



Presentation
on
Final Plan of Ishwarganj Upazila Under Fourteen Upazilas Project

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

Consultants
Sheltech Consultants Pvt. Ltd
ARC Bangladesh Ltd

Vision

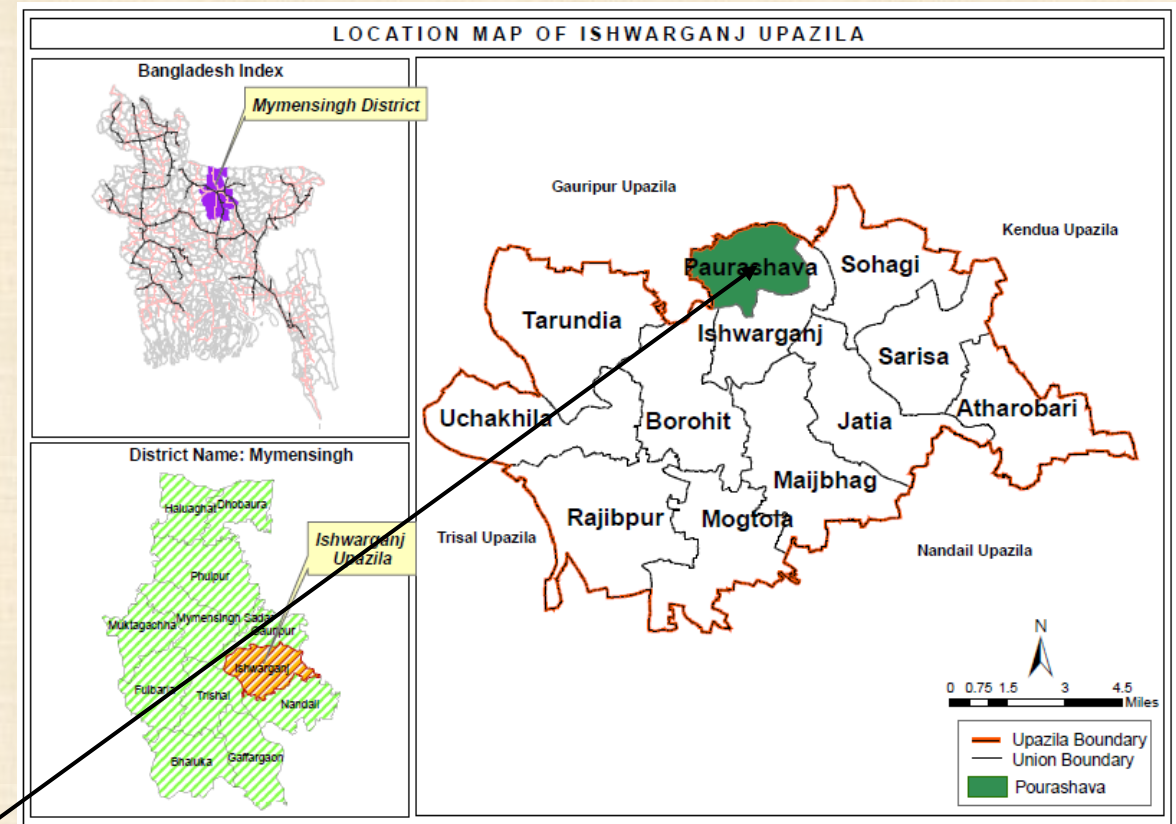
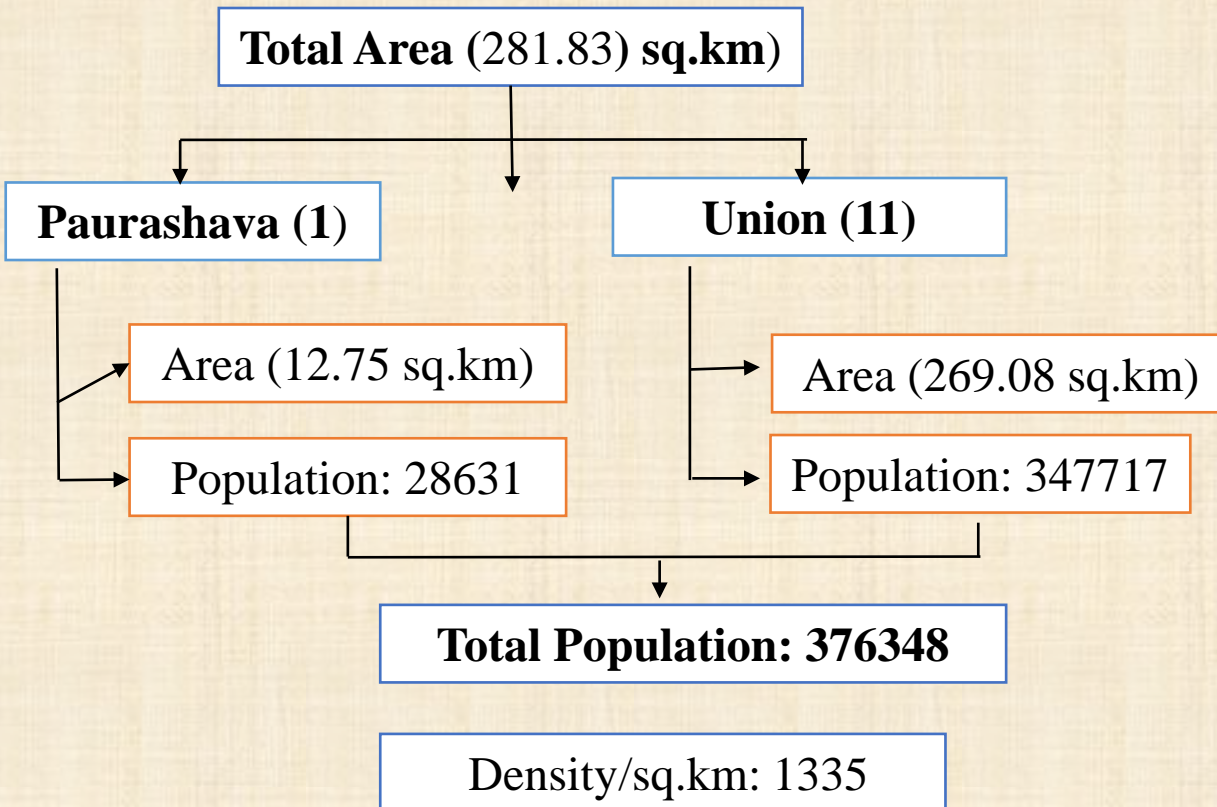
Bangladesh is now approaching towards achieving the status of developing nation. This plan will help meet this goal along with the SDGs of Bangladesh at Upazila level. There are some upazillas which are not well enough but rich in terms of resources. These Upazillas need proper utilization of its resources in planned manner to achieve the vision of development that Bangladesh heading for. **Ishwarganj** is rich in resources and now needs planned development for its sustainable growth.

Objectives

- To find the development issues and potential of the Upazila and make a 20 year development vision
- To develop, improve and update provisions for better transport network, housing, social and community needs of the poor and the disadvantaged groups for a better quality of life.
- To prepare a multi-sector short and long term investment plan through participatory process for better living standards by identifying area based priority
- To provide controlled provisions for private sector development, clarity and security with regard to future development

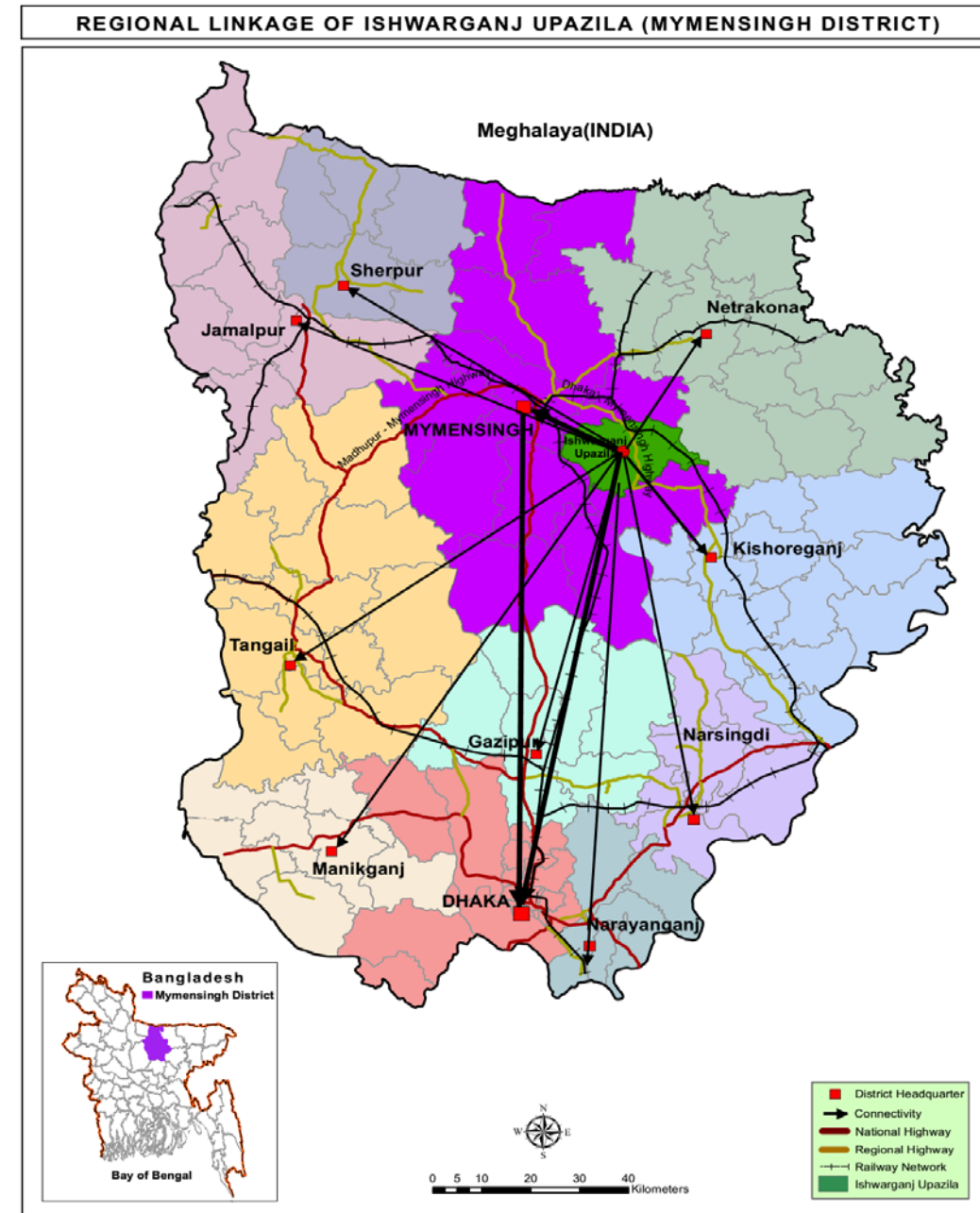
Ishwarganj Upazila at a Glance

- Ishwarganj Upazila having an area of 281.83 sq. km..
- Ishwarganj Upazila (Mymensingh district) is located in between 24°33' and 24°44' North Latitudes and in between 90°28' and 90°46' East Longitudes
- It has 9 Wards, 11 Unions, 293 Mouzas and Mahallas, and 291 villages (BBS, 2011).



Regional Context of Ishwarganj Upazila

Ishwarganj Upazila has great significance in the context of road network. Regional Highway has gone through it which makes the Upazila Center more viable. This highway also connects the district with Bhairab. Later this road connects with Dhaka Mymensingh Highway. Mainly based on agriculture, the economy of Ishwarganj has flourished through Fisheries industries.

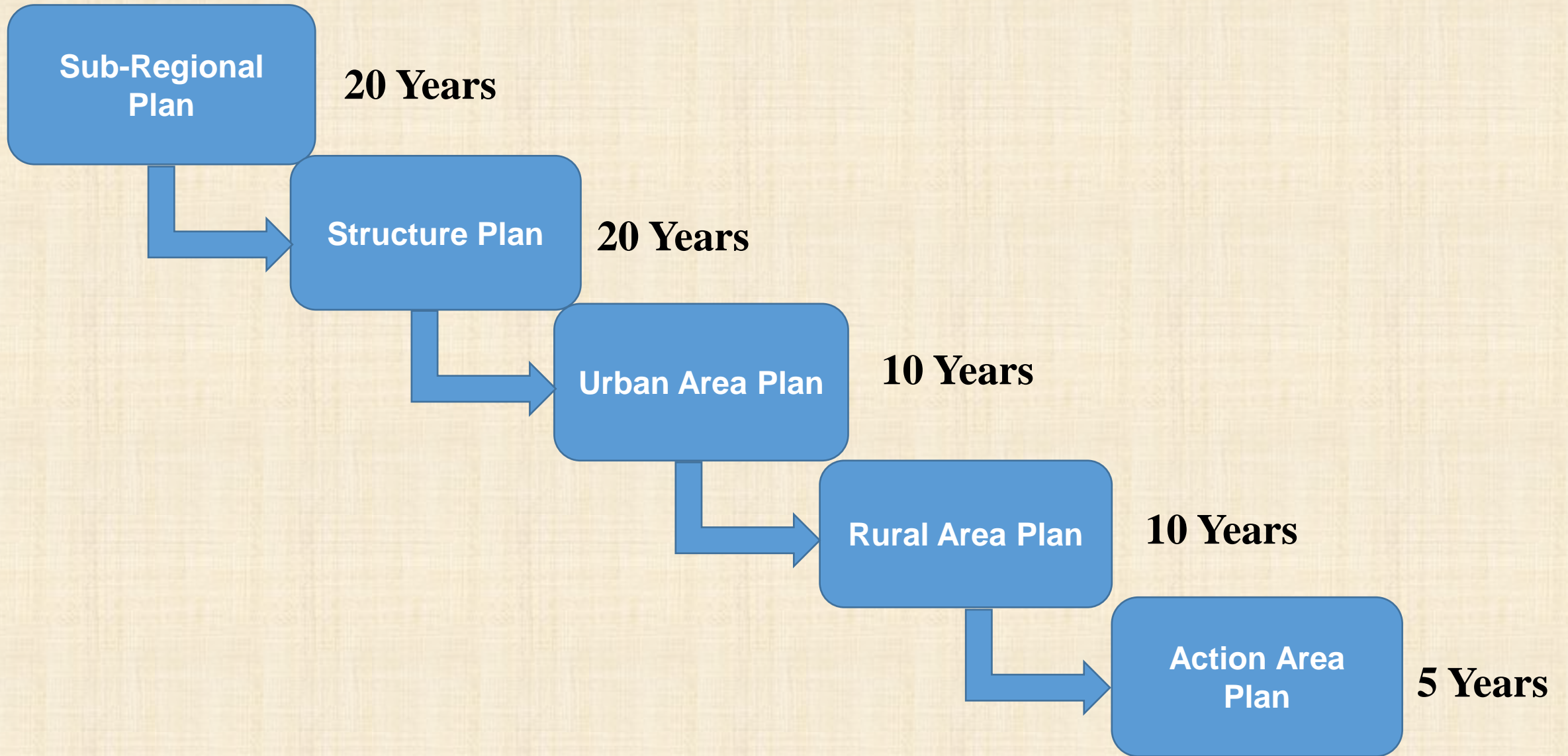


Projected Population

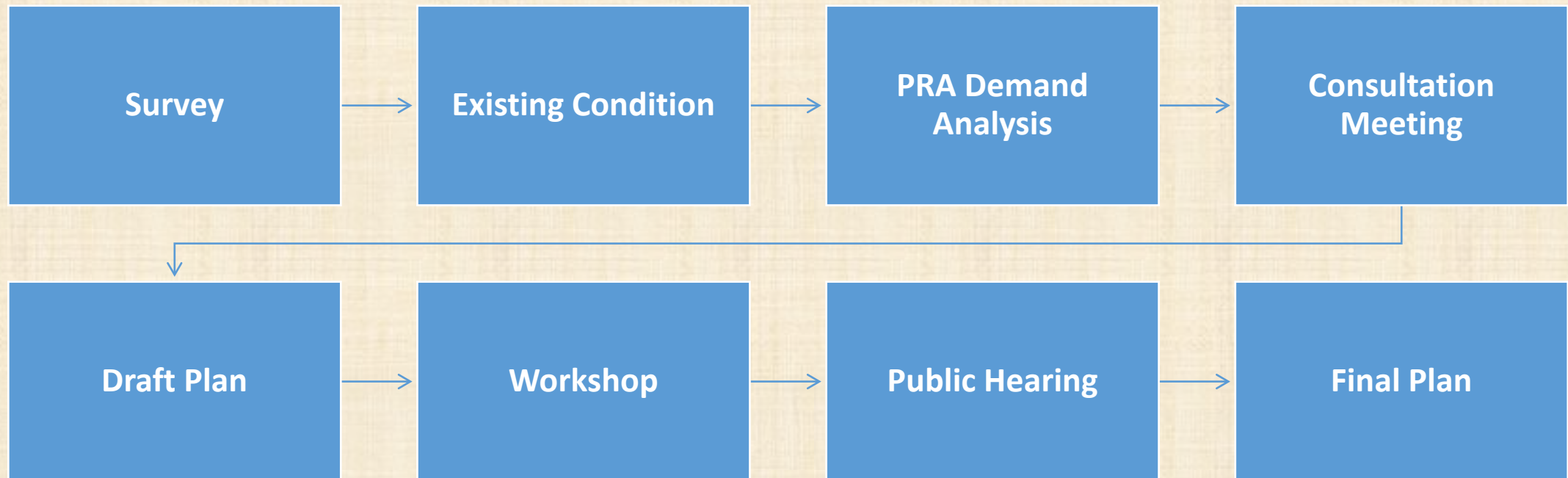
Exponential Compound Growth Method has been used for population projection

Area	Base Year Population (BBS,2011)	Projected Population (Consider Medium Growth Rate, 1.37%)				
		2015	2020	2025	2030	2035
Paurashava	28631	30233	32361	34639	37078	39688
Rural Area	347717	362983	383013	404147	426447	449978
Total	376348	393216	415374	438786	463525	489667

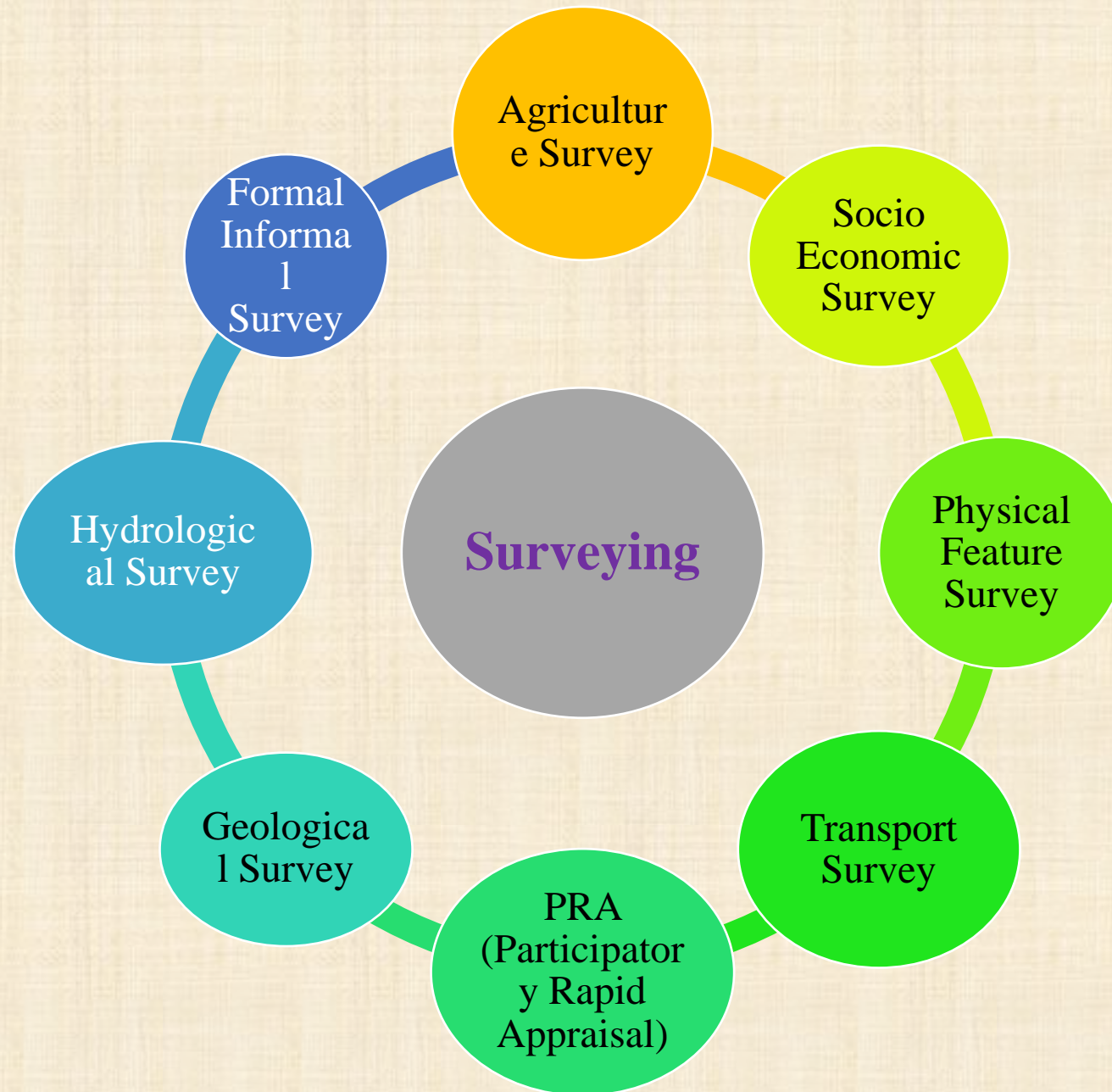
5 Tier of Development Plan



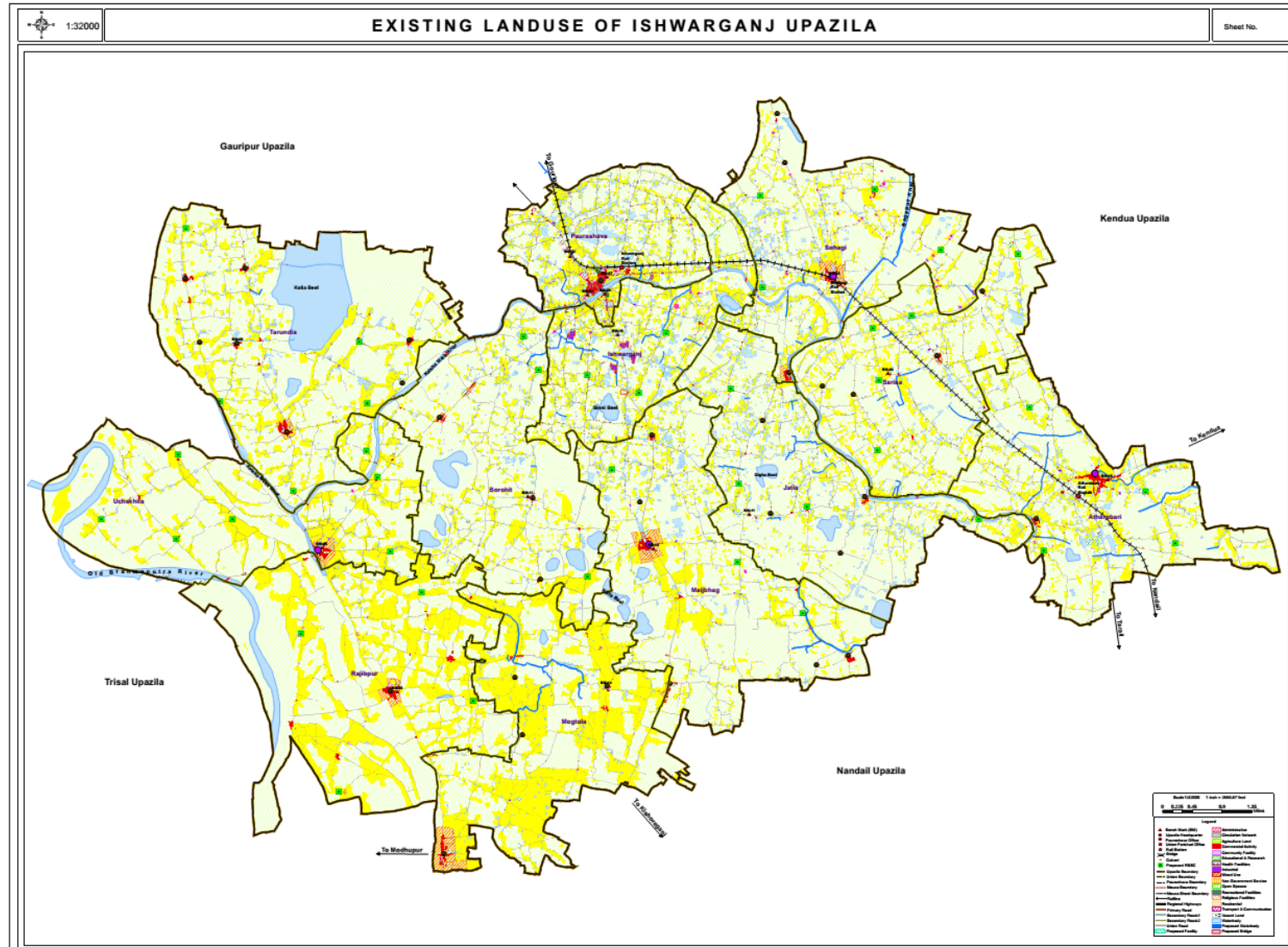
Plan Preparation Methodology



Conducted Survey

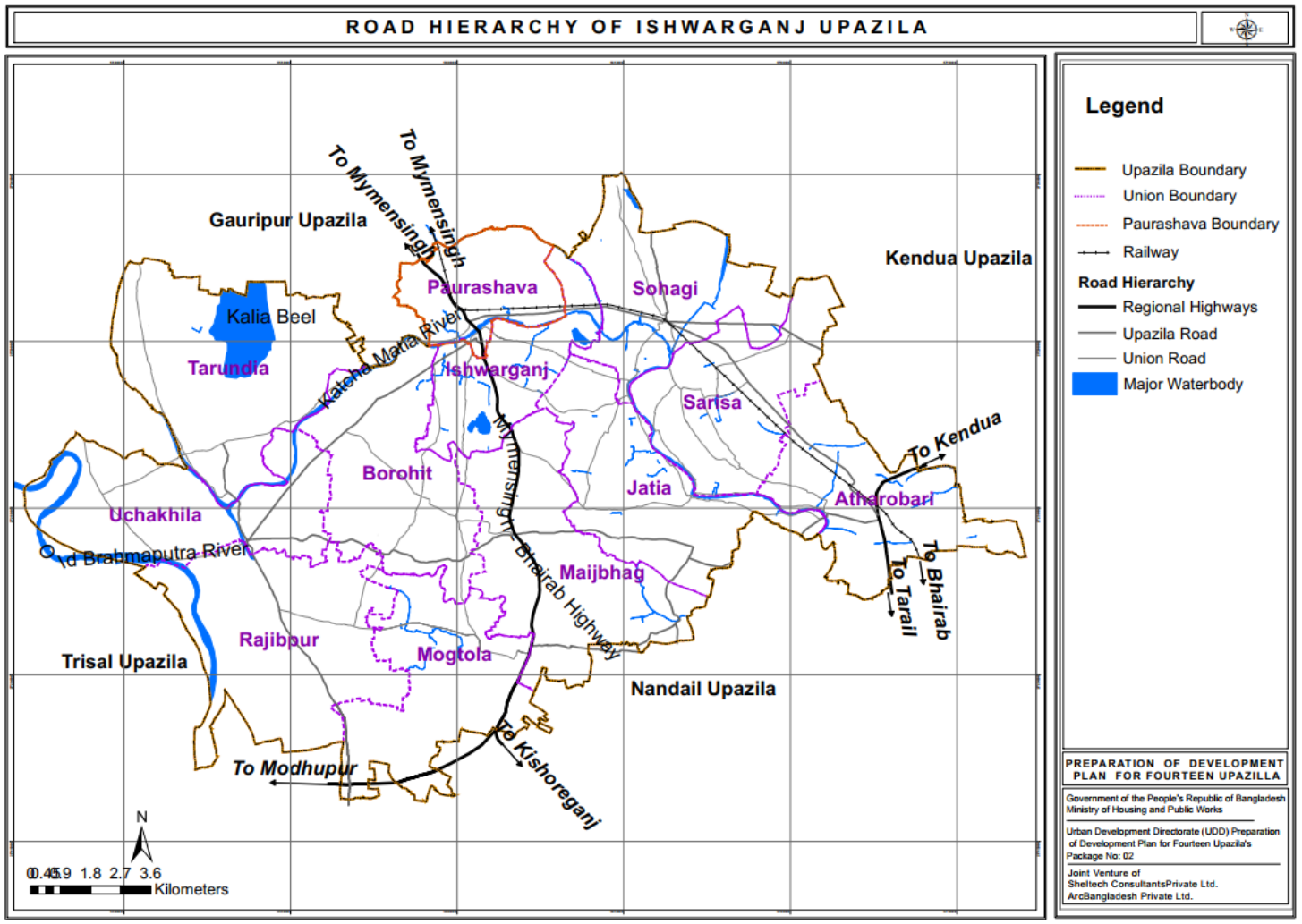


Existing Landuse of Ishwarganj Upazila

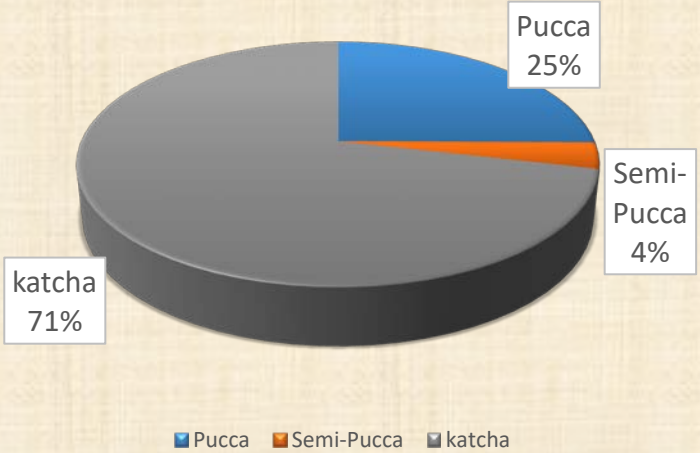


Land Use Categories	Area (in acres)	%
Administrative	45.78	0.07
Agricultural Area	49512.38	71.09
Circulation Network	742.78	1.07
Commercial Activities	225.37	0.32
Community Facilities and Religious	66.1	0.09
Educational & Health	138.03	0.20
Industrial	23.25	0.03
Mixed Use/others	44.07	0.06
Recreation and Open Space	32.86	0.05
Residential Area	15059.45	21.62
Water body	3752.86	5.39
Total	69642.91	100.00

Existing Road Network of Ishwarganj Upazila

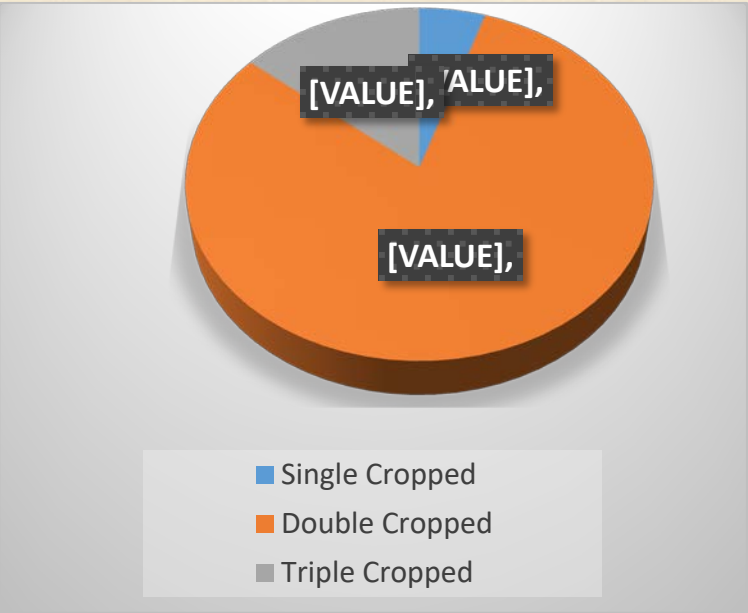


Ishwarganj Existing Road Type	
Road Type	Length(km)
Katcha	823.68
Pucca	278.19
Semi Pucca	3.63

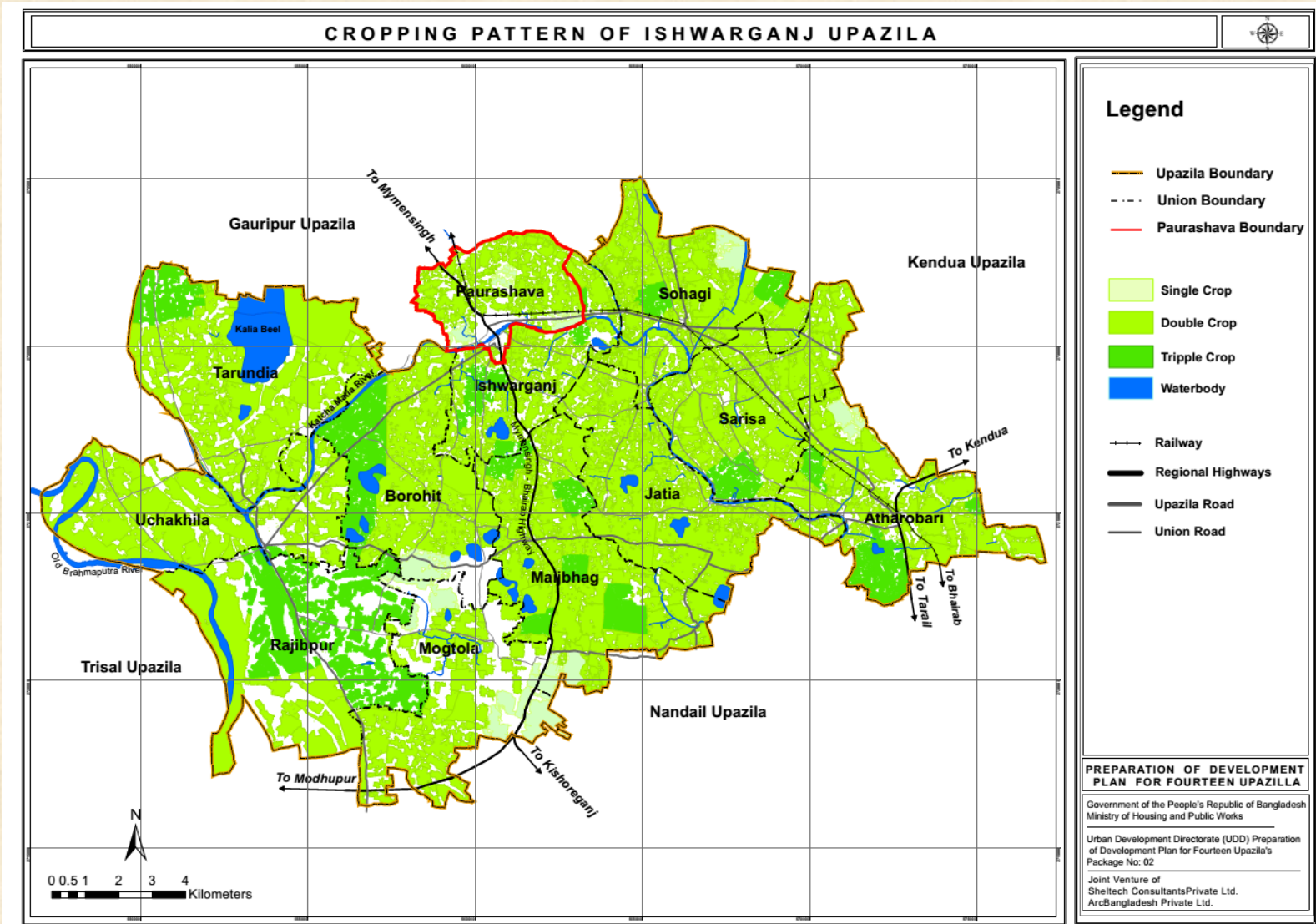


Hierarchy	Length (Km)	%
Regional Road	16.14	1.46
District Road	120.51	10.89
Upazila Road	71.46	6.46
Union Road	889.06	80.34
Village Road	9.43	0.85
Total	1106.59	100.00

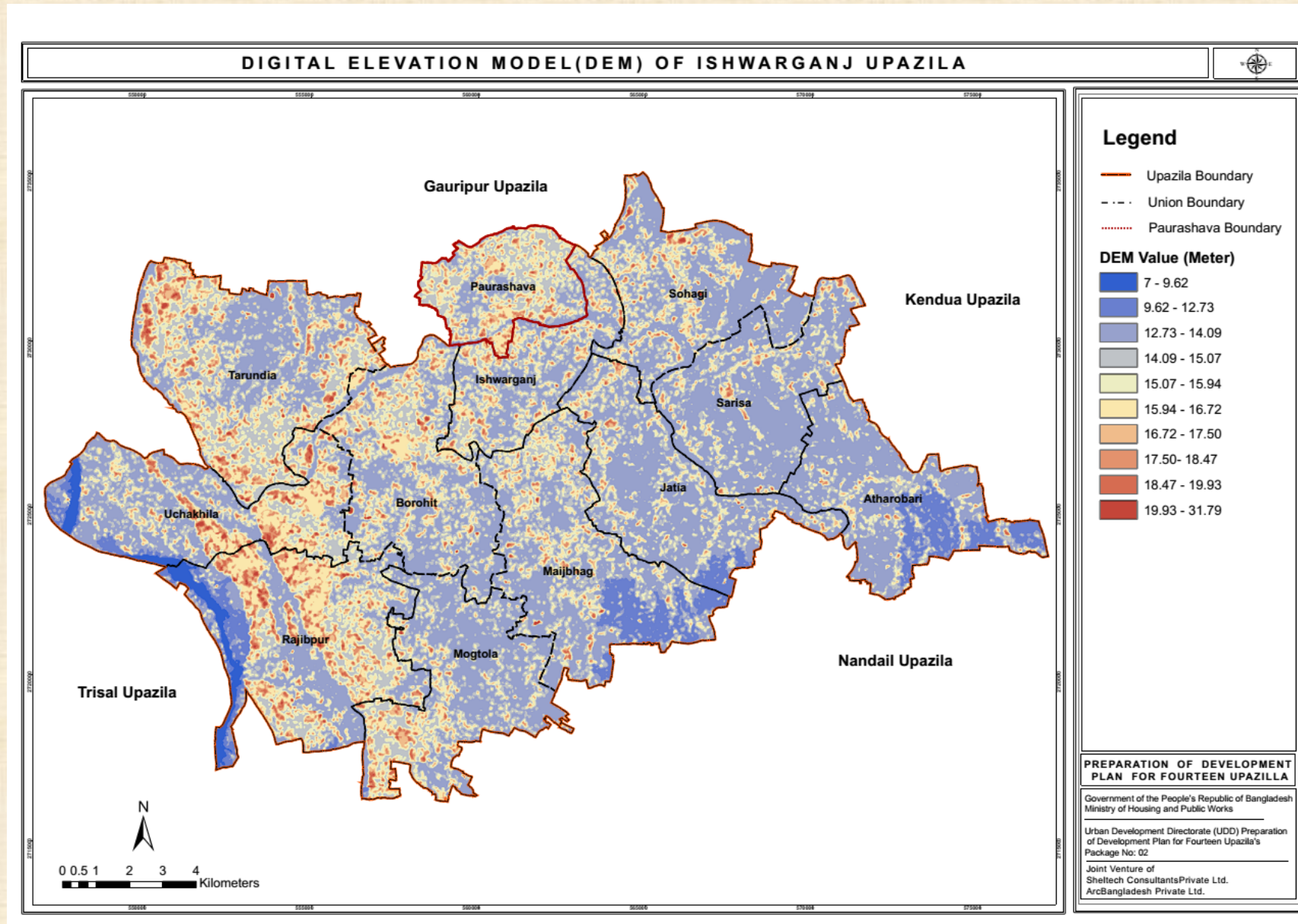
Cropping Pattern of Ishwarganj Upazila



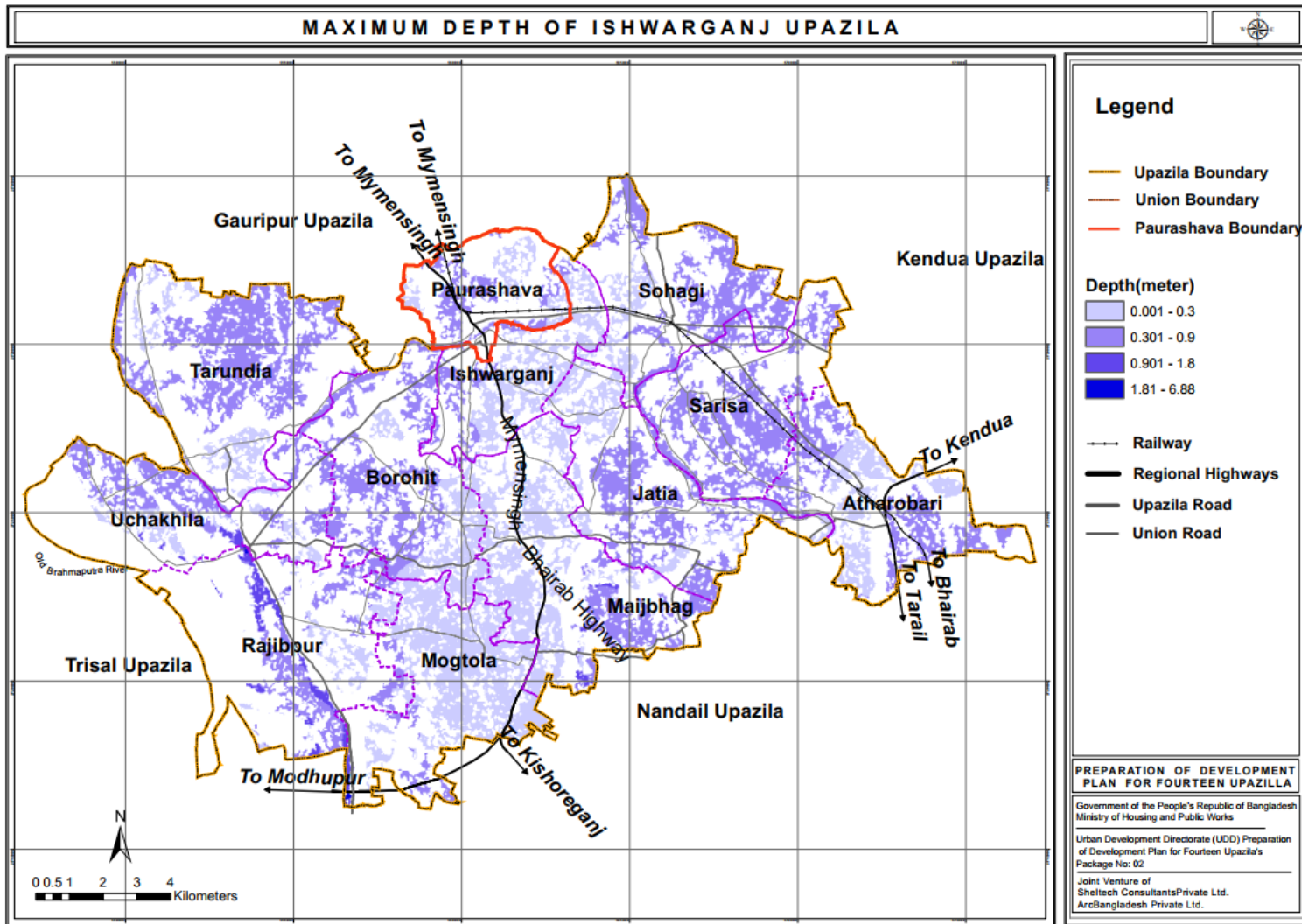
Crop Pattern	Area (Acre)
Double Crop	41099.11
Single Crop	1919.585
Triple Crop	7172.83



Digital Elevation Model (DEM) of Ishwarganj Upazila

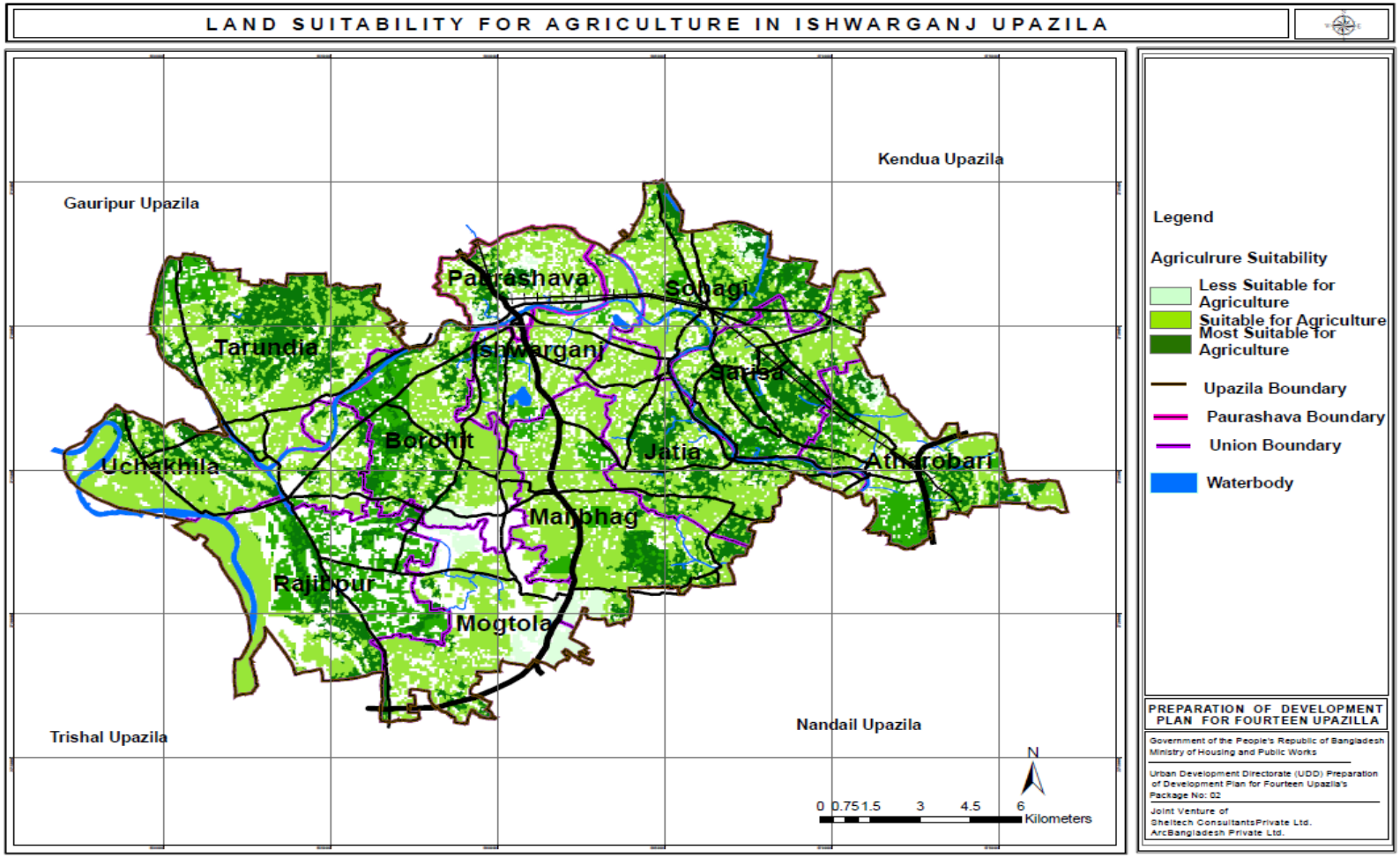


Innundation Map of Ishwarganj Upazila



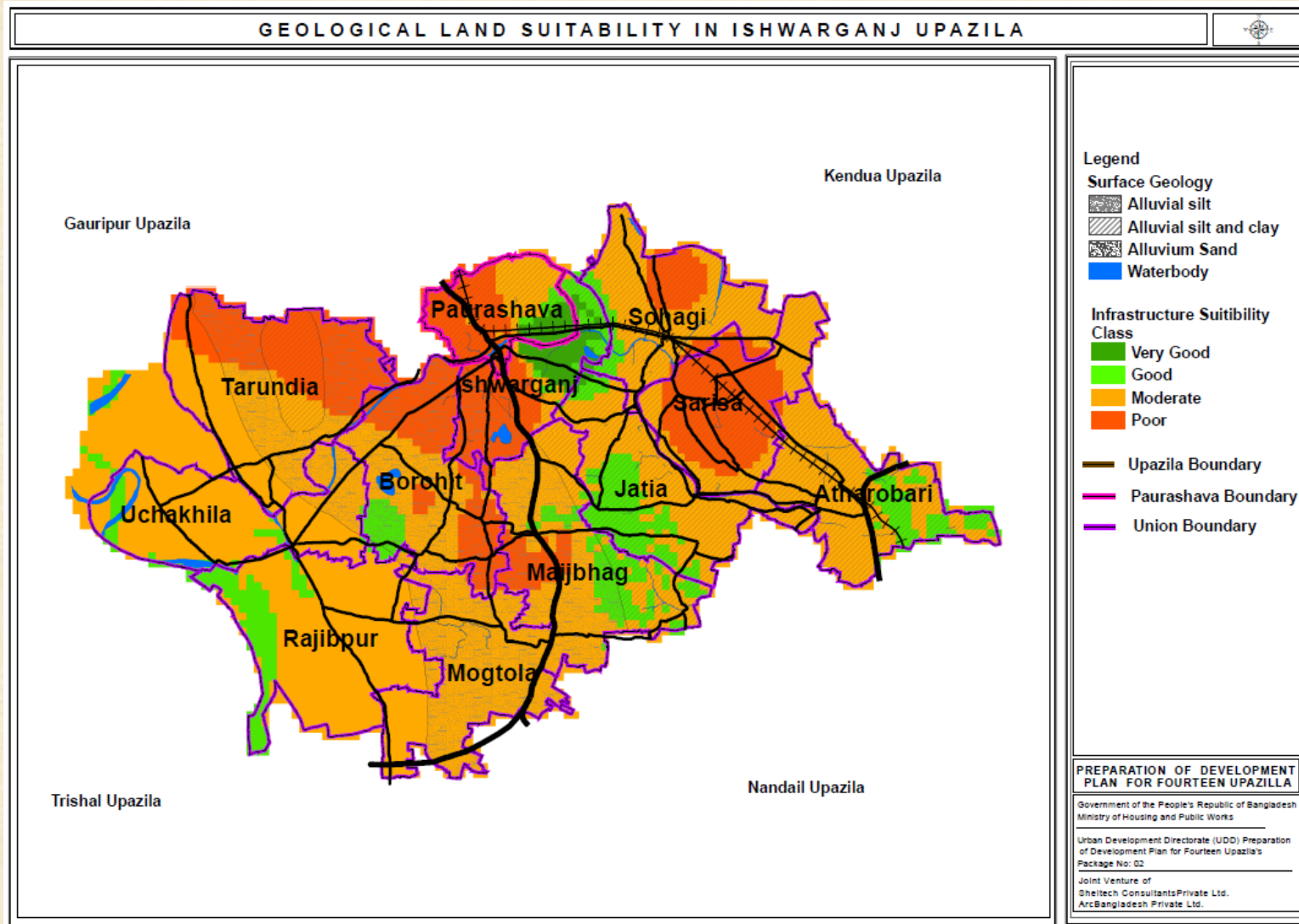
Flood Flow Zone		
Flood Flow Zone	Area(Acres)	%
Main Flood Flow Zone	268.28	0.98
Not Inundated	13970.11	51.17
Sub Flood Flow Zone	13064.08	47.85
Total	27302.47	100.00

Agriculture Land Suitability of Ishwarganj Upazila



Suitability	Area (acres)	%
Less Suitable for Agriculture	1899	3.34
Suitable for Agriculture	47569	83.68
Most Suitable for Agriculture	7381	12.98

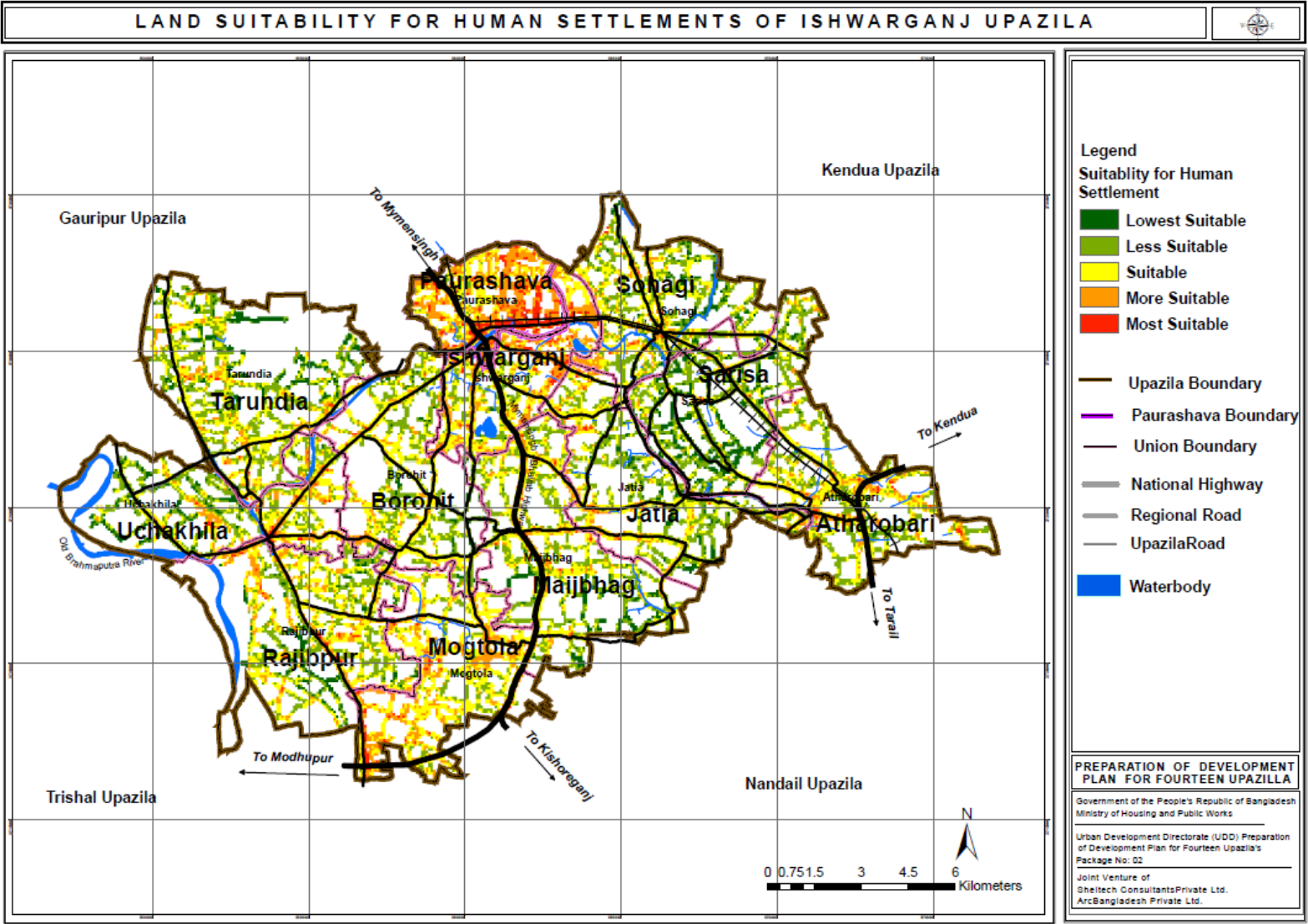
Geological Land Suitability of Ishwarganj Upazila



Infrastructure Suitability	Suggested land use suitability
Very Good	Commercial area Residential area
Good	Commercial area Residential area
	Industrial zone
Moderate	Industrial zone Residential area
	Commercial area Agricultural Zone
Poor	Park and Recreation
	Agricultural zone Flood flow zone
	Wetland
	Rural settlement
	Park and Recreation

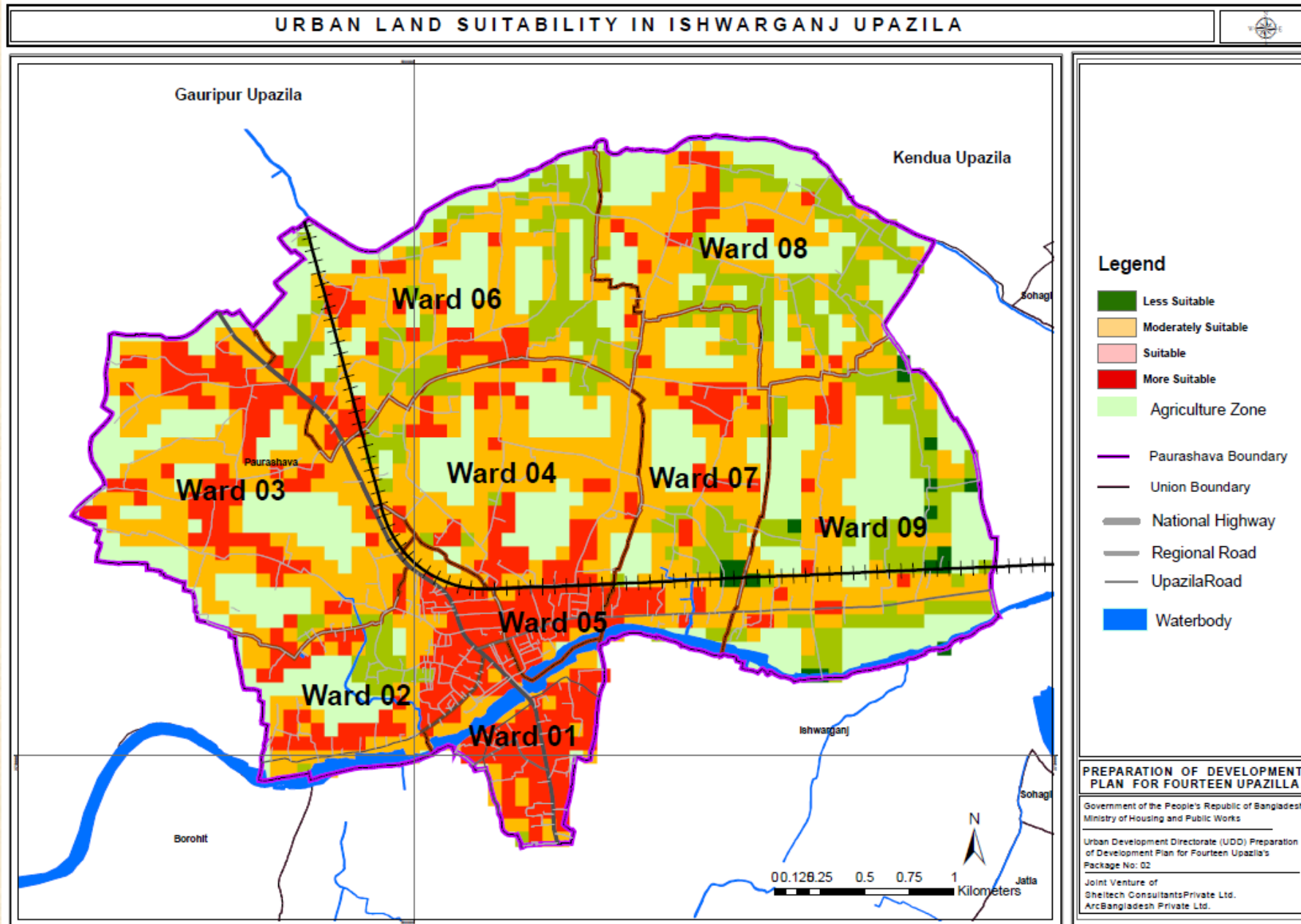
Suitability	Area(acres)	%
Good	8278.03	10.85
Moderate	50100.62	65.65
Poor	16571.5	21.72
Very Good	1359.08	1.78

Land Suitability for Human Settlement of Ishwarganj Upazila

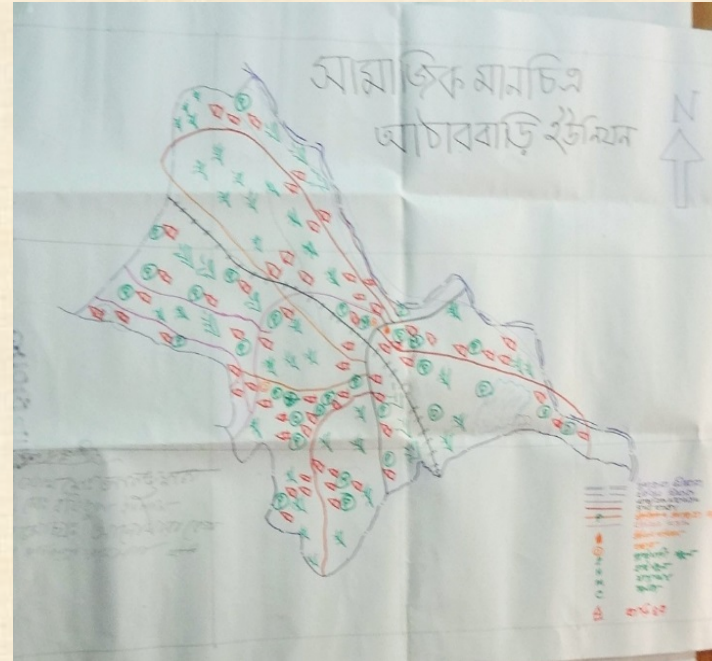


Land Suitability for Human Settlement		
Suitability	Area(Acres)	%
Lowest Suitable	9123.93	25.8
Less Suitable	10213.88	28.9
Suitable	8490.41	24.08
More Suitable	5310.51	15.06
Most Suitable	2117.32	6
Total	35256.05	100

Urban Land Suitability of Ishwarganj Upazila



PRA Analysis of Ishwarganj Upazila



Problems Identification with Venn diagram.

Preparing Social Map

PRA Demands of Ishwarganj Upazila

PRA Demand of Paurashava Area	PRA Demand at Union Level
• Improvement of communication system	• Improvement of electricity system
• To construct pucca road	• Improvement of communication system
• To improve quality road	• Improvement of educational facilities
• To improve katcha road by pucca.	• Ensure portable water supply to households
• To connect HHs with gas supply through pipeline	• Improvement of Infrastructure at the Hat & Bazar
• To establish Govt. college	• Improvement of sanitation system
• Ensure uninterrupted electricity supply	• Improvement of educational facilities
• To connect more household with electricity supply	• Improvement of electricity system.
• To improve sanitation condition through mass communication as well as awareness raising	• Ensure supply of pure drinking water
• To establish Park and playground	• Construct more pucca road
• To establish community center	• Employment generation

Planning Standard

Types of Landuse	Recommended Standard
Residential	50 persons/1 acre
General residential	150-200 persons/1 acre
Real Estate – Public/Private	200-250 population/ 1 acre
Private Govt. Housing Estate	1 acre/ 100 pop.
Total	
Roads	10% of total proposed land
Primary/Major road	150-100 feet
Secondary road	100-60 feet
Tertiary road	30-40 feet
Local road	20-25 feet
Total	
Education	
Primary/Kindergarten	2.0 acres/5000 pop.
Secondary	5.0 acres/20,000 pop.
College	5.0 acres/20,000 pop.
Vocational Institute	5-10 acres/upazila
Others (Library, Madrasa)	5 acres / 20,000 pop.
Total	
Health Facilities	
Hospital	5.0 acres/20,000 pop.
Upazila Health Complex	5.0 acres/20,000 pop.
Specialized Hospital	1 acre/Paurashava
Maternity/Child care	1 acre /5,000 pop.
Health Center/Community Clinic	0.33 acre/20,000 pop.

Types of Landuse	Recommended Standard
Administrative	12 acres/ Upazila
Upazila complex	15.00 acres
Paurashava office	3 acres/Paurashava
Jail/Sub-Jail	10 acres/Upazila HQ
Ward Councilor Office	0.25 acre /Office
Police Station	3-5 acres/Upazila
Police Box/Outpost	1 acre/box
Total	
Recreational & Open Space	
Playground	3.00 acres/20,000 pop.
Central Park	5acres/Paurashava/Upazila HQ
Neighborhood/ Community Park	1 acre/1,000 pop.
Stadium/Sports Complex	6 acres/Paurashava/Upazila
Cinema	0.5 acre /20,000 pop.
Total	
Religious	0.5 acre /20,000
Mosque/Church/Temple	0.5 acre /20,000
Masjid Complex	1 unit/ Upazila
Eidgah	0.5 acre/20,000 pop.

Types of Landuse	Recommended Standard
Community Facilities	
Graveyard	0.6 acre /20,000 pop
Community Center	1 acre /20,000 pop.
Post office	0.5acre/20,000 pop./Paurashava/Union
Telephone/Telegraph	0.5 acre/20,000 pop.
Fire Station	1 acre/20,000 pop./District HQ/Union HQ
Total	
Commerce	1.5 acres/ 1000
Wholesale Market	1.5-2 acres/Paurashava
Retail Sale Market	0.5 acre/10,000 pop.
Neighbourhood Market	1 acre/ Neighbourhood Market
Super Market	2 acres/Market
Cattle Market	1 acre/Paurashava
Slaughter House	0.15 acre/Unit
Total	
Industry	1.5 acres/ 1000
small scale	5 acres/Paurashava
cottage/agro-based	10-15 acres/Paurashava
Heavy Industry	20 acres/Upazila

Types of Landuse	Recommended Standard
Transportation	
Bus Terminal	1.00 acre /20,000
Bus Stoppage including passenger shed	0.33 acre/Per Unit
Truck terminal	1.50 acre/Per Unit
Launch/steamer terminal	0.5 acre/20,000 pop ⁿ
Railway station	4.00 acre / per Station
Baby taxi/tempo stand	0.25 acre /one baby taxi/tempo stand
Rickshaw/van stand	0.25 acre /one baby taxi/tempo stand
Total	
Drainage	
Water supply	1 acre/20,000 pop ⁿ
Gas Supply Station	1.00/ Per Unit
Solid waste disposal site	5 acres/Paurashava
Waste transfer station/ collection point	0.05-0.10 acres/Station
Electric sub-station	1 acre/20,000 pop ⁿ
Fuel Station	0.50 acre/Pump
Garbage	1 acre/20,000 pop ⁿ

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Consultation Meeting



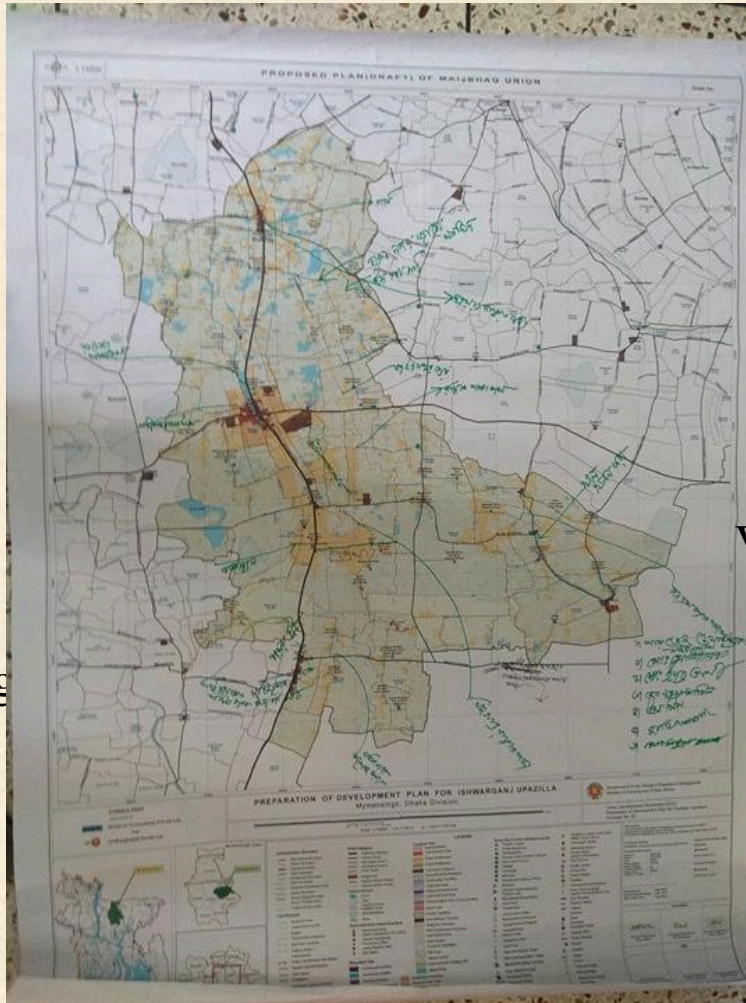
Venue : Seminar Room, Ishwarganj Upazila Parishad

Date: 11.09.2017

Consultation Meeting on Draft Plan

Proposed Plan (Draft) Maijbhag Union

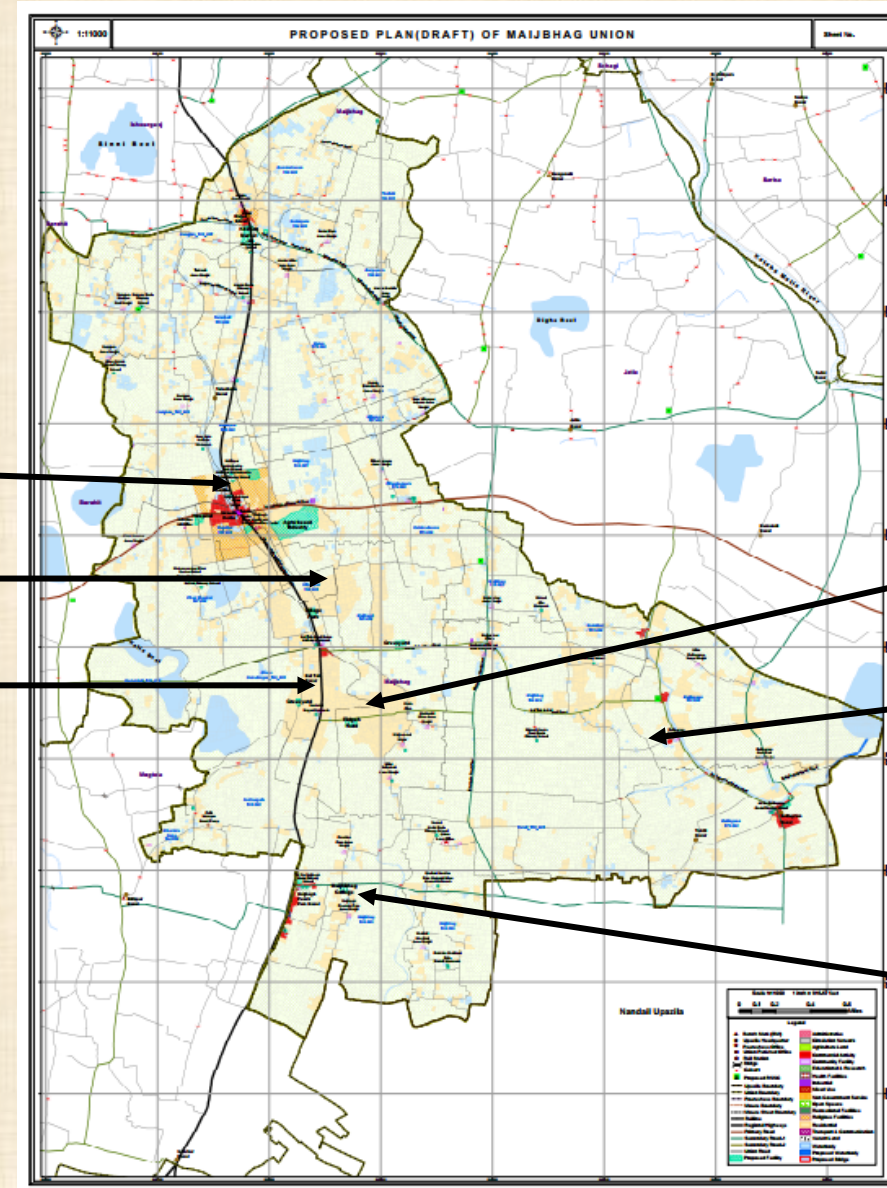
- Park
- Eidgah
- College
- Graveyard
- Canal Digging



Hospital

Village Park

Graveyard

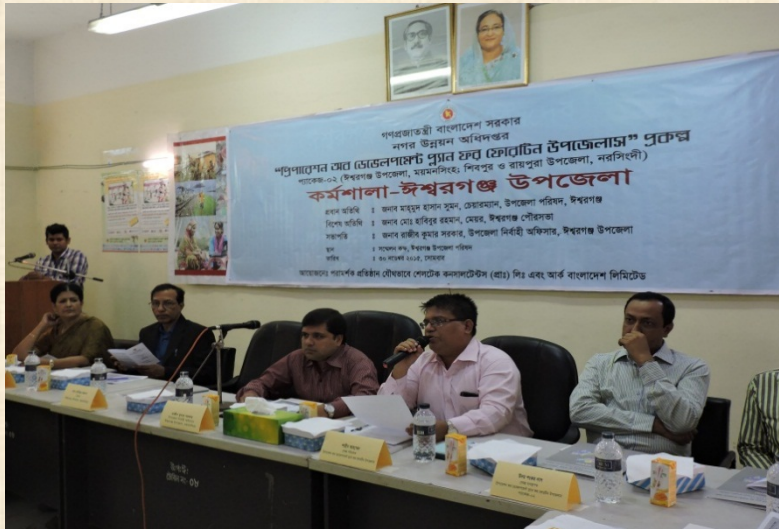


Eidgah

Canal Digging

College

Workshop on Draft Plan of Ishwarganj Upazila



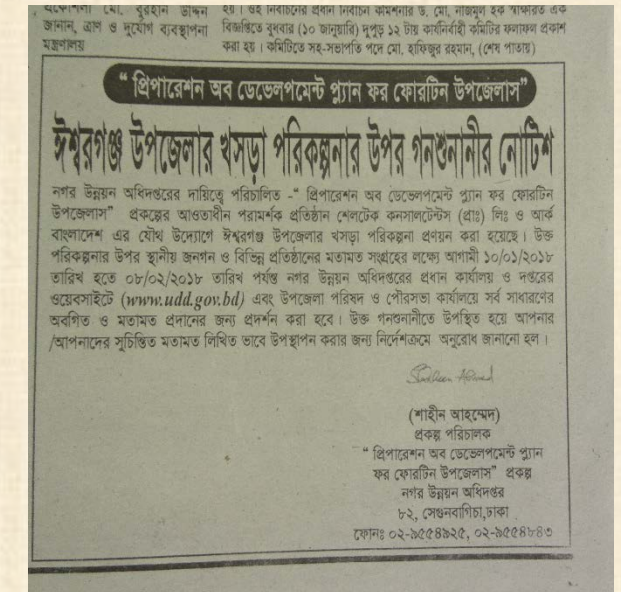
Venue : Seminar Room, Ishwarganj Upazila Parishad

Date: 12.12.2017

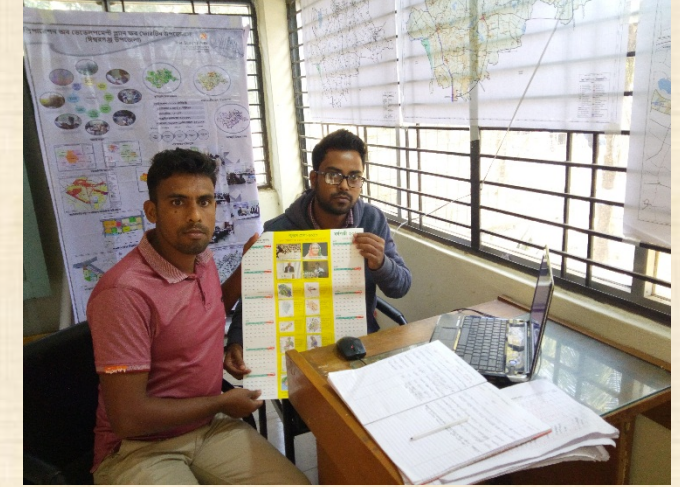
Public Hearing on Draft Plan of Ishwarganj Upazila.

Date : 10/01/2018-08/02/2018

**Venue : Ishwarganj Upazila Parishad,
Ishwarganj Paurashava and Union.**



Public Hearing on Draft Plan of Ishwarganj Upazila.



Public Hearing on Draft Plan of Ishwarganj Upazila.

Participants	Comments and suggestions	Recommendation by Consultants
UNO, Ishwarganj, Mymensingh	On behalf of Ministry of Housing and Public works, Urban Development Directorate has prepared the development plan of Ishwarganj Upazila under the project titled “Preparation of Development Plan for Fourteen Upazilas.” This plan is very time relevant. It is suggested that the comments and recommendations findings from public hearing and Development fair 2018 should be included in the plan. The support from UNO of Ishwarganj will be continuous in present and future for the success of this development plan.	Comments and Suggestion has been incorporated.
Mahmud Hasan Sumon Upazila Chairman, Ishwarganj Upazila.	Canal Digging Widening existing roads. Proposals should be proposed according to demand. Recommended for proposed new park, Graveyard for each union,.	All suggestions has been incorporate in Final Plan
Abdus Sattar, Mayor, Ishwarganj Paurashava.	Fish Hatchery should be banned beside road side. Solve water logging problems.	Policy has been proposed
Md. Azadul Alam Professor	Katcha roads in this Upazila should be converted to pucca roads for the connectivity to all places easily in this Upazila. Katchabazar Community Clinic	New pucca roads has been proposed in every union. Road widening has been proposed.
Johurul Islam Jony Service Holder	There is road which has gone through through Lakhkhiganj to Nawshati and it is a very important road network for the people for two unions and it shoulg be contructed from katcha road to pucca road.	Has been proposed.

Public Hearing on Draft Plan of Ishwarganj Upazila.

Safikul Islam,Chairman, Uchakhila Union.	Widening existing roads. Proposed drainage management plan College Recommendation for public toilet.	Has been proposed.
Md. Azizul Islam Service Holder	Riverpath should be done straight in order to prevent the river erosion in Morichachor Village rather than constructing riverbank and this will also reduce the budget of govt.	It's not possible in this project.
Siddikur Rahman Entrepreneur	There should be a industry in Polashkanda Bharati bazar of Tarundia Upazila. That will minimize the unemployed population of the area by creating working opportunities	Small scale industry has been proposed in Tarundia Union.
Mrs. Ripa Akhter Housewife	There should be a school and good electricity supply in Maijbag Union. Roads should be constructed more to make connectivity more accessible.	New school and new roads has been.



Proposed Plan of Ishwarganj Upazila

Neighborhood Market

Katcha Bazar

Community Clinic

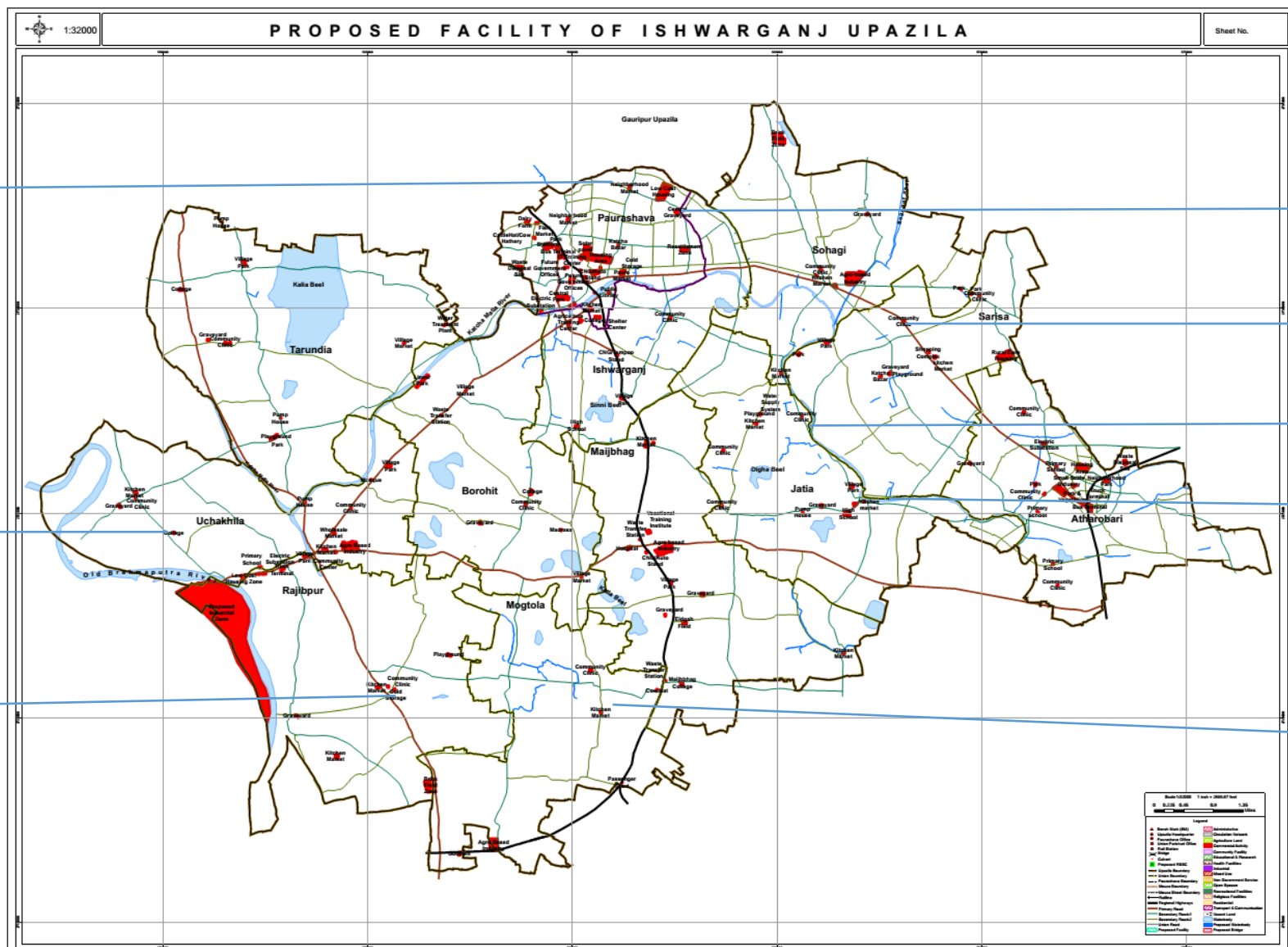
Park

Canal Digging

College

Cold Storage

Market



Sub Regional Plan

Policy 01: Emphasize should be given on agricultural production and on expanding source of income .

❑ **Plan 01:** Agricultural production should be increased by proper monitoring.

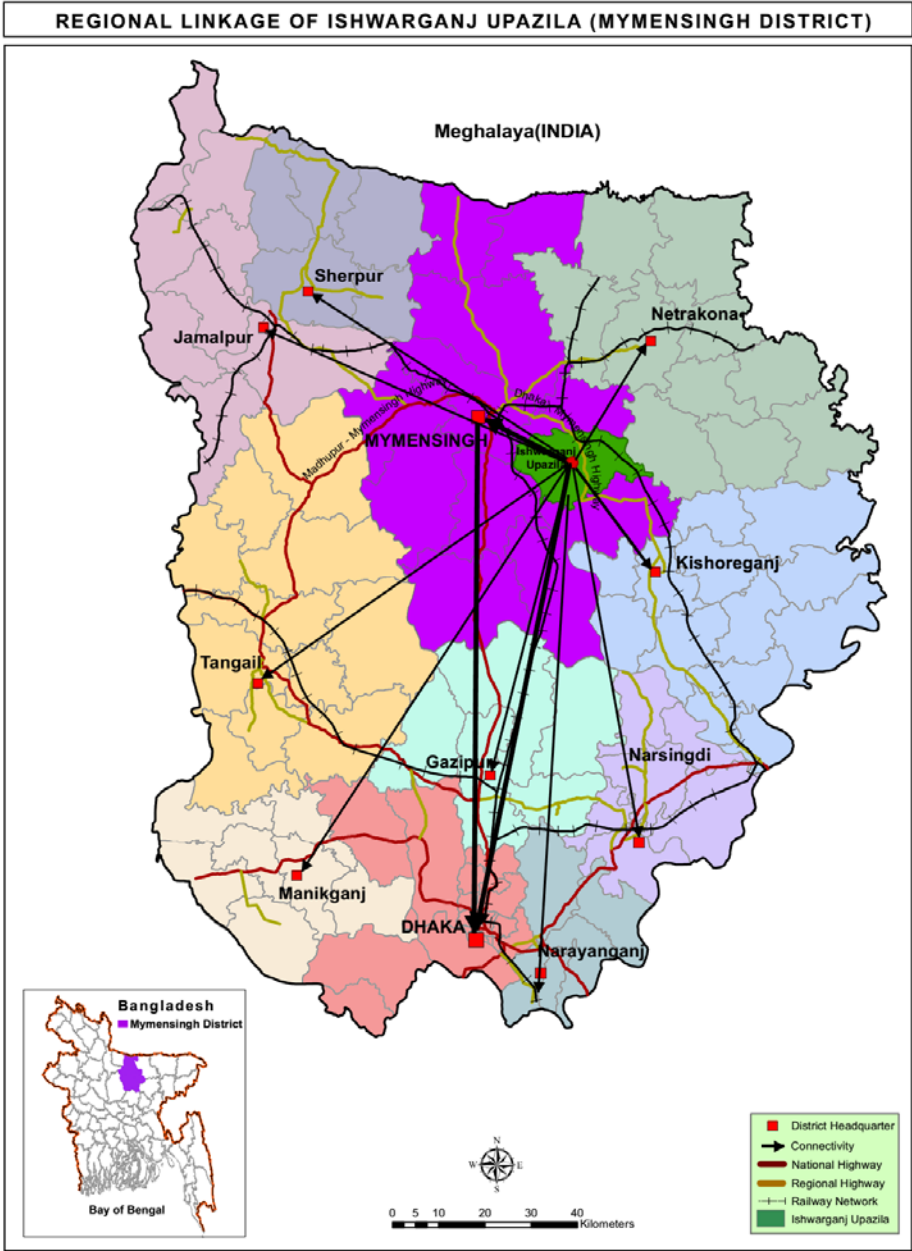
❑ **Plan 02:** Maximum farmers has land less than 1 acre and production from those agricultural land is not enough for whole year income source that's why plans are needed to increase their source of income.

Policy 02: Increasing mobility within the Upazila through developed road network is very important for the development of Ishwarganj Upazila. Developed road network, Growth centres and developed basic utility services are some of the main requirements of a good developed plan of any area.

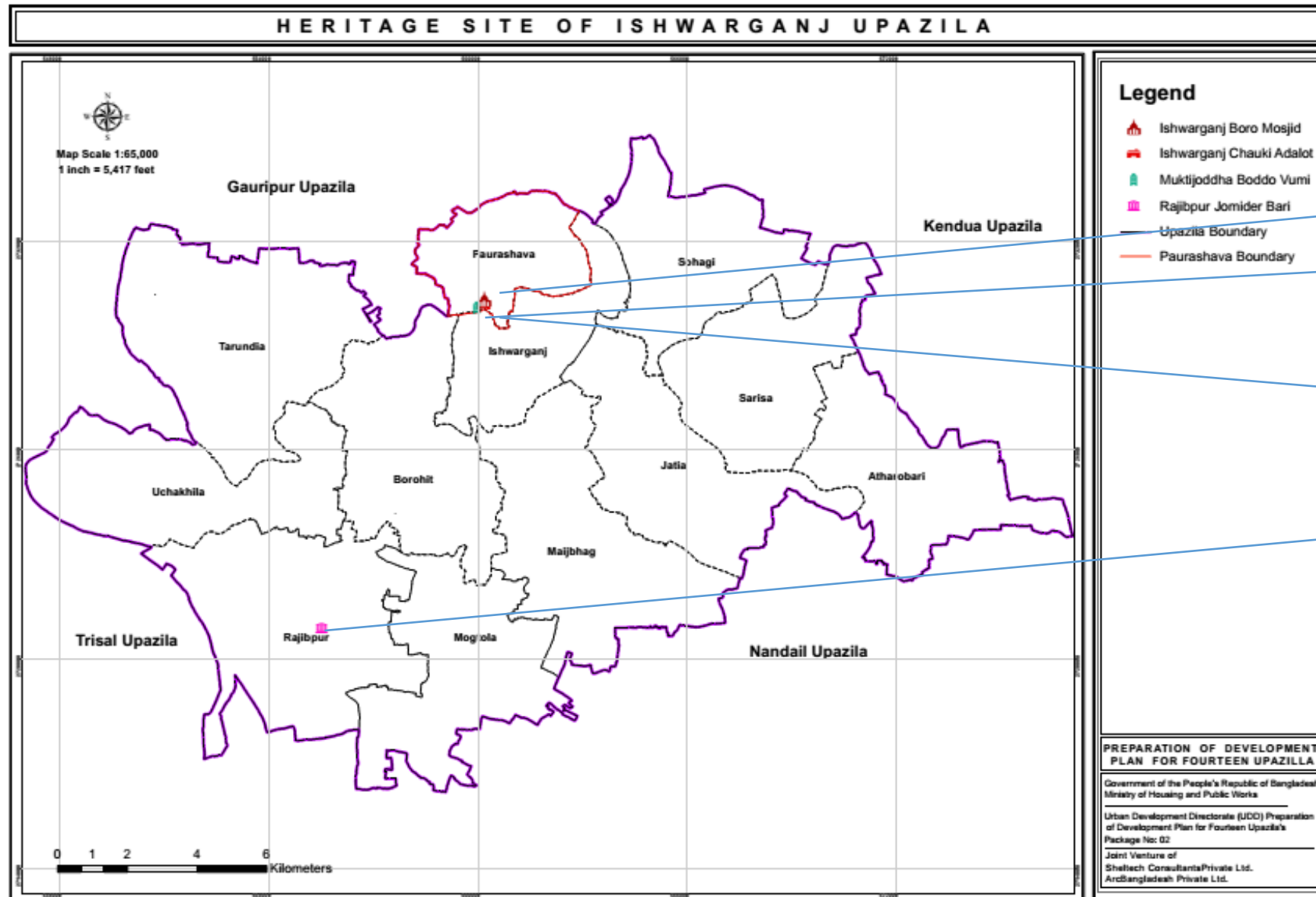
❑ **Plan 01:** Developing Growth Center/Markets as transfer points for agricultural goods will create more potentials for agricultural development.

❑ **Plan 02:** Basic service facility such as educational facility, health facility and commercial facility should be developed so that this Upazila would be self-dependent for providing service facilities to the people. People need not depend another Upazila to get better facility.

Sub Regional Plan of Ishwarganj Upazila



Heritage Site of Ishwarganj Upazila



Heritage Site

- Ishwarganj Boro Mosjid
- Ishwarganj Chauki Adalat
- Muktijoddha Boddo Vumi
- Rajibpur Jomider Bari

SDGs and Proposed Plan of Ishwarganj Upazila Upazila

SDGs	Proposed Plan of Ishwarganj Upazila
SDG-1: Ensure access for all to adequate housing and basic services and upgrade slums	<ul style="list-style-type: none"> • Core Housing Area- for low income people -20.89 acre
SDG-2: Provide access to safe affordable accessible and sustainable transport systems for all, improving road safety, notable by expanding public transport .	<ul style="list-style-type: none"> • By pass • Foot over bridges • Over pass • Grade separations and • Different types of new service roads
SDG-3: Enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries	<ul style="list-style-type: none"> • Human settlement land suitability analysis-5310.51 acre more suitable • Hydrological suitability analysis • Geological suitability analysis – Good 8278.03 acre • Road network analysis
SDG-4: Strengthen efforts to protect and safeguard the worlds cultural and natural heritage	<p>Heritage sites such as</p> <ul style="list-style-type: none"> • Bhulsoma Jami Mosque • Naluapara Jami Mosque, • and Atharbari Jamindar Bari <p>These are recommended as Restricted zone.</p>
SDG-5: Reduce the number of deaths and the number of people affected and substantially decrease the direct economic losses .	<ul style="list-style-type: none"> • Only some sub flood flow zone has identified after analyzing previous 20 years flood flow data. • Human settlement on sub flood flow zone are discouraged.

SDGs and Proposed Plan of Ishwarganj Upazila

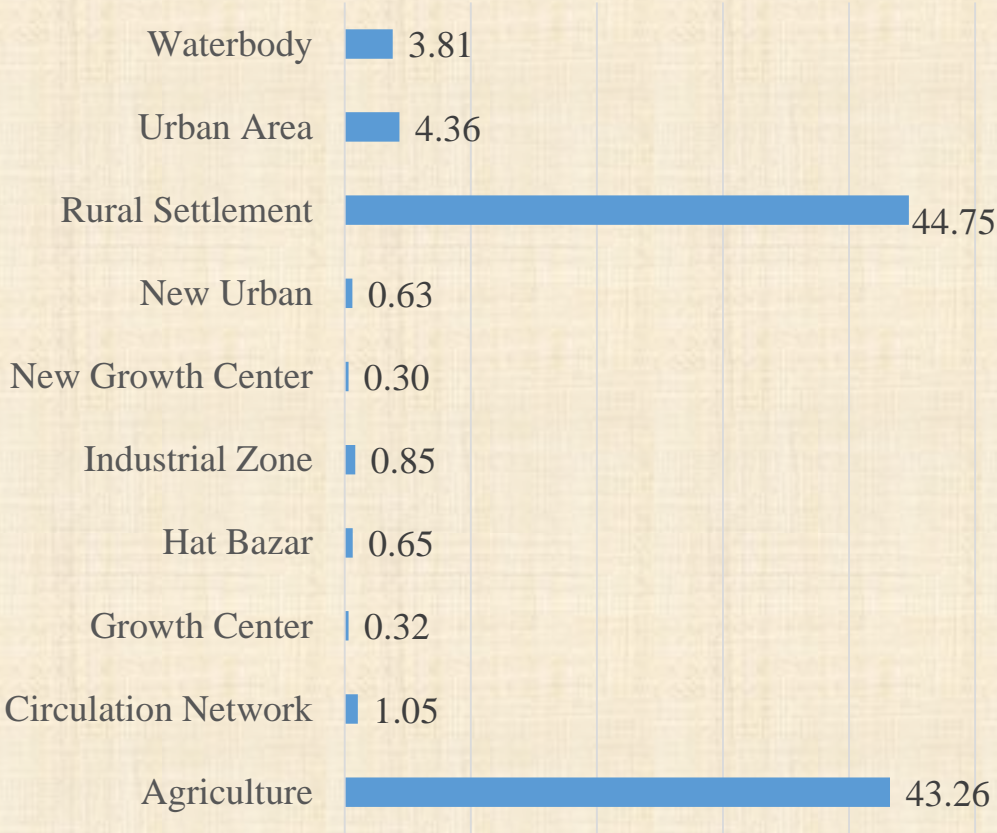
SDG-6: Reduce the adverse per capita environmental impact of cities including by paying quality and municipal and other waste management.	•One waste transfer station at each union.
	•Industrial zone at Uchakhila which is outside of the city area.
	•A Water Treatment Plant to evade direct mix of industrial waste with water.
	•Suggestion of different policy and strategy for waste management and pollution control.
SDG-7: Reduce the adverse per capita environment impact of cities including by paying special attention to air quality and municipal and other waste management	•In Urban, and peri-urban area brick field is restricted within 3 km. buffer zone from centre of the Paurashava.
	•Considering this consultant has proposed 2 Brick field zone
SDG-8: Provide universal access to safe inclusive and accessible green and public spaces in particular for women and children, older persons and persons with disabilities .	•Urban parks,
	•Village parks,
	•Play grounds
	•2 new park and
	•A stadium
SDG-9: Support positive economic , social and environment links between urban, peri-urban and rural areas by strengthening national and regional development planning	•Shopping complex,
	•Pauro market,
	•Residential zone ,
	•Recreational park,
	•Government college,
	•Mosjid complex,
	•Hospital,
	•Bus terminal and
SDG-10: Support least developed countries including through financial and technical assistance in building sustainable and resilient buildings utilizing local material.	•Central park etc.
	•Risk Assessment survey
	•Collection of 8 type's structural data such as Overhanging, Soft Story, Pounding, Set Back, Short Column, Mobile Tower, tilting and Ground Set
SDG 11: Sustainable Cities and Communities	Plan fullfils most of the targets under SDG Goal 11.

Structure Plan

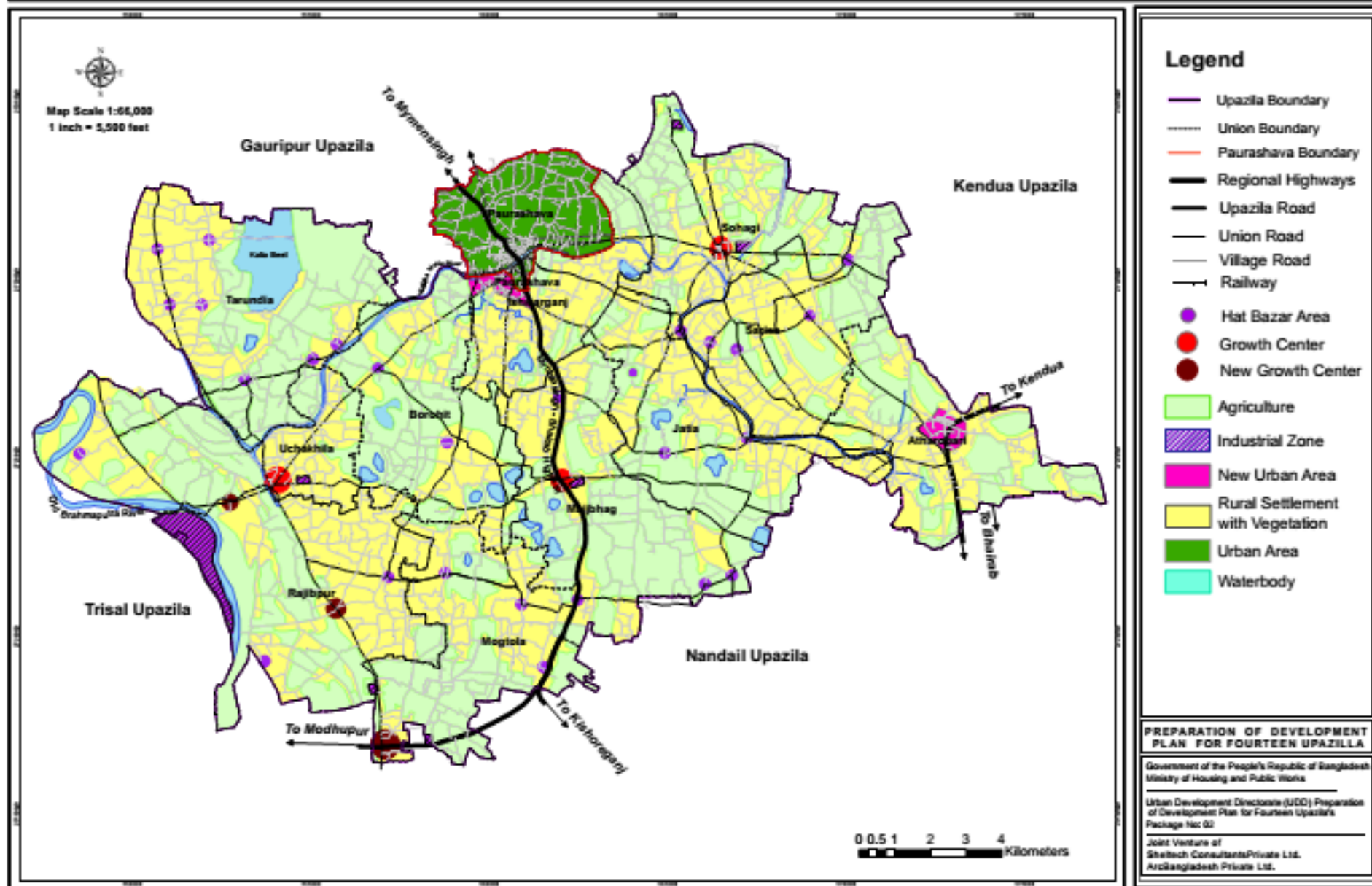
Total area of Iswharganj Upazila is segregated under some broad classes that will basically guide future growth with wide aspects. Structure Plan of Iswharganj Upazila consists of Upazila Structure and Urban Structure Plan.

Structure Plan of Ishwarganj Upzila

Structure Plan Categories	Area (in acre)	%
Agriculture	30130.55	43.26
Circulation Network	734.44	1.05
Growth Center	225.79	0.32
Hat Bazar	455.12	0.65
Industrial Zone	595.12	0.85
New Growth Center	210.72	0.30
New Urban	437.25	0.63
Rural Settlement	31166.53	44.75
Urban Area	3034.98	4.36
Waterbody	2652.41	3.81
Total	69642.9	100.00

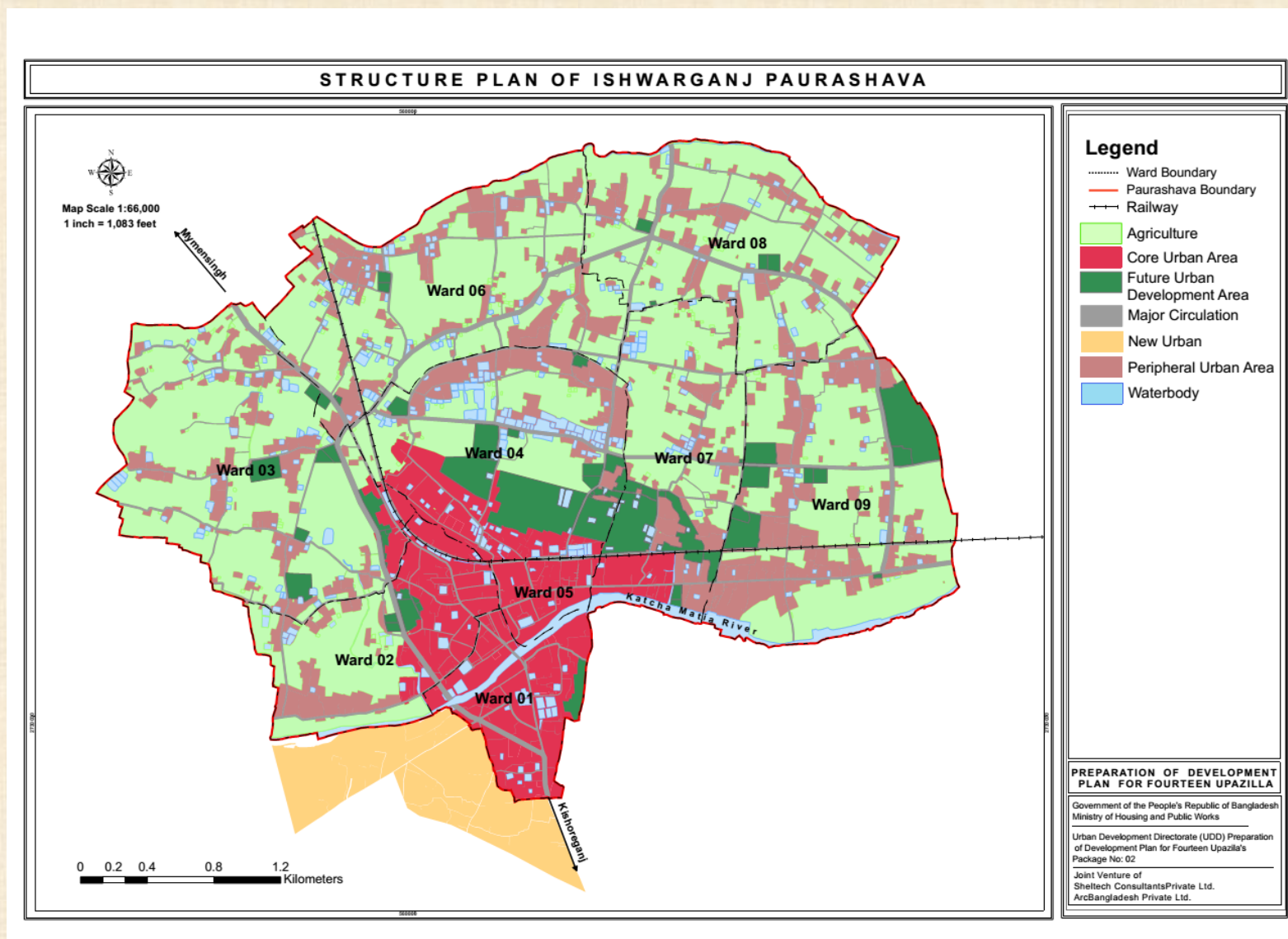


STRUCTURE PLAN OF ISHWARGANJ UPAZILA



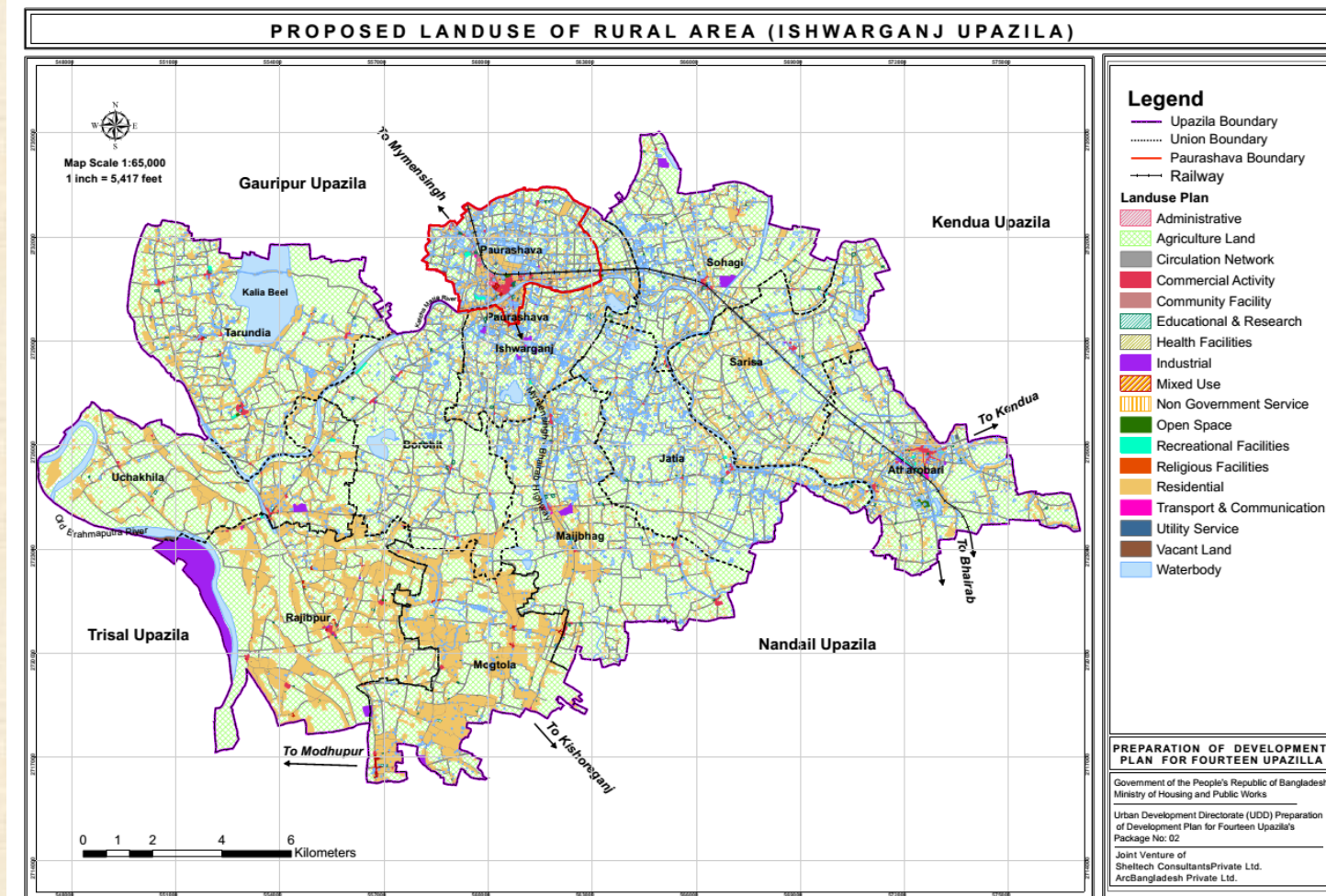
Urban Structure Plan of Ishwarganj Upazila

Zoning	Area (in acre)	%
Agriculture	1578.78	50.29
Circulation Network	224.59	7.13
Core Area	344.27	10.94
Future Extension Urban	212.06	6.74
Future Urban	580.3	18.43
Water Body	203.59	6.47
Total	3152.60	100.00



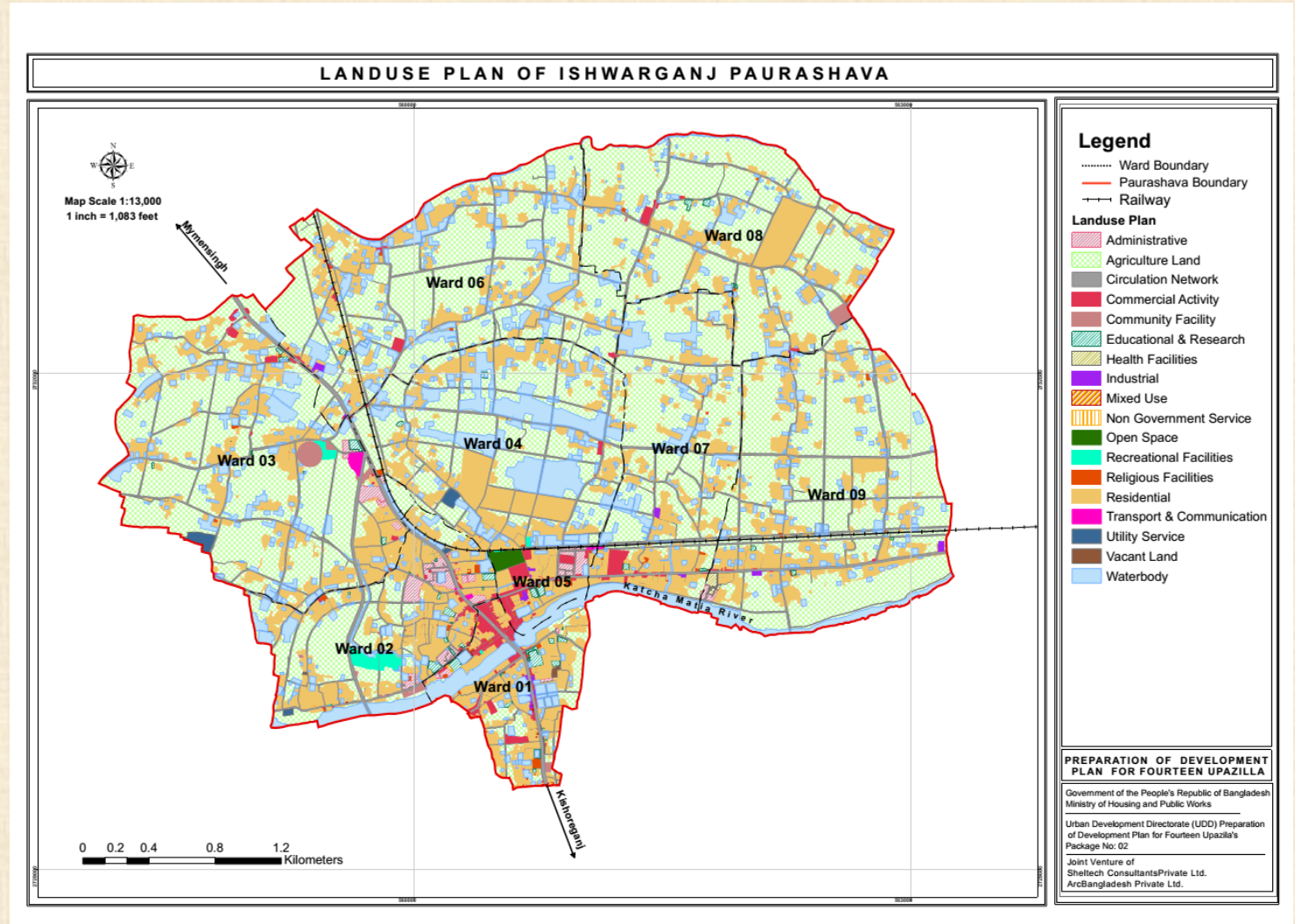
Proposed Landuse Plan of Rural Area (Ishwarganj Upazila)

Land use	Proposed Land use	
	Area (in acre)	%
Agriculture	45165.28	67.93
Circulation Network	2297.9	3.46
Growth Center & Hat Bazars	779.02	1.17
Rural Settlement	14112.72	21.23
Water Body	4135.09	6.22
Total	66490	100

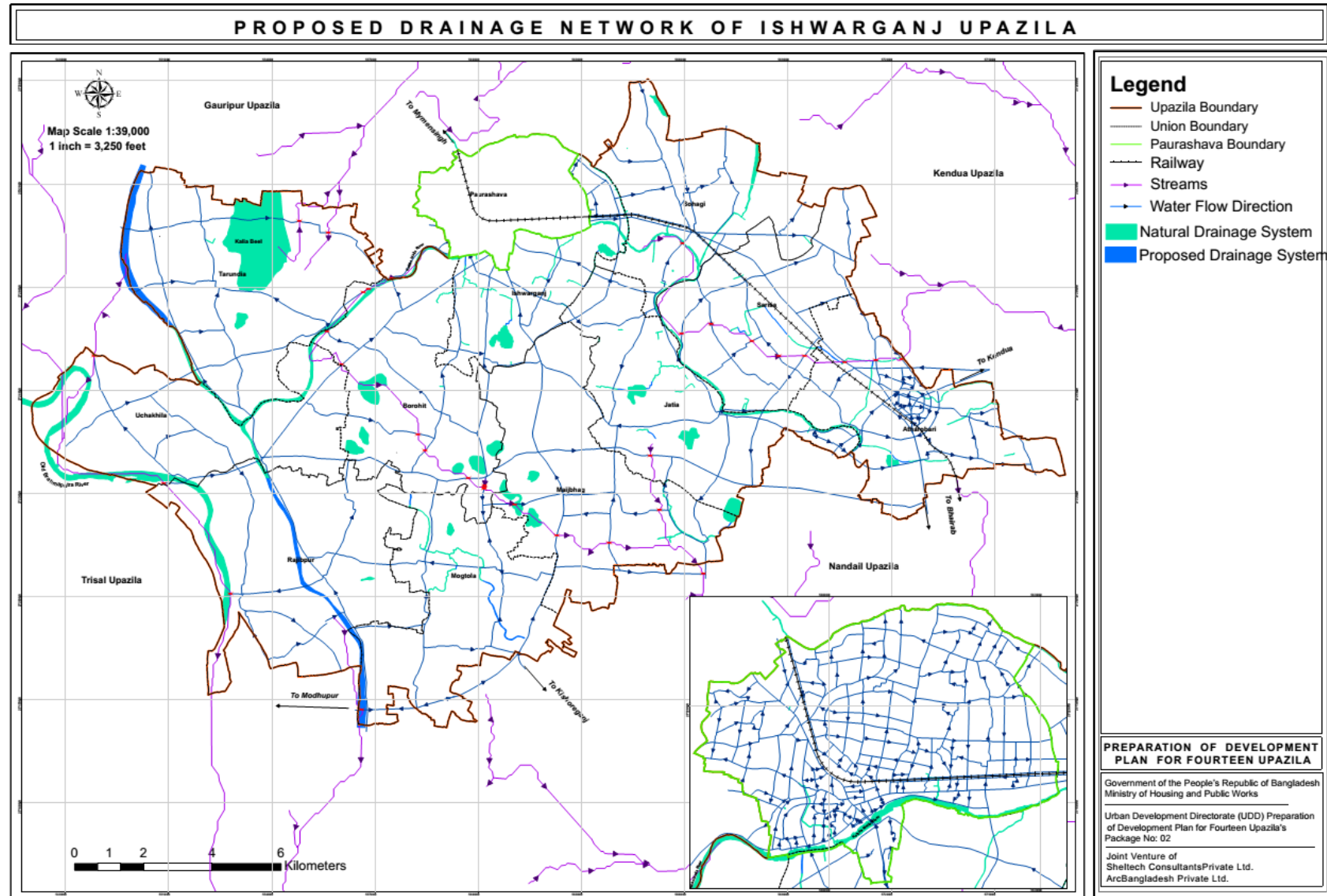


Proposed Landuse Plan of Urban Area

Landuse	Proposed Landuse	
	Area (in acre)	%
Administrative	39.11	1.24
Agriculture	1493.97	47.39
Circulation Network	264.3	8.38
Commercial	43.9	1.39
Community and Religious Facilities	14.93	0.47
Education & Health	18.77	0.6
Industrial	4.6	0.15
Recreational and Open Space	18.26	0.58
Residential	840.24	26.65
Transport and Communication	2.59	0.08
Mixed Use / Others	6.89	0.22
Utility & Waste Management	5.9298	0.19
Water Body	399.11	12.66
Total	3152.6	100

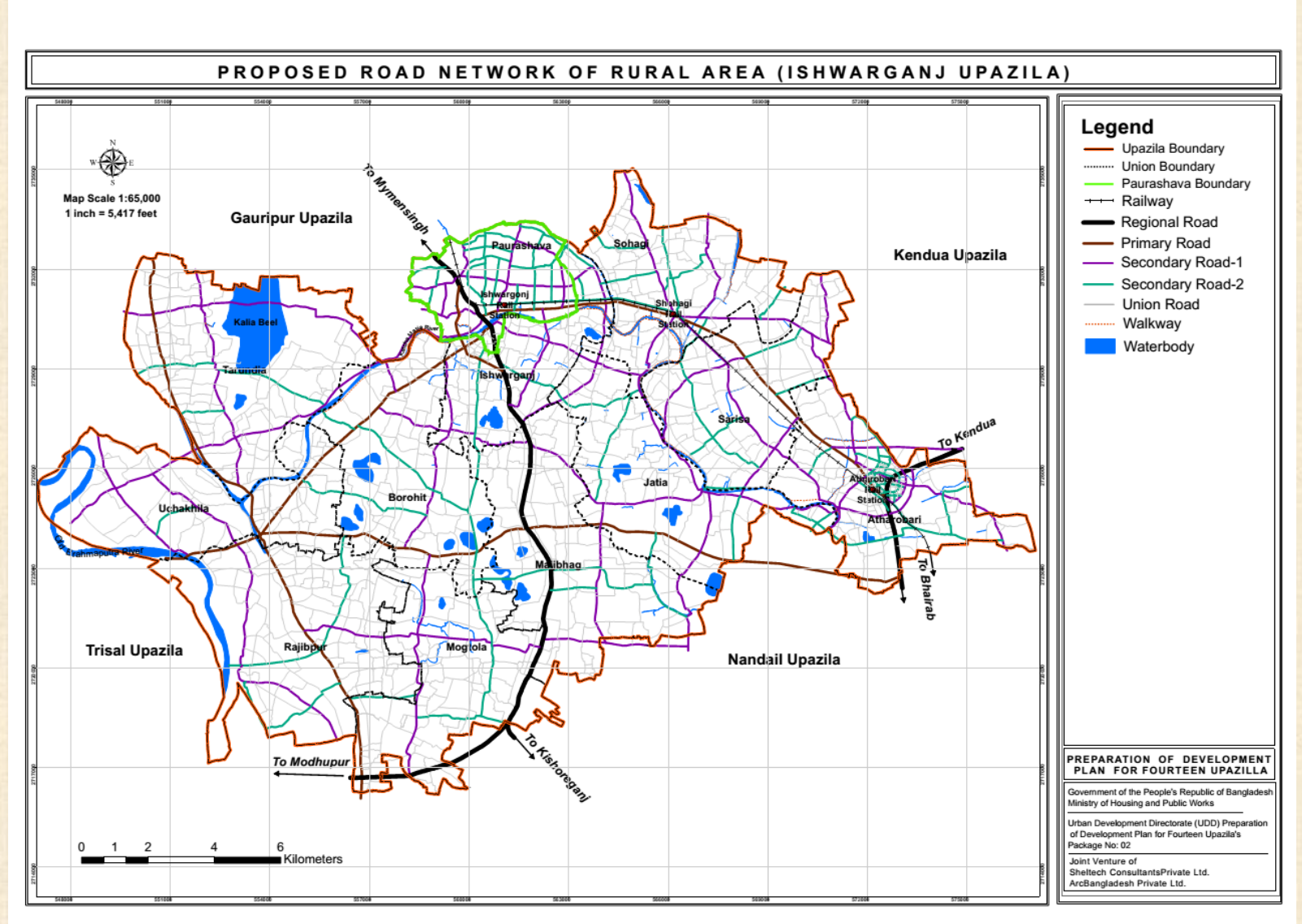


Drainage Plan of Ishwarganj Upazila



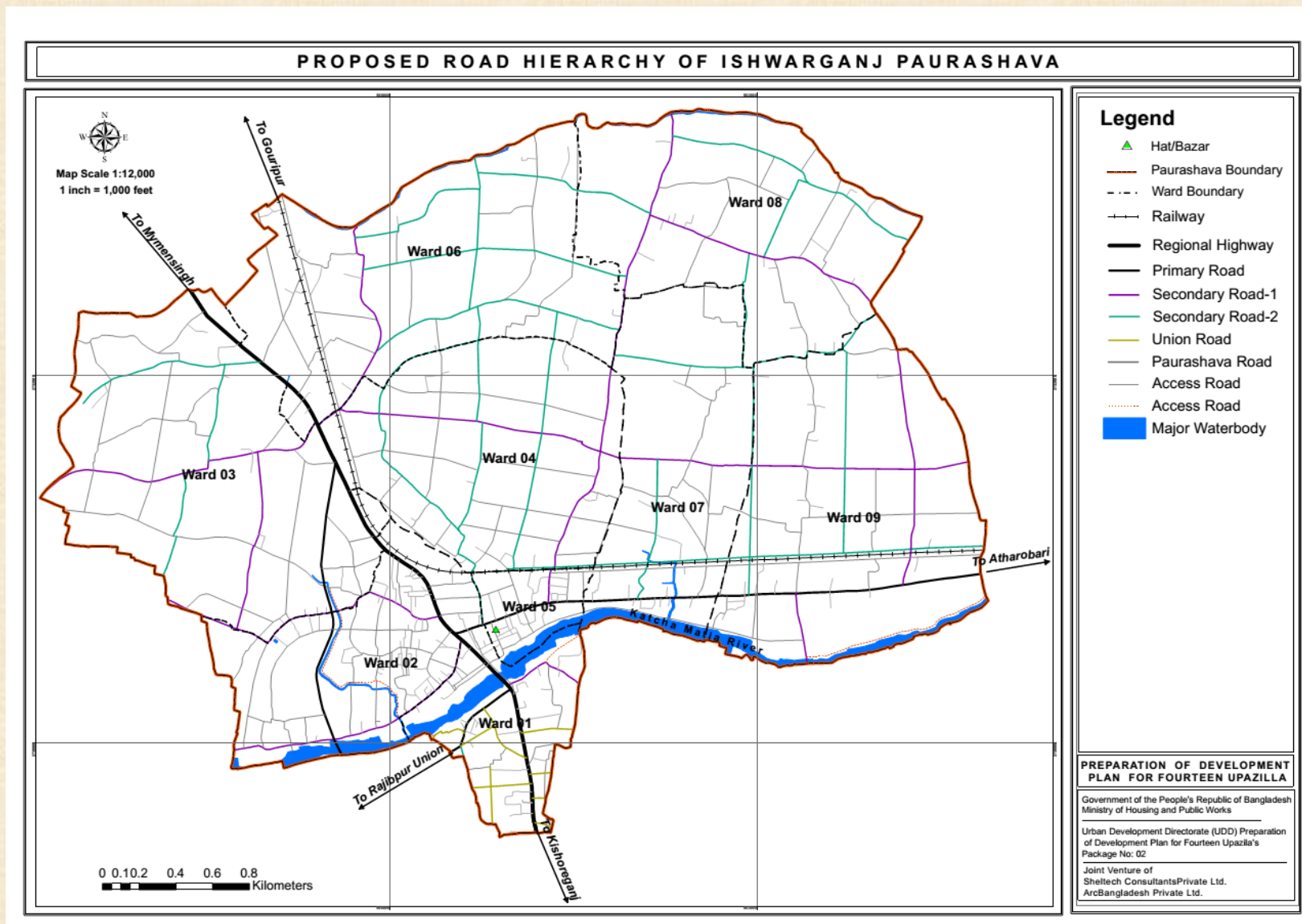
Road Network Plan of Ishwarganj Upazila

Union Wise Existing and Proposed Road		
Union	Existing Road(km)	Proposed Road (km)
Atharobari	85.03	121.29
Borohit	85.18	93.19
Ishwarganj	73.83	92.24
Jatia	84.97	89.64
Maijbhag	100.84	116.03
Mogtola	94.58	100.02
Rajibpur	102.24	114.24
Sarisa	90.55	104.11
Sohagi	101.73	119.16
Tarundia	105.58	118.68
Uchakhila	81.52	86.16
Total	1006.05	1154.75



Road Network Plan of Ishwarganj Paurashava

Ward	Existing Roads	Proposed Roads(km)	
		Total	New
Ward 1	8.80	10.52	1.72
Ward 2	9.96	16.51	6.55
Ward 3	13.09	15.11	2.03
Ward 4	9.84	19.23	9.39
Ward 5	3.76	4.16	0.40
Ward 6	11.26	17.48	6.22
Ward 7	8.21	11.10	2.89
Ward 8	10.01	11.05	1.04
Ward 9	9.23	15.87	6.64
Total	84.16	121.05	36.89



Contingency Plan of Ishwarganj Upazilla

Scenario

- Total Structure 88663
- Risky Structure 236

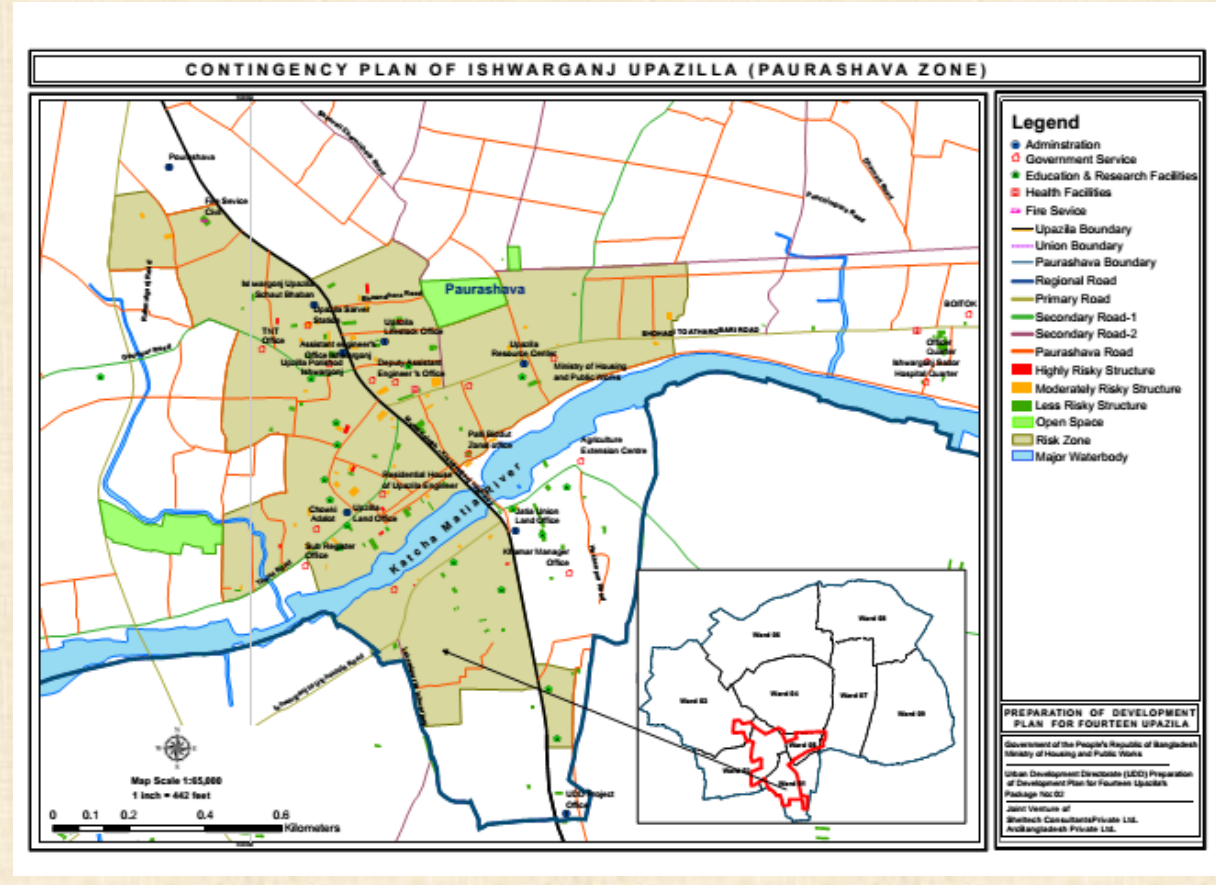
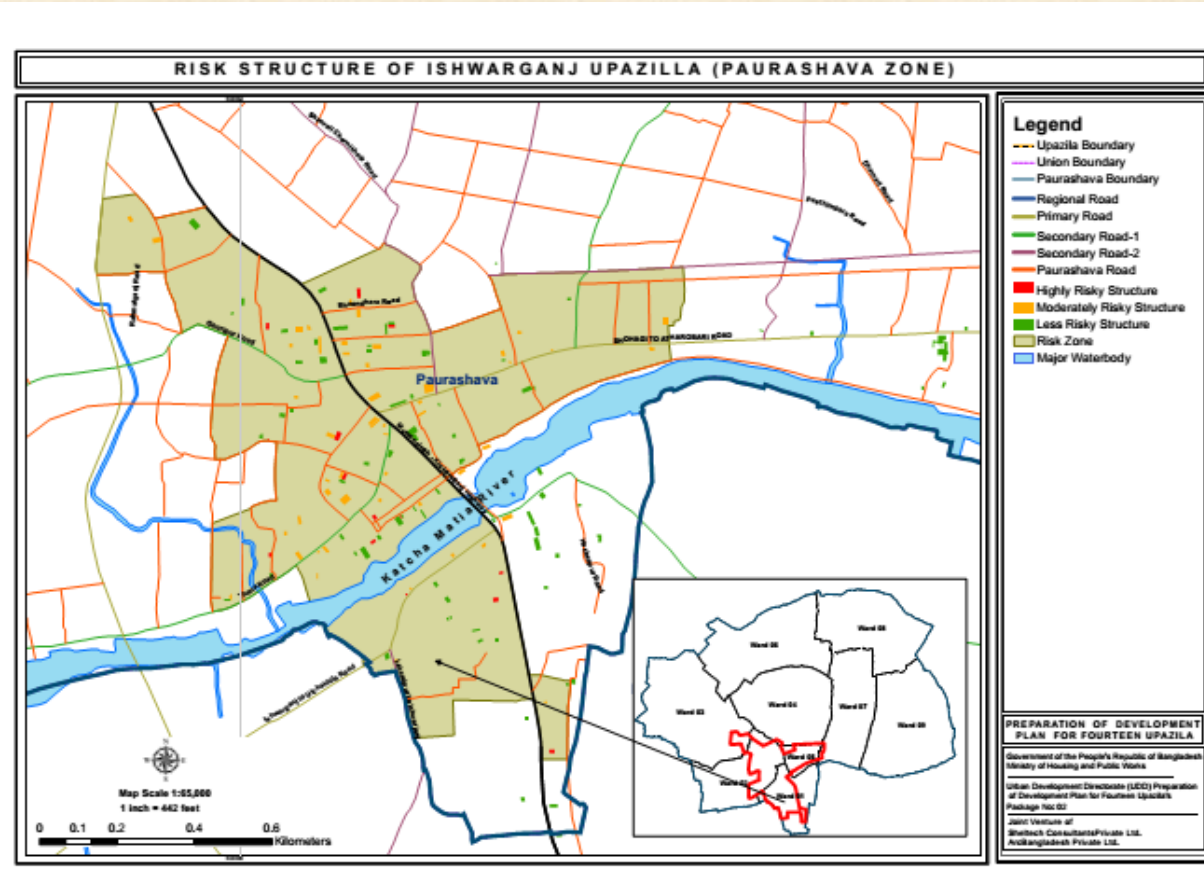
Objectives

- To mitigate the impact of a major earthquake in Bangladesh and save as many lives as possible.

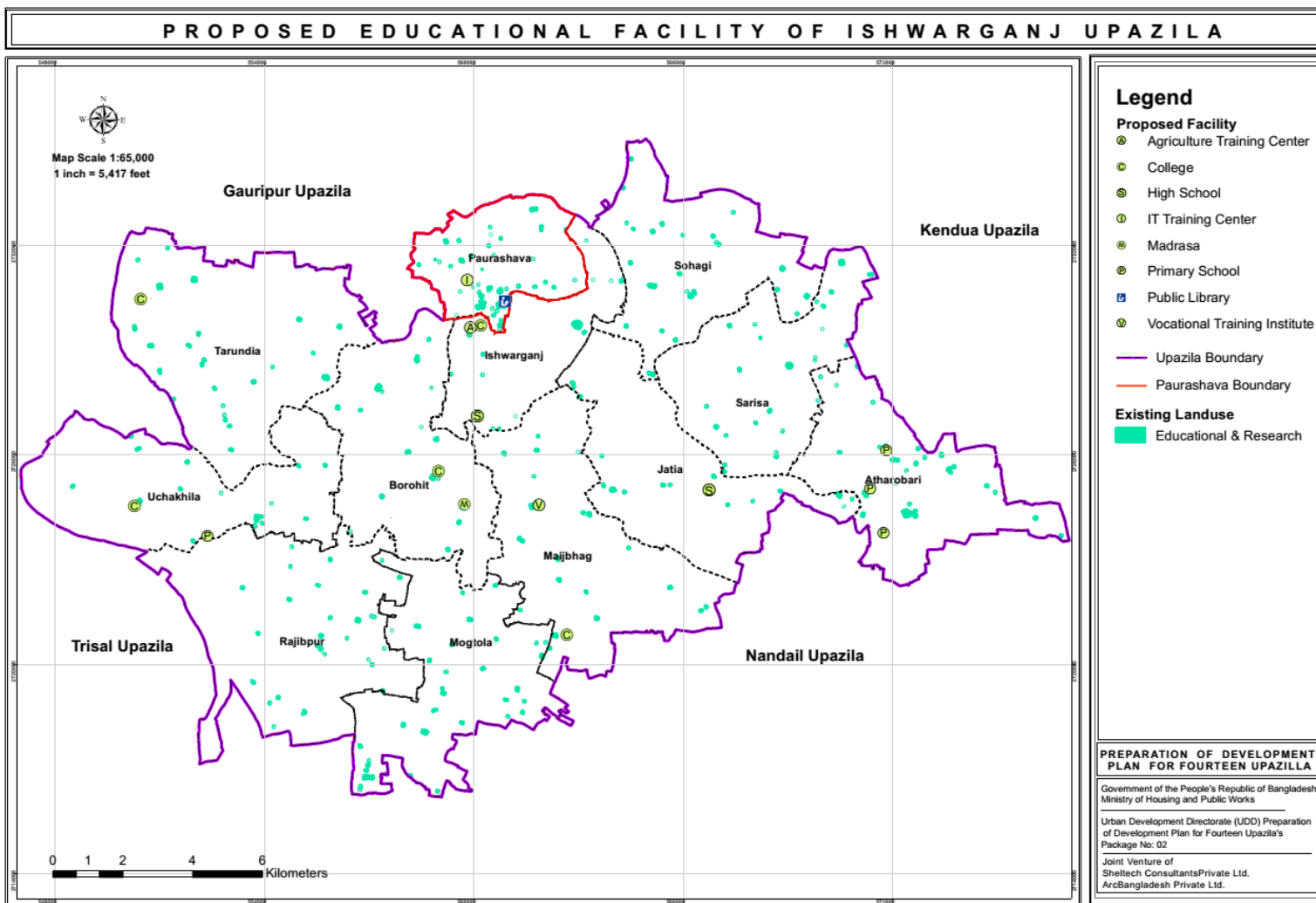
Planning Assumptions

- Earthquakes are impact type events and provide no warning preventing any pre-event response activities
- There is likelihood of secondary effects following an earthquake or aftershocks which may include fire, flood, liquefactions, subsidence and release of hazardous and toxic chemicals
- Strong aftershocks will continue for several days resulting in further building collapse
- Access will be severely restricted due to debris, collapsed bridges etc.

Contingency Plan of Ishwarganj Upazilla



Proposed Educational Facilities of Ishwarganj Upazila.

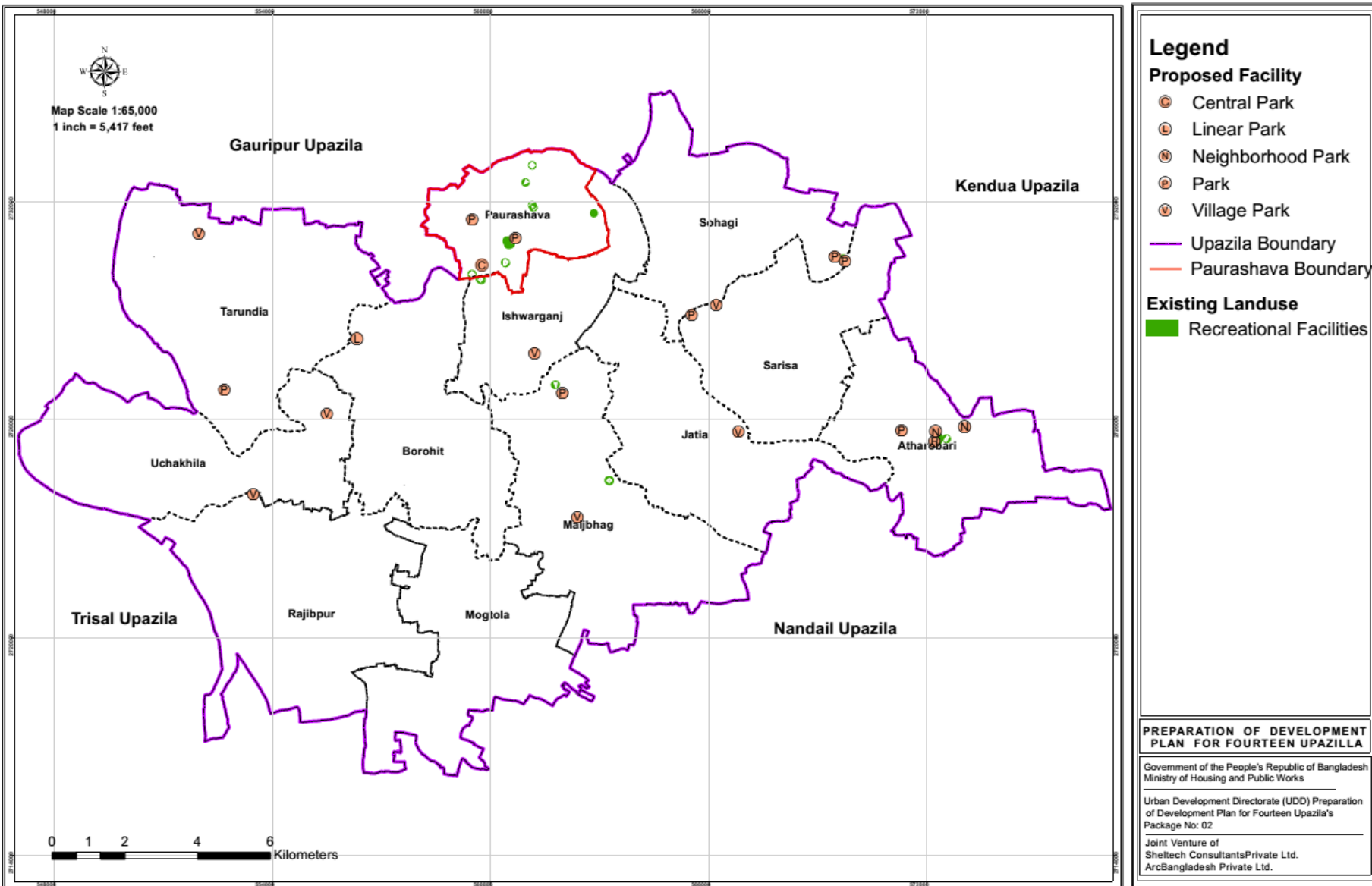


Existing Education facilities	Nos
Primay school	200
Seconadry school	17
College	6
Madrasa	119

Proposed Education facilities	Nos	Area (acre)
Primary school	4	1.68
Secondary school	2	3.39
College	5	6.48
Madrasa	1	0.14
Agricultural Training Center	1	2.03
IT Training Center	1	0.38
Public Library	1	0.49
Vocational Tranning Institute	1	1.98

Recreational Facilities of Ishwarganj Upazila.

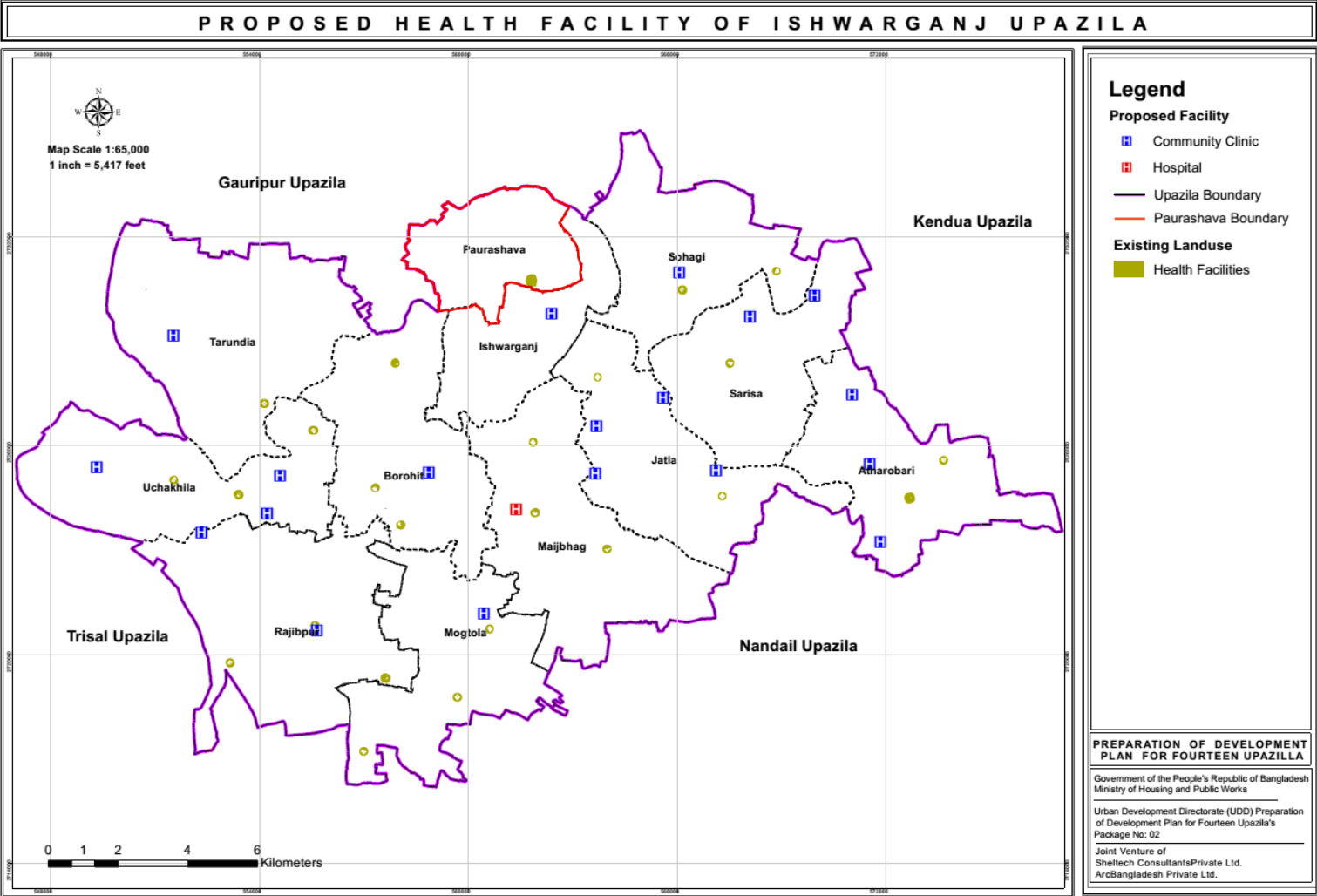
PROPOSED RECREATIONAL FACILITY OF ISHWARGANJ UPAZILA



Proposed Facilities

- Central Park (6.00 acre)
- Linear park (22.58 acre)
- Neighborhood Park (2.56 acre)
- Park (7.45 acre)
- Village park (14.47 acre)

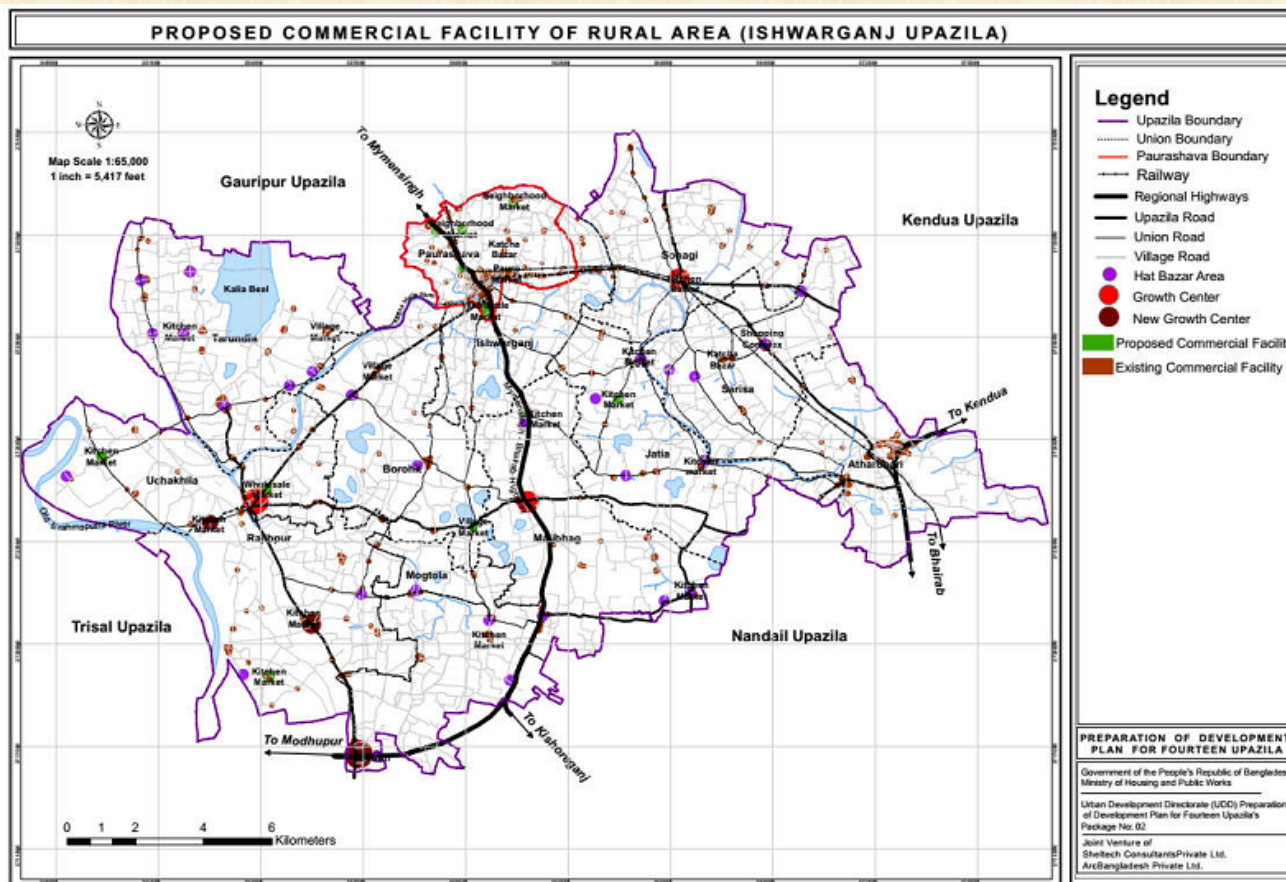
Proposed Health Facility of Ishwarganj Upazila.



Existing Health facilities	Nos
Community clinic	45
Hospital	5

Proposed Health facilities	Nos	Area (acre)
Community clinic	19	10.13
Private Hospital	1	1.32

Proposed Commercial Facility of Rural Area



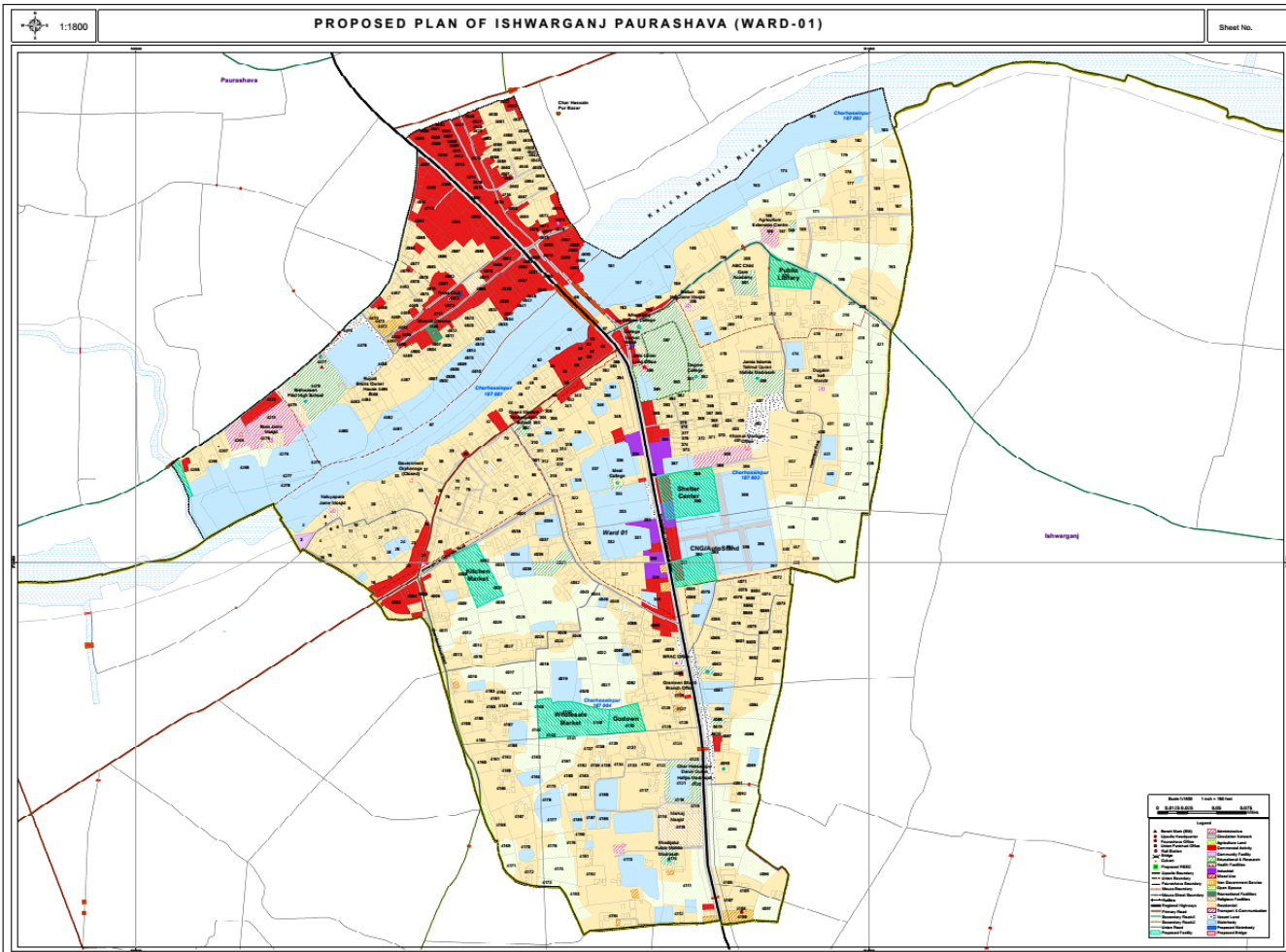
Name	Number	Area (in acre)	Union
Katcha Bazar	1	0.29	Sarisa
Kitchen Market	14	16.4	Jatia (2), Maijbag (2), Mogtola, Rajibpur (3), Sarisa, Sohagi (2), Tarundia, Uchakhila (2)
Shopping Complex	1	0.64	Sarisa
Village Market	3	1.23	Borohit (2), Tarundia
Wholesale Market	1	1.63	Uchakhila
Total	20	20.19	

Proposed Facility (Urban Area)

Ward Number	Type of Facilities	Area (in acre)
01	Godown	0.39
	Wholesale Market	1.07
	Kitchen Market	0.71
	CNG/Auto Stand	0.18
	Shelter Center	0.96
	Public Library	0.49
02	Electric Substation	1.54
	Islamic Cultural Center	0.50
	Restricted Use(Graveyard)	0.14
	Masjid Complex	0.93
	Day Care Center	0.22
	Central Park	5.99
	CNG/Auto Stand	0.09
	Future Government Offices	4.15
	Auditorium	0.45
	Waste Transfer Station	0.37
03	IT Training Center	0.38
	Waste Disposal Site	4.24

Ward Number	Type of Facilities	Area (in acre)
03	Shopping Complex	0.27
	Future Government Offices	3.59
	Bus Terminal	2.54
	Stadium	7.17
	Park	1.67
	Cultural Center	0.69
	Cattle Hat/Cow Hatchery	0.53
	Fish Market	0.72
	Dairy Farm	1.24
04	Park	0.48
	Solar panel	1.95
	Housing Area	31.62
	Katcha Bazar	0.56
05	Playground cum Eidgah	4.96
06	Neighborhood Market	2.05
07	Godown	0.64
	Paura Market	2.18
	Cold Storage	0.64
08	Central Graveyard	2.97
	Low Cost Housing	20.89
	Neighborhood Market	1.59
09	Resettlement Zone	4.69

Proposed Plan of Ward No 01



Type of Facilities	Area (in acre)	Mouza	Plot Number
Godown	0.39	Chorhosainpur 187 004 , Dhamdi 219 000,	141,143,144,145,146,147,149,150
Wholesale Market	1.07	Chorhosainpur 187 004	4141, 4143, 4144, 4140, 4130, 4142, 4145, 4140
Kitchen Market	0.71	Moheshpur 237 002, Satiya 260 000	3295,3296,3299,3300,3310,3311,3312,3313
CNG/Auto Stand	0.52	Chorhosainpur 187 004	230,232,233,235,236,237,238,239,294
Shelter Center	1.12	Chorhosainpur 187 004	356, 388, 389, 390
Public Library	0.49	Chorhosainpur 187 002	199, 212, 214, 215, 218

Proposed Facility (Rural Area)

Type of Facilities\	Union	Area (acre)
Agricultural Training Center	Ishwarganj	2.85
Agro Based Industry	Maijbhag, Mogtola, Sohagi, Uchakhila	78.28
Agro Farm	Daukar Char	0.24
Auto/Car Stand	Atharobari	1.09
CNG/Auto Stand	Ishwarganj, Maijbhag	2.21
Bus Terminal	Atharobari	3.74
Central Graveyard	Ishwarganj	2.97
College	Borohit, Ishwarganj, Tarundia, Uchakhila	5.16
Community Center	Rajibpur	0.34
Community Clinic	Atharobari, Borohit, Ishwarganj, Jatia, Maijbhag, Mogtola, Rajibpur, Sarisa, Sohagi, Tarundia, Uchakhila, Jatia, Maijbhag	10.13
Eidgah Field	Jatia, Maijbhag	2.05
Graveyard	Atharobari, Borohit, Jaita, Maijbhag, Rajibpur, Sarisa, Sohagi, Tarundia, Uchakhila	9.90

Type of Facilities	Union	Area (acre)
Katcha Bazar	Jatia, Maijbhag, Mogtola, Rajibpur, Sarisa, Sohagi, Tarundia, Uchakhila	17.95
High School	Ishwarganj, Jatia	2.49
Park	Atharobari, Maijbhag, Sarisa, Sohagi, Tarundia	6.98
Primary School	Atharobari, Rajibpur, Uchakhila	1.68
Proposed Industrial Zone	Rajibpur, Uchakhila	450.59
Rural Core Housing	Atharobari, Sarisa	41.73
Truck Terminal	Atharobari, Rajibpur	3.22
Village Park	Ishwarganj, Jatia, Maijbhag, Sarisa, Rajibpur, Tarundia, Uchakhila	11.62
Waste Transfer Station	Borohit, Maijbhag, Mogtola, Sohagi, Tarundia, Uchakhila	1.77

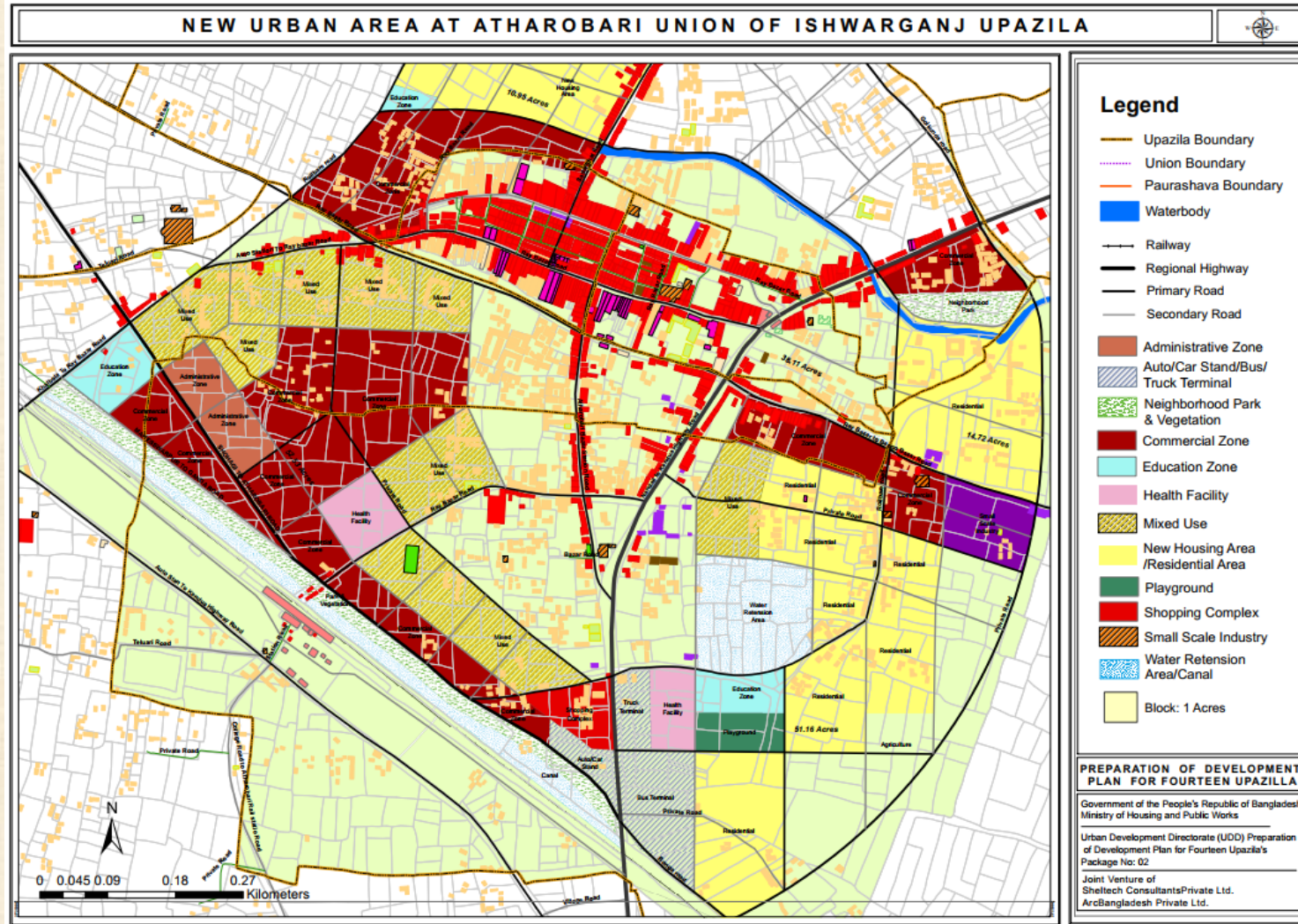
Proposed Plan of Jatia Union



Facilities	Area (in acre)	Mouza	Plot Number
Graveyard	2.22	Bishnopur 274 02, Khairat Bhulsoma_082_000	734,719,735,736,737,738,739,746,,747,748,778,812,851,852,859,860,861,862
Village Park	2.20	Shorshi 190 000, Makorjap 261 000	280,285,292,293,294,296,297
Park/Playground	1.20	Maliati_244_000, Bri-Debstan 127 000	78,79,83,876,877,878,879,899
Water Supply System	0.50	Jatia 055 001	15,16,17,18,24,

Action Area Plan

Name of the Project: New urban area at Atharobari Union of Ishwarganj Upazila (Area: 243 acres)



Description of Item	Unit	Quantity	Total cost
Land Acquisition	Katha	14580	1,020,600,000
Land Development	sq.ft	10570500	2114100000
Total			3,134,700,000

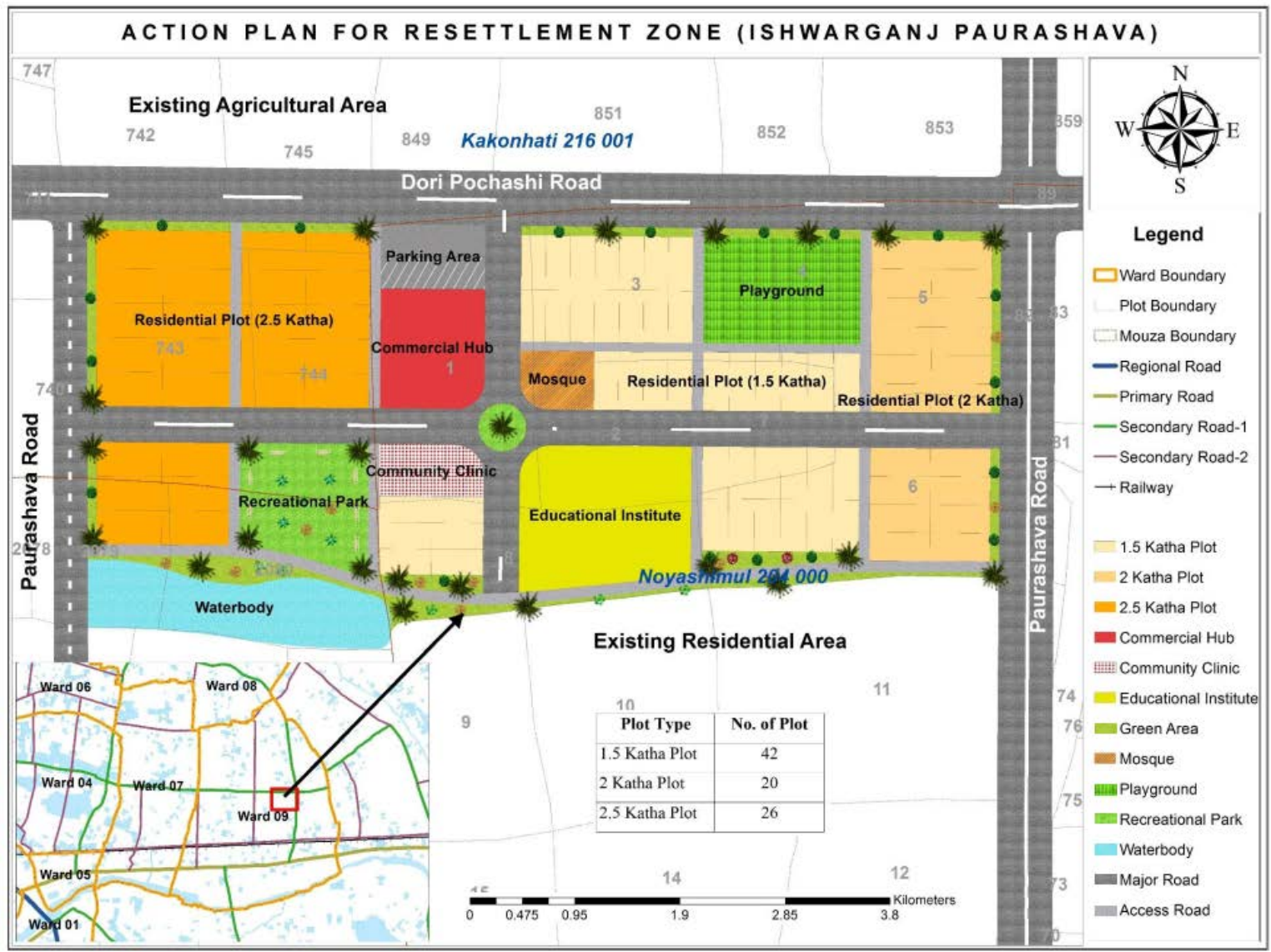
Action Area Plan

Name of the Project: Development of Cultural Center at ward-3 (Area: 0.66 Acre)



Description of Item	Unit	Quantity	Total cost
Land Acquisition	Katha	39.6	2,772,000
Land Development	sq.ft	28710	28710000
Total			31,482,000

Name of the Project: Development of Resettlement Zone at ward 9 in Iswharganj Paurashava (Area: 4.69 Acres)



Description of Item	Unit	Quantity	Total cost
Land Acquisition	Katha	281.4	19,698,000
Land Development	sq.ft	204015	61204500
Total			80,902,500

Development Project of Ishwarganj Upazila

Categories	Name of the Project	Implementing Agency
Administrative	<ul style="list-style-type: none"> Development of Future Government Office at Ward No 03. 	Paurashava
Agriculture Development	<ul style="list-style-type: none"> Development of Agro-Based Industry at Mogtola Union. Development of Cold Storage at Rajibpur Union. 	BEZA
		Private
Community Facilities Development	<ul style="list-style-type: none"> Development of Cultural Center at ward no 03. Development of Graveyard at Different Union Development of Central Graveyard at Ward no 08. Development of Auditorium at Ward 02. Development of Community Center at Rajibpur Union. 	DC Office
		PPP
		Paurashava
		DC Office
		Private
Commercial Development	<ul style="list-style-type: none"> Development of Kitchen Market at Different Union. Development of Neighborhood Market at Ward No 08. Development of Shopping Complex at Sarisa Union. Development of Village Market. 	Paurashava
		Paurashava
		Private
		Paurashava
Drainage Development	<ul style="list-style-type: none"> Development of Drainage Facility Surrounding Paurashava Area. 	Paurashava
Education Development	<ul style="list-style-type: none"> Development of IT Training Center at ward 03. Development of Public Library at Ward no 03. 	DC Office
		Paurashava
Health Development	Development of Community Clinic at Different Union.	DHPE

Development Project of Ishwarganj Upazila

Categories	Name of the Project	Implementing Agency
Industrial Development	<ul style="list-style-type: none">Development of Small Scale Industry at Atharobari Union.Development of Brick Field Zone at Sohagi Union.Development of Industrial Zone at Rajibpur Union.	BEZA
		PPP
		BEZA
Religious Facility Development	<ul style="list-style-type: none">Development of Graveyard Facility at Union Level.Development Central Park at Ward 02.Development of Village Park at Union Level.Development of Bus Terminal at ward 03.Development of CNG/Auto Stand at Maijbagh Union.	PPP
Recreational Development		Paurashava
		Private
Transport and Communication		BRTA
		BRTA
Residential Development		BPC
		BPC
Utility Services	<ul style="list-style-type: none">Development of Waste Transfer Station at Maijbhag Union.Development of Slaughter House at ward 01.Development of Resettlement Zone at ward 9Development of Electric Sub-Station at Ward 02.Development of Solar Panel Sytem.	Paurashava
		PPP
		BPC
		DC Office
		Paurashava

Thank You