



Presentation
on
Draft Plan of Raipura Upazila Under Fourteen Upazilas Project

Presented By
Dr. Nurul Islam Nazem
Team Leader (Package-02)

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

Consultants
Sheltech Consultants Pvt. Ltd
Arc Bangladesh Ltd

Vision

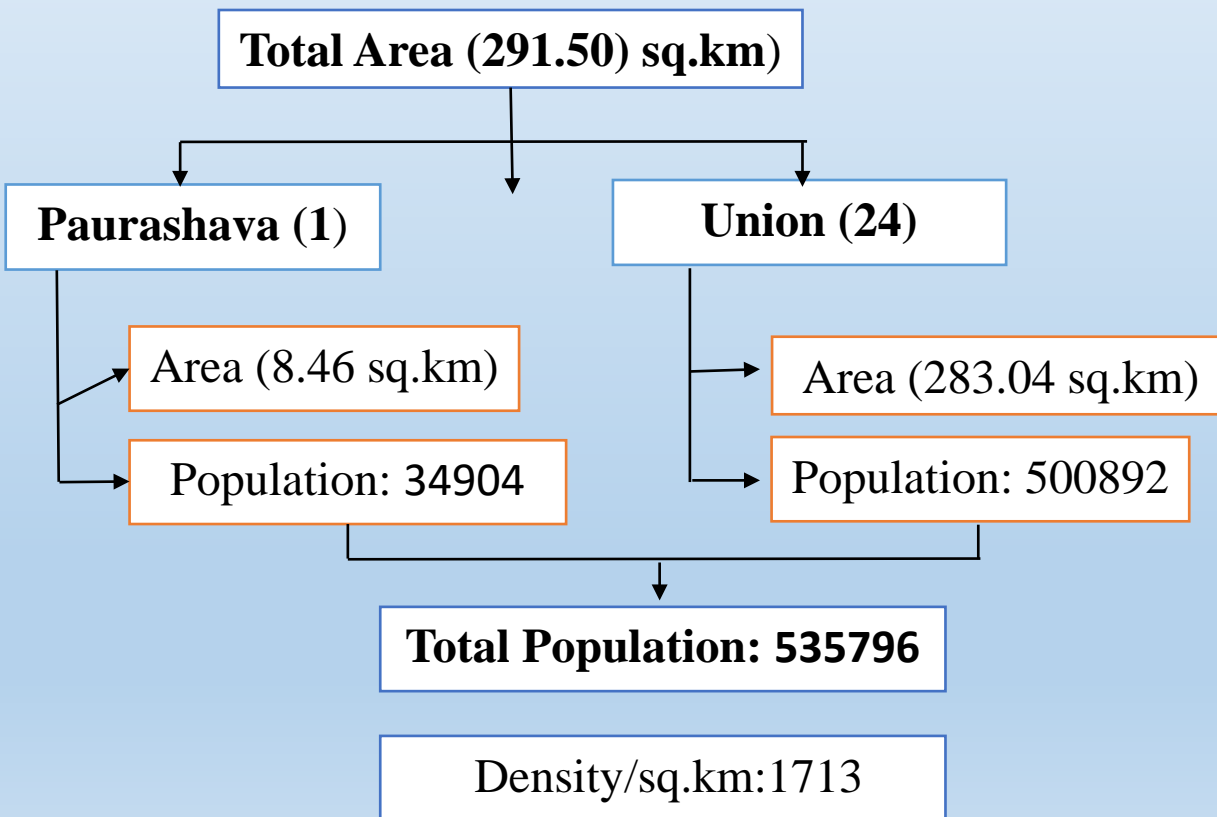
Bangladesh Govt. has an agenda to develop it's standard as middle income country in the year of 2021. The rate of this development is not uniform all over the country. There are some upazillas which are not well enough but rich in terms of resources. This upazillas need proper utilization of it s resources in planned manner.

Objectives

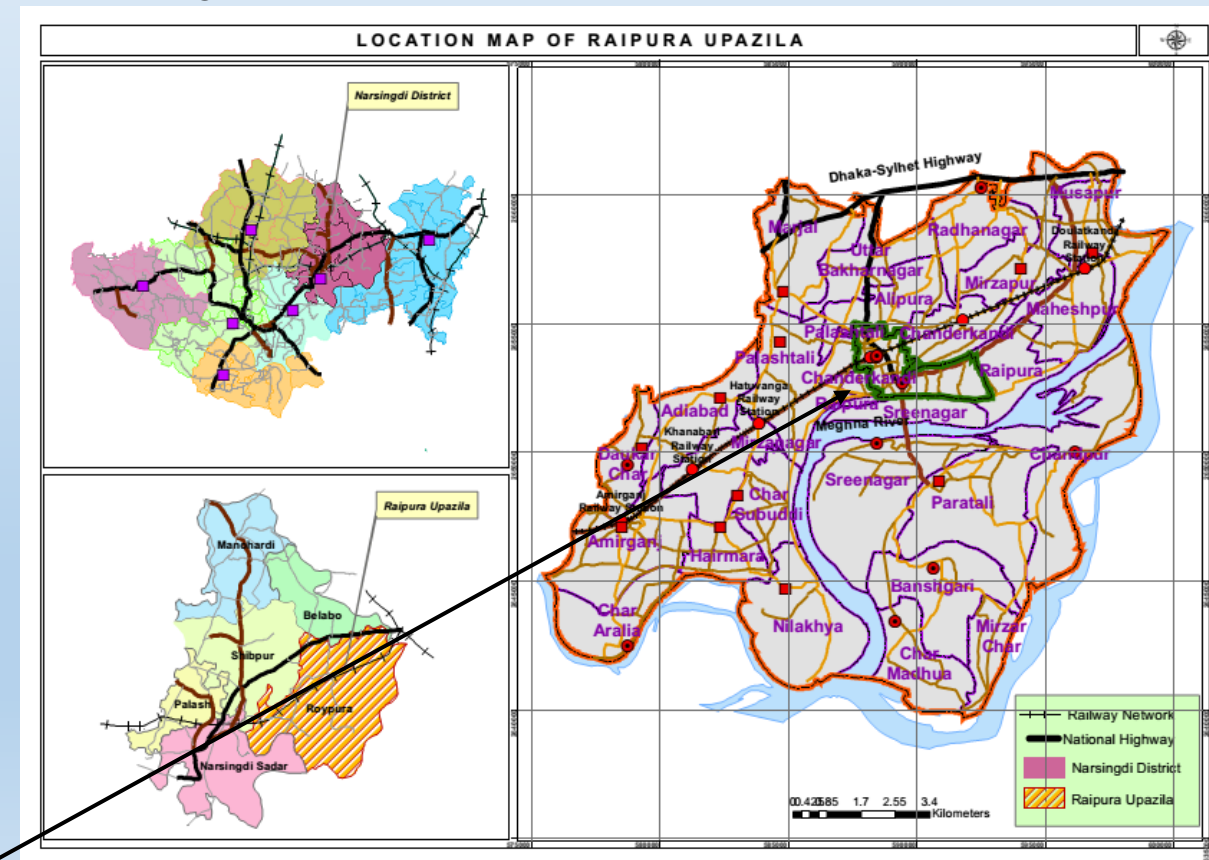
- Find the development issues and potential of the upazilla and make a 20 year development vision
- To develop and improve update provisions for better transport network, housing, social and community needs of the poor and the disadvantaged groups for a better quality of life.
- Prepare a multi-sector short and long term investment plan through participatory process for better living standards by identifying area based priority
- Provide control provisions for private sector development, clarity and security with regard to future development
- Provide guide-line for development considering the opportunity and constrains of future development of upazila town.

Raipura Upazila at a Glance

- Raipura Upazila having an area of 308.11 sq. km..
- Raipura Upazila (Narsingdi district) is located in between 23°52' and 24°04' North Latitudes and in between 90°44' and 90°59' East Longitudes
- It has 9 Wards, 24 Unions, 107 Mouzas and Mahallas, and 239 villages (BBS, 2011).



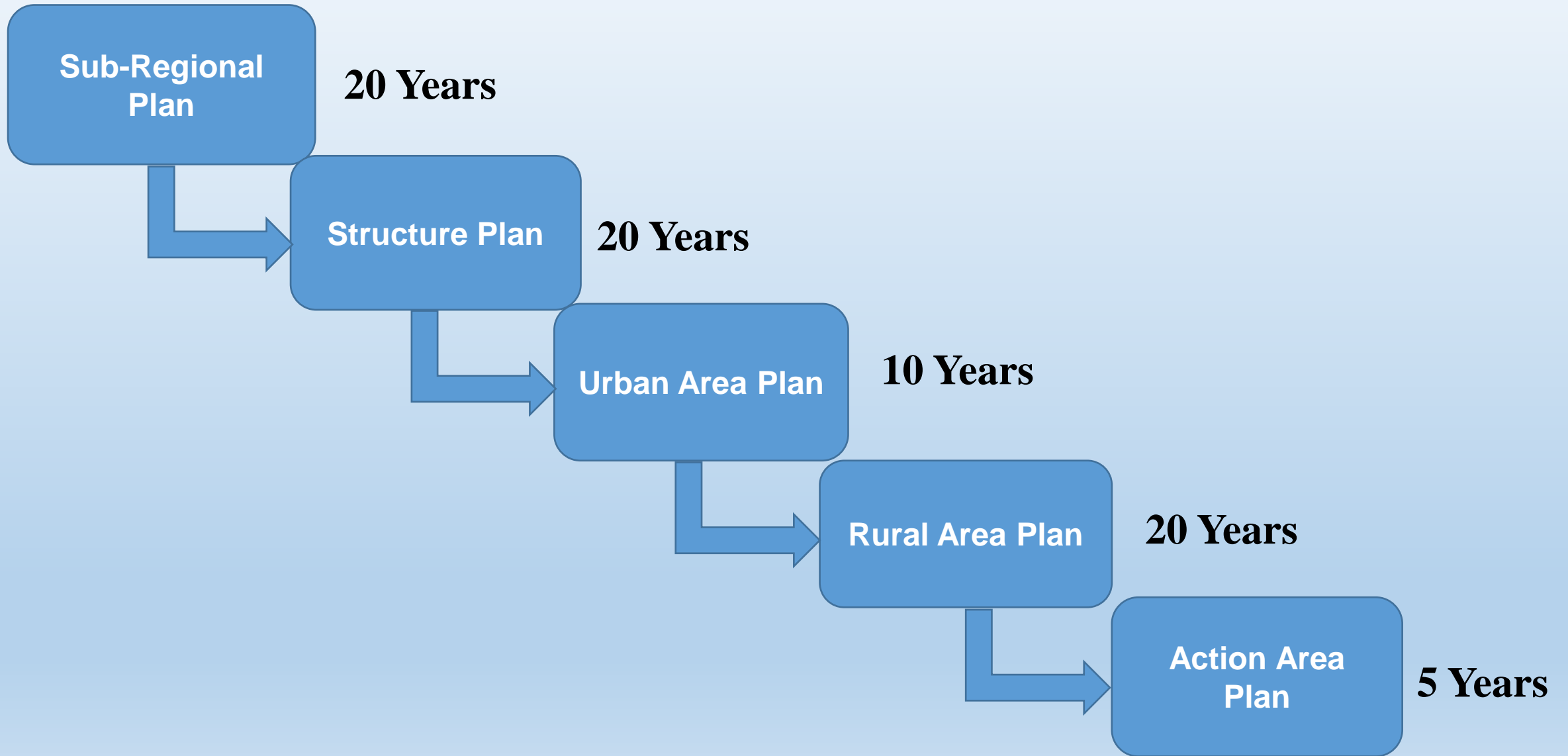
Paurashava Area



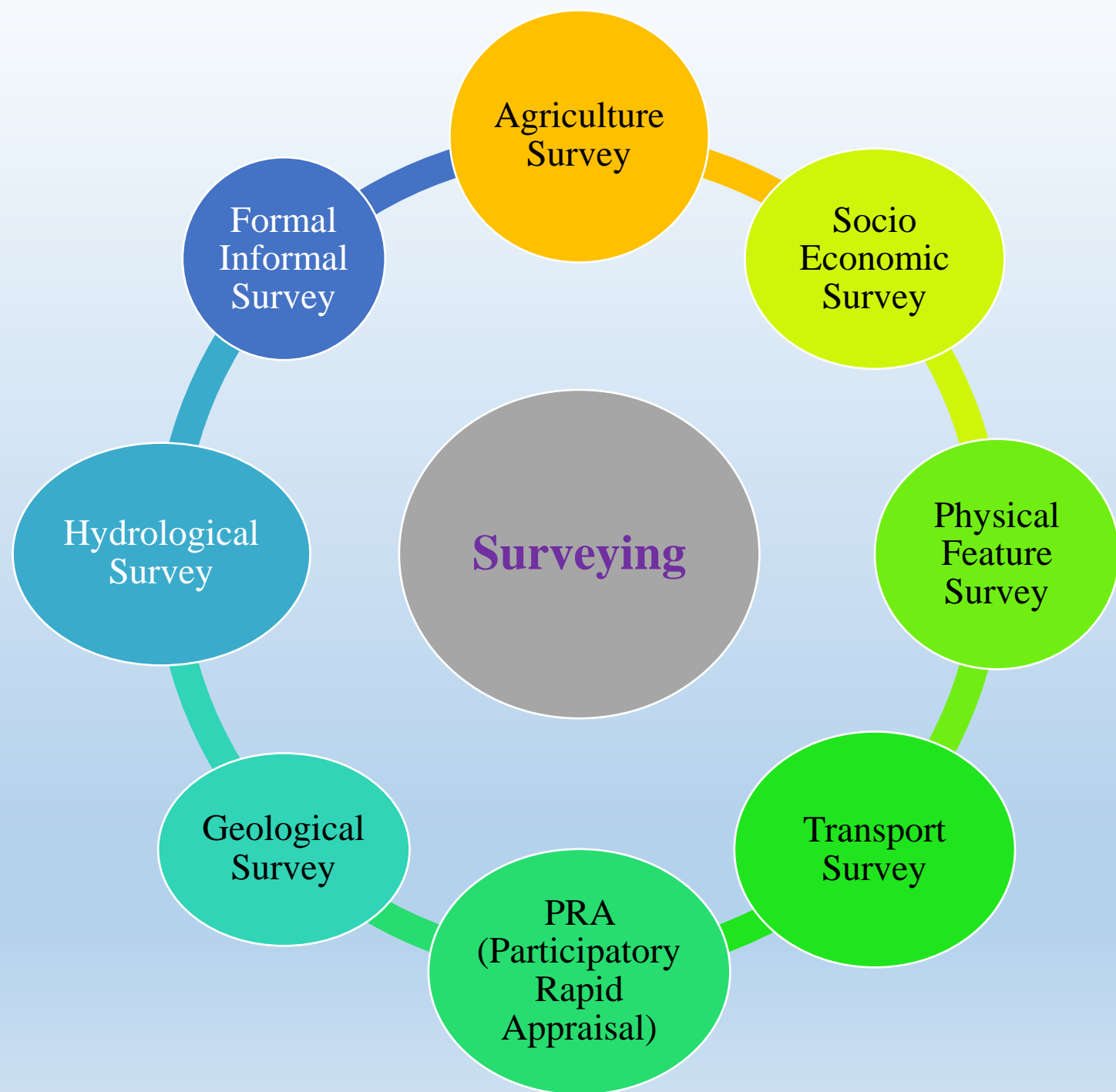
Projected Population

| Area | Base Year Population (2011) | Projected Population | | | | |
|--------------|--------------------------------|----------------------|---------------|---------------|---------------|---------------|
| | | 2015 | 2020 | 2025 | 2030 | 2035 |
| Paurashava | 34904 | 38678 | 43975 | 49996 | 56843 | 64627 |
| Rural Area | 500892 | 533307 | 576790 | 623820 | 674683 | 729694 |
| Total | 535796 | 571985 | 620765 | 673816 | 731526 | 794321 |

Possible Output of Development Plan

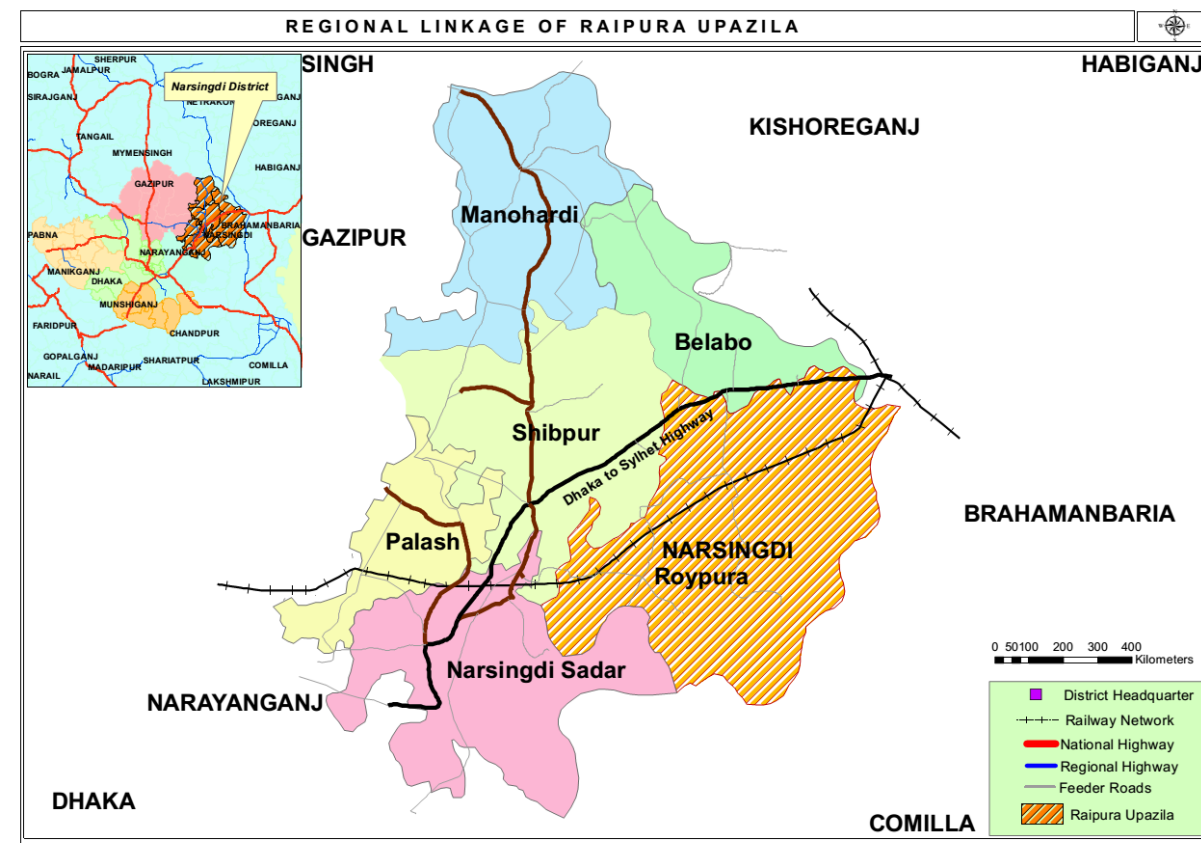
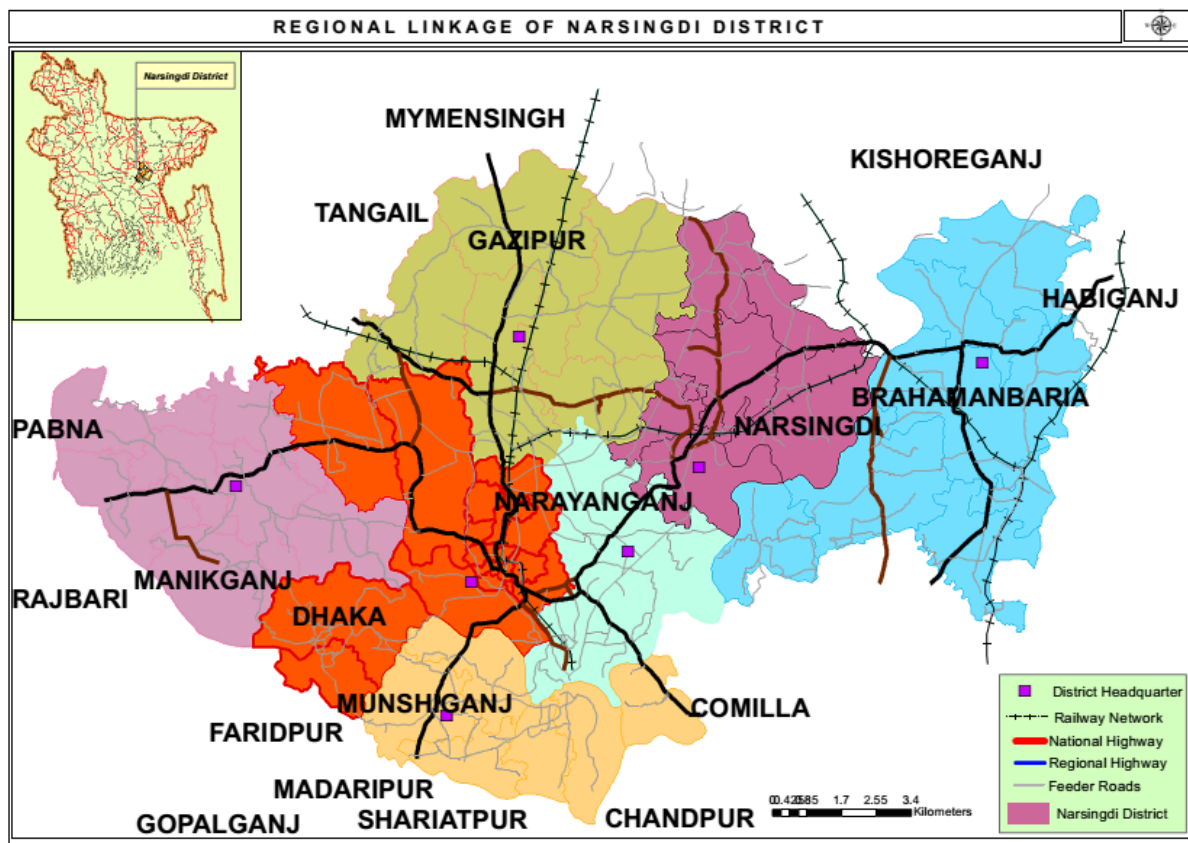


Conducted Survey

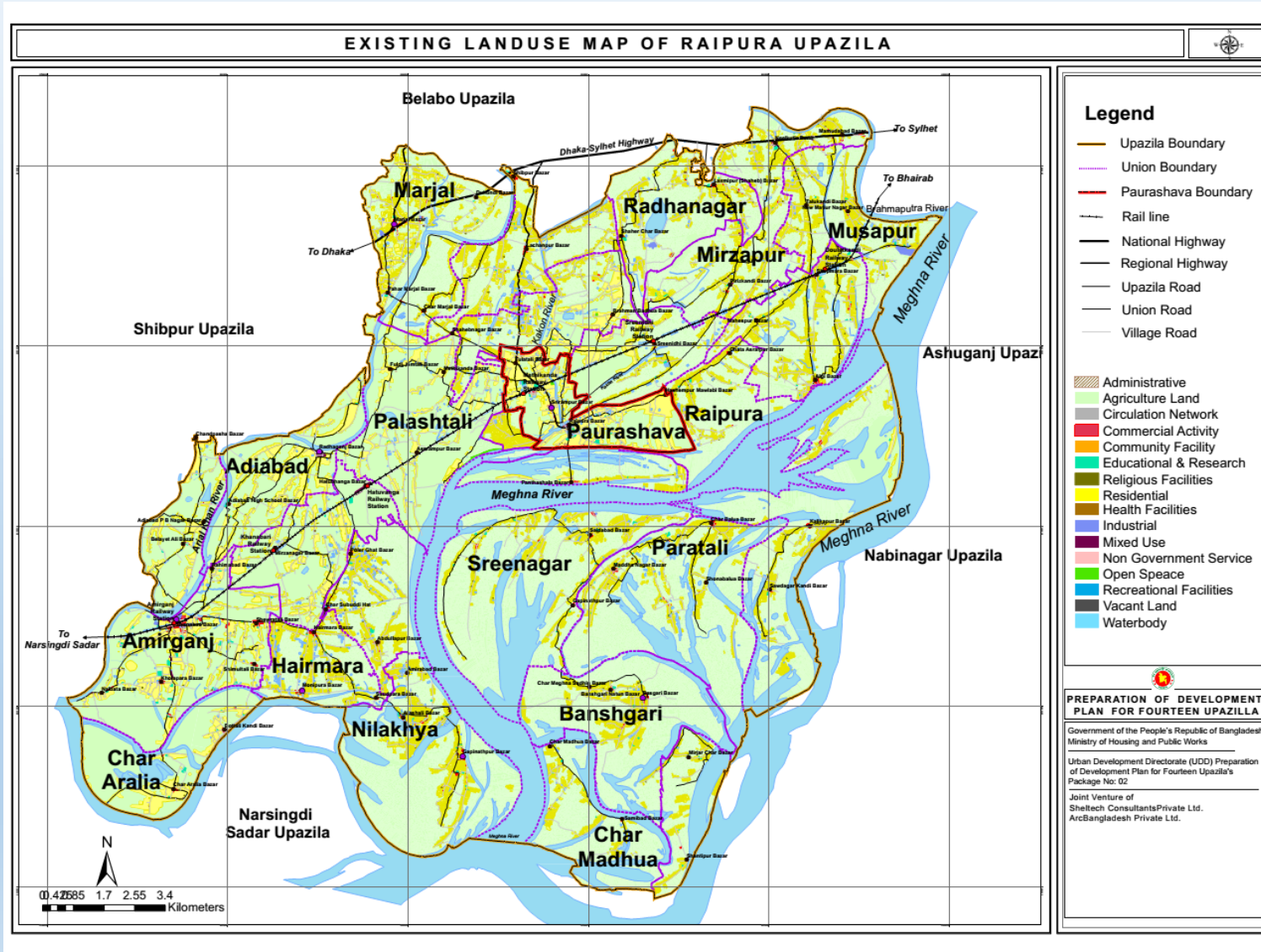


Regional Context of Raipura Upazila

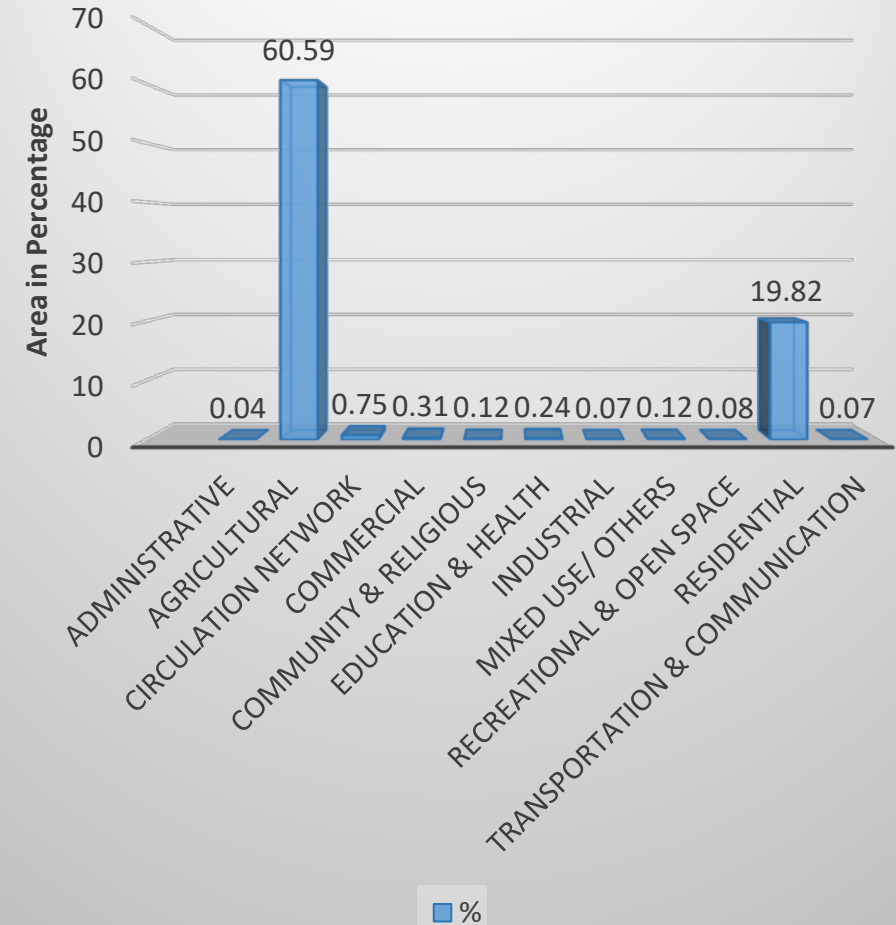
- The National Highway N-02 from Dhaka to Sylhet has passes over at northern part of the Upazila
- Well connected by National and Regional Highway
- Some Important river: Meghna, Old Brahmaputra and Arial Kha.
- 6 Railway Station (Amirganj, Hatu Vanga, Dawlotkandi, Khanabari, Mithikanda, Sreenidi.)



Existing Landuse of Raipura Upazila

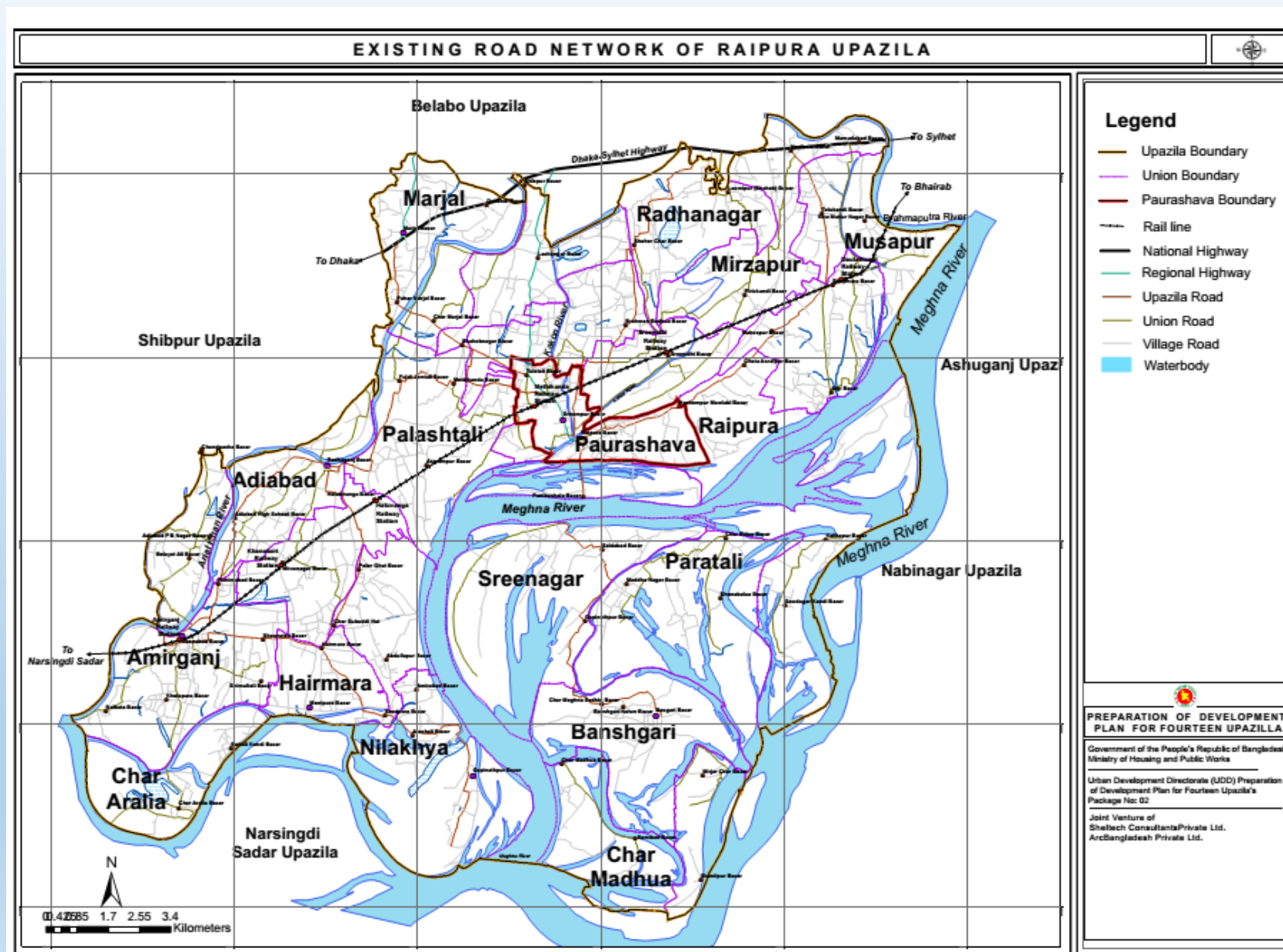


Existing Landuse



Existing Road Network of Raipura Upazila

Thematic Map for Suitability Analysis



DIGITAL ELEVATION MODEL (DEM) OF RAIPURA UPAZILA

Legend

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

DEM (meter)

- 1 - 3.96
- 3.96 - 7.91
- 7.91 - 10.88
- 10.88 - 15
- 15 - 43

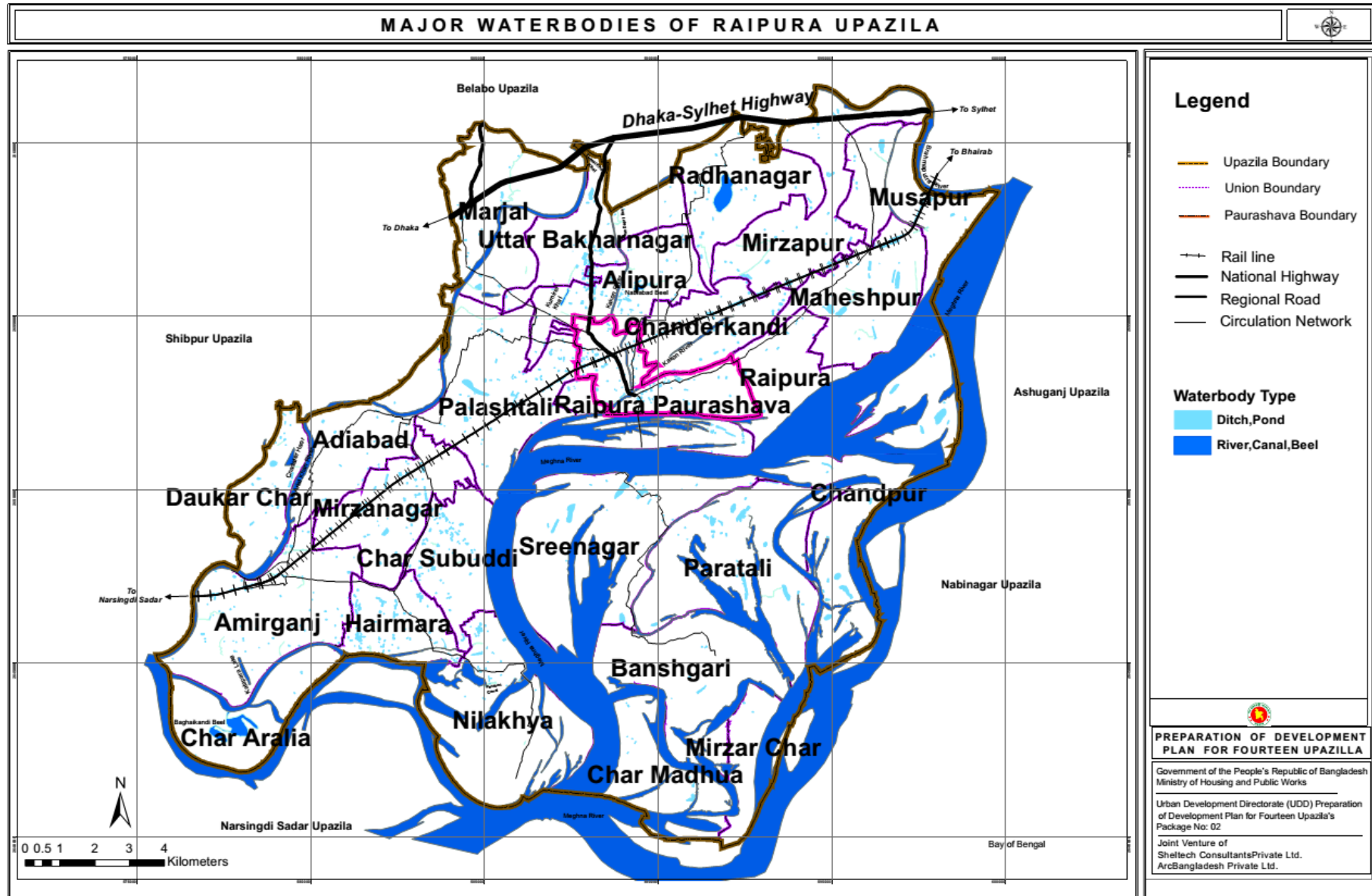
PREPARATION OF DEVELOPMENT PLAN FOR FOURTEEN UPAZILLA

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

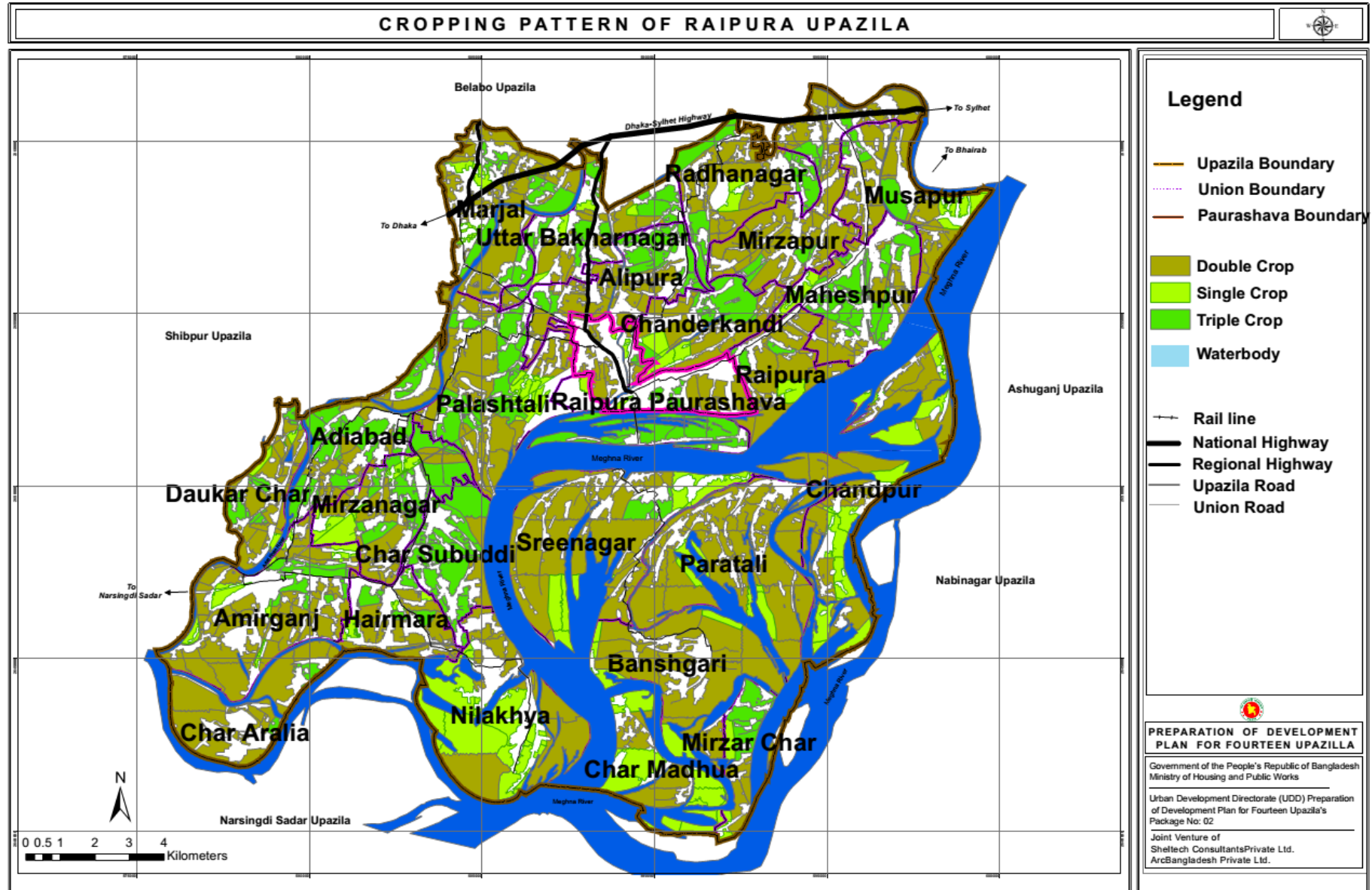
Urban Development Directorate (UDD) Preparation of Development Plan for Fourteen Upazilla's Package No: 02

Joint Venture of
Sheltech Consultants Private Ltd.
ArcBangladesh Private Ltd.

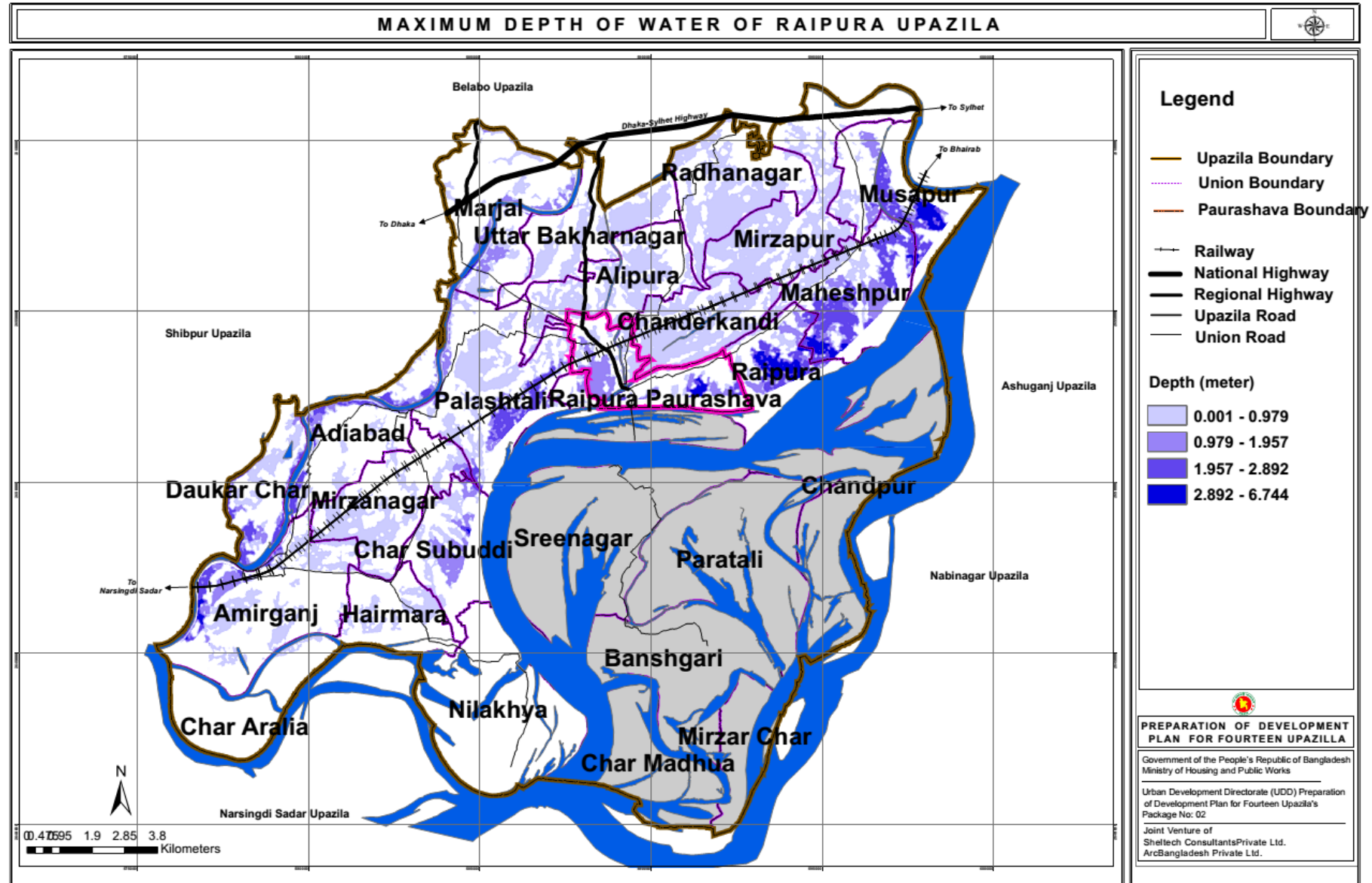
Major Waterbodies of Raipura Upazila



Agriculture land of Raipura Upazila

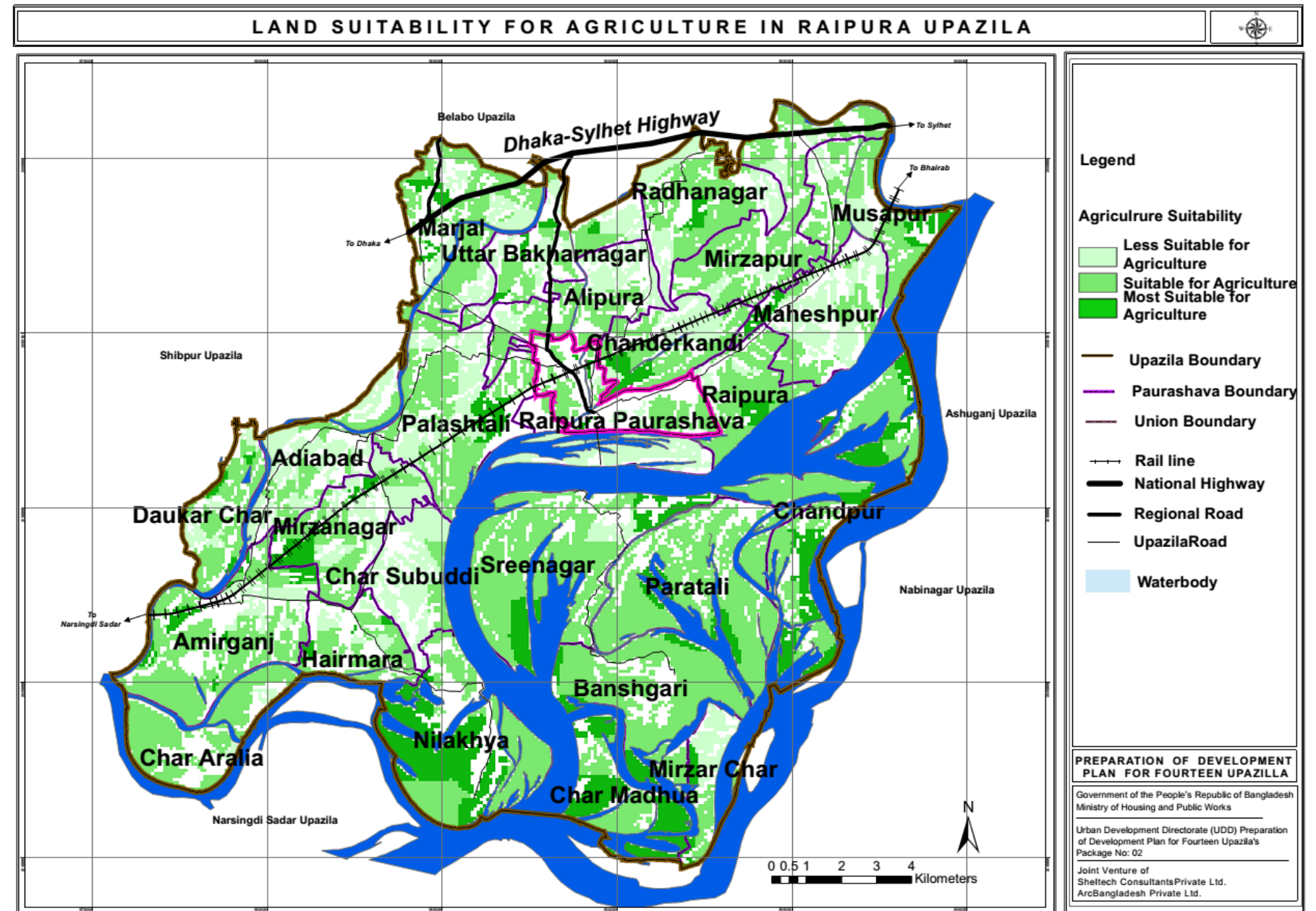


Inundation Map of Raipura Upazila

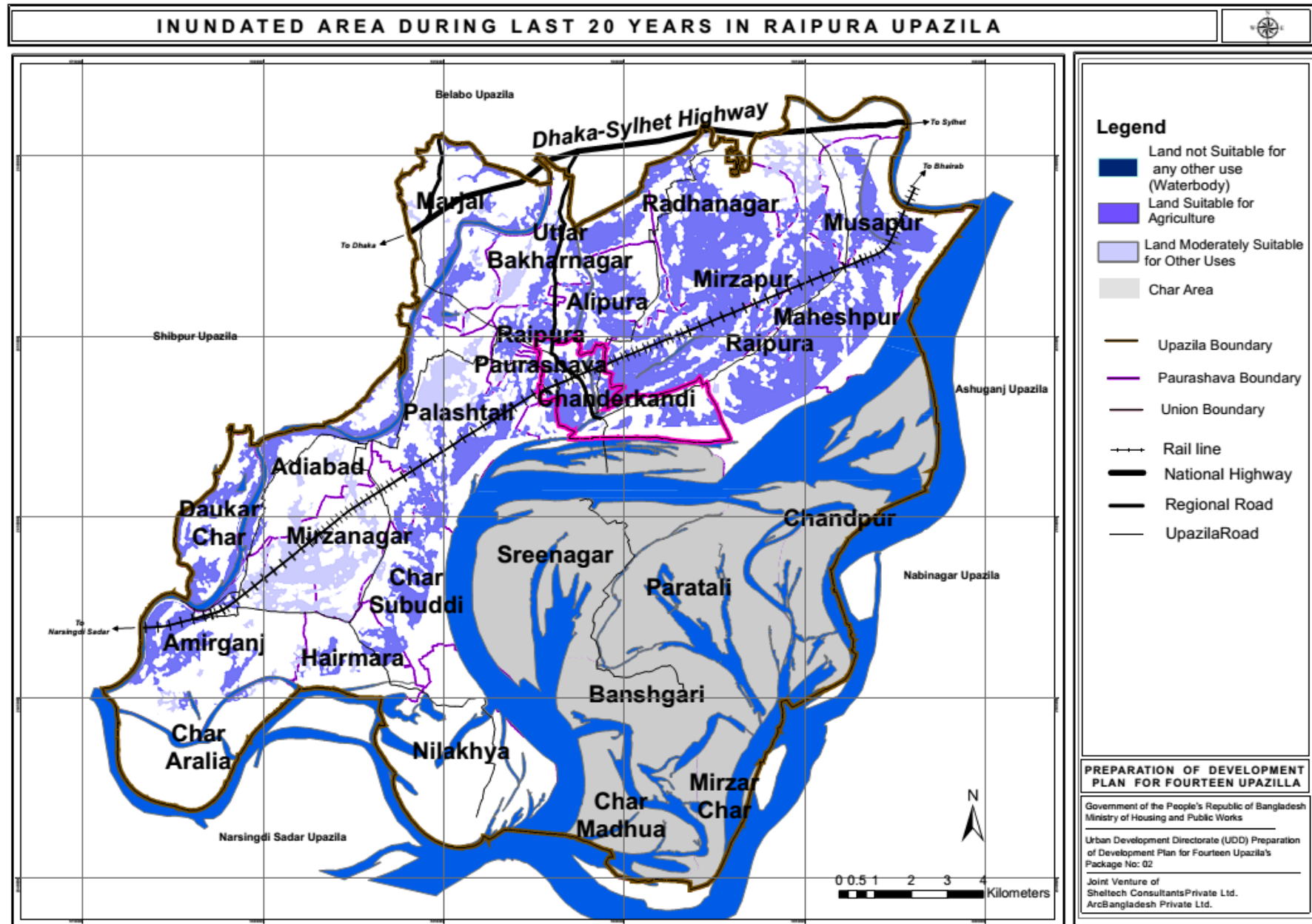


Agriculture Land Suitability of Raipura Upazila

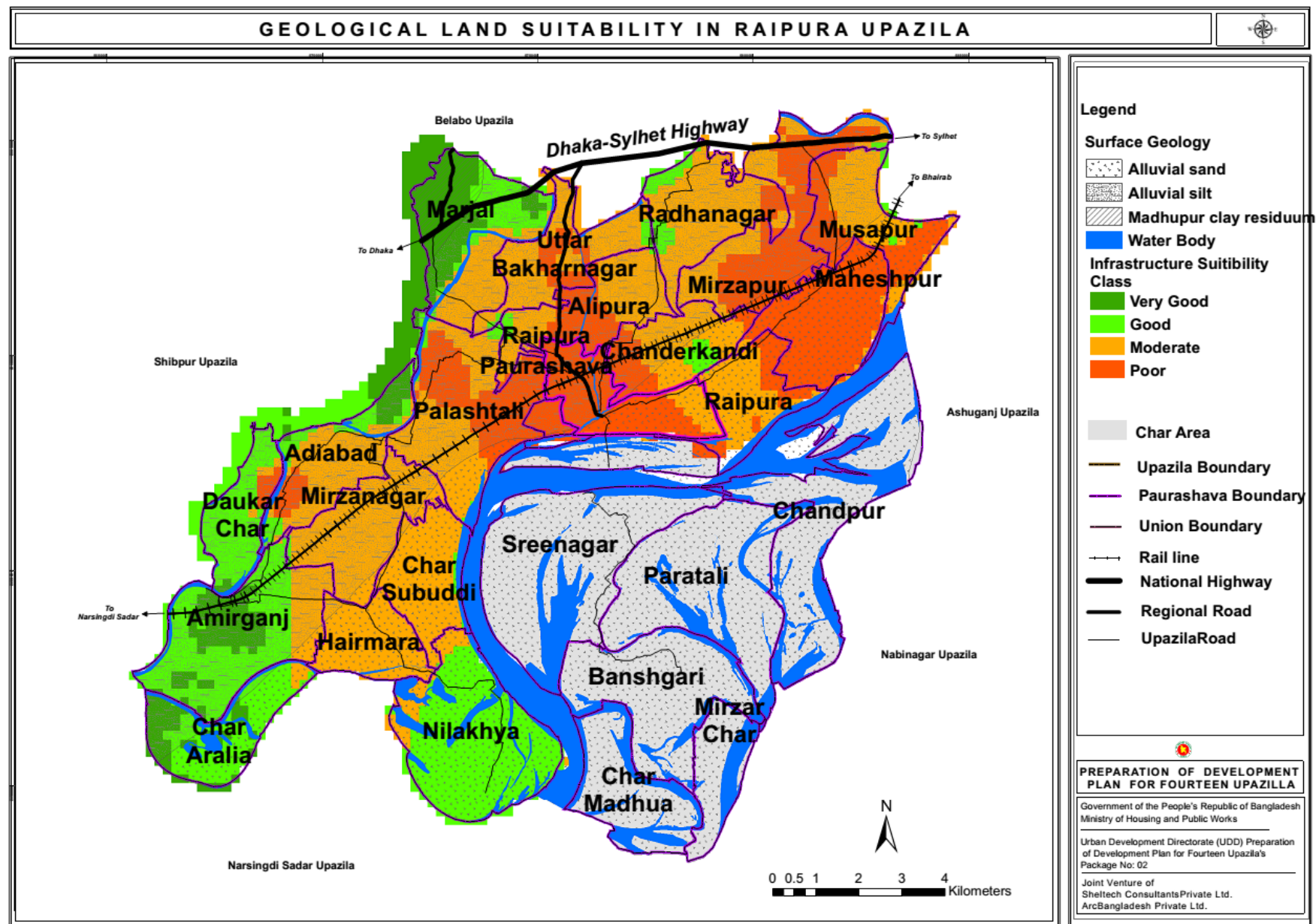
Suitability Analysis



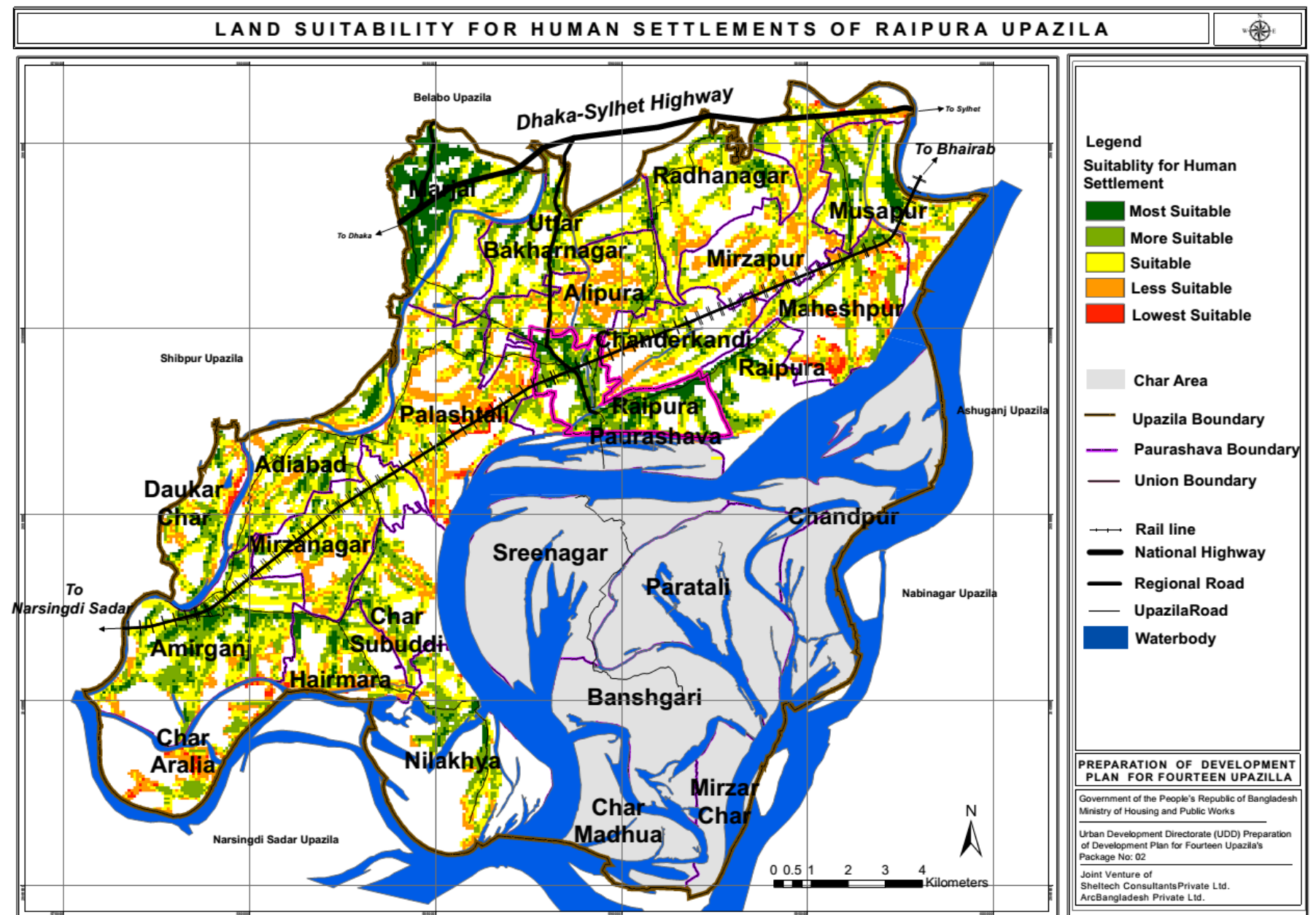
Inundated Area During Last 20 years of Raipura Upazila



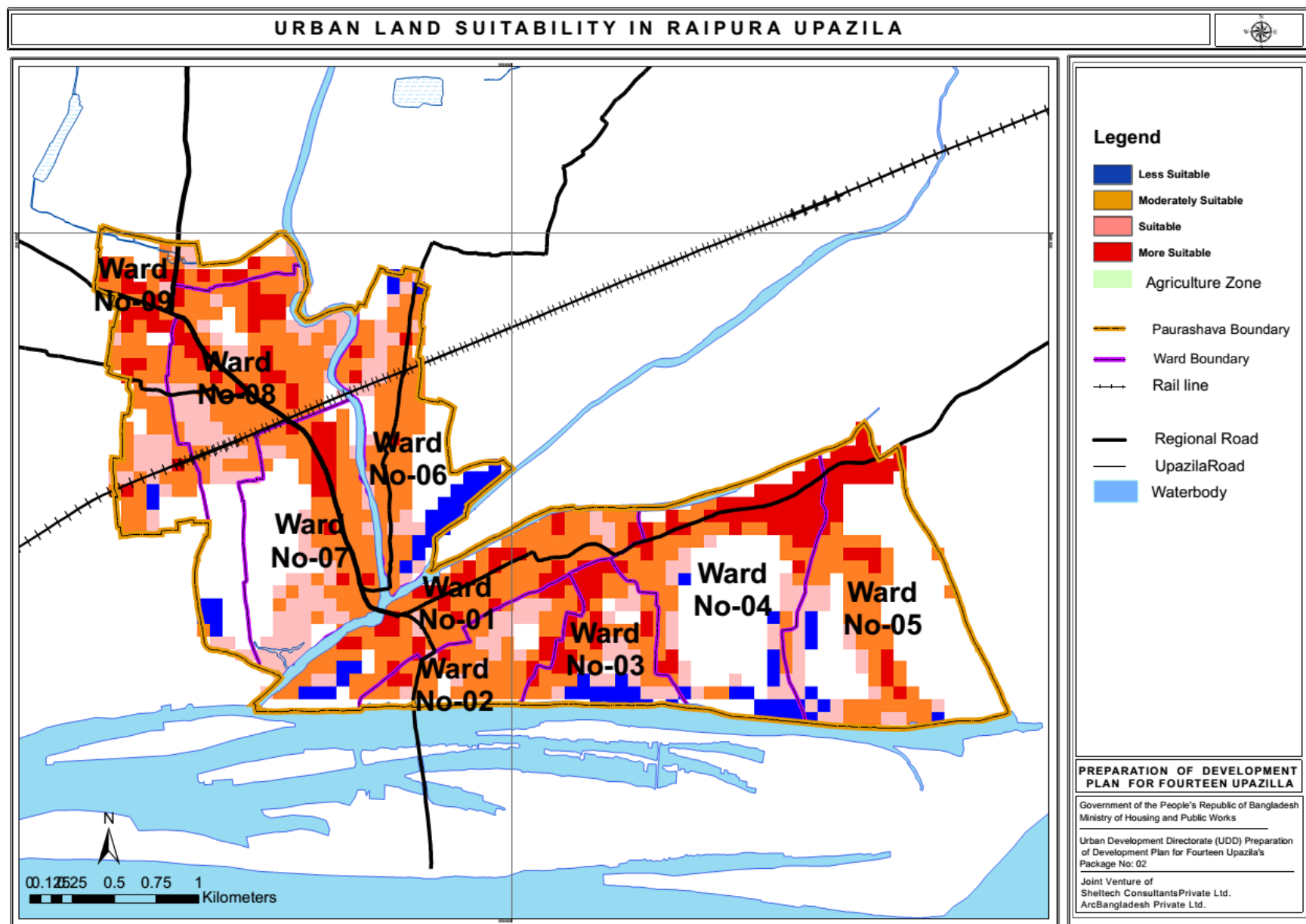
Geological Land Suitability of Raipura Upazila



Land Suitability for Human Settlement of Raipura Upazila

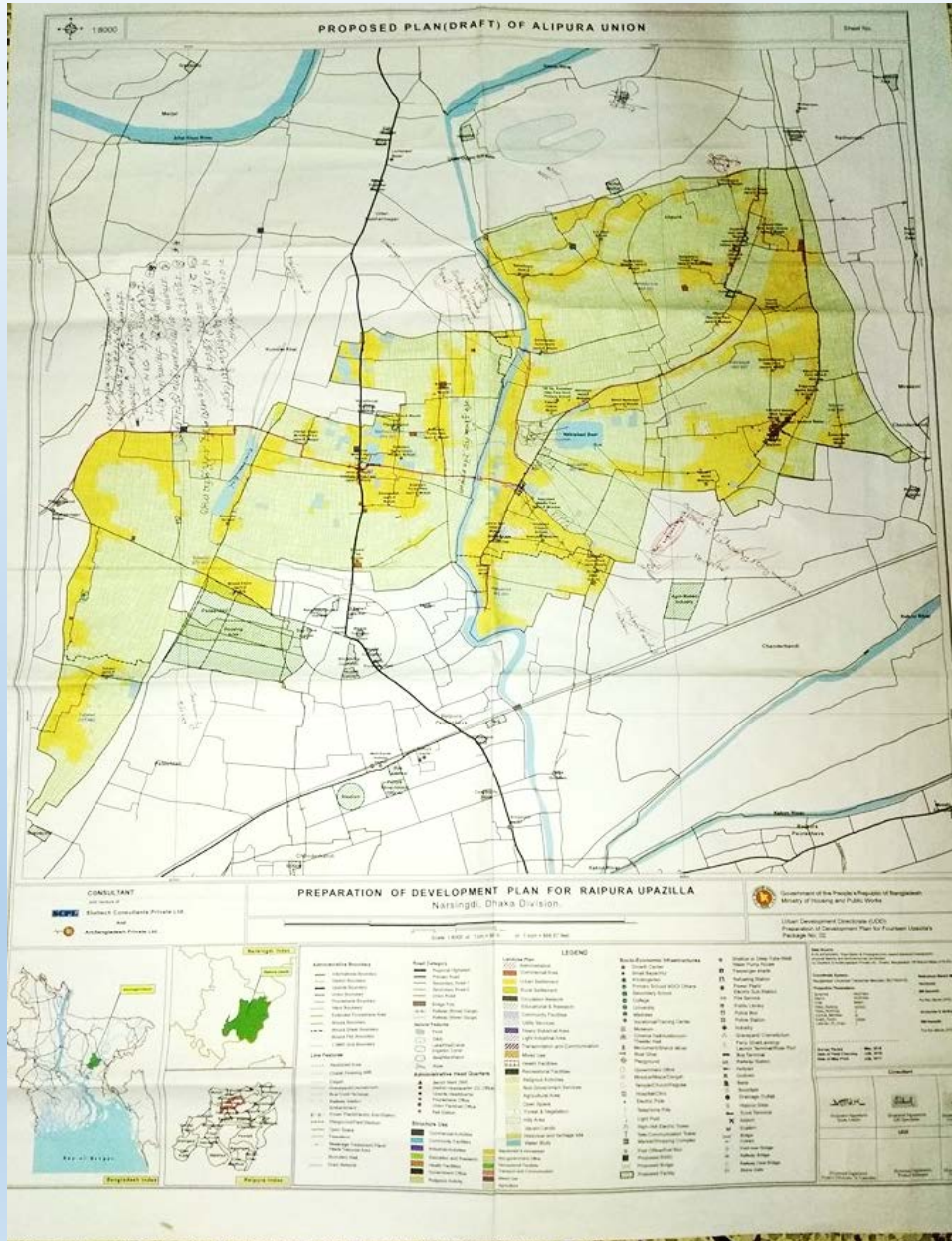


Urban Land Suitability of Raipura Upazila



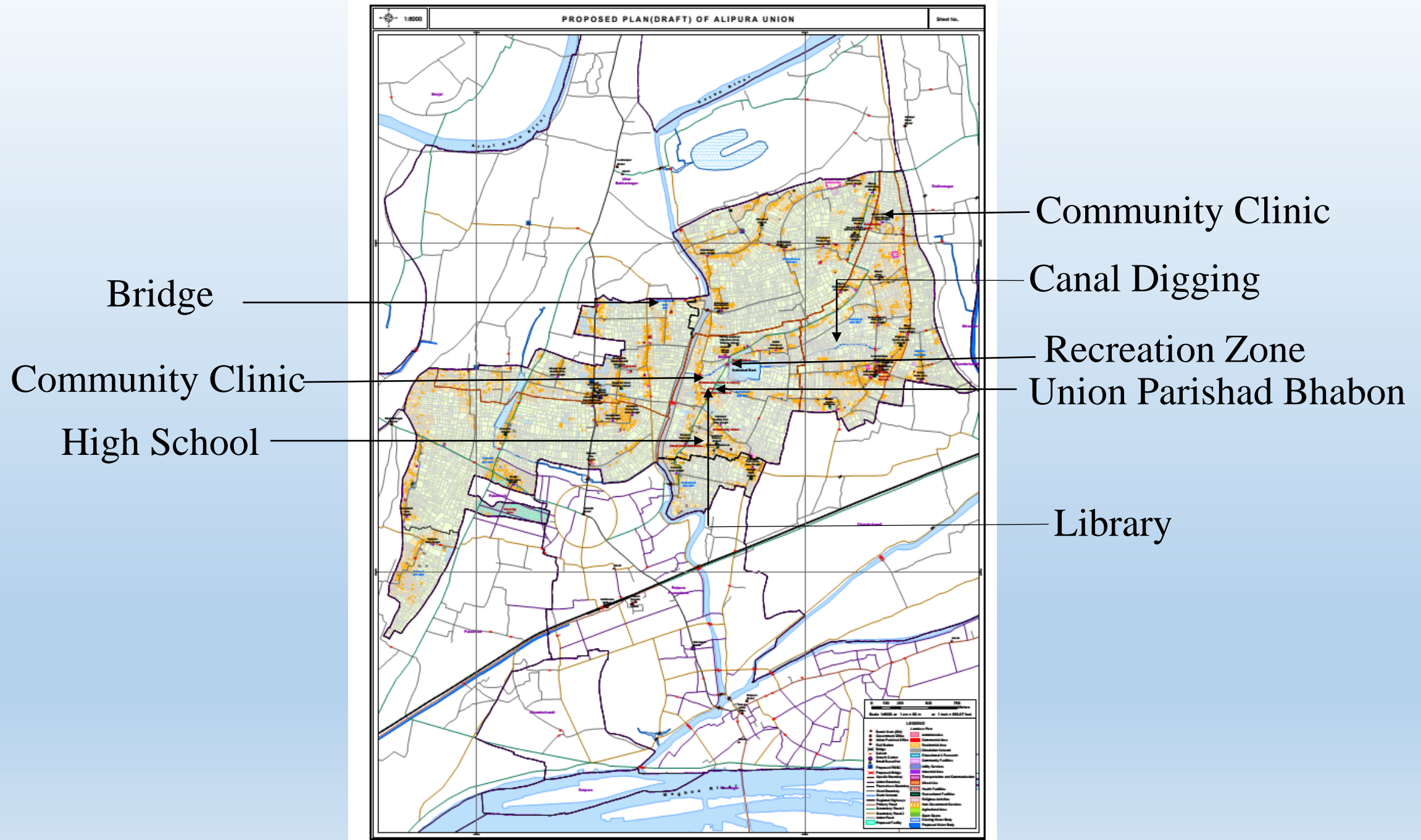
Consultation Meeting on Draft Plan

Proposed Plan (Draft) Alipura Union



- Community Clinic
- Bridge
- Recreation Zone
- Public Library
- High School
- Union Parshad Bhabon
- Canal Digging

Proposed Plan (Draft) of Alipura Union

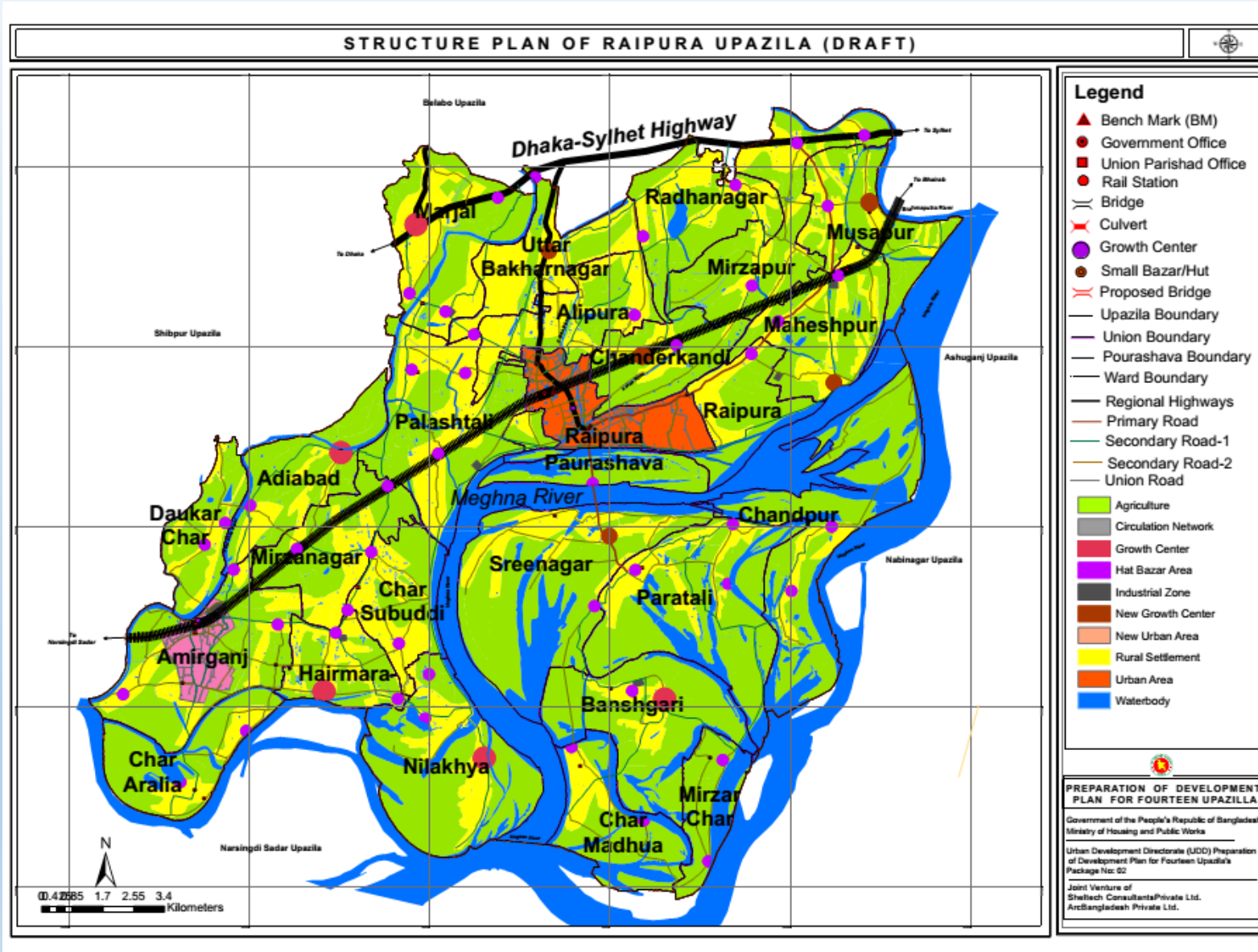


Public Hearing on Draft Plan of Raipura Upzila

| Participants | Comments and suggestions |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Md. Jamal Molla Mayor | The Master Plan is very time relevant and this planning should be done in every Upazilas in Bangladesh. |
| Krishnadoyal Rai Assistant Engineer Raipura Paurashava | The proposed plan is very time relevant and realistic. |
| Md. Monirul Islam Secretary, Raipura Paurashava | Ward-01 should be given attention as it is the centre of the paurashava. This plan is very good according to the Secretary. |
| Taslima Begum Councillor | A housing plan should be incorporated in the master plan of Raipura Paurashava |
| Beauty Begum Councillor | His master plan has been done very successfully. A recreation park should be constructed within Paurashava. |
| Saleha Islam Councillor | A market should be established in ward no. 7 in the Raipura Paurashava. |
| Mehedi Hasan Service Holder | This plan is very good. Roads should be reconstructed and drainage system should be more developed. Covered and uncovered drainage should be constructed on both sides of the roads. |
| Abdullah Al Mamun Businessman | Drainage system should be developed in ward no. 6 and urgent water supply system is needed here. |
| Maruf Mia Businessman | A primary school is needed in ward no. 7. |
| Md. Kawser Ahmed Businessman | Drainage system should be developed in order to solve the water logging problem in the paurashava area. A flyover is needed in Srirampur Railgate in order to solve the traffic congestion in the area. |

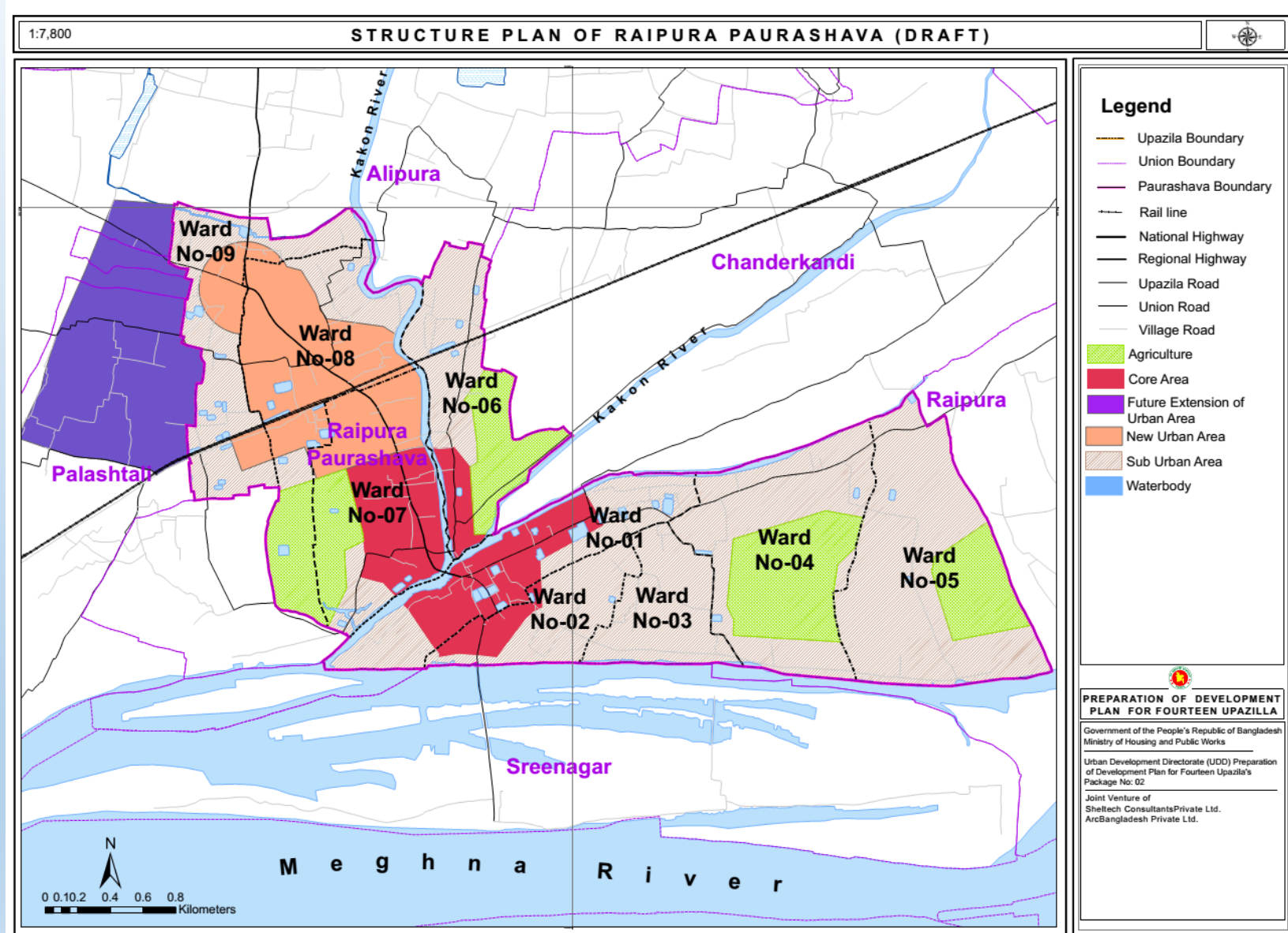
Structure Plan of Raipura Upazila

| Structure Plan Categories | Area (in acre) | % |
|-------------------------------|----------------|------------|
| Agricultural Area | 36219.28 | 47.57 |
| Circulation Network | 614.25 | 0.81 |
| Growth Center | 306.62 | 0.4 |
| New Growth Center | 179.63 | 0.24 |
| Hat Bazar | 743.02 | 0.98 |
| Industrial Zone | 83.475 | 0.11 |
| Urban Area | 1950.58 | 2.56 |
| New Urban Area | 694.19 | 0.91 |
| Rural Settlement & Vegetation | 12966.4 | 17.03 |
| Waterbody | 22379.57 | 29.39 |
| Total | 76137 | 100 |



Structure Plan of Raipura Paurashava

| Broad Landuse Zoning | Area (in acre) | % |
|-----------------------------|----------------|---------------|
| Agricultural | 935.95 | 40.02 |
| Core Urban Area | 271.53 | 11.61 |
| Future Extension Urban Area | 298.25 | 12.75 |
| Future Urban Area | 295.28 | 12.63 |
| Sub Urban Area | 410.25 | 17.54 |
| Waterbody | 127.32 | 5.44 |
| Total | 2338.55 | 100.00 |

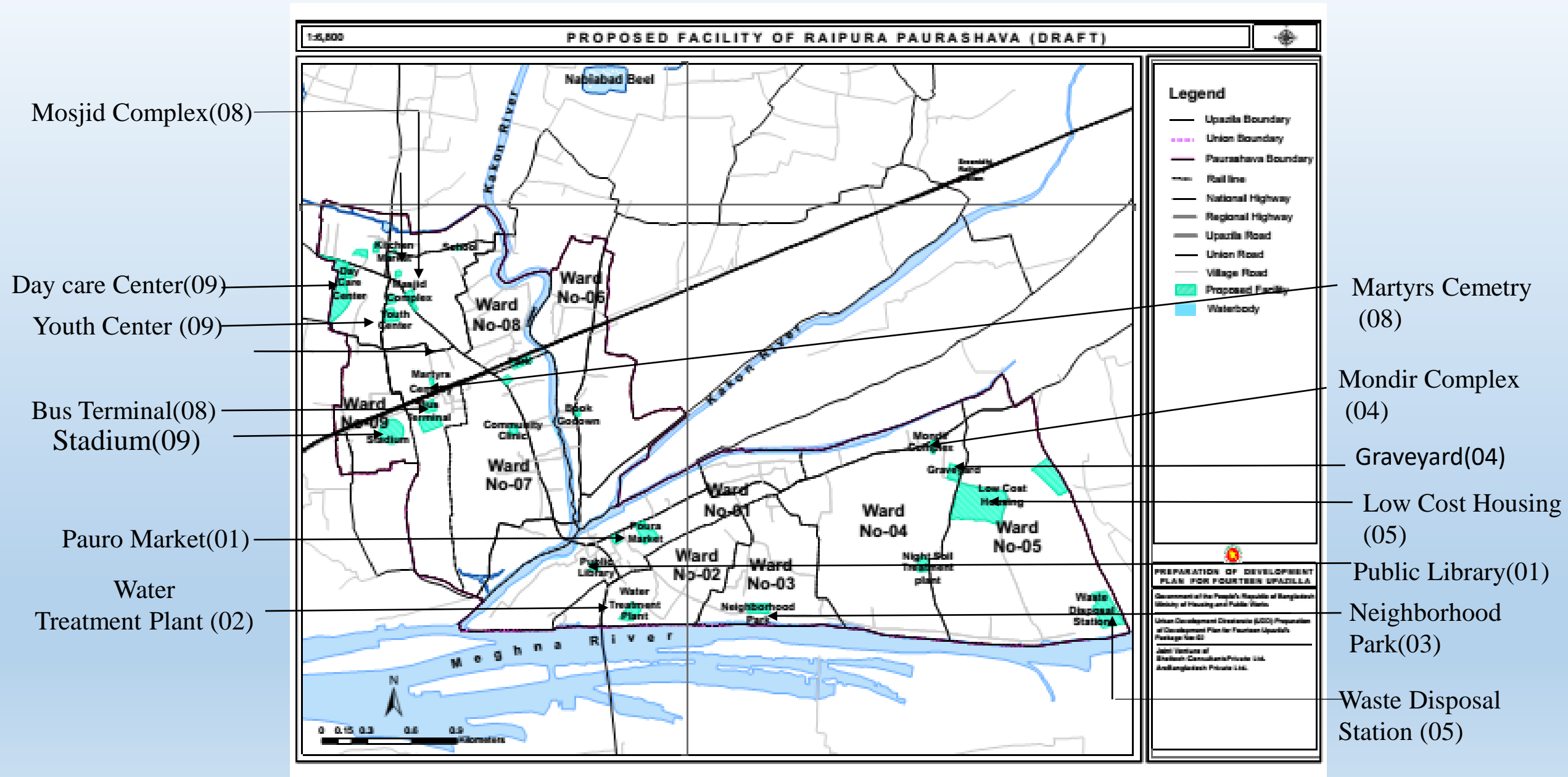


PRA Demand of Paurashava

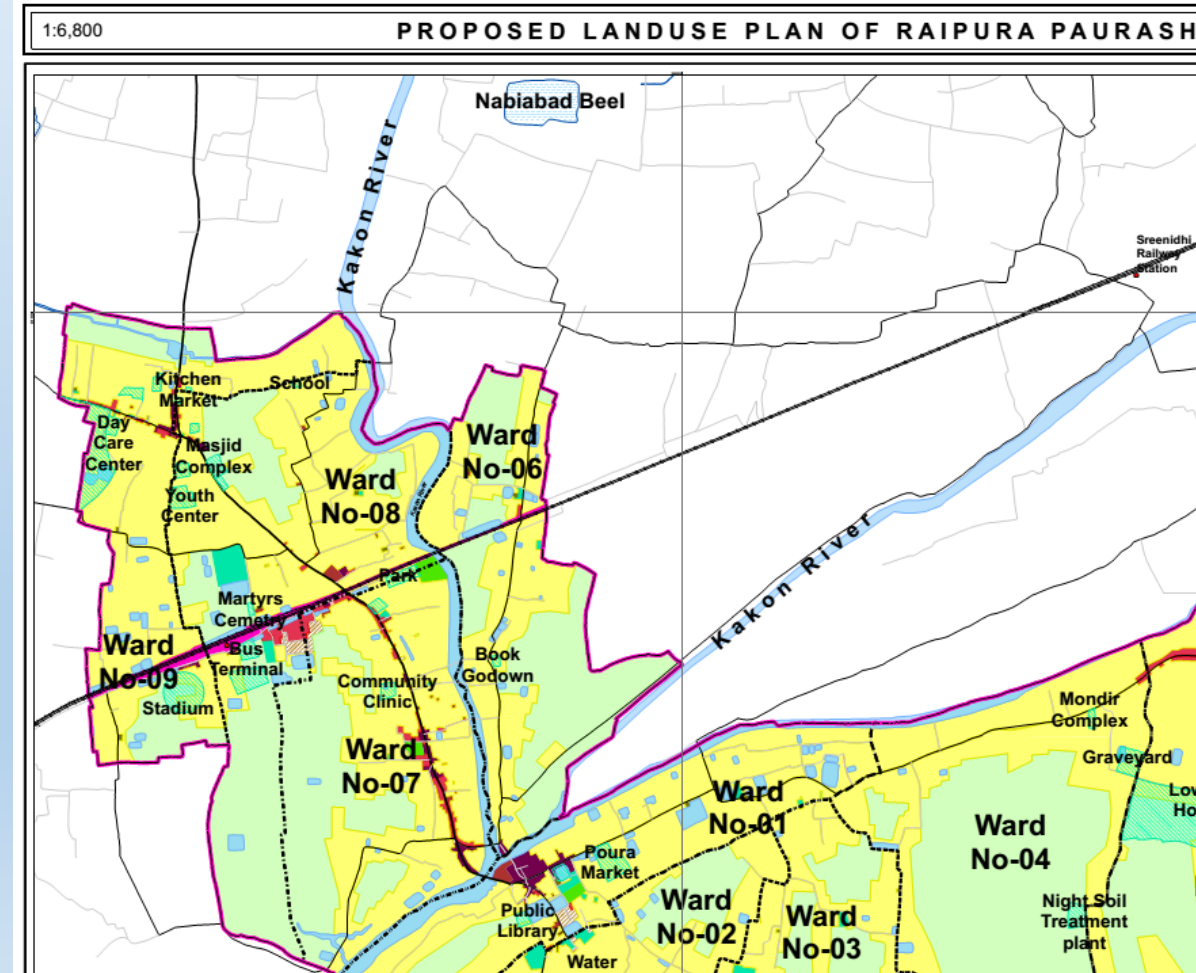
| Short Term Development Priorities | Ward No |
|--------------------------------------------------|-------------|
| • Demand of pure drinking water supply | All Ward |
| • Demand of developed education system | All ward |
| • Demand of development of transportation system | All ward |
| • Demand of development of health services | 7,8,9 |
| • Demand of developed drain | 7,8,9 |
| • Demand of development of Entertainment | 1,2,3,4,5,6 |
| • Demand of gas connection | 1,2,3,4,5,6 |
| • Demand of water supply | 1,2,3,4,5,6 |
| • Demand of Corruption free land office | 1,2,3 |
| • Demand of drug free Society | 1,2,3 |
| • Demand of employment | 1,2,3,4,5,6 |

| Mid Term Development Priorities | Ward No |
|--------------------------------------------------|-------------|
| • Demand of developed drain | All Ward |
| • Demand of gas connection | All Ward |
| • Demand of development of health services | 1,2,3,4,5,6 |
| • Demand of water supply | All Ward |
| • Demand of development of transportation system | All Ward |
| • Demand of excavation of river and canal | 4,5,6 |
| • Demand of E.P.Z. | 4,5,6, |

Proposed Plan of Paurashava Area



Proposed Landuse Plan of Paurashava Area

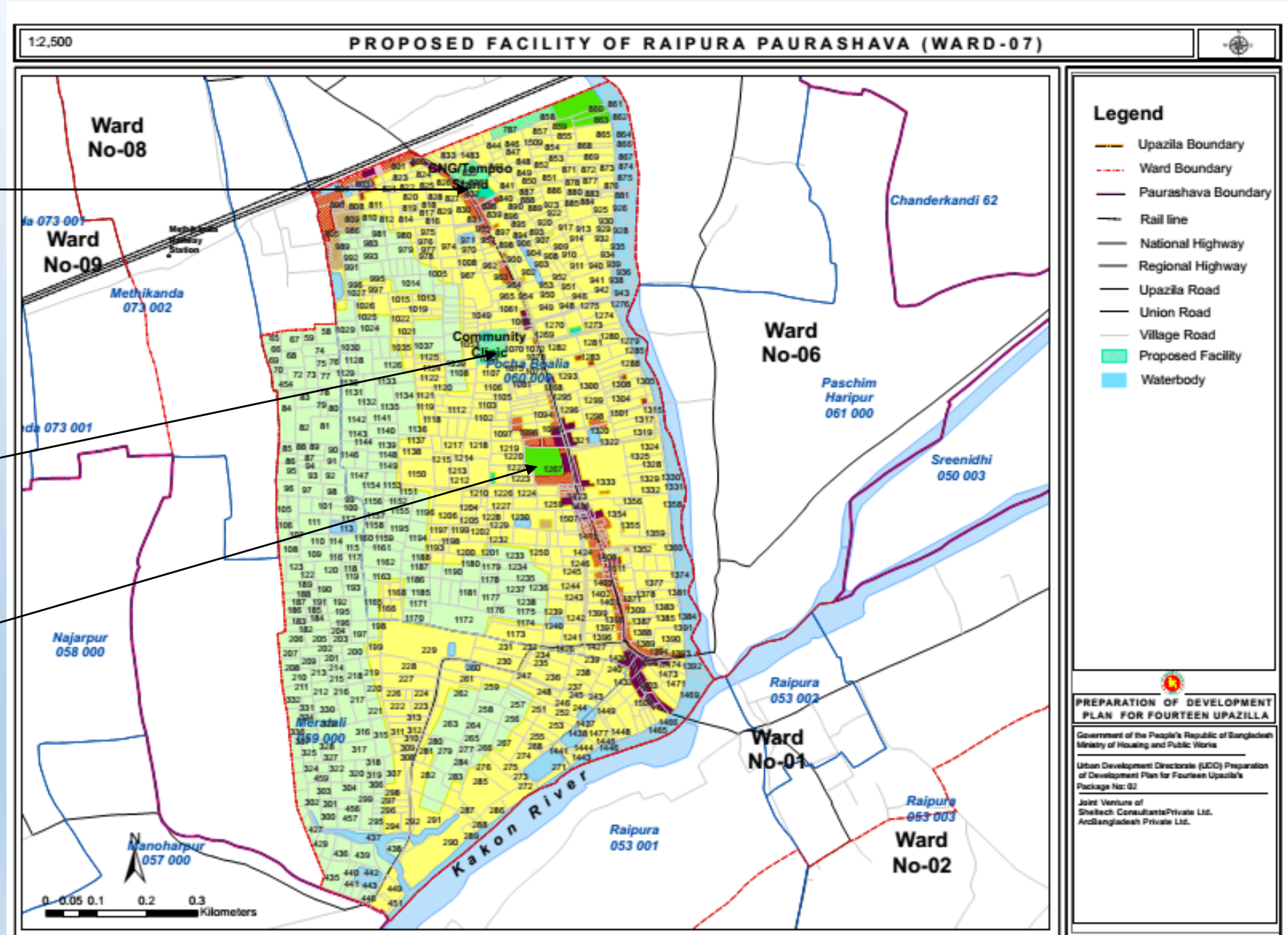


Sample of Ward Wise Map (Raipura Paurashava)

CNG/Tempoo Stand

Community Clinic

Park



Proposed Facility

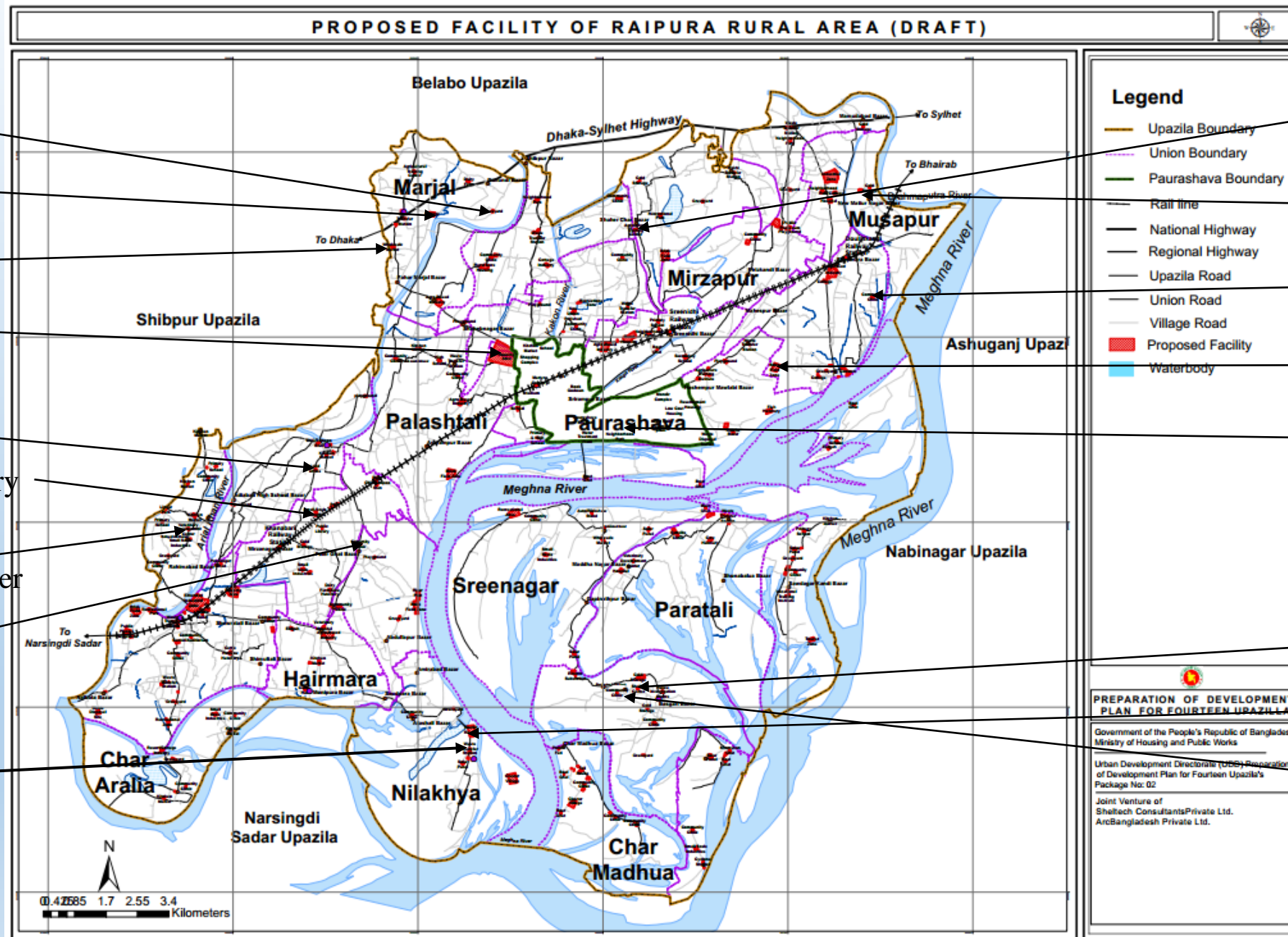
| Ward Number | Type of Facilities | Area (in acre) |
|-------------|----------------------------|----------------|
| 01 | Paurashava Bhaban | 0.19 |
| | Paura Market | 2.87 |
| | Public Library | 0.61 |
| 02 | Water Treatment Plant | 2.41 |
| 03 | Neighborhood Park | 2.09 |
| 04 | Graveyard | 2.24 |
| | Low Cost Housing | 18.16 |
| | Mondir Complex | 0.48 |
| | Night Soil Treatment plant | 1.55 |
| 05 | Graveyard | 2.24 |
| | Low Cost Housing | 18.16 |
| | Night Soil Treatment plant | 1.55 |
| | Resettlement Housing | 7.96 |
| | Waste Disposal Station | 3.36 |
| 06 | Book Godown | 0.31 |
| 07 | CNG/Tempoo Stand | 0.65 |
| | Community Clinic | 0.83 |
| | Park | 1.44 |

| Ward Number | Type of Facilities | Area (in acre) |
|-------------|---------------------------|----------------|
| 08 | Bus Terminal | 1.12 |
| | Cold Storage | 0.17 |
| | Future Government Offices | 2.70 |
| | Martyrs Cemetery | 0.25 |
| | Masjid Complex | 1.08 |
| | Multi Purpose Hall | 0.37 |
| | Park | 1.44 |
| | School | 0.24 |
| | Shopping Complex | 0.78 |
| | Waste Transfer Station | 0.31 |
| 09 | Youth Center | 1.78 |
| | Cold Storage | 0.17 |
| | Day Care Center | 0.82 |
| | Housing Area | 87.90 |
| | Kitchen Market | 0.10 |
| | Neighborhood market | 0.74 |
| | School | 0.24 |
| | Shopping Complex | 0.78 |
| | Stadium | 5.03 |
| | Tempoo Stand | 0.51 |
| | Youth Center | 1.78 |

Plot Schedule

| Ward Number | Name | Area (acre) | Mauza | JL_No | Sheet No | Plot No |
|-------------|----------------------------|-------------|---------|-------|----------|-----------------------------------------------------------------------------------|
| 01 | Paurashava Bhaban | 0.19 | Roypura | 053 | 002 | 973 |
| | Public Library | 0.61 | Roypura | 053 | 001 | 610,611,652,653 |
| | | | | | 002 | 958 |
| | | | | | 003 | 1815 |
| | Pauro Market | 2.87 | Roypura | 053 | 003 | 1518,1519, 1521,1522,1523,1524,1525,1526,1527,1528,15291530, 1540,1541,1543, |
| 02 | Water Treatment Plant | 2.41 | Roypura | 053 | 003 | 1881,1883,1884,1906,1907,1908,1909,1910,1911,1912,1913,1914, 1915,1916,1917,1918. |
| 03 | Neighborhood Park | 2.09 | Roypura | 053 | 003 | 2322,2324,23252326,2327,2328,2329,2330,2331,2332,2333,2336,2344,2346, |
| 04 | Graveyard | 2.24 | Roypura | 053 | 004 | 3887,3888,3895,3897,3898,3899,3900,3901,3902,3903,3904,3908,3909, |
| | Low Cost Housing | 18.16 | Roypura | 053 | 004 | 4056 |
| | Mondir Complex | 0.48 | Roypura | 053 | 004 | 3119,3536,3543,3544,3545,3546,3549,3547,3549,38364558, |
| | Night Soil Treatment plant | 1.55 | Roypura | 053 | 004 | 3472,3473,3474,3475,3476 |
| | | | | | 005 | 5163 |

Proposed Plan of Rural Area



Graveyard

College

Wholesale Market

Housing Area

Land Office

Small Scale Industry

Veterinary Development Center

Community Clinic

Waster Transfer Station

Agriculture Training Center

Growth Center

Community Clinic

Brick Field Zone

Neiborhood park

Shelter Center

Eco Resort

Cold Storage

| Type of Facilities | Union | Area (acre) |
|--------------------------------|------------------------------------------------------------------------------------------|-------------|
| Agricultural Training Center | Radhanagar, Marjal, Mahespur, Raipura | 2.64 |
| Agriculture Training Institute | Raipura | 0.35 |
| Agro Based Industry | Daukar Char, Palashtali, Banshgari, Mahespur, Chanderkandi, Hairmara, Marjal, | 48.96 |
| Agro Farm | Daukar Char | 0.24 |
| Auto/Rickshaw Stand | Sreenagar | 0.76 |
| Auto/Tempoo Stand | Marjal | 0.51 |
| Boat Ghat | Sreenagar, Char Madhua, Raipura, Chadpur, Paratali, Chanderkandi, Sreenagar, Mirzar Char | 4.01 |
| Brick Field Zone | Maheshpur, Palashtali, Radhanagar, Amirganj, Char Subuddi | 44.05 |
| Bus Terminal | Amirganj | 0.75 |
| Cattle Hat | Hairmara | 1.77 |
| Cattle Hat/Cow Hatchery | Amirganj | 1.64 |
| Cluster Village | Char Madhua, Nilahya, Banshgari, Paratali | 27.02 |
| CNG/Tempoo Stand | Mirzapur, Hairmara, Amirganj, Adiab, Mirzanagar | 3.50 |

| Type of Facilities | Union | Area (acre) |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Cold Storage | Marjal, Paratali, Raipura, Musapur, Mirzapur, Radhanagar, Banshgari, Char Madhua, Mirzarpur, Mirzar Char, Sreenagar, Uttar Bkharnagar, Amirganj, Chanderkandi, Mirzarnagar | 7.10 |
| College | Marjal, Musapur, Maheshpur, Paratali | 10.36 |
| Community Center/Auditorium | Amirganj, Nilakhya, Mirzapur, Mahespur, Char Madhua, Hairmara, Char Aralia, Duakar Char, Palashtali, Sreenagar, Amirganj, Mirzar Char, Chadpur, Adiab, Banshgari, Uttar Bakharnagar, Char Subddi, Raipura | 17.35 |
| Community Clinic & Library | Alipura | 0.79 |
| Cottage Industry | Uttar Bakharnagar | 2.27 |
| Cow Hatchery | Paratali | 1.78 |
| Cyclone Shelter | Mirzar Char, Char Madhua | 1.74 |
| Dairy Farm | Marjal, Raipur, Mahespur | 4.23 |
| Dairy Farm/Cow Hatchery | Mirzanagar | 1.03 |

| Type of Facilities | Union | Area (acre) |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Eco Resort | Paratali | 3.61 |
| Eidgah | Char Aralia, Hairmara,Chadpur | 2.93 |
| Electric Substation | Banshgari | 0.30 |
| EXtended Industrial Zone | Amirganj | 36.08 |
| Fish Hatchery | Raipura | 3.94 |
| Fish Processing Zone | Chandpur | 1.01 |
| Godown | Maheshpur | 0.65 |
| Graveyard | Amirganj, Musapur,Mirzar Char, Banshgari,Char Madhua, Nilakhya,Char Subddi,Adiabab,Radhanagar,Marjal,Char Aralia,Palashtali,Amirganj,Duakar Char,Mirzapur,Chadpur,Mirzar Char, | 15.79 |
| High School | Palashtali, Alipura, Mahespura | 2.64 |
| Hospital | Paratali, Musapur,Amirganj,Char Subddi, Mirzanagar | 8.33 |
| Housing Area | Alipura, Palashtali, Amirganj | 191.81 |
| Industrial Zone | Musapur | 26.48 |

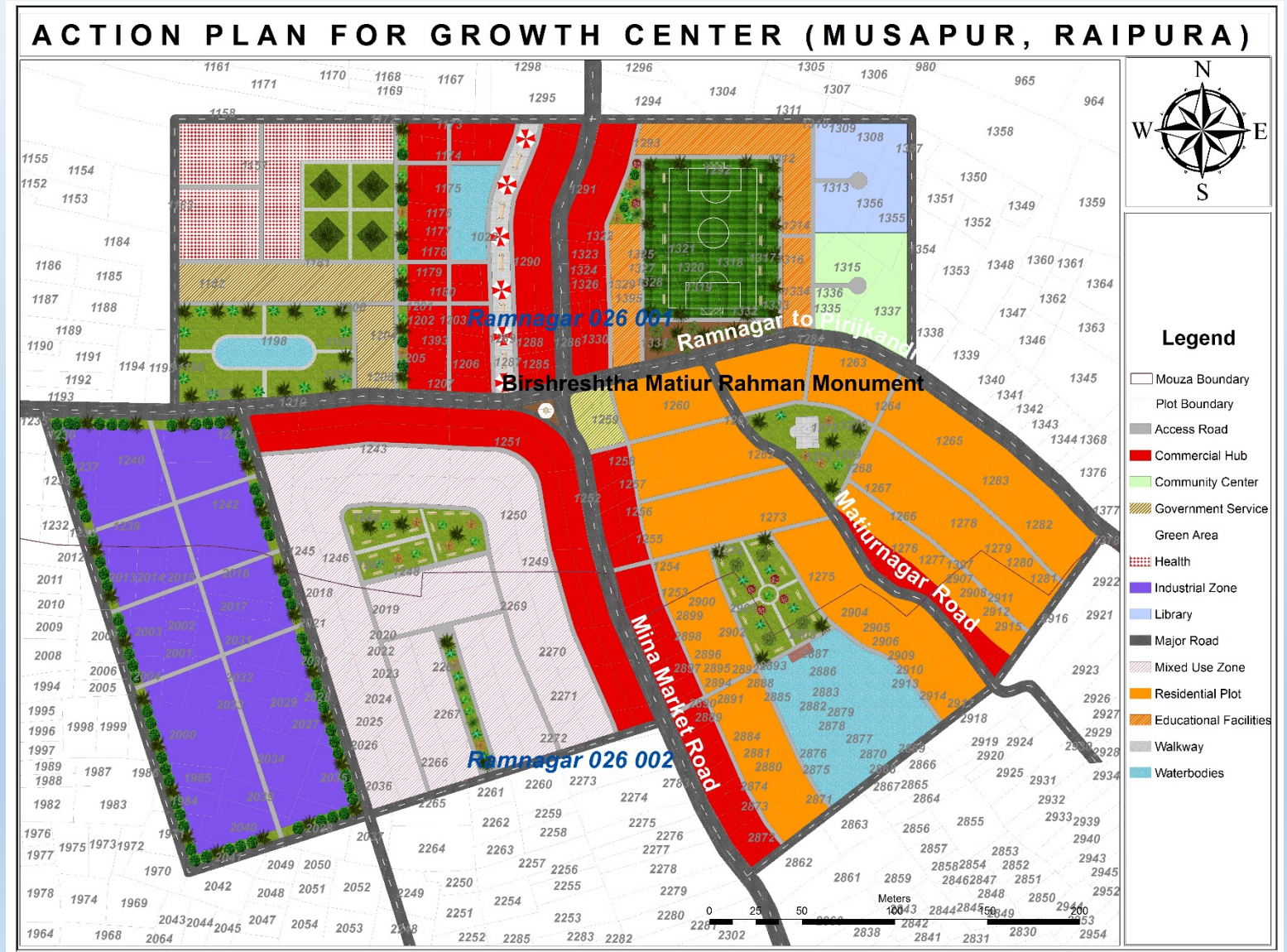
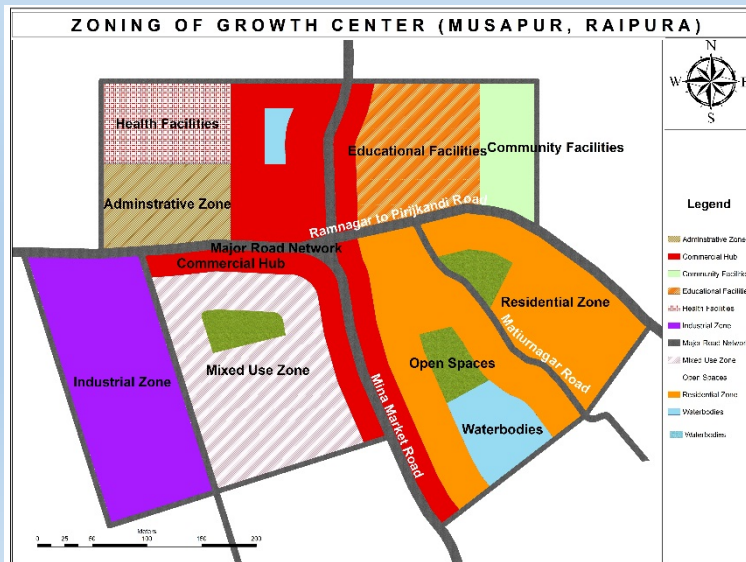
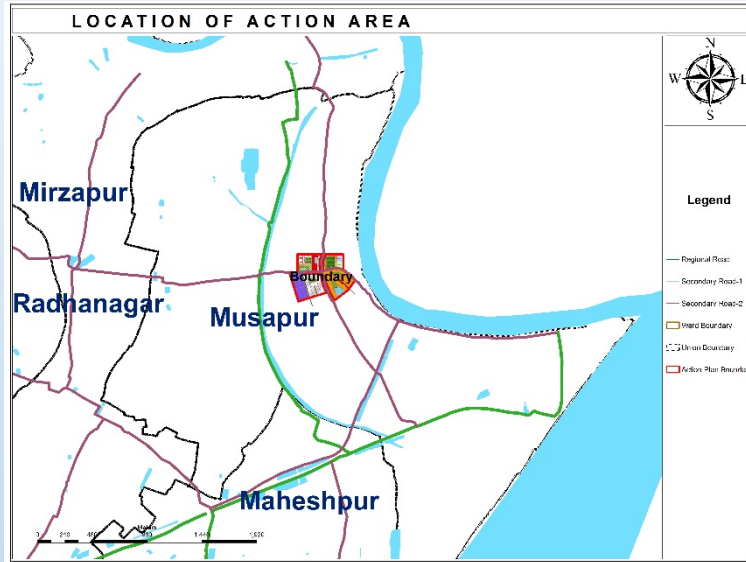
Plot Schedule

| Type of Facilities | Union | Area (acre) | Mauza | JI_No | Sheet_No | Plot_No |
|------------------------------|--------------|-------------|--------------|---------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Training Center | Maheshpur | 0.98 | Sapmara, | 042 | 000 | 976,983,984,985,986,12 |
| | | | Begamabad | 029 | 002 | 1252,1265,1266, |
| | Marjal | 0.76 | Marjal | 068,001 | 003 | 283,284,4550,4525,4550,4551,4552 |
| | Radhanagar | 0.89 | Radhanagar | 048 | 001 | 3,4,5,6,79 |
| | | | Sahar Char | 011 | 000 | 254,255,256,257 |
| Agro Based Industry | Daukar Char | 1.47 | Kashimnagar | 093 | 000 | 428,429,430,745,746,747 |
| | Palashtali | 4.12 | Khag Char | 074 | 000 | 13,14,15,16,17,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,53,55,56,57,58,118,119,120,121,122,123,124,125,131,132,133,134,135, |
| | | 4.12 | Methikanda | 073 | 001 | 1092 |
| | Banshgari | 3.27 | Banshgari | 121 | 002 | 3139,3140,3141,3142,3143,3144,3145,3146,3147,3148,3149,3150,3151,3152,3153,3154,3155,3156,3159,3160,3161,3163,3211,3214,3215,3219,3212,3213,3216,3218,3293. |
| | | 3.27 | Char Meghna | 120 | 002 | 1842,1843,1844,1847,1852 |
| | Chanderkandi | 1.18 | Chanderkandi | 062 | 001 | 447,451,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,481,482,490,681,685,686,690,691,693,694,695,696,697,708,709,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731732,734,735736,737,738,739,740,741,742,743,745,744,746,747,748,749,750,751,755,756,757,758,759 |

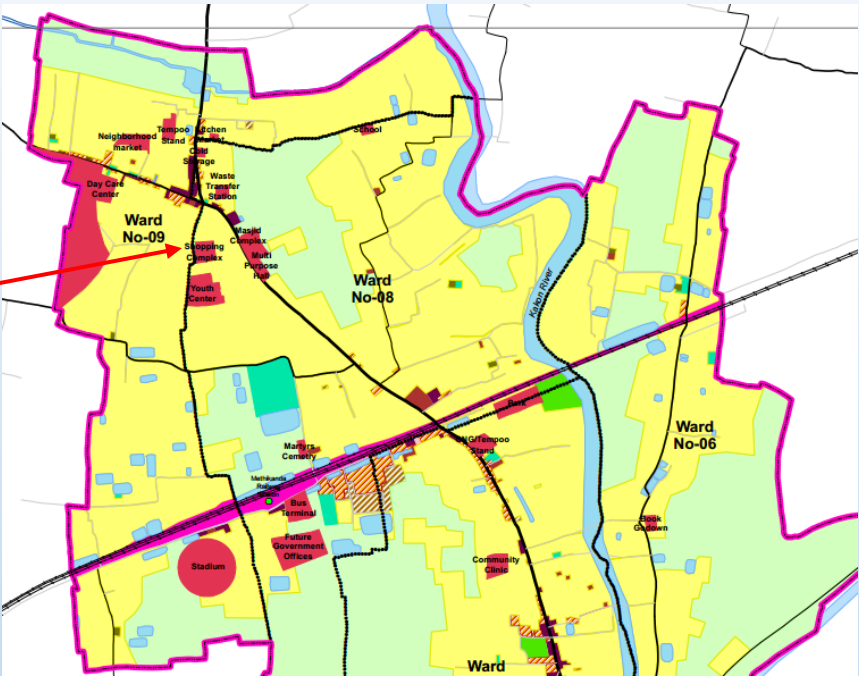
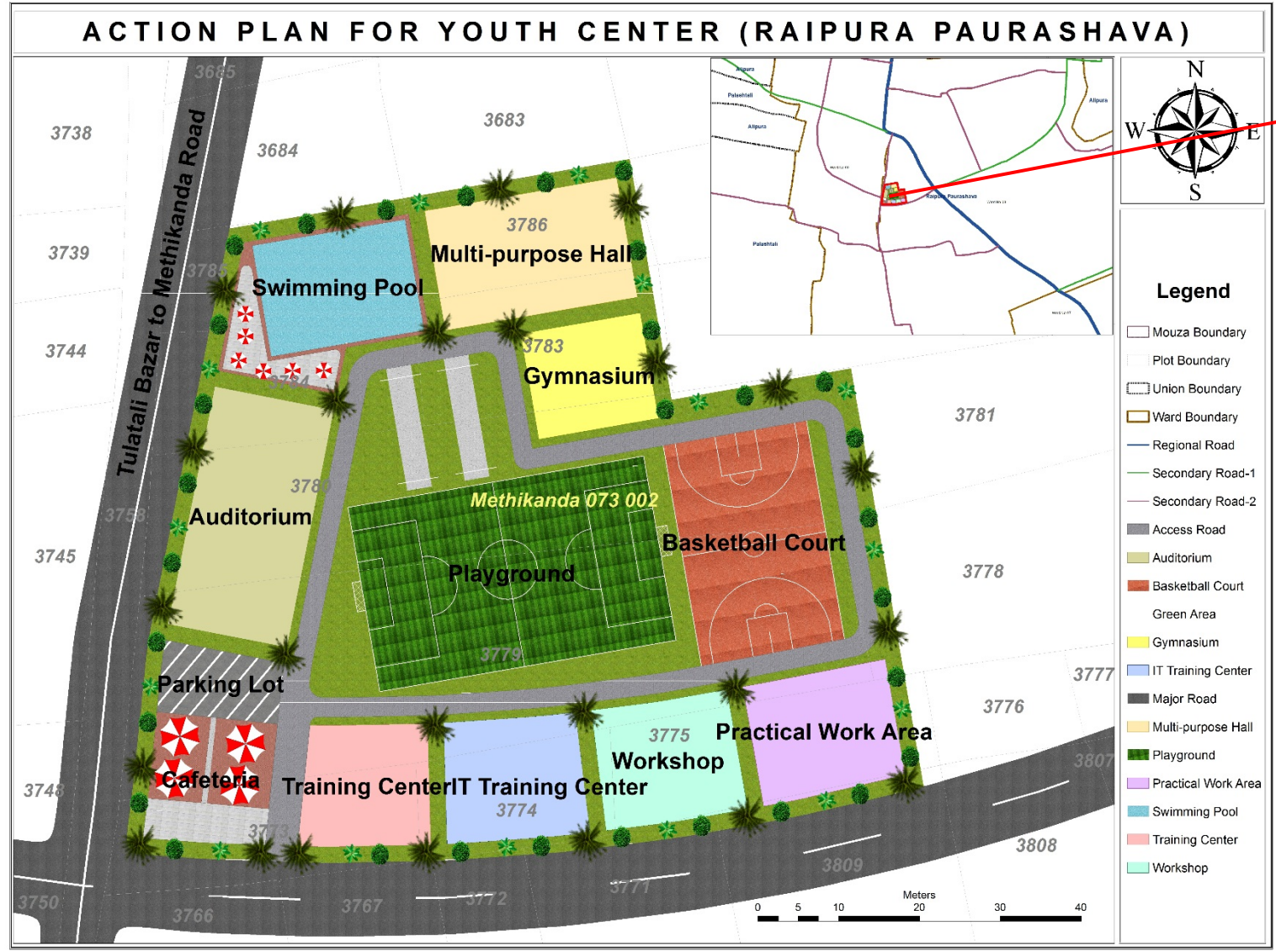
| | | | | | | |
|-----------------------------|-------------------|------|--------------------|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------|
| Bus Terminal | Amirganj | 0.76 | Hasnabad | 095 | 003 | 1885 |
| Multipurpose Hall | Alipura | 0.37 | Nabiabad | 063 | 003 | 4535,4534 |
| Tourist Zone | Chandpur | 3.06 | Purba Hossainnagar | 117 | 003 | 3656,3666,3667,3668,3671,3694,3695,3696,3697,3698,3699,3702,3703,3704,3705,3706,3942,4883, |
| Truck Terminal | Amirganj | 1.54 | Hasnabad | 095 | 003 | 1868,1869,1871,1872,1873,1875,1879,1880,1876,1877,1878,1881, |
| Sattelite Clinic | Paratali | 0.59 | Hossain Nagar | 119 | 001 | 271,275,276,277,278,279,280,281,310. |
| Mondir Complex | Roypura | 0.48 | Roypura | 053 | 004 | 3119,3536,3543,3544,3545,3546,3547,3549,4558, |
| Community Center/Auditorium | Amirganj | 0.34 | Hasnabad | 095 | 003 | 2044,2051,2171, |
| Eco Resort | Paratali | 3.61 | Hossain Nagar | 119 | 002 | 2953,2958,2959,2960,2961,2962,2963,2964,2965,2966,2967,2968,22969972,2973,2974,2975,2971,2976,2977,2978,2979,2984,2985,2986,5164, |
| Cottage Industry | Uttar Bakharnagar | 2.27 | Uttar Bakharnagar | 065 | 003 | 7056,7274,7275,7276,7282,7283,7284,7285,7291,7292,7293,7294,7295,7298,7299,8202, |

Action Area Plan

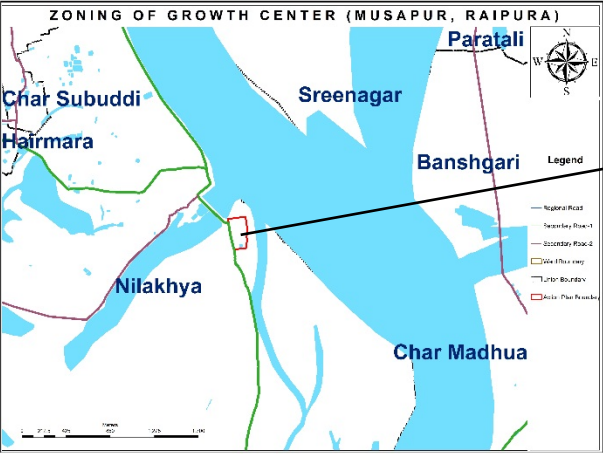
Name of the Project: Development of Growth Center at Matur Nagar at Musapur Union. (Area: 42 Acre)



Name of the Project: Development of Youth Center at Shrirampur Uttar Para at Ward No : 08 (Area: 1.65 Acre)



Name of the Project: Development of Eco Resort at Nilakhya Union (Area: 11.37 acres)



Thank You