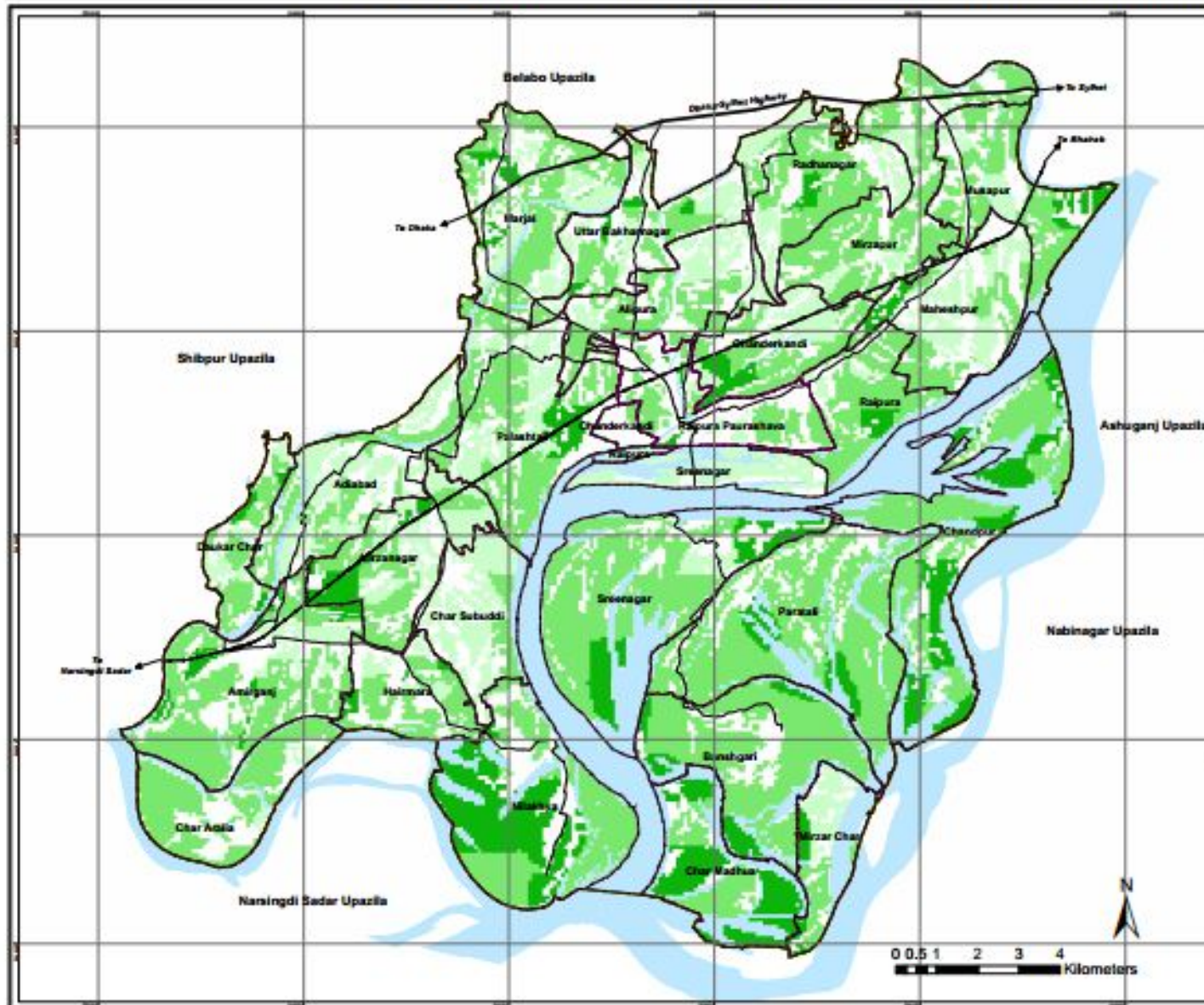
# Shift-Share Component



- The national share component has the major impact on total regional employment growth.
- Differential shift comprises a positive value which means some local factors employment growth has potentiality and may grow as the national growth.
- It has been also found that the Proportionality Shift Component has a negative impact on the employment growth.

# Land Suitability for Agriculture in Raipura Upazila

## LAND SUITABILITY FOR AGRICULTURE IN RAIPURA UPAZILA



### Legend

#### Agriculture Suitability

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

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

#### PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

Government of the People's Republic of Bangladesh  
Ministry of Housing and Public Works

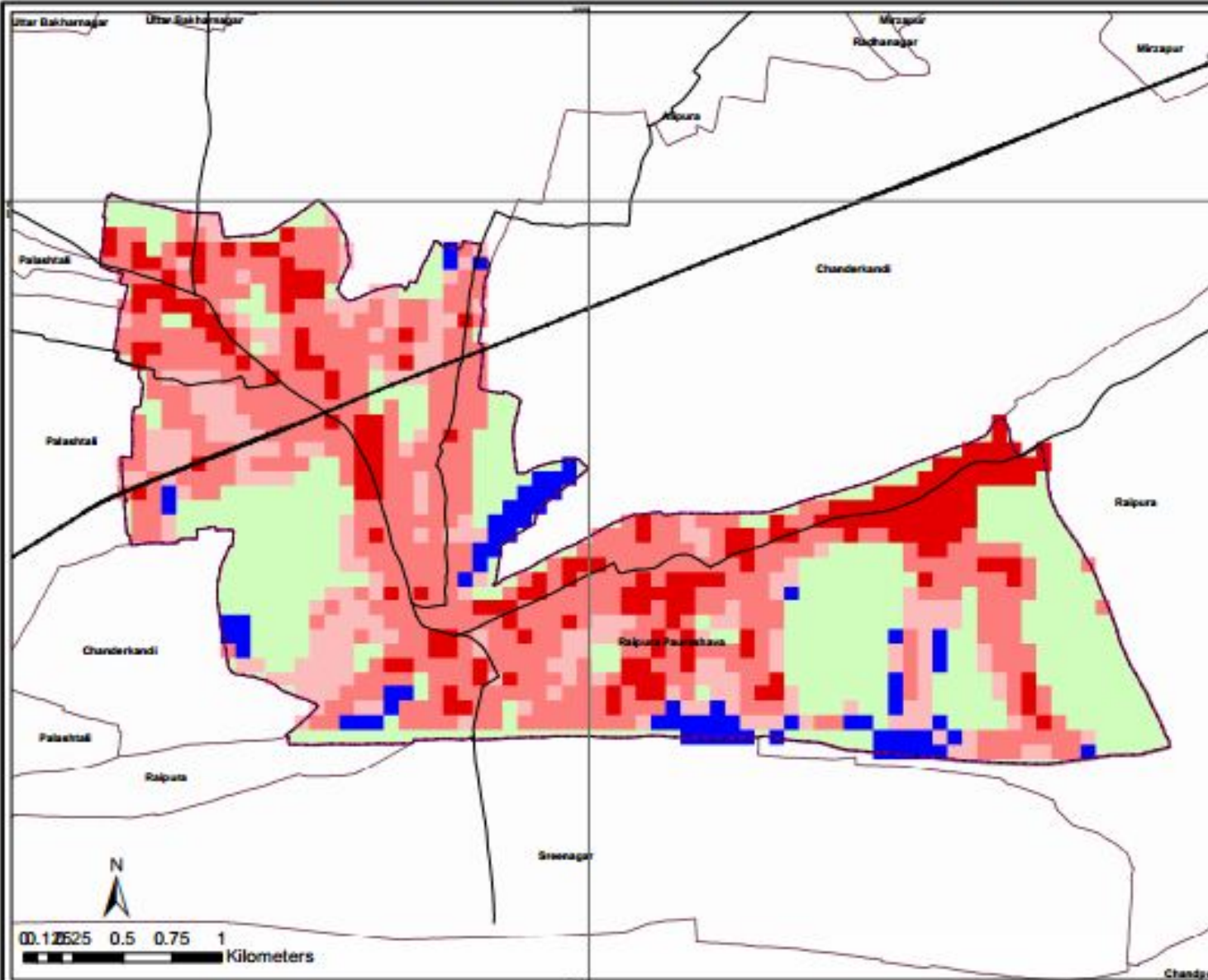
Urban Development Directorate (UDD) Preparation of Development Plan for Fourteen Upazila's Package No: 02

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ArcBangladesh Private Ltd.



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# URBAN LAND SUITABILITY IN RAIPURA UPAZILA



## Legend

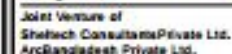
- Less Suitable
- Moderately Suitable
- Suitable
- More Suitable
- Agriculture Zone
- Paurashava Boundary
- Union Boundary
- Rail line
- Regional Road
- Upazila Road
- Waterbody

## PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

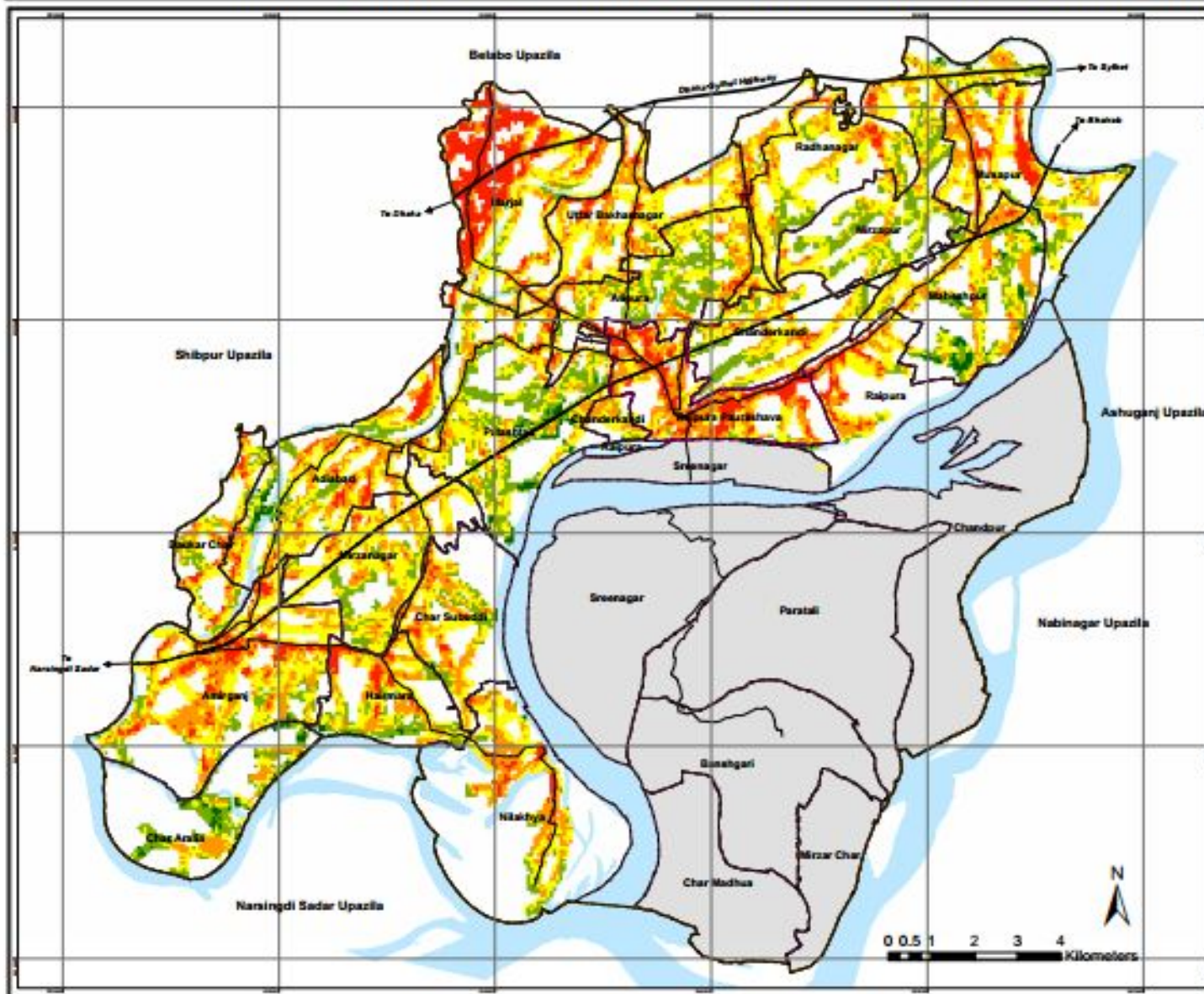
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# LAND SUITABILITY FOR HUMAN SETTLEMENTS OF RAIPURA UPAZILA



## Legend

### Suitability for Human Settlement

- Lowest Suitable
- Less Suitable
- Suitable
- More Suitable
- Most Suitable

- Char Area
- Upazila Boundary
- Paurashava Boundary
- Union Boundary
- Rail line
- National Highway
- Regional Road
- Upazila Road
- Waterbody

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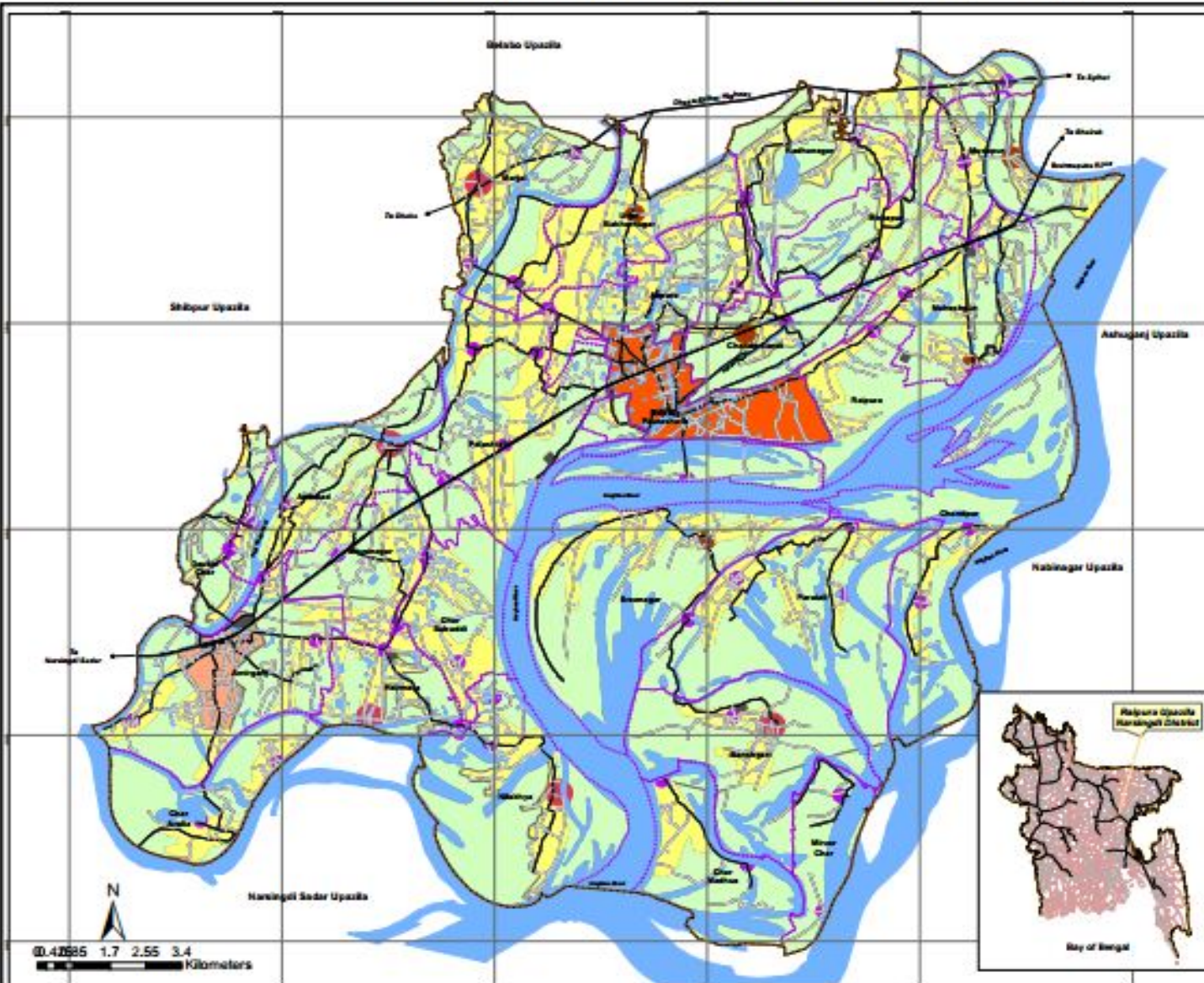
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0 0.5 1 2 3 4  
Kilometers



# STRUCTURE PLAN OF RAIPURA UPAZILA (DRAFT)



## Legend

- Upazila Boundary
- Union Boundary
- Paurmahala Boundary
- Rail line
- National Highway
- Regional Highway
- Upazila Road
- Union Road
- Village Road
- Agriculture
- Circulation Network
- Growth Center
- Hat Bazar Area
- Industrial Zone
- New Growth Center
- New Urban Area
- Rural Settlement
- Urban Area
- Waterbody



## PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILA

Government of the People's Republic of Bangladesh  
Ministry of Housing and Public Works

Urban Development Directorate (UDD) Preparation of Development Plan for Fourteen Upazila's Package No: 02

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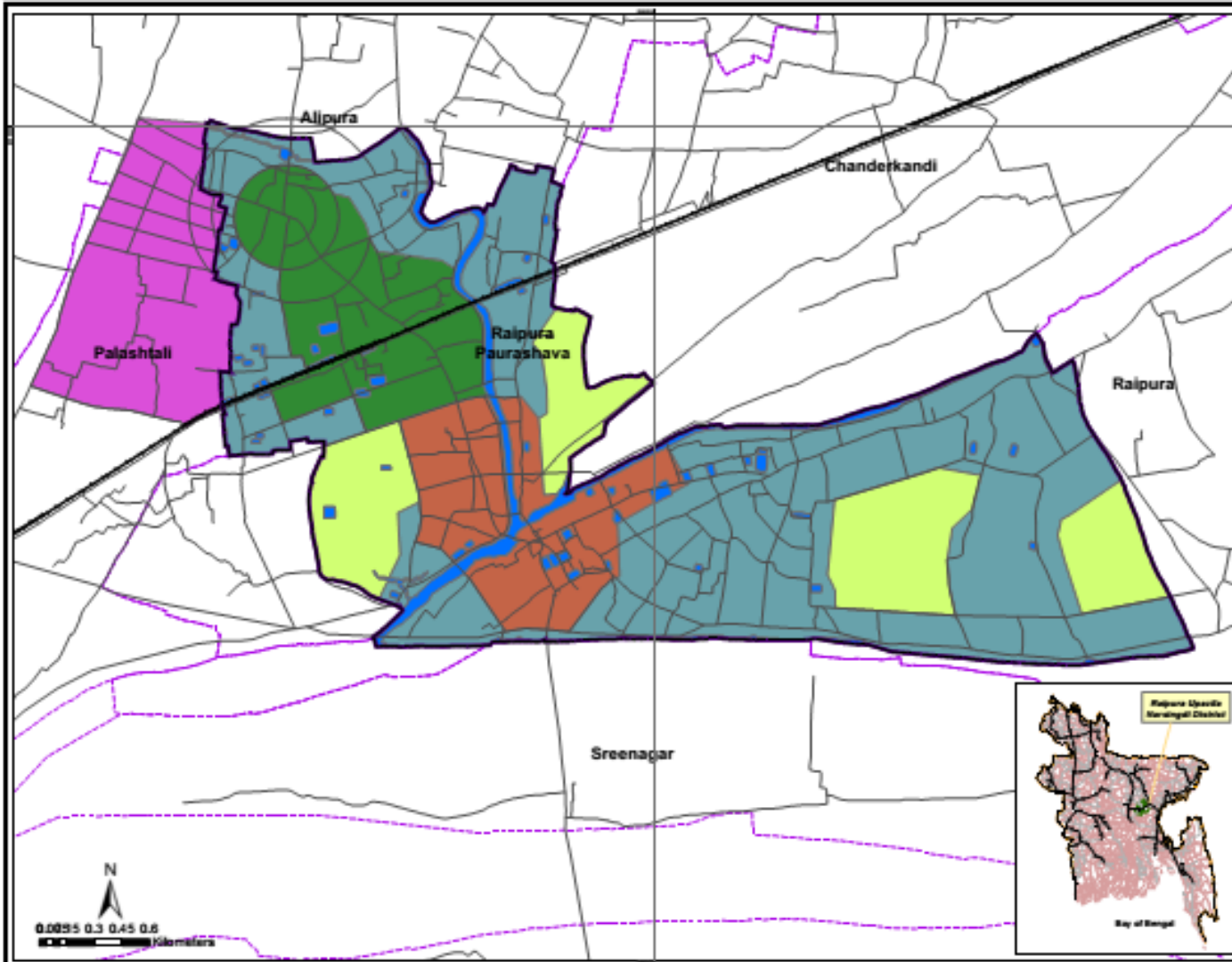
# Structure Plan

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

## Broad Zoning of Upazila Structure Plan

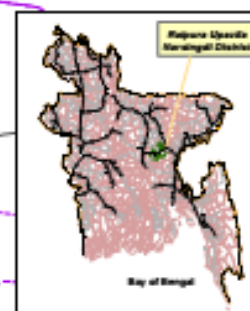
Sl.No	Structure Plan Categories	Area (acre)	%
1	Agricultural Area	36219.28	47.57
2	Circulation Network	614.253	0.81
3	Growth Center	306.623	0.40
4	New Growth Center	179.632	0.24
5	Hat Bazar	743.019	0.98
6	Industrial Zone	83.475	0.11
7	Urban Area	1950.579	2.56
8	New Urban Area	694.188	0.91
9	Rural Settlement & Vegetation	12966.4	17.03
10	Waterbody	22379.57	29.39
	<b>Total</b>	<b>76137.019</b>	<b>100.00</b>

# STRUCTURE PLAN FOR URBAN AREA (RAIPURA PAURASHAVA)



## Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Rail line
- Agriculture
- Core Urban Area
- Future Extension of Urban Area
- Future Urban Development Area
- Sub Urban Area
- Waterbody
- Circulation Network



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Government of the People's Republic of Bangladesh  
Ministry of Housing and Public Works  
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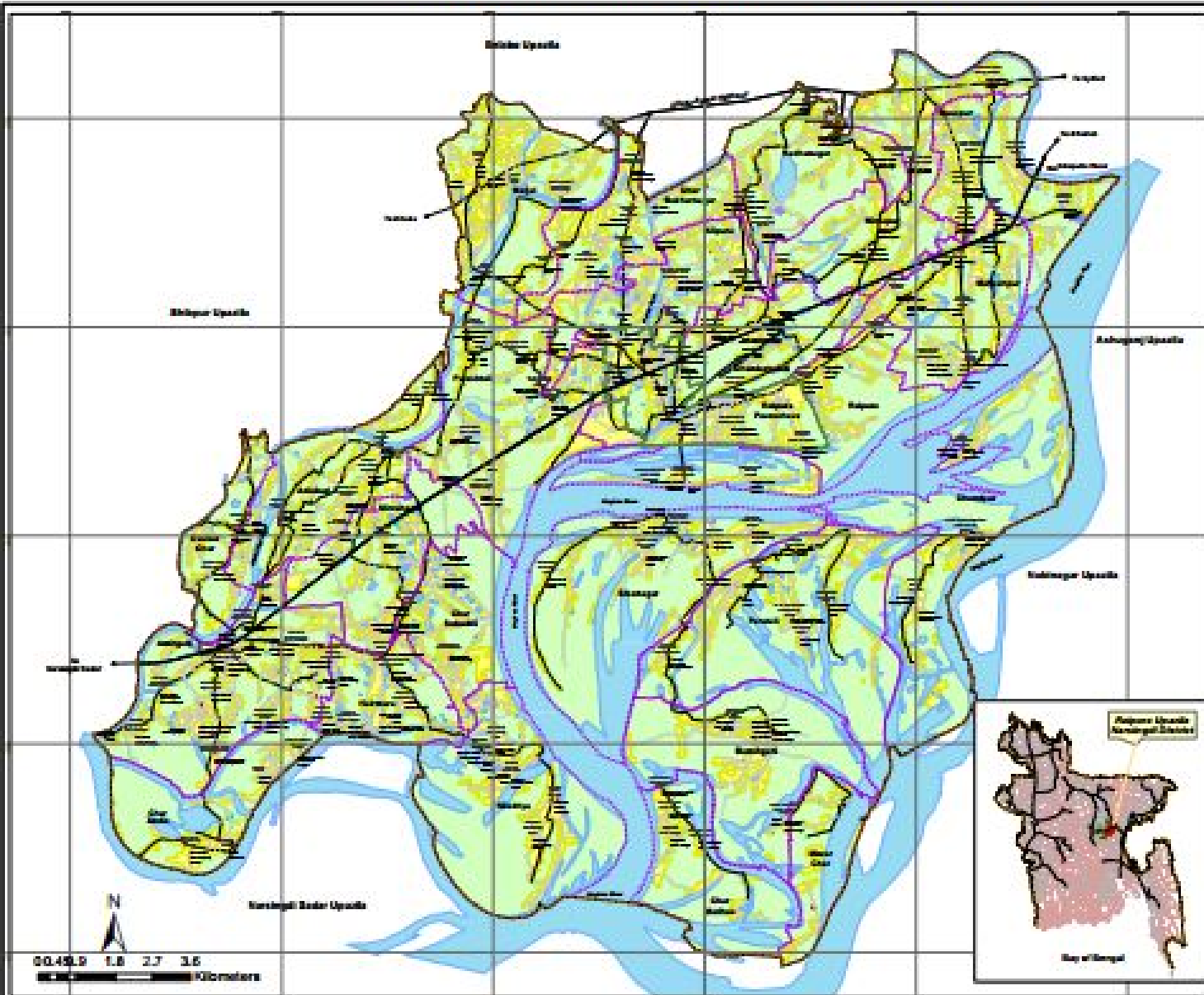
# Urban Strucutural Plan

## Zoning of Urban Structural plan

Sl.No	Zoning	Area(Acre)	%
1	Agricultural	999.61	42.74
2	Core Urban Area	271.53	11.61
3	Future Extension Urban Area	298.25	12.75
4	Future Urban Area	295.28	12.63
5	Sub Urban Area	473.91	20.26
<b>Total</b>		<b>2338.55</b>	<b>100.00</b>

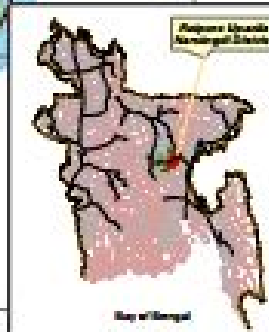
- Core Urban Area is considered the most densified area around the Upazila Bhaban, major administrative buildings etc.
- Though Future Extension of paurashava is barely needed as there is huge unused and undeveloped area in paurashava.

# EXISTING LANDUSE MAP OF RAIPURA UPAZILA



## Legend

- Upazila Boundary
  - Union Boundary
  - Pourashava Boundary
  - Rail line
  - National Highway
  - Regional Highway
  - Upazila Road
  - Union Road
  - Village Road
- 
- Administrative
  - Agriculture Land
  - Circulation Network
  - Commercial Activity
  - Community Facility
  - Educational & Research
  - Religious Facilities
  - Residential
  - Health Facilities
  - Industrial
  - Mixed Use
  - Non Government Service
  - Open Space
  - Recreational Facilities
  - Vacant Land
  - Waterbody



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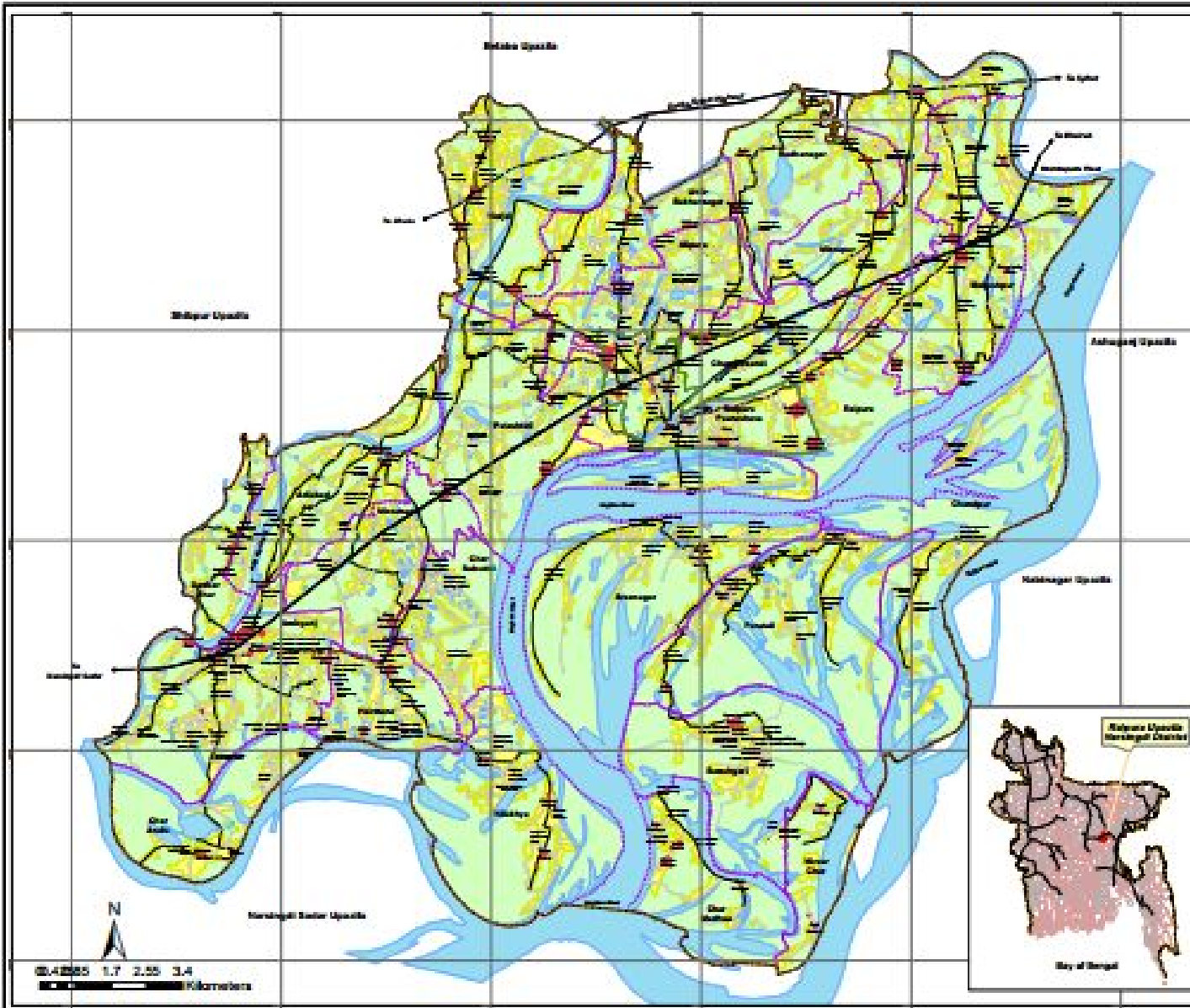
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# Existing Landuse of Raipura Upazila

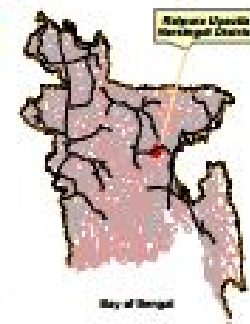
Sl.No	Landuse	Area	%
1	Government Services	17.74	0.02
2	Agricultural	46132.65	60.38
3	Circulation Network	574.70	0.75
4	Commercial Facility	238.61	0.31
5	Community Facility	5.50	0.01
6	Education & Research	168.92	0.22
7	Government Services	4.64	0.01
8	Health Facilities	10.42	0.01
9	Industrial	57.03	0.07
10	Mixed use	92.20	0.12
11	NGO	5.36	0.01
12	Open Space	57.60	0.08
13	Recreational Facility	2.92	0.00
14	Religious	85.63	0.11
15	Residential	15092.66	19.76
16	Transportation & Communication	49.85	0.07
17	Waterbody	13802.72	18.07
	Total	76399.15	100.00

# PROPOSED FACILITY OF RAIPURA UPAZILA (DRAFT)



## Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Rail line
- National Highway
- Regional Highway
- Upazila Road
- Union Road
- Village Road
- Proposed Facility
- Administrative
- Agriculture Land
- Circulation Network
- Commercial Activity
- Community Facility
- Educational & Research
- Religious Facilities
- Residential
- Health Facilities
- Industrial
- Mixed Use
- Non Government Service
- Open Space
- Recreational Facilities
- Vacant Land
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Ministry of Housing and Public Works

Urban Development Directorate (2002) Preparation  
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Package No. 02

Joint Venture of  
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and Bangladesh Private Ltd.

# List of Proposed Facilities (Union wise)

Sl.No	Name	Union	Area
1	Agricultural Training Center	Radhanagar	0.97
		Marjal	0.38
		Maheshpur	0.42
		Banshgari	8.90
2	Agro-based Industry	Maheshpur	10.99
		Chanderkandi	5.67
		Hairmara	10.79
		Marjal	10.17
3	Boat Ghat	Char Madhua	0.71
		Raipura	0.00
		Chandpur	0.00
		Paratali	0.00
4	Brick Field Zone	Nilakhya	0.00
		Maheshpur	7.89
		Palashtali	10.57
		Mirzapur	12.18
		Radhanagar	12.18

# List of Proposed Facilities (Union wise)

5	Cattle Hat	Hairmara	2.16
6	Cluster Village	Char Madhua	8.51
7	CNG/Tempoo Stand	Hairmara	0.34
		Amirganj	3.46
		Adiabab	0.93
		Mirzanagar	1.62
		Mirzapur	0.84
		Musapur	0.95
		Marjal	0.66
		Paratali	1.96
		Raipura	0.47
		Mirzapur	0.68
		Radhanagar	1.12
		Banshgari	0.44
		Char Madhua	0.22
		Char Madhua	0.33
		Mirzar Char	0.38
		Mirzar Char	0.58
8	Cold Srorage	Sreenagar	0.38
9	College	Amirganj	2.28
		Marjal	3.64
		Musapur	4.01
		Maheshpur	4.44

# List of Proposed Facilities (Union wise)

		Banshgari	1.00
		Maheshpur	2.03
		Maheshpur	1.89
		Char Madhua	0.71
		Nilakhya	2.25
		Char Subuddi	0.75
10	Community Clinic	Hairmara	2.34
11	Cyclone Shelter	Mirzar Char	1.46
		Marjal	2.91
		Raipura	3.43
		Maheshpur	1.35
12	Dairy Farm	Mirzanagar	2.51
13	Dairy Farm/Cow Hatchery	Radhanagar	2.46
		Amirganj	2.15
		Maheshpur	2.48
		Musapur	3.24
		Mirzar Char	0.77
		Banshgari	1.93
		Char Madhua	1.37
		Nilakhya	1.14
		Char Subuddi	5.04
		Adiabab	3.62
		Mirzapur	2.49
		Radhanagar	2.24
14	Graveyard	Marjal	0.96
15	High School	Chanderkandi	0.39
		Uttar Bakharnagar	2.39
		Paratali	2.42
		Musapur	2.31
16	Hospital		

# List of Proposed Facilities (Union wise)

		Alipura	87.90
17	Housing Area	Palashtali	87.90
72	Industrial Zone	Musapur	15.69
		Char Aralia	0.72
		Uttar Bakharnagar	1.78
18	Kitchen Market	Nilakhya	1.51
19	Land Office	Adiabab	0.76
20	Low Cost Housing	Raipura	26.00
21	Neighborhood Market	Mirzapur	3.79
22	Neighborhood Park	Musapur	3.67
		Sreenagar	2.07
23	Park	Maheshpur	1.24
		Adiabab	0.60
24	Passenger Shed	Amirganj	0.60
		Chanderkandi	0.50
25	Playground	Palashtali	0.55
26	Primary & High School	Chanderkandi	0.34
27	Primary School	Chanderkandi	2.12
28	Public Toilet	Adiabab	1.14
		Amirganj	5.41
29	Recreational Park	Amirganj	0.67
30	Recreational Zone	Chandpur	10.54
31	River Port	Char Subuddi	4.70
32	Rural Core Housing	Musapur	7.06
33	Secondary School	Chanderkandi	5.58

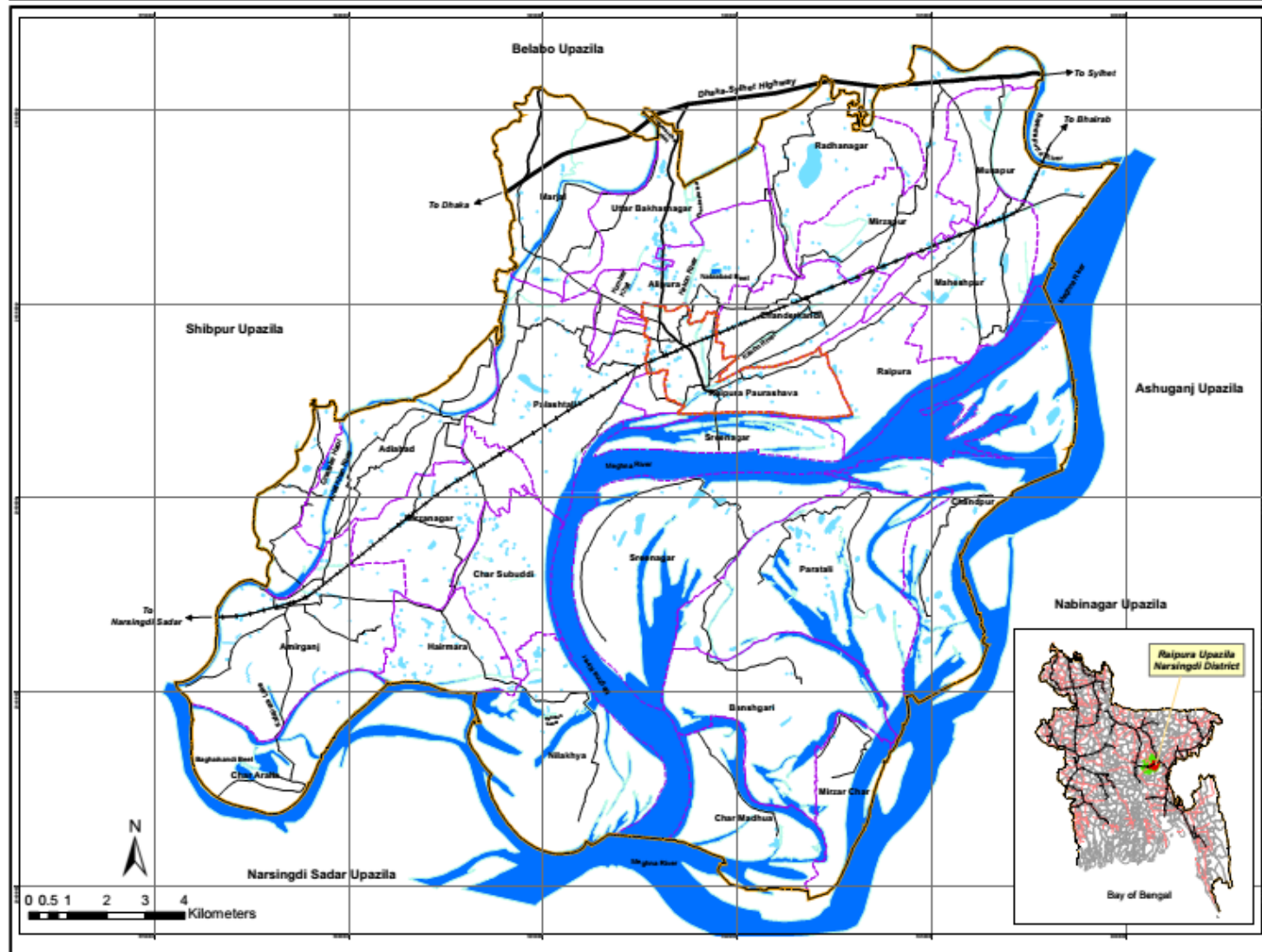
# List of Proposed Facilities (Union wise)

34	Shelter Center	Banshgari	1.98
		Char Madhua	2.13
35	Solar Panel	Paratali	2.93
36	Solar Panel	Chandpur	2.93
		Sreenagar	2.93
		Char Madhua	2.08
		Nilakhya	1.81
		Maheshpur	1.24
37	Tempoo Stand	Uttar Bakharnagar	0.71
		Marjal	1.29
		Amirganj	0.54
38	Truck Terminal	Amirganj	4.06
39	Veterinary Development Center	Daukar Char	1.95
		Paratali	1.21
40	Vocational Training Institute	Uttar Bakharnagar	0.78
		Amirganj	0.71
		Amirganj	0.32
		Nilakhya	0.68
		Raipura	0.51
		Paratali	0.31
		Radhanagar	0.63
		Uttar Bakharnagar	0.62
		Palashtali	1.32
		Mirzapur	0.33
41	Waste Transfer Station	Alipura	0.24
		Marjal	0.70
42	Wholesale Market	Sreenagar	1.65
		Marjal	6.69

# 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 705 waterbody has been declared as water retention in Raipura.
- Among them Nabiabad, Radhanagar Bill, Khal of Raipura, Adiabad and Char area etc. are important. Besides these the main river like Meghna, Arial Kha and Kakon are main retention pond.

# WATER RETENTION ZONE OF RAIPURA UPAZILA



## Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- +— Rail line
- National Highway
- Regional Road
- Circulation Network

## Water Retention Zone

- Ditch, Pond
- River, Canal, Beel

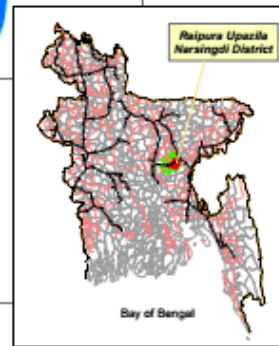


## PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILA

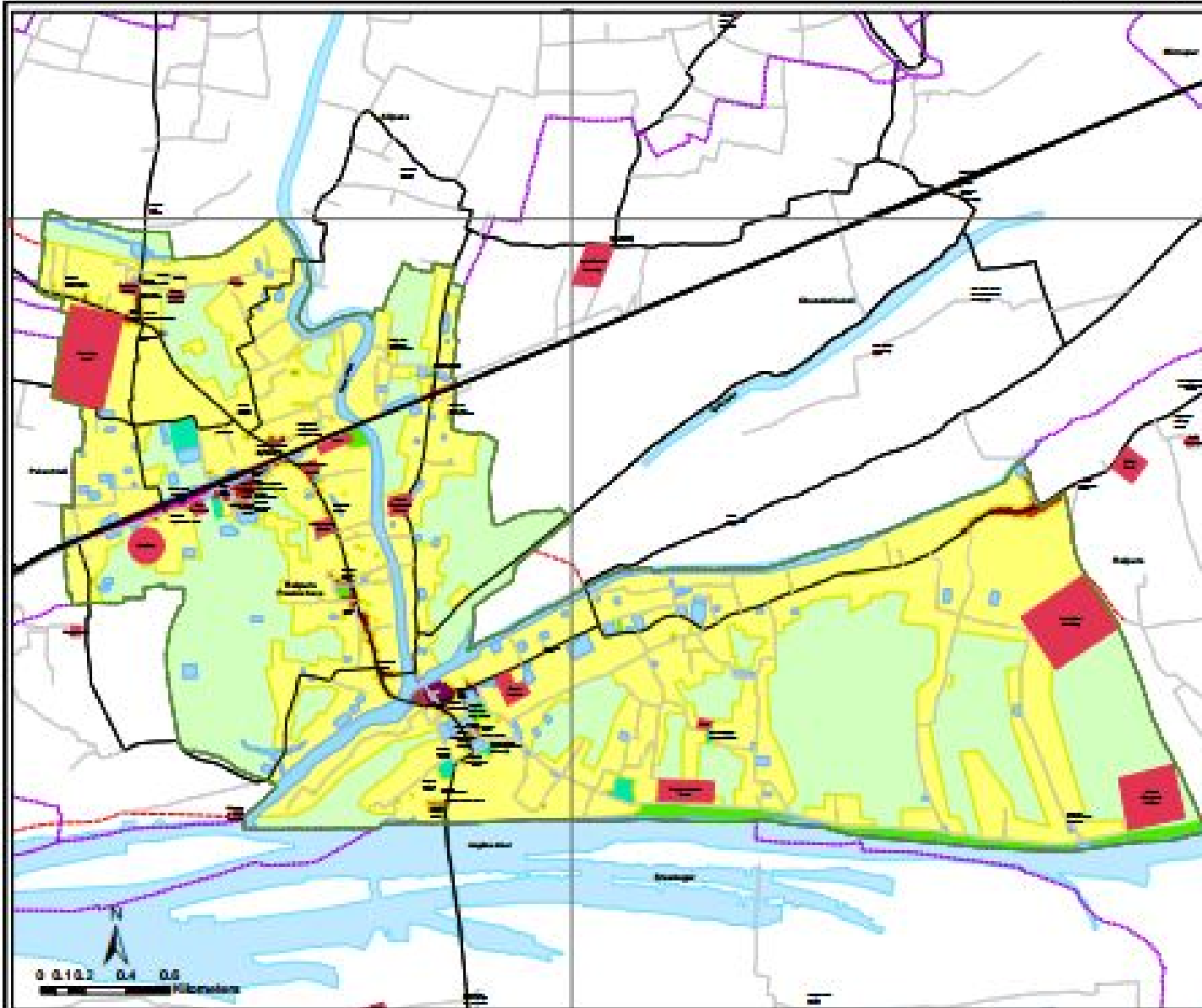
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# PROPOSED FACILITY OF RAIPURA PAURASHAVA (DRAFT)



## Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Rail line
- National Highway
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and Bangladesh Private Ltd.

# List of Proposed Facilities (Paurashava)

Sl.No	Name	Area	%
1	Community Clinic	1.24	0.50
2	Waste Disposal Station	13.48	5.42
3	CNG/Tempoo Stand	0.73	0.29
4	Neighborhood Park	2.09	0.84
5	Tempoo Stand	0.66	0.26
6	Poura Market	2.90	1.16
7	Bus Terminal	0.83	0.34
8	Stadium	5.03	2.02
9	Park	1.39	0.56
10	Housing Area	87.90	35.33
11	Low Cost Housing	26.00	10.45
12	School	0.31	0.13
13	Shopping Complex	1.06	0.43
14	Youth Center	1.11	0.45
15	Multi Purpose Hall	0.60	0.24
16	Child Home Center	0.82	0.33
17	Public Library	0.64	0.26
18	Masjid Complex	1.49	0.60
19	Book Godown	0.31	0.12
20	Water Treatment Plant	2.57	1.03
21	Graveyard	5.01	2.02
22	Neighborhood market	0.95	0.38
23	Future Government Offices	2.92	1.17
24	Housing Area	87.90	35.33
25	Child Home Center	0.82	0.33
		248.76	100.00

## ROAD NETWORK PLAN OF RAIPURA UPAZILA (DRAFT)



## Legend

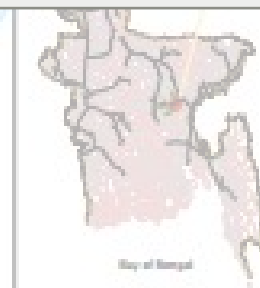
- Upazila Boundary
- Union Boundary
- Panchayat Boundary
- Rail line
- Road\_Proposed
- National Highway
- Regional Highway
- Upazila Road
- Union Road
- Village Road
- Waterbody

Road Network	Road Hierarchy	Length (km.)
	National Highway	7.93
	Primary Road	34.06
	Secondary Road	232.82
	Local Road	604.35
<b>Total</b>		<b>879.17</b>

1:10,000 Scale



Barindail Union Upazila



MINISTRY OF DEVELOPMENT  
FOR FOURTEEN UPAZILA

Government of the People's Republic of Bangladesh  
Ministry of Housing and Public Works

Urban Development Directorate (UDD)/Preparation  
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and Bangladesh Private Ltd.

# ROAD NETWORK PLAN OF RAIPURA PAURASHAVA (DRAFT)



## Legend

- Upazila Boundary
- Union Boundary
- Paurashava Boundary
- Rail line
- Road\_Proposed
- National Highway
- Regional Highway
- Upazila Road
- Union Road
- Village Road
- Waterbody

Road Hierarchy		Length (km.)
Road Network	Primary Road	6.97
	Secondary Road	14.14
	Local Road	28.96
Total		50.08



## PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILA

Government of the People's Republic of Bangladesh  
Ministry of Housing and Public Works

Urban Development Directorate (UDD)/Preparation of Development Plan for Fourteen Upazila's  
Participate No. 02

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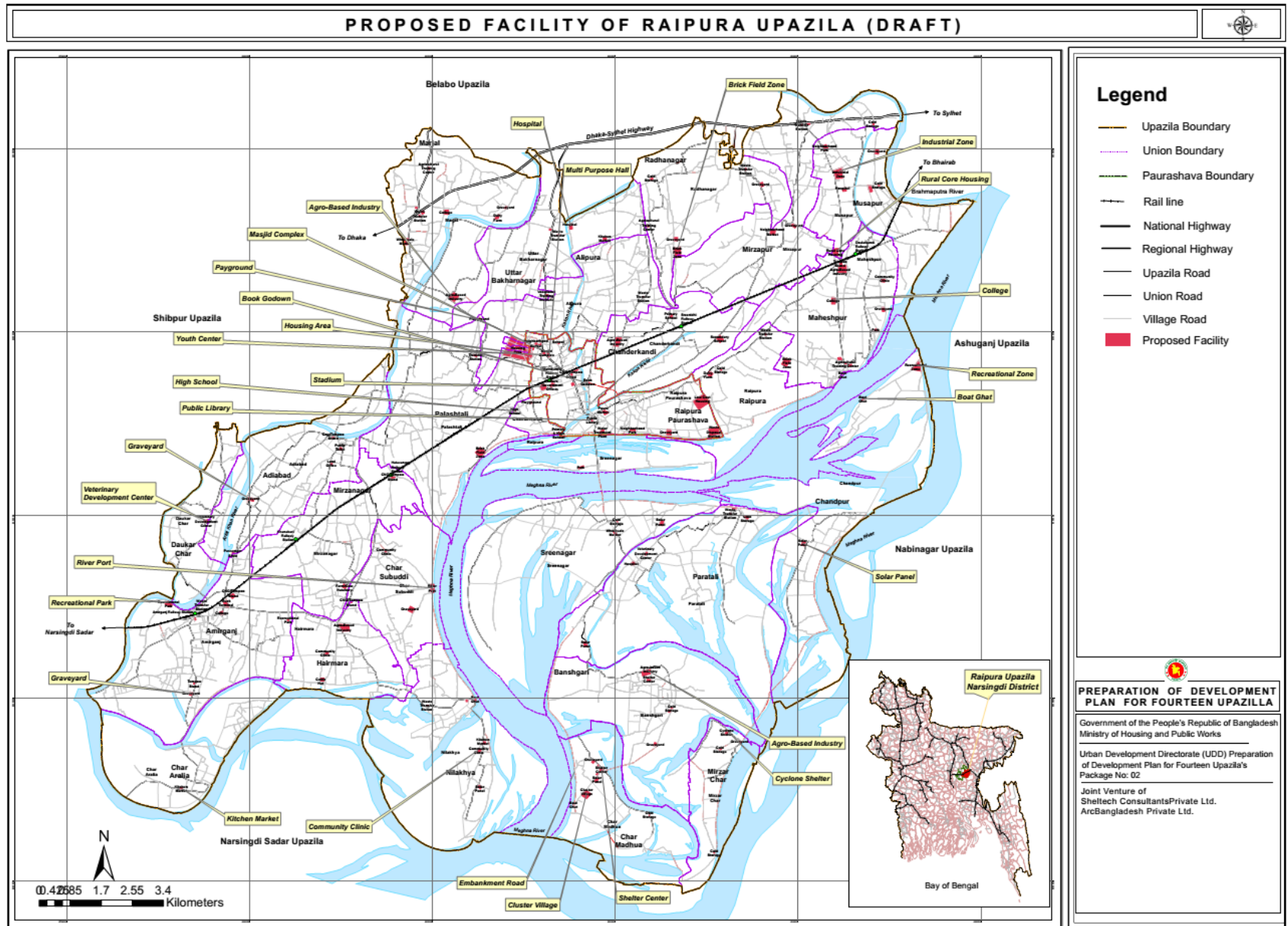
# Consultation Meeting In Upazila



## Discussion at Consultation Meeting

- Youth Center In Paurashava.
- Embankmet Road at Char Area.
- Graveyard at Union Level.
- Book Godown at Paurashava.
- River Port at Char Subudhi Union.
- Agro-Based Industry at Marjal Union.
- Multi Purpose Hall.
- Industrial Zone at another place beyond Amirganj Union.
- Hospital for Unions specially at Char Area.
- Community Clinic at Union Level, Brick Field Zone.
- Public Library and Masjid Complex at 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: Promote the idea of transforming Raipura as a Satellite city**

**Strategies:**

- Creating opportunity of residential accommodation
- Expand civic facilities by urbanization to the nearby and surrounding areas gradually.
- Development of new township and to expand economic facilities

**Policy 3: 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 (N-02) to different growth center and urban areas
- To encourage mobility between rural and urban areas

**Policy 4: 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 5: 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 Raipura Upazila.
- Local People should be encouraged to invest in business.
- 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 6: 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 7: Give emphasize on expanding source of income**

### **Strategies:**

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

## **Policy 8: 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 9: Develop human resource training under Ministry of Youth Development**

- Providing technical and social skills to underprivileged

## **Policy 10: Developed basic utility service facilities within all over the Upazila.**

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

## **Policy 11: 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 Densification of Existing Urban Areas**

Policy 01: Density Control

Policy 02: Densification 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