

Payra-Kuakata Comprehensive Plan Focusing on Eco-Tourism

Galachipa Rural Area Plan: 2021-2031

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রেজিস্টার্ড নং ডি এ-১

বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

বৃহস্পতিবার, আগস্ট ২৯, ২০২৪

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
গৃহায়ন ও গণপূর্ত মন্ত্রণালয়
পরিকল্পনা শাখা-৩

প্রজ্ঞাপন

তারিখ: ০৬ ভাদ্র ১৪৩১ বঙ্গাব্দ/ ২১ আগস্ট ২০২৪ খ্রিষ্টাব্দ

নং ২৫.০০.০০০০.০৩২.১৪.০১৬.১৫(অংশ-১)/৩৬৪—তদানিন্তন পূর্ব পাকিস্তান সরকারের ১৭ জুলাই ১৯৬৫ তারিখের ৪৬৪ নং স্মারকে গঠিত ‘Urban Development Directorate’ এর কার্যাবলির ২নং ক্রমিকে বর্ণিত “to prepare and co-ordinate regional plans, master plans and detailed layout and site plans for the existing as well as the new urban centres excluding the areas covered by the present town development authorities of Dhaka, Chittagong and Khulna” এর প্রদত্ত ক্ষমতাবলে গণপ্রজাতন্ত্রী বাংলাদেশ সরকার “পায়রা বন্দর নগরী ও কুয়াকাটা উপকূলীয় অঞ্চলের পরিবেশ পর্যটনভিত্তিক সমন্বিত পরিকল্পনা প্রণয়ন” শীর্ষক প্রকল্পের আওতায় মাস্টার প্ল্যান (১টি রিজিওনাল প্ল্যান, ০৭ টি স্ট্রাকচার প্ল্যান, ০৭টি রুরাল এরিয়া প্ল্যান, ০৬টি আরবান এরিয়া প্ল্যান এবং এ্যাকশন এরিয়া প্ল্যান ফর সোনার চর এক্সক্লুসিভ টুরিস্ট জোন) প্রণয়ন সম্পন্ন করিয়াছে।

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(২৪৪৫১)

মূল্য : টাকা ৪.০০

বিশেষ দৃষ্টব্যঃ অনুমোদিত প্ল্যানসমূহ নগর উন্নয়ন অধিদপ্তরের প্রধান কার্যালয়, বরিশাল আঞ্চলিক অফিস, বরগুনা ও পটুয়াখালী জেলার জেলা প্রশাসকের কার্যালয় এবং সংশ্লিষ্ট উপজেলা ও পৌরসভা কার্যালয়ে জনসাধারণের পরিদর্শনের সুবিধার্থে সংরক্ষিত থাকিবে।

রাষ্ট্রপতির আদেশক্রমে

মোহাম্মদ খাদেমুর রহমান
সহকারী সচিব।

EXECUTIVE SUMMARY

The planning standards, policies, and strategies described in the Structure Plan have had an impact on the creation of the Rural Area Plan for Galachipa Upazila. The rural area plan took into consideration twelve unions of Galachipa Upazila. The Upazila level local government has never implemented such programs that connect rural areas before. When it comes to carrying out physical designs, rural areas lack equivalent skills. The planning for this project will be their first chance to implement concrete plans at the Galachipa Upazila union level. Rural Area Plan aims to guide the physical development of Galachipa Upazila including all the economic and social activities. Considering the local people demand from the PRA and based on the planning standards, there are numerous proposal on different sectors for the future development. The Growth center ranking prioritize the development field for rural plan. In the plan, the proposed facilities proposed based on the ranking of growth center.

It should be kept in mind that this development plan acts as a rigorous guide for managing and developing growth. The existing Local Government Acts outline the powers, duties, and scope of planned development in each Upazila Parishad and Union Parishad territory. The Upazila Parishad has responsibilities under the law and possibilities to coordinate development within the Upazila.

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CHAPTER 1 INTRODUCTION

Rural Area Plan is prepared as per the Terms of Reference (TOR) of the project. The policies, strategies, and planning standards adopted in the Structure Plan have guided the process of preparing the Rural Area Plan for Galachipa Upazila.

1.1 Background of the Rural Area Plan

The process of raising the standard of living and economic security of rural residents is known as rural development. Rural Area Plan, which addresses the development of rural areas within the project area, offers a long-term strategy for 10 years. The People's Republic of Bangladesh's Prime Minister emphasizes the importance of providing all metropolitan amenities for rural residents in order to improve their quality of life. In order to realize the "Amar Gram-Amar Shohar" vision, the government must provide rural residents with access to urban amenities such as electricity, increased trade and business, development of all forms of communication, planned housing and sewage systems, clean drinking water, healthcare facilities, and internet and technology-based communication. This chapter discusses the current land use scenario, projected land requirements for the rural area plan, a list of the most pressing issues discovered during the rural sector PRA, and suggested facilities for the rural area.

1.2 Objectives of the Rural Area Plan

Rural Area Plan will be a statutory guide and control for development of the six unions of Galachipa Upazila. This plan is prepared on mauza map with sectoral development proposals. The Rural Area Plan is aimed to determine the present and future functional structure of the rural area, including land use and provide infrastructure proposals for improving and guiding development of rural area of Galachipa Upazila. The objectives of the plan will be attained through orderly location of rural land uses and location of different services and facilities.

1.3 Coverage Area of the Rural Area Plan

Galachipa upazila is located inside the district of Patuakhali and is located on Bangladesh's outer coast as proposed by Ahsan's (2013). Local elevation differences are typically less than 1m, compared to 2-3m on the Ganges floodplain. The sediments are mostly non-calcareous clays, but they are silty and slightly calcareous along the riverbanks and in a transitional zone in the east adjacent to the lower Meghna.

Galachipa Upazila (patuakhali district) area 1267.89 sq km, located in between 21°48' and 22°21' north latitudes and in between 90°15' and 90°37' east longitudes. It is bounded by patuakhali sadar, bauphal and dashmina upazilas on the north, bay of bengal and Galachipa upazila on the south, Dashmina and char fasson upazilas on the east, amtali and kalapara

upazilas on the west.

Galachipa Upazila has many rivers and canals. The Bay of Bengal is very close here. However, Galachipa is situated on the bank of the Ramnabad in Patuakhali District. Due to the river, Galachipa is a famous port for rice and other crops. A large Haat takes place every Saturday based on the river. It is one of the largest Haats of greater Barisal. Another famous rivers of Galachipa are Agunmukha, Bura Gaurang.

There is total 238681 Population; among them male population 119189, female population 119492; Muslim 217588, Hindu 21050, Buddhist 11 and others 32. (Banglapedia)

Total Mauza no.: 99 nos.

Total Population: 258515 Population (BBS, 2011)

Total Household: 57466 nos. (BBS, 2011)

There are 12 unions in Galachipa Upazila. They are: Amkhola, Gazalia, Galachipa, Golkhali, Dakua, Kalagachia, Char Kajal, Char Biswas, Chiknikandi, Panpatty, Bakulbaria, Ratandi Taltali. Also Only one paurashava Galachipa paurashava exists in the study area. Administration Galachipa Thana is formed in 1873 and it is turned into an Upazila in 1983. (Wikipedia, 2018)

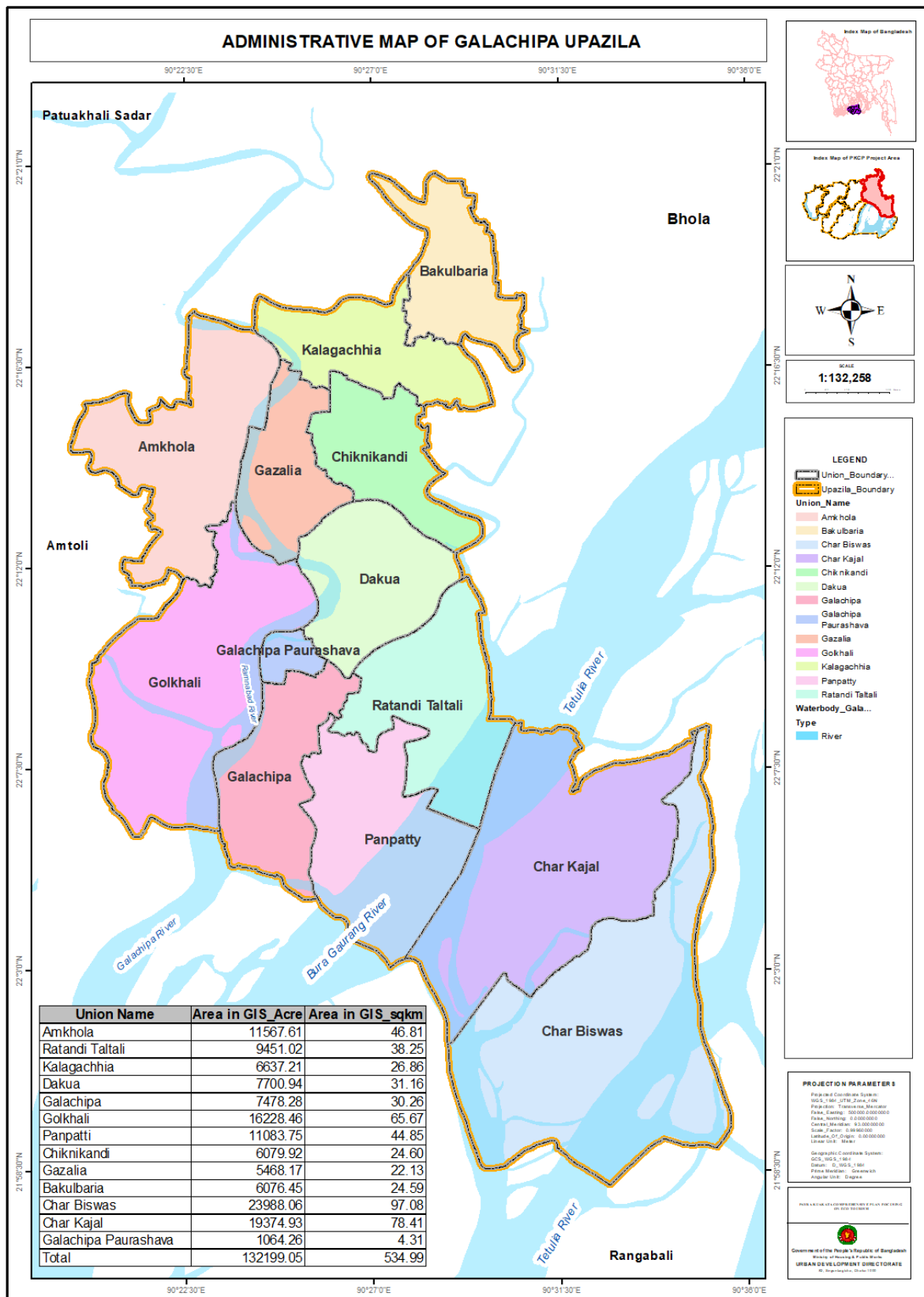


Figure 1-1: Administrative Boundary of Galachipa Rural Area

Source: PKCP Project, UDD, 2019

Table 1: Administrative Boundary of the Rural Area of Galachipa Upazila

Ward No	Population, 2011	Population, 2022	pop 2031	pop 2041
Amkhola Union	27178	33247	39733	45641
Bakulbaria Union	14734	16289	17828	19125
Char Biswas Union	20155	23812	27667	31093
Char Kajal Union	25272	29869	34717	39026
Chiknikandi Union	15578	18557	21722	24553
Dakua Union	19531	21547	23539	25214
Galachipa Union	19043	21422	23816	25862
Gazalia Union	12596	13410	14187	14823
Golkhali Union	32169	38224	44642	50370
Kalagachhia Union	16080	17580	19049	20276
Panpatty Union	14894	17433	20086	22426
Ratandi Taltali Union	20085	23107	26214	28916
Total	237315	274497	313202	347325

CHAPTER 2 RURAL AREA PLAN

2.1 Introduction

The current chapter of the report is about Rural Area Plan covering its development plan proposals. This chapter also describes the existing land use scenario; list of major problems compiled from rural PRA, functional hierarchy of different unions of rural area, future land requirement for different facilities, and proposed facilities for rural area of Galachipa Upazila.

2.2 Land Use Categories in the Rural Area Plan

The Rural Area Plan (RAP) is prepared with a number of detailed land use categories to guide the implementation of the Rural Area Plan in a planned manner. Separate land use categories are considered for the rural area of Galachipa Upazila. The land use categories considered for the Rural Area Plan of Galachipa Upazila are provided in below

Table 2: Land Use Categories Considered for the Rural Area Plan of Galachipa Upazila

Land Use Categories	Description of the Categories
Administrative	Administrative area covers all kinds of government and nongovernment offices in the project area.
Agricultural Area	Agricultural land (also agricultural area) denotes the land suitable for agricultural production, both crops and livestock. It includes land left temporarily fallow; land under permanent crops (e.g., fruit, plantations); areas for natural grasses and grazing of livestock.
Circulation Network	All types of roadways, walkways, railways.
Commercial Area	Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotels, public houses, and limited forms of retailing. Mainly bazar, shopping agglomerations and areas suitable for commercial development have been placed under this category.
Community Facilities	This land use covers all categories of community facilities and establishments like mosque, temple, church, eidgah, graveyard, community center etc.
Education and Research	Land belonging to educational use includes all categories of educational and training institutions. Educational institute like Medical College, University etc. have been included in this zone.
Forest Area	All kinds of agglomeration of trees and existing forest area
Industrial Area	Processing and manufacturing industries
Health Services	The health service zone includes all existing health service establishments and the areas proposed for health facilities
Mixed Use Area	Mixed Use area will allow residential structures together with

Land Use Categories	Description of the Categories
	commercial uses and other services and facilities
Open Space and Recreation	Open space covers the parks, play fields and the existing open space areas like, forest, park, etc.
Residential Area	Different categories of housing areas have been proposed in the development plan under the categories of residential use. These categories have been made for promotion of housing through private and public initiatives. The residential category includes all areas of future residential development, public housing, hotels and lodging and also the existing housing areas.
Transportation and Communication	Transport facilities like, bus and truck terminals have been included in this zone
Utility Services	Public utilities for various services like, fire service, post office, solid waste transfer station, solid waste disposal center, electric substation, filling station, etc. fall under this category
Water bodies	Khal, irrigation canal and river are treated as water bodies.
Miscellaneous	Miscellaneous

2.2.1 Types and Patterns of Existing Land Use in Rural Area

Except for the core area of paurashava, topographically, Galachipa Upazila is mainly rural in nature and mainly surrounded by agricultural land. Some wards are mainly containing urban characteristics. But in recent years, communication development has already impacted the growth and expansion of activities within the paurashava. The existing land use of the Upazila shows that 44.03 percent of the land is used for agricultural activity, and another mentionable land-use area is 15.88 percent rural settlement, 9.82 percent char land and 29.30 percent water.

Table 3: Existing Land Use of Rural Area of Galachipa Upazila

Landuse Category	Area	%
Administrative	18.60	0.01
Agricultural	67748.44	44.03
Char Land	15111.78	9.82
Commercial	161.76	0.11
Community Service	67.86	0.04
Education & Research	111.07	0.07
Forest	3.46	0.00
Healthcare Service	5.97	0.00

Industrial	7.78	0.01
Miscellaneous	53.64	0.03
Mixed Use	8.74	0.01
Non- Government Services	0.90	0.00
Residential	24434.91	15.88
Service Activities	6.89	0.00
Tilla	2.52	0.00
Transport & Communication	978.99	0.64
Under Construction	3.30	0.00
Vacant Land	52.96	0.03
Waterbody	45090.99	29.30
Grand Total	153870.55	100.00

2.2.2 Present Scenerio of Galachipa Upazila

Table 4: Existing Facilities and Services

Amkhola	80
Amkhola Electricity Board Zonal Office	1
Bank	4
Bazar Toll Point	2
BRAC NGO Office	1
College	2
Community Center	1
Cyclone Shelter	1
Government Toll House	5
Health Complex	1
High School	10
Madrasha	6
Mobile Tower	2
Mosque	26
NGO Office	1
Orpanage Madrasha	1
Party Office	3
Primary School	8
School	1
Union Parishad	1
Union Parishad Badura Hat Branch	1

Union Parishad Bhaban/ Bit Police	1
Welfare Organization	1
Bakulbaria	150
Adminstrative Building	1
Bank	4
Bazar Toll Point	2
Clinic	2
College	2
Diagnostic Center	1
Health Complex	1
Healthcare Center	1
High School	9
Homio Pharmacy	1
Land Office	1
Madrasha	14
Mobile Tower	3
Mosque	89
NGO Office	1
Office	1
Post Office	1
Primary School	14
School	1
Union Parishad Bhaban	1
Char Biswas	84
Adhidoptor	1
Clinic	2
Cyclone Shelter	1
Government Toll House	4
High School	9
Madrasha	10
Mosque	43
Panjegana Mosque	1
Primary School	8
School	2
U.P Building	1
Union Land Office	1
Union Parishad	1
Char Kajal	68
Bank	1
College	2
Community Clinic	2
Dokkhin Shiba Mohammadiya Jame Mosque	1
High School	4
Hospital	1

Hotel	1
Madrasha	10
Mosque	36
Primary School	7
School	2
Union Parishad	1
Chiknakandi	1
Temple	1
Chiknikandi	164
Artistic School	1
Bank	3
College	1
Community Clinic	2
Government Toll House	3
Health Complex	1
High School	4
Madrasha	12
Mobile Tower	3
Mosque	104
NGO Office	1
Party Office	3
Primary School	24
Residential Quarter	1
Union Parishad	1
Dakua	121
Atakhali High School	1
Atkhali Comunity Development Organization	1
Bangladesh Awami League Party Office	1
Bank	3
Clinic	2
Community Clinic	1
Government Toll House	2
Health Complex	1
High School	4
Madrasha	5
Mobile Tower	1
Mosque	81
Party Office	1
Post Office	1
Primary School	14
Union Parishad	1
Water Development Board	1
Galachipa	27
High School	4

Madrasha	6
Mobile Tower	1
Mosque	6
Post Office	1
Primary School	8
School	1
Galachipa Paurashava	186
Agriculture Office	1
Art Academy	1
ASA NGO Office	1
ATM BOOTH	1
Auditorium- Public Library	1
Bank	3
Bismillha Hotel Abasik	1
BNP National Club	1
BRAC Office	1
Champa Hotel Abasik	1
Clinic	3
College	13
Community Center	2
Court	1
Cyclone Shelter, School	1
Diagnostic Center	2
Diagnostic Center, Office, House	1
Diagnostic Centre	1
District Council Dak Bungalow	1
Galachipa Press Club	1
Government Quarter	20
Government Toll House	3
Govt Office	1
High School	7
High School Library	1
Hospital	3
Hospital quarters	1
Hotel	2
Hotel Ajad Abashik	1
Hotel Janota	1
Hotel Shajon Abashik	1
Land Office	1
Madrasha	15
Medical Chamber	1
Memorial Library	1
Mobile Tower	4
Mosque	28

Motel	1
NGO Office	5
Office	7
Paurashava Office	1
Police Staff Quarter	1
Police Station	1
Post Office	1
Primary School	14
Proshonik Vobon	1
Quarter	9
School	1
Shushilan Project office	1
Staff Quarter	2
Teachers Quarter	1
Telephone Tower	1
Temple	3
The Popular Diagnostic Center	2
Union Parishad	1
UNO Office	1
Upazila Land Office	1
Upazila Parishad Office	1
Vaccination Center	1
Gazalia	141
Bus Stopage	1
Clinic	3
Gazalia Union Motso & Poshu Sompod Unnyan Kendro	1
Gazalia Union Parishad Bhaban	1
Health Complex	1
High School	2
Islamic Library	1
Madrasha	12
Mosque	108
Orpanage Madrasha	1
Primary School	9
Robi Mobile Tower	1
Golkhali	83
Animal Hospital	1
Bismillah Transport Agency	1
Clinic	1
Community Clinic	2
Cyclone Shelter	1
Galachipa Upazila Natun Jibon Community Society	1
Government Toll House	1
Health Complex	1

High School	9
Madrasha	9
Mobile Tower	1
Mosque	29
Mosque UC	1
NGO Office	2
Party Office	2
Police Camp	1
Primary School	19
Union Parishad	1
Kalagachhia	183
Bank	6
Bazar Toll Point	3
Clinic	1
College	3
Government Toll House	5
High School	9
Hospital	4
Library	1
Madrasha	15
Maktab	1
Mobile Tower	2
Mosque	103
NGO Office	1
Office	1
Police Post	2
Post Office	2
Primary School	22
Sunrise International School	1
Union Parishad Bhaban	1
Panpatty	36
College	1
Health & Family Plan Centre	1
High School	3
Madrasha	2
Mobile Tower	1
Mosque	18
NGO Office	1
Primary School	6
School	1
Union Parishad	2
Ratandi Taltali	89
Bank	1
Clinic	2

College	1
Diagnostic Centre	1
Government Toll House	2
High School	2
Land Office	2
Madrasha	14
Mobile Tower	1
Mosque	49
NGO Office	1
Police Post	1
Post Office	1
Primary School	9
Union Parishad	1
Union Parishad Bhaban	1

Existing Bazar: There are 54 Bazars or hats in Galachipa Upazila. Following are the list of growth center within Galachipa upazila:

Table 5: Union Wise Growth Center Map of Galachipa Upazila

Union Name	Bazar Name	
Amkhola	Amkhola Bazar	
	Badura Bazar	
	Bou Bazar	
	Mudirhat Bazar	
Bakulbaria	Bot-tola Bazar	
	Patabunia Bazar	
	6 No. Sluice Bazar	
Char Biswas	Amgachhia Launchghat Bazar	
	Bot-tola Bazar	
	Char Bishwas Bazar (Budhbaria Bazar)	
	Eunus Miar Bazar	
	Gazir Bazar	
	Mujibnagar Bazar	
	Nomo Sluice Bazar	
	Char Kajal	Bangla Bazar
		Char Kajal Launchghat Bazar
		Char Kajal Notun Bazar
Char Kajal Puran Bazar		
Char Kapal Bera Bazar		
Chhoto Kajal Shonibaria Bazar		
Closer Bazar		
Hajir Hat Bazar		
Jintola Bazar		
Khalgora Bazar		

	Shonibaria Bazar
	Shukrobaria Bazar
	Sombaria Bazar
Chiknikandi	Chiknikandi Bazar
	Guabaria Bazar
	Kalaraja Bazar
Dakua	Par Dakua Pangasia Bazar
	Tetultola Bazar
Galachipa	Boalia Ghat Bazar
	Kalikapur Bazar
	Shombaria Bazar
Gazalia	Adani Bazar
	Chandrailer Char Bazar
Golkhali	Horidevpur Bazar
	Shuhuri Bazar
	Zolekha Bazar
Kalagachhia	Gilabaria Bazar
	Kalagachia Bazar
	Kharizzama Bazar
	Lamna Bazar
Panpatti	Panpatti Centre Bazar
	Panpatti Ghat Bazar
Paurashava	Galachipa Paurashava
Ratandi Taltali	Badnatoli Ghat Bazar
	Katakhali Bazar
	Ulania Bazar

Source: PKCP project, UDD, 2019

2.2.3 Structure Type

Almost 85% of the structure are Tin shed. 9.06% are Semi Pucca Structure. Only 4.10% are pucca structure.

Table 6: Union Wise Structure Type of Galachipa Upazila

Amkhola	5910
Katcha	11
Pucca	140
Semi Pucca	305
Tin Shed	5454
Bakulbaria	3240
Katcha	1
Pucca	191
Semi Pucca	186
Tin Shed	2860
Under Construction	2
Char Biswas	3345
Katcha	24
Pucca	84

Semi Pucca	101
Tin Shed	3135
Under Construction	1
Char Kajal	4595
Katcha	4
Pucca	86
Semi Pucca	100
Tin Shed	4405
Chiknikandi	5495
Katcha	57
Pucca	241
Semi Pucca	435
Tin Shed	4760
Under Construction	2
Dakua	8384
Katcha	262
Pucca	214
Semi Pucca	599
Tin Shed	7308
Under Construction	1
Galachipa	4163
Katcha	9
Pucca	45
Semi Pucca	120
Tin Shed	3988
Under Construction	1
Galachipa Paurashava	12832
Katcha	219
Pucca	1318
Semi Pucca	3256
Tin Shed	8039
Gazalia	4481
Katcha	91
Pucca	100
Semi Pucca	362
Tin Shed	3928
Golkhali	6135
Katcha	15
Pucca	116
Semi Pucca	216
Tin Shed	5787
Under Construction	1
Kalagachhia	4436
Katcha	4

Pucca	269
Semi Pucca	384
Tin Shed	3778
Under Construction	1
Panpatty	2934
Katcha	3
Pucca	42
Semi Pucca	49
Tin Shed	2840
Ratandi Taltali	4414
Katcha	7
Pucca	115
Semi Pucca	401
Tin Shed	3890
Under Construction	1
Grand Total	70364

Table 7: Union Wise Structure Use

Union	Use	Sum
Amkhola	Abandoned	1
	Administrative	5
	Agriculture	25
	Commercial	457
	Community Service	8
	Education & Research	43
	Healthcare	1
	Industrial	15
	Mixed Use	27
	Religious	32
	Residential	5259
	Service Activity	9
	Toilet	8
	Transport & Communication	2
Under Construction	4	
Bakulbaria	Abandoned	2
	Administrative	8
	Agriculture	15
	Commercial	295
	Community Service	1
	Education & Research	67
	Healthcare	5
	Industrial	9
	Mixed Use	20

	Religious	115
	Residential	2683
	Service Activity	3
	Transport & Communication	3
	Under Construction	4
Char Biswas	Abandoned	3
	Administrative	8
	Agriculture	13
	Commercial	321
	Community Service	1
	Education & Research	40
	Healthcare	2
	Industrial	2
	Religious	41
	Residential	2905
	Under Construction	7
Char Kajal	Abandoned	2
	Administrative	2
	Agriculture	13
	Commercial	573
	Education & Research	35
	Healthcare	3
	Industrial	7
	Mixed Use	2
	Religious	38
	Residential	3919
	Service Activity	1
	Toilet	1
	Under Construction	1
Chiknikandi	Abandoned	21
	Administrative	3
	Agriculture	190
	Commercial	409
	Community Service	3
	Education & Research	63
	Healthcare	4
	Industrial	22
	Kitchen	506
	Mixed Use	56
	Religious	147
	Residential	3806
	Service Activity	2
	Toilet	222
	Transport & Communication	3

	Under Construction	24
Dakua	Abandoned	68
	Administrative	8
	Agriculture	553
	Commercial	542
	Community Service	4
	Education & Research	46
	Healthcare	4
	Industrial	9
	Kitchen	1618
	Mixed Use	20
	Religious	157
	Residential	4667
	Service Activity	3
	Toilet	628
	Transport & Communication	1
	Under Construction	29
	Utility	2
Galachipa	Abandoned	9
	Administrative	1
	Agriculture	28
	Commercial	209
	Community Service	1
	Education & Research	34
	Industrial	8
	Kitchen	65
	Religious	7
	Residential	3748
	Toilet	31
	Transport & Communication	1
	Under Construction	4
Galachipa Paurashava	Abandoned	255
	Administrative	71
	Agriculture	351
	Commercial	1355
	Community Service	12
	Education & Research	90
	Healthcare	15
	Industrial	42
	Kitchen	2804
	Kitchen, Toilet	5
	Kitchen, Wooden Store, Bathroom	1
	Mixed Use	161
	Religious	92

	Residential	6155
	Service Activity	37
	Toilet	1318
	Transport & Communication	4
	Under Construction	115
	Utility	3
	Vacant	15
Gazalia	Abandoned	26
	Administrative	7
	Agriculture	200
	Commercial	242
	Community Service	2
	Education & Research	39
	Healthcare	4
	Industrial	3
	Kitchen	635
	Mixed Use	2
	Religious	117
	Residential	3038
	Toilet	151
	Transport & Communication	2
	Under Construction	12
Golkhali	Abandoned	1
	Administrative	11
	Agriculture	21
	Commercial	487
	Community Service	7
	Education & Research	52
	Healthcare	5
	Industrial	11
	Kitchen	24
	Mixed Use	8
	Religious	43
	Residential	5395
	Service Activity	1
	Toilet	22
	Transport & Communication	2
	Under Construction	4
	Vacant	1
Kalagachhia	Administrative	16
	Agriculture	21
	Commercial	465
	Community Service	3
	Education & Research	79

	Healthcare	5
	Industrial	11
	Kitchen	8
	Mixed Use	7
	Religious	114
	Residential	3711
	Service Activity	7
	Toilet	1
	Transport & Communication	3
	Under Construction	4
Panpatty	Administrative	9
	Agriculture	5
	Commercial	212
	Community Service	1
	Education & Research	24
	Industrial	6
	Mixed Use	7
	Religious	22
	Residential	2663
	Toilet	1
	Transport & Communication	2
Ratandi Taltali	Abandoned	2
	Administrative	12
	Agriculture	12
	Commercial	606
	Community Service	1
	Education & Research	43
	Healthcare	4
	Industrial	15
	Kitchen	1
	Mixed Use	10
	Religious	62
	Residential	3645
	Service Activity	2
	Transport & Communication	1
	Under Construction	13

2.2.4Road

From Physical feature survey, it is found that according to road type around 83.65% Roads are katcha, 12.49 % roads are Pucca Road. So it has seen that the total length of katcha roads are longer than others.

Table 8: Union Wise Road Type

Union	Road Length (KM)
Amkhola	175.39
Katcha Road	99.04
Pucca Road	70.26
Semi Pucca Road	6.10
Bakulbaria	128.65
Katcha Road	92.83
Pucca Road	24.53
Semi Pucca Road	11.30
Char Biswas	138.34
Katcha Road	114.52
Pucca Road	23.82
Char Kajal	153.29
Katcha Road	123.27
Pucca Road	29.93
Semi Pucca Road	0.09
Chiknikandi	126.14
Katcha Road	74.16
Pucca Road	46.89
Semi Pucca Road	5.09
Dakua	138.73
Katcha Road	73.40
Pucca Road	61.13
Semi Pucca Road	4.19
Galachipa	112.67
Katcha Road	64.72
Pucca Road	44.83
Semi Pucca Road	3.12
Galachipa Paurashava	67.50
Katcha Road	6.97
Pucca Road	53.51
Semi Pucca Road	7.02
Gazalia	99.67
Katcha Road	50.33
Pucca Road	41.91
Semi Pucca Road	7.43
Golkhali	192.22
Katcha Road	152.00
Pucca Road	37.22
Semi Pucca Road	3.00
Kalagachhia	157.49
Katcha Road	98.10
Pucca Road	51.75

Semi Pucca Road	7.64
Panpatty	104.83
Katcha Road	89.79
Pucca Road	14.96
Semi Pucca Road	0.09
Ratandi Taltali	136.51
Katcha Road	89.76
Pucca Road	42.52
Semi Pucca Road	4.23
Grand Total	1731.43

Table 9: Total Road Network according to Road Type

Road_Type	%
Katcha Road	83.65
Pucca Road	12.49
Semi PuccaRoad	9.64
Grand Total	100

2.2 Critical Problems Identified from PRA

Extensive union wise interaction was conducted at the union level with public representatives and general people who expressed their perception on the problems of rural areas of Galachipa Upazila. There were open discussions about local problems, potentials, and expectations of the people. Open discussion revealed the union wise problems and issues of Galachipa Upazila. It shows the extracts of problems of rural area compiled from PRA.

Table 10: List of Major Union Wise Problems of Galachipa Upazila Compiled from PRA

Union	PRA Findings
Amkhola Union	Canal and Khal dredging
	Establishment of new school and college
	Development of agriculture
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Bridge and Culvert
	Religious Institution
	Canal and Khal dredging

	Establishment of new school and college
Chiknikandi Union	Canal and Khal dredging
	Establishment of new school and college.
	Development of agriculture
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Bridge and Culvert
	Religious Institution
	Canal and Khal dredging
Dakua Union	Canal and Khal dredging
	Establishment of new school and college.
	Development of agriculture
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Canal and Khal dredging
Gazalia	Canal and Khal dredging
	Establishment of new school and college.
	Development of agriculture
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Bridge and Culvert
Golkhali	Establishment of new school and college
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Improvement of Bazar Areas
	Industries
Kalagachia Union	Establishment of new school and college
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Improvement of Bazar Areas

	Industries
	Cyclone Center
	Establishment of new school and college
	Embankment
Panpatty Union	Embankment
	Safe Drinking Water
	Development of Road
	Establishment of new school and college.
	Canal and Khal
	Public Toilet
	Health Facilities
	Bridge and Culvert
	Embankment
	Safe Drinking Water
Char Biswas	Canal and Khal dredging
	Establishment of new school and college
	Development of agriculture
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
Bridge and Culvert	
Char Kajal	Establishment of new school and college
	Development of agriculture
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Bridge and Culvert
Religious Institution	
Galachipa	Establishment of new school and college
	Embankment
	Health Facilities
	Development of Road
	Safe Drinking Water
	Improvement of Drainage System
	Improvement of Bazar Areas
	Industries

Source: PRA, 2019

2.3 Standards of Land Use Planning and Infrastructure

Planning Standard is a guiding principal that guide the planners and decision makers in providing or allocating required amount of space for different purpose. Present Development Plan intends to provide development guidelines and future land use directions for a period of the whole plan period. The main objective of this plan is not to allocate spaces for all kinds of services for all the areas. Most importantly, the planning team has only proposed those services that have immediate need, possess importance in terms of regional and local context.

As there is no nationally acceptable planning standard, there is always scope for controversy and disagreement. However, the proposed standard should be treated rather flexibly. In doing so, the proposed standard can be used. These standards are adopted from a research conducted by UDD that reviewed the space standards of many planning projects of Bangladesh. Planning standards of the land use planning and infrastructure are shown.

Table 11: Recommended Planning Standards of Land Use and Infrastructure

Land Use Components	Recommended Standard Provision	Remarks
Residential		
General Residential	1 acre/100-150 pop.	
Real Estate- Public/ Private	1 acre/200 pop.	
Government Services		
Union Parishad Office	3-5 acres/Union Parishad	
Police station/Police box	3-5 acres/Paurashava	
Post office	0.50 acre/20,000 pop.	
Fire service	1 acre/20,000 pop.	
Telephone exchange	0.25 acre/20,000 pop.	
Commercial		
Wholesale market	3-5 acres/Paurashava	
Retail sale market	0.5 acre/10,000 pop.	
Neighborhood market	1 acre/Neighborhood market	
Cattle Market/Hat	1-1.5 acre/Paurashava	
Industrial		
General/Agro/Cottage Industry	2-5 acre/10,000 pop.	
Educational and Research		
Nursery	0.40 acres/Nursery; 1 Nursery/5000 pop.	
Primary school	1 acre/primary school; 1 primary school/2000 pop.	
Secondary school	2 acres/Secondary School; 1 secondary school/8000 pop.	
College	4 acres/1 college, 1 college/20,000 pop.	
Vocational training center	5-10 acres/Upazila	1 per Upazila
Others	3 acres/20,000 pop.	
Health Facilities		

Land Use Components	Recommended Standard Provision	Remarks
Upazila health complex	10-20 acres/Upazila HQ	1 per Upazila
General Hospital	5 acres/50 bed hospital/Paurashava	
Specialized Hospital	1 acre/Paurashava	
Community/Maternity clinic	0.60 acre/5000 pop., within 2 km. distance of residents.	
Open Space and Recreation Facilities		
Stadium/Sports complex	5-10 acres/Upazila	1 per Upazila
Central Park	5-10 acres/Upazila	1 per Upazila
Community/Neighborhood Park	1 acre/10,000 pop.	
Playground	3 acres/20,000 pop.	
Cinema hall	1 acre/20,000 pop.	
Community and Social Services		
Eidgah	0.5 acre/20,000 pop.	
Graveyard/Cremation Ground	1 acre/20,000 pop.	
Religious (mosque/temple/church)	0.5 acre/20,000 pop.	
Community center	0.50 acre/20,000 pop.	
Club/Gymnasium	0.10 acre	Optional
Utility Facilities		
Water Supply Treatment Plant	1 acre/20,000 pop.	
Solid Waste Disposal Site	4-10 acres/Upazila	
Sewerage Treatment Plant	As per local requirement	
Waste Transfer Station	0.25 acre/station	
Electric Sub-station	0.50 acre/20,000 pop.	
Transportation Facilities		
Bus terminal	1 acre/Paurashava	1 per Upazila
Bus Stand	0.50 acre/Paurashava	
Truck Terminal	1 acre/Paurashava	1 per Upazila
Launch Ghat	1 acre/Paurashava	
Railway Station	4 acres/station	
CNG/Tempo Stand	0.25 acres/stand	

2.4 Future Land Development Proposal

The Future Land Development Proposal outlines sustainable vision for a comprehensive Rural Area Plan. The proposal focuses on leveraging cutting-edge technologies, promoting environmental conservation, and creating a vibrant and inclusive community. The key components of the proposal include sustainable infrastructure, mixed-use zoning, green spaces and biodiversity conservation, technology integration, community engagement and social well-being, sustainable transportation, and economic opportunities. The proposal emphasizes the importance of sustainable infrastructure, incorporating renewable energy sources and smart grid systems to optimize energy usage and reduce waste. An advanced water management system is also proposed to ensure efficient water use. The development features mixed-use zoning to create a vibrant community with residential, commercial, and recreational spaces, prioritizing walkability and green spaces.

Preserving and enhancing natural habitats is a crucial aspect of the proposal, with extensive green spaces, native plant species, and wildlife corridors incorporated to promote biodiversity and support local ecosystems. The integration of technology is another key element, with smart rural area plan and high-speed internet connectivity provided throughout the community. This enables data analytics, and improved resource usage, transportation systems, and quality of life.

Table 12: Recommended Proposed Facilities for Future Development Area

		Facilities	Facilities description/definition and permission
1	Trade and Commerce Center	Commerce and Shopping	1.GO & NGO Office 2.Commerce & Trade center 3.Wholesale market 4.Retail sale/Kitchen 5.E-commerce center 6.Cold storage 7.Industrial market/ Market place for miscellaneous products 8.Cattle Market (Hat) 9.Bank/Agent banking service 10.Market/Food Centre/Restaurant 11.Cinema 12.Entertainment 13.Foreign Trade 14.Mission/Chancery 15.Convention/Exhibition Centre 16. Cooperative office 17.Public toilet
		Open Space and Recreation	1.Open space to take shelter in disaster event or fire hazard or earth quake 2.Park 3.Play-grounds (stadium, Play field etc.) 4.Natural and underdeveloped resources areas (critical habitat areas, areas with natural beauty such as river bank or char, heritage sites etc.) 5.Coastal Afforestation 6.Swamp Area

		Facilities	Facilities description/definition and permission
			7.Natural Open Space
		Miscellaneous	As per community requirement, local authority and elected public representative will discuss, sort-out and take decision. With both party consent the community requirement will be implemented
		Utilities	<ol style="list-style-type: none"> 1.Electricity supply 2.Electric substation 3.Primary solid waste collection station 4.Overhead water tank/water purification plant/piped supplied water
		Transportation	<ol style="list-style-type: none"> 1.Bus/truck terminal 2.Rickshaw/tempo/ bike stand 3.Rent a car 4.Launch/boat/steamer terminals 5.Helipad 6.Driving Circuit/Test Centre 7.Fuel Station
2	First order service center		
		Community Facilities	<ol style="list-style-type: none"> 1.Eidgha 2.Graveyard/ cremation ground 3.community center 4.religious places/
		Government Services	<p>Services provided by the government to people such as</p> <ol style="list-style-type: none"> 1.Prison 2.Police station 3.health care 4.armed forces 5.ambulances 6.paramedics 7. fire brigade 8.public broadcasting etc.
		Health	<ol style="list-style-type: none"> 1.Hospital/clinic/satellite clinic 2.Health services provided

	Facilities	Facilities description/definition and permission
		by NGO/other organization
	Education	1. Kindergarten 2. Primary School 3. Secondary School 4. College 5. Institute of Technical Education 6. Polytechnic 7. University 8. Religious School/Institute 9. Foreign System School 10. Special Education School (e.g. School for the Disabled) 11. public library 12. research institute 13. skill training center
	Residential	Planner residential
	services market	The services market includes marketing centers operating in rural areas where favorable marketing infrastructure may not be present.
	Utilities	1. Electricity supply 5. Primary/secondary solid waste collection station 6. Overhead water tank/water purification plant/piped supplied water 7. Drug Rehabilitation Centre/Halfway House 8. Reformative Centre 9. Community Institutions 10. Association premises 11. Community Centre/Club 12. Community Hall 13. Welfare Home 14. Child Care Centre 15. Home For The Aged 16. Home For The Disabled 17. Workers' Dormitory 18. Cultural Institutions 19. Television/Filming Studio Complex 20. Museum

		Facilities	Facilities description/definition and permission
3	Second order service center		
		Community Facilities	1.Graveyard/ cremation ground 2.community center 3.religious places
		Health	1.clinic/satellite clinic 2.Health services provided by NGO/other organization
		Education	1.Kindergarten 2.Primary School 3.Secondary School 4.Institute of Technical Education 5.Polytechnic 6.Religious School/Institute 7.Special Education School (e.g. School for the Disabled) 8.skill training center
		Transportation	1.Rickshaw/tempo/ bike stand 2.Launch/boat/steamer terminals 3.Fuel Station
		Open Space and Recreation	1.Open space to take shelter in disaster event or fire hazard or earth quake 2.Park 3.Play-grounds (mini stadium, Play field etc.) 4.Natural and underdeveloped resources areas (critical habitat areas, areas with natural beauty such as river bank or char, heritage sites etc.) 5.Coastal Afforestation 6.Swamp Area 7.Natural Open Space
		Residential	Spontaneous/Planned residential
		Miscellaneous	As per community

		Facilities	Facilities description/definition and permission
			requirement, local authority and elected public representative will discuss, sort-out and take decision. With both party consent the community requirement will be implemented
		Utilities	<ol style="list-style-type: none"> 1.Electricity supply 2.Primary/secondary solid waste collection station 3.Overhead water tank/ piped supplied water/rain water harvest facility 4.Drug Rehabilitation 5.Community Institutions 6.Community Centre/Club 7.Community Hall 8.Welfare Home 9.Child Care Centre 10.Home For The Aged 11.Home For The Disabled 12.Workers' Dormitory
4	Third order service center		
		Health	<ol style="list-style-type: none"> 1.satellite clinic 2.Health services provided by NGO/other organization
		Education	<ol style="list-style-type: none"> 1.Kindergarten 2.Primary School
		Community Facilities	religious places
		Transportation	<ol style="list-style-type: none"> 1. Rickshaw/tempo/ bike stand
		Open Space and Recreation	Mainly recreation facilities
		Residential	Spontaneous development
		Miscellaneous	As per community requirement, local authority and elected public representative will discuss, sort-out and take decision. With both party consent the community requirement will be implemented

		Facilities	Facilities description/definition and permission
		Utilities	1. Electricity supply 2. Secondary/tertiary solid waste collection station 3. Overhead water tank/ piped supplied water/rain water harvest facility 4. Welfare Home 5. Child Care Centre
5	Economic Region		6.
		communication	1. Telephone lines 2. mobile networks 3. Internet connectivity, and 4. Broadcasting networks.
		Transportation	1. Roads, 2. railways, 3. airports, 4. seaports, and 5. Inland waterways.
		Utilities	1. water supply and distribution system, and 2. sanitation drainage system, 3. pollution control devices,
		energy	Light and power station
		health care	1. private clinic
		financial services	1. Banking services such as savings accounts, checking accounts, and loans. 2. Investment services such as stock trading and investment management. 3. Insurance services such as life insurance and health insurance.
		public administration	1. Police station 2. health care/ ambulances 3. armed forces 4. fire brigade
		Miscellaneous	Any services to support

	Facilities	Facilities description/definition and permission
		growth and development within the capacity of nation/regional/ local authority

2.5 Union Wise Proposed Land Use

2.5.1 Amkhola Union

Review of Existing Land Use

Out of total 11444.39 acres of land of this union , more than 2398.15 acres of land i.e. 20.95 % is used in residential. The agricultural use with 7183.22 acres, occupies 62.77% of total land, water bodies 10.15 %, commercial use .11%, mixed use .004% and circulation network .827 %. Only .051% of land is used as education facilities.

Table 13: Existing Landuse category in Amkhola

Landuse	Area (acre)	%
Administrative	0.58	0.005
Agricultural	7183.22	62.766
Char Land	576.00	5.033
Commercial	12.72	0.111
Community Service	2.99	0.026
Education & Research	5.79	0.051
Healthcare Service	0.09	0.001
Industrial	0.50	0.004
Miscellaneous	2.88	0.025
Mixed Use	0.49	0.004
Residential	2398.15	20.955
Service Activities	0.04	0.000
Transport & Communication	99.85	0.872
Waterbody	1161.09	10.145
Total	11444.39	100.000

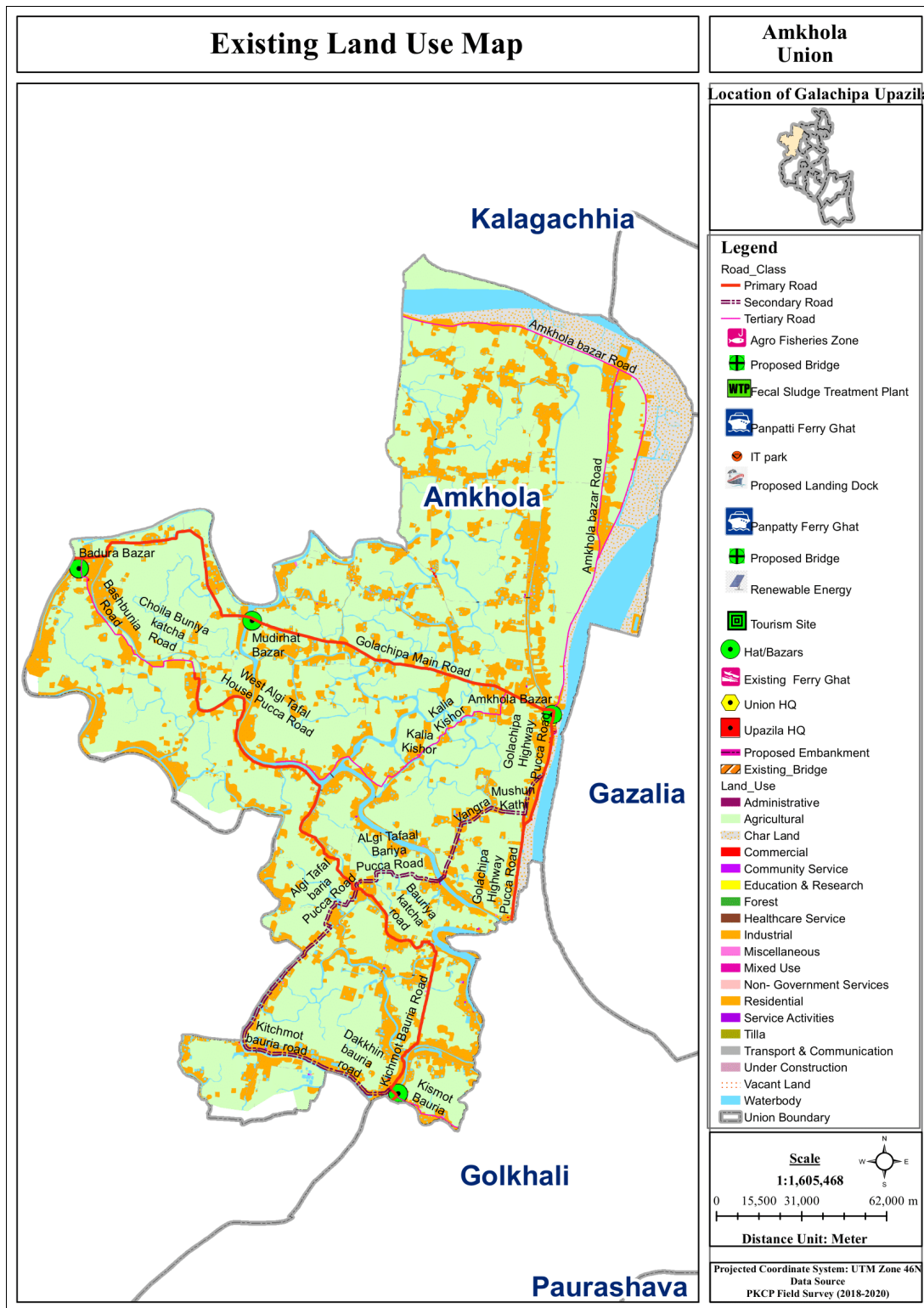


Figure 2-1: Existing Landuse Map of Amkhola

Proposed Land Use

Table 14: Proposed Landuse category of Amkhola Union

Amkhola	Total	%
Administrative and Public Service	0.05	0.0004

Agriculture	7399.35	64.6551
Char	238.65	2.0853
Commercial	3.19	0.0278
Community Service	0.32	0.0028
Costal Afforestation and Foreshore	942.82	8.2383
Economic Region	189.41	1.6550
Education and Research	0.15	0.0013
Manufacturing and Processing	0.15	0.0013
Rural Settlement	1933.30	16.8931
Transportation and Communication	162.95	1.4238
Waterbody	574.00	5.0156
Total	11444.33	100.0000

Proposed Facilities

Table 15: Proposed Landuse of Amkhola Union

Proposals	Mouza Name	JL No	Sheet No	Plot_No	Area
Playground	Bhangra	25	2	599,696,696,686,685,685,679,680,678,599,685,679,696,686,685,685,679,599,696,686,685,685,679,685,685,679,680,680,599,599	0.0052
Graveyard	Bansbania	9	1	304,303,303,302,301,299,300	0.0180
Public Library	Bhangra	25	2	531,532,532,553,531,532,553	0.0007
Public Toilet	Bhangra	25	2	553,545,545,540,540,553,545,553,540,540,553	0.0013
Rickshaw Stand	Chhalabania, Bansbania	9, 10	1	21,137,137,47,46,99,137,47,137,99	0.0025
Waste Transfer Station	Chingaria	6	0	2,1	0.077289
Water Treatment Plant	Bansbania	9	6	3727,3726,3726,3731,3728,3730,3727,3726,3725,3731,3728,3730,3728,3730,3730,3727,3729,3726,3731,3728,3730,3728,3730	0.002574

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 57.68 km road has been proposed in Amkhola Union. All roads

are proposed for widening. The proposed road network status of Amkhola Union has been shown in below

Table 16:Type Wise Proposed Road Network in Amkhola Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	25.22
Secondary Road	Widening	40	20.77
Tertiary Road	Widening	20	12.72
			57.68

Source: GIS Database, PKCP

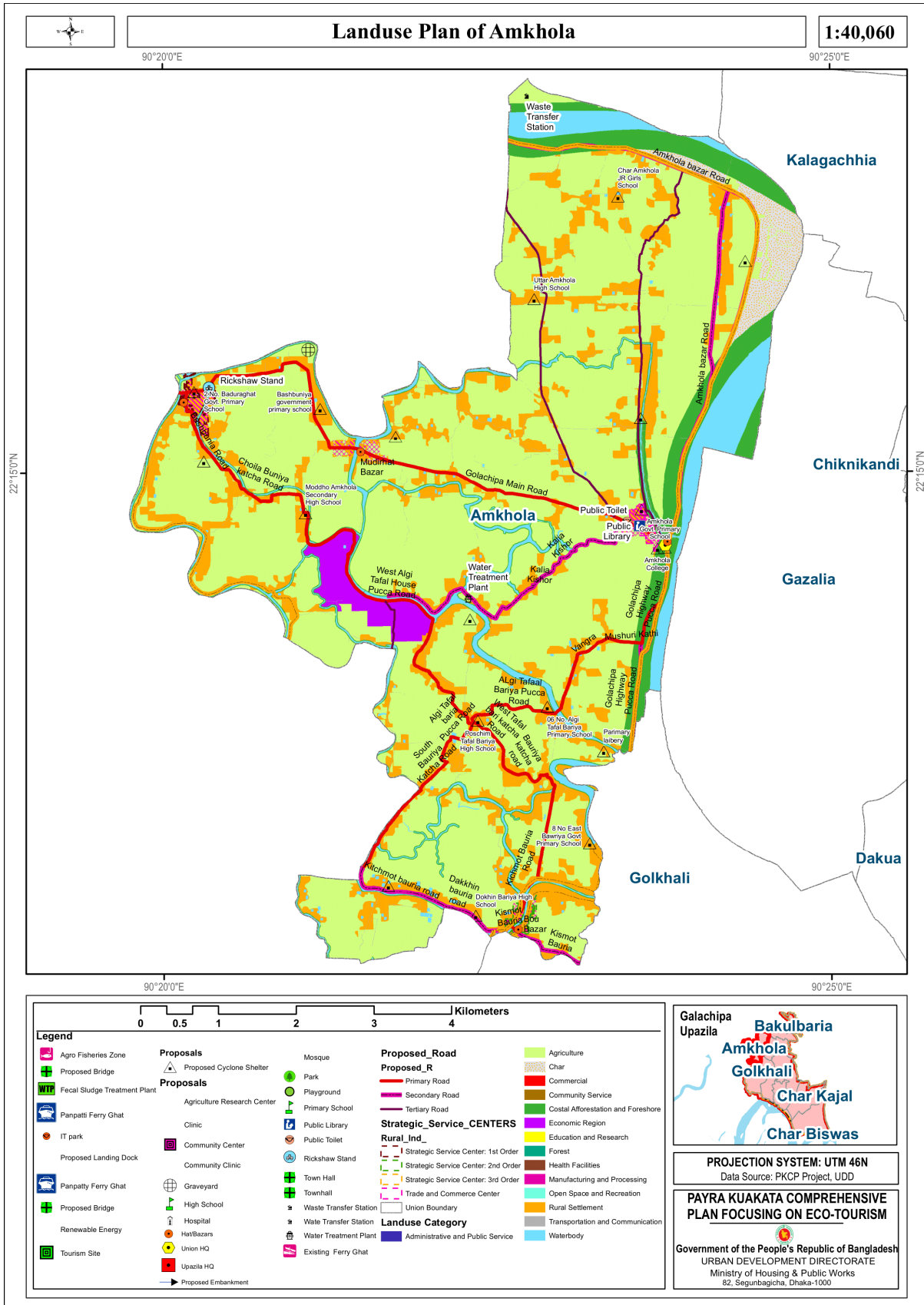


Figure 2-2: Proposed Landuse plan of Amkhola Union

2.5.2 Bakulbaria

Review of Existing Land Use

Out of total 5864.46 acres of land of this union, more than 1310.01 acres of land i.e. 22.34% is used in residential. The agricultural use with 3914.08 acres, occupies 66.74% of total land, water bodies 9.21%, commercial use .19%, mixed use .02% and transport and communication 1.05%. Only .16% of land is used as education facilities.

Table 17: Existing Landuse category in Bakulbaria

Landuse	Area (acre)	%
Administrative	0.45	0.01
Agricultural	3914.08	66.74
Commercial	11.33	0.19
Community Service	7.60	0.13
Education & Research	9.35	0.16
Healthcare Service	0.57	0.01
Industrial	0.63	0.01
Miscellaneous	6.86	0.12
Mixed Use	1.19	0.02
Residential	1310.01	22.34
Service Activities	0.15	0.00
Transport & Communication	61.86	1.05
Waterbody	540.38	9.21
Total	5864.46	100.00

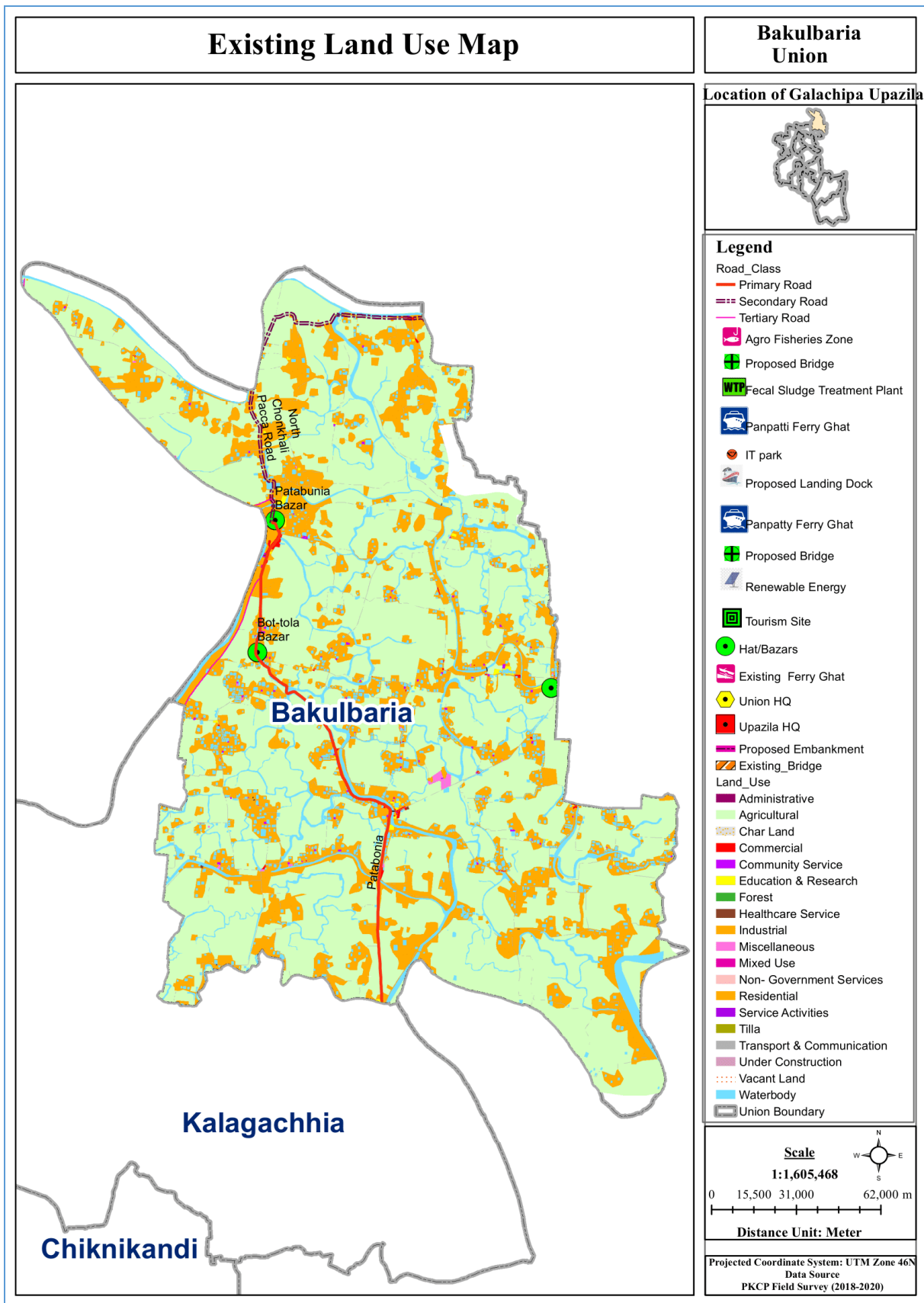


Figure 2-3: Existing Landuse Map of Bakulbaria

Proposed Land Use Zoning

Table 18: Proposed Land use category of Bakulbaria Union

Bakulbaria	Area (acre)	%
Administrative and Public Service	0.37	0.01
Agriculture	3960.08	67.50
Commercial	5.94	0.10
Community Service	0.75	0.01
Costal Afforestation and Foreshore	103.34	1.76
Education and Research	0.74	0.01
Health Facilities	0.19	0.00
Manufacturing and Processing	0.18	0.00
Rural Settlement	1178.42	20.09
Transportation and Communication	76.76	1.31
Waterbody	540.00	9.20
Total	5866.76	100.00

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 14.7168 km road has been proposed in Bakulbaria Union. All roads are proposed for widening. The proposed road network status of Bakulbaria Union has been shown in below

Table 19: Type Wise Proposed Road Network in Bakulbaria Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	3.96
Secondary Road	Widening	40	6.34
Tertiary Road	Widening	20	4.40
			14.71

Source: GIS Database, PKCP

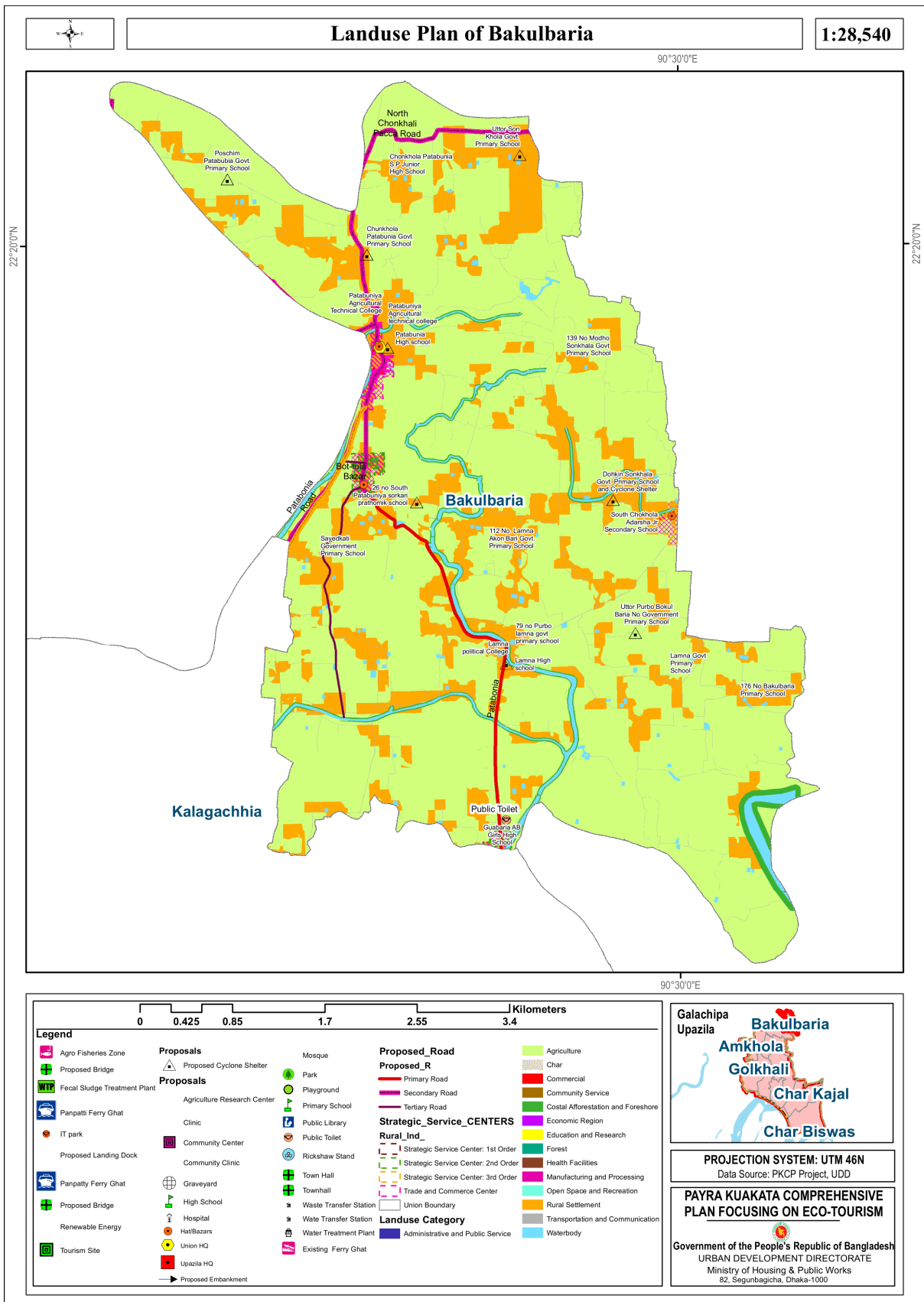


Figure 2-4: Proposed Landuse Plan of Bakulbaria

Table 20: Proposed Landuse of Bakulbaria Union

Proposals	Mouza_Name	JL_No	Sheet_No	Plot_No	Area
Public Toilet	Guabaria	57	3	3108,3111,3111,3108,3109	0.00 1795
Public Library	Bhangra	25	2	531,532,532,553,531,532,553	0.00 07
Waste Transfer Station	Chingaria	6	0	2,1	0.07 7289

2.5.3 Char Biswas

Review of Existing Land Use

Out of total 21723.79 acres of land of this ward, more than 1928.82 acres of land i.e. 8.88% is used in residential. The agricultural use with 8306.43 acres, occupies 38.24% of total land, water bodies 29.63%, commercial use .02%, and transport and communication .32%. Only 0.03% of land is used as education facilities.

Table 21: Existing Landuse category in Char Biswas

Landuse	Area (acre)	%
Administrative	1.18	0.01
Agricultural	8306.43	38.24
Char Land	4945.50	22.77
Commercial	5.42	0.02
Community Service	3.29	0.02
Education & Research	7.54	0.03
Healthcare Service	0.40	0.00
Industrial	0.04	0.00
Mixed Use	0.06	0.00
Residential	1928.82	8.88
Service Activities	0.27	0.00
Transport & Communication	69.49	0.32
Under Construction	0.10	0.00
Vacant Land	18.17	0.08
Waterbody	6437.10	29.63
	21723.79	100.00

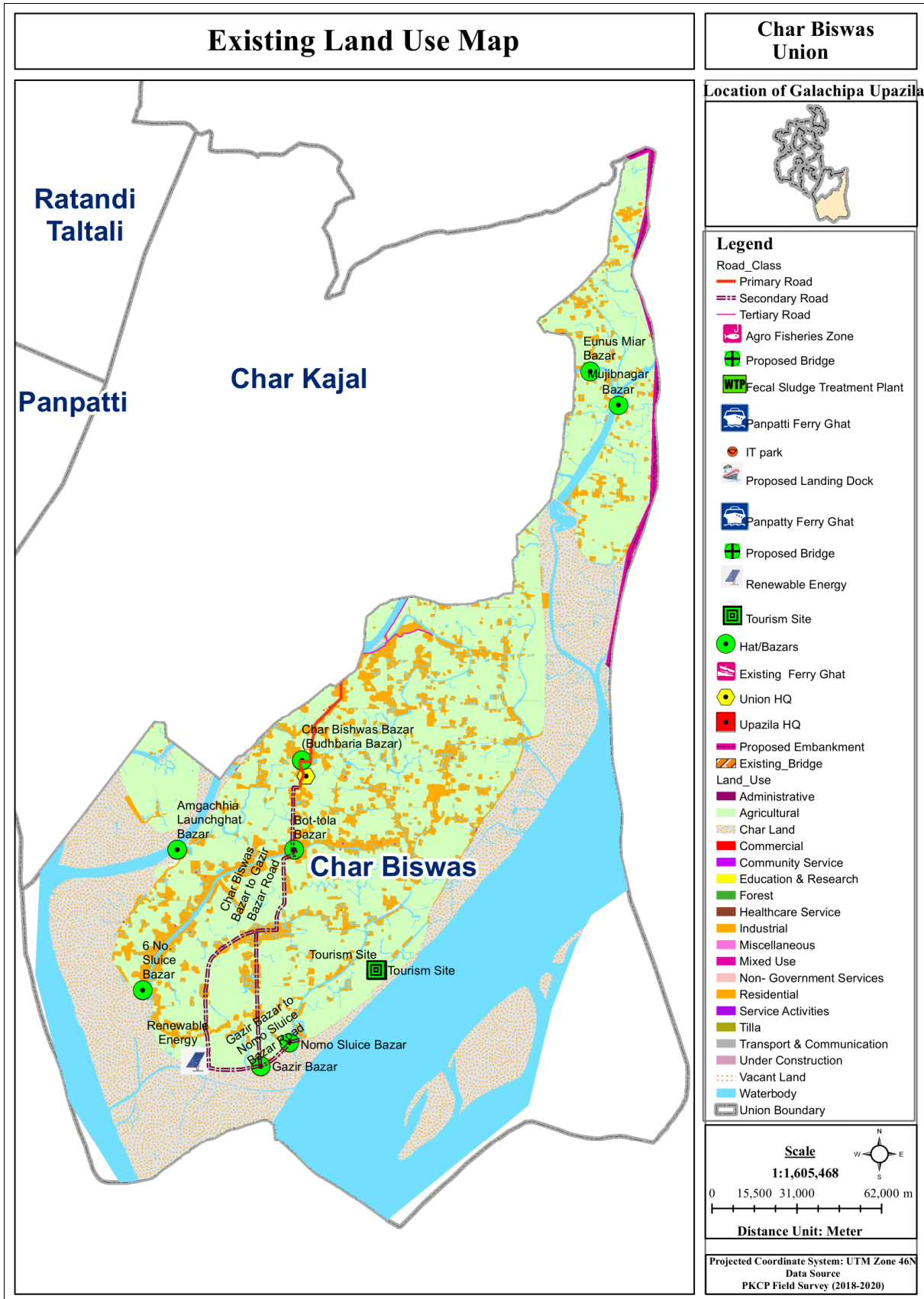


Figure 2-5: Existing Landuse of Char Biswas

Proposed Land Use Zoning

Table 22: Proposed Land use category of Char Biswas Union

Char Biswas	Area (acre)	%
Administrative and Public Service	1.06	0.005
Agriculture	6164.43	28.378
Char	5357.66	24.664
Commercial	1.36	0.006
Community Service	0.26	0.001
Costal Afforestation and Foreshore	1780.45	8.196
Economic Region	65.66	0.302
Education and Research	1.10	0.005
Open Space and Recreation	0.04	0.000
Rural Settlement	1753.77	8.073
Transportation and Communication	92.70	0.427
Waterbody	6504.14	29.942
Total	21722.61	100.000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 47.83 km road has been proposed in char biswas Union. All roads are proposed for widening. The proposed road network status of char biswas Union has been shown in below

Table 23: Type Wise Proposed Road Network in char biswas Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	1.4962
Secondary Road	Widening	40	13.33
Tertiary Road	Widening	20	33.00
			47.83

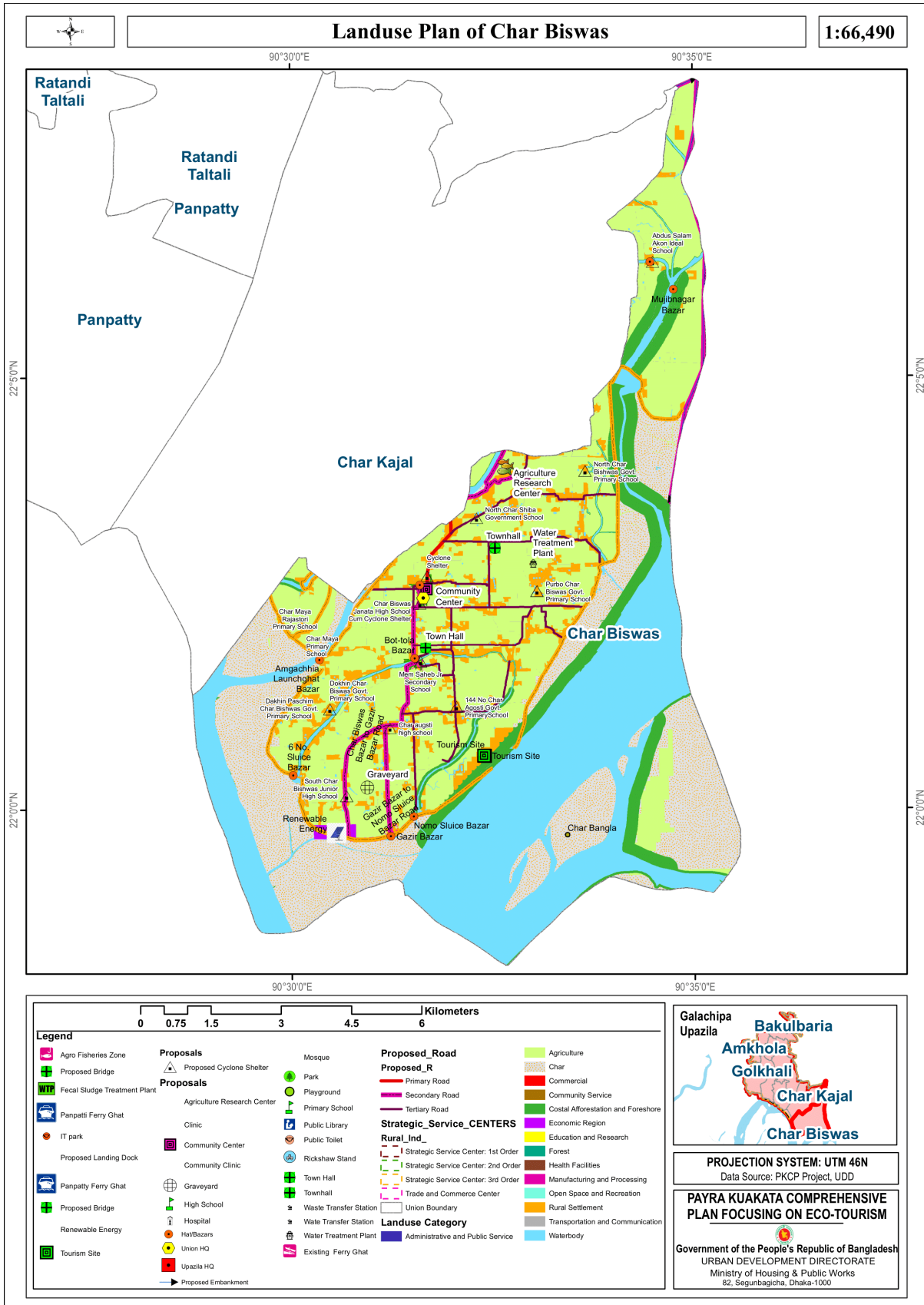


Figure 2-6: Proposed Landuse plan of Char Biswas

Table 24:Proposed Landuse of Char Biswas Union

Proposals	Mouza_Name	JL_No	Sheet_No	Plot_No	Area
Agriculture Research Center	Uttar Char Biswas	165	1	40,26,26,28,40,26,31,27,28,26,27,28,	0.061028
Community Center	Bhangra	165	4	2326,2263,2263,2259,2261,2326,2263,2259,2265,2261,2266,2245	0.002403
Graveyard	Char Agasti	167	7	3147,3146,3146,3155,3156,3158,3145,3157,3159,3144,3143,3142,3141,3140,4257,3999,3997,3998	0.054062
Town Hall	Uttar Char Biswas, Dakshin Char Biswas	165	3	1342,1368,1368,1343,1341,1369,1372,1371,1342,1373,1374,1342,1368,1343,1375,1367,1341,1369,1372,1373,1374,1342,1368,1376,1375,1367,1370,1341,1369,1372,1371,1342,1342,1343,1342,1343,1342,1368,1367,784,784	0.035019
Water Treatment Plant	Uttar Char Biswas	165	3	1261,1276,1276,1262,1275,1272,1304	

2.5.4Char Kajal

Review of Existing Land Use

Out of total 19126.11 acres of land of this ward, more than 1909.14 acres of land i.e. 9.98% is used in residential. The agricultural use with 9462.96 acres, occupies 49.48 % of total land, water bodies 29.76%, commercial use 0.09% and transportation and communication 0.42%. Only .07% of land is used as education facilities.

Table 25:Existing Landuse category in Char Kajal

Landuse	Area (acre)	%
Administrative	1.11	0.01
Agricultural	9462.96	49.48
Char Land	1908.86	9.98
Commercial	16.69	0.09
Community Service	1.56	0.01
Education & Research	12.94	0.07
Forest	3.46	0.02
Healthcare Service	0.11	0.00
Industrial	0.07	0.00
Mixed Use	0.02	0.00
Residential	1909.14	9.98
Service Activities	0.24	0.00
Tilla	2.52	0.01
Transport & Communication	80.47	0.42
Under Construction	0.13	0.00
Vacant Land	33.82	0.18

Waterbody	5692.02	29.76
	19126.11	100.00

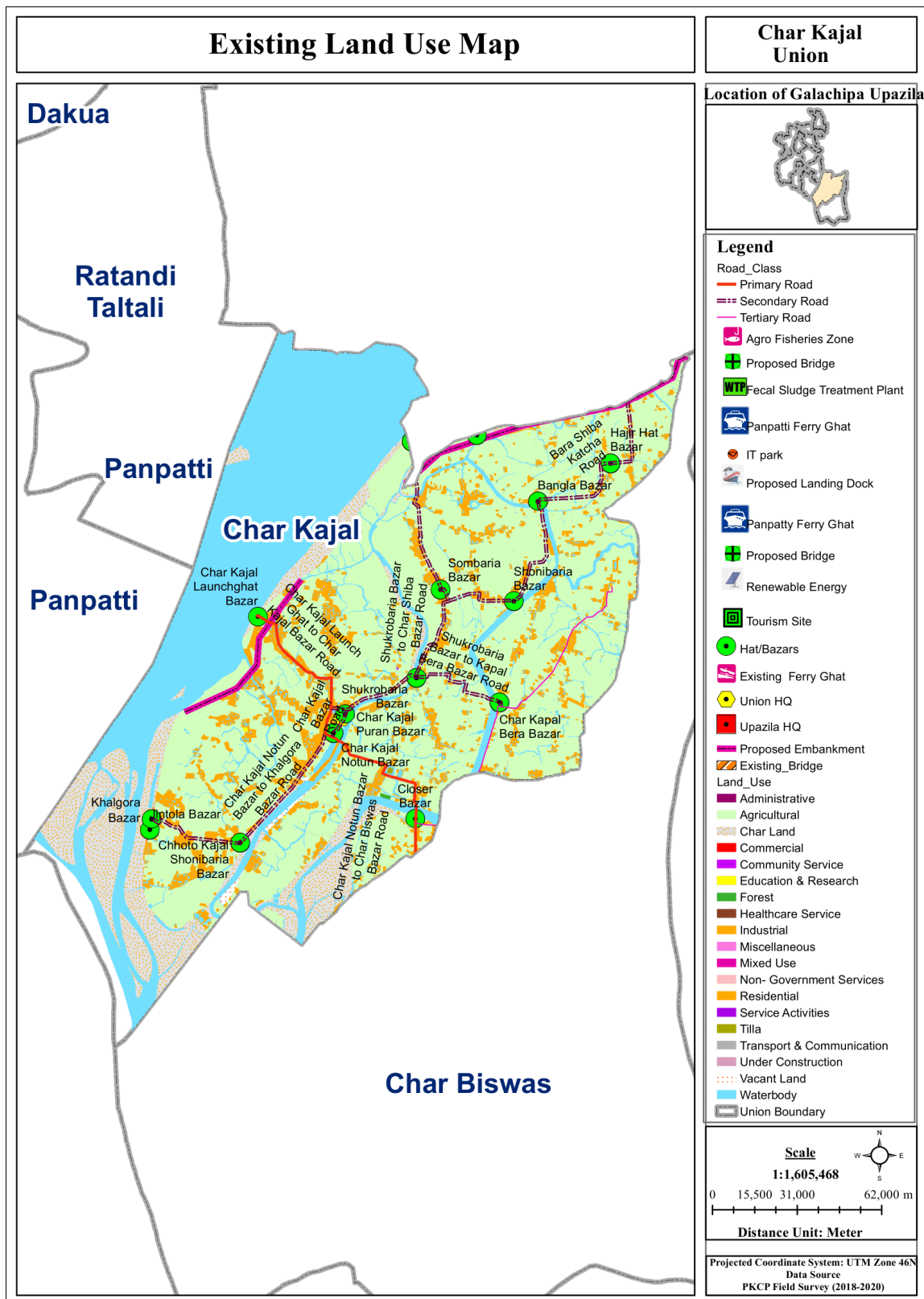


Figure 2-7: Existing Landuse of Char Kajal

Proposed Land Use Zoning

Table 26: Proposed Landuse category of Char Kajal Union

Char Kajal	Area (acre)	%
Administrative and Public Service	0.82476	0.00
Agriculture	9200.958	48.11
Char	1320.239	6.90
Commercial	1.83253	0.01
Community Service	0.221502	0.00
Costal Afforestation and Foreshore	1220.756	6.38
Education and Research	5.237566	0.03
Forest	3.456812	0.02
Open Space and Recreation	0.409636	0.00
Rural Settlement	1829.5	9.57
Transportation and Communication	130.1425	0.68
Waterbody	5409.566	28.29
Total	19123.14	100.00

Table 27: Proposed Landuse of Char Kajal Union

Proposals	Mouza_ Name	JL_No	Sheet _No	Plot_No	Area
Community Clinic	Chhota Sibar Char	162	3,5	1401,1403	0.010193
Park	Bara Char Kajal	161	5,8	3857,3874,3874,3873,3872,7676,7699,7671,7672,7694,7670,3873,3872,3874,7677,7691,7698,7676,7692,7690,7699,7697,7671,7696,7693,7695,7694,7670,7677,7676,3850,3848,3857,3874,3858,3873,3859,3860,3861,3872,3862,3863,3853,3852,3864,3865,3851,3850,3866,3848,7671,7672,7670,3873,3857,7670,3857,7670	0.062859
Public Toilet	Char Kapalbera	167	7	295,221	0.001505

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 444.82 km road has been proposed in char kajal Union. All roads are proposed for widening. The proposed road network status of char biswas Union has been shown in below

Table 28: Type Wise Proposed Road Network in char kajal Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	6.482
Secondary Road	Widening	40	25.024
Tertiary Road	Widening	20	13.3187
			44.82

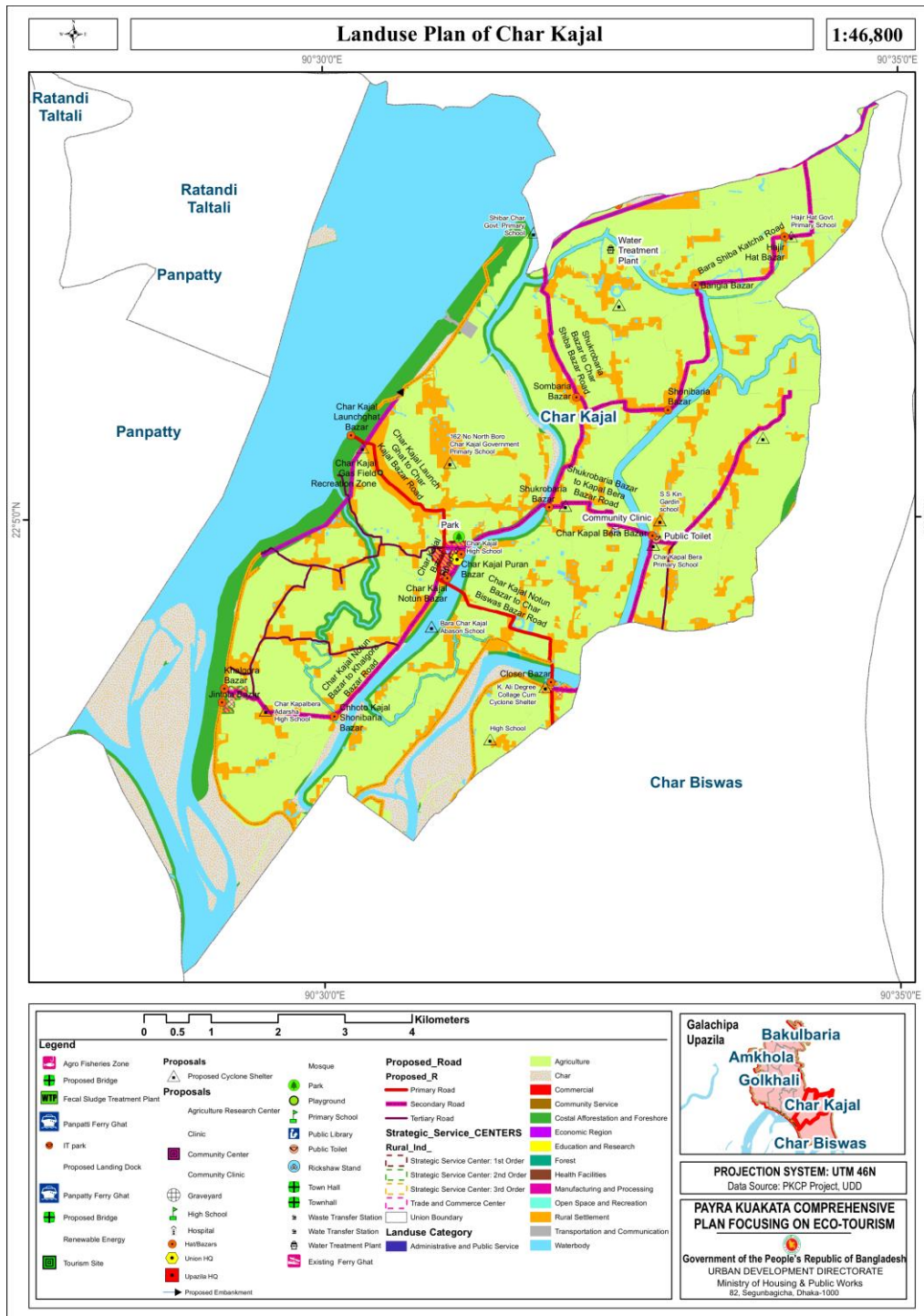


Figure 2-8: Proposed Landuse Plan of Char Kajal

2.5.5 Chikni Kandi

Review of Existing Land Use

Out of total 6079.71 acres of land of this ward, more than 1895.34 acres of land i.e. 31.175 % is used in residential. The agricultural use with 3544.92 acres, occupies 58.307 % of total land, water bodies 8.588%, commercial use 0.170 % and transportation and communication 1.248%. Only 0.197% of land is used as education facilities.

Table 29: Existing Land Use of Chikni Kandi

Landuse	Area (acre)	%
Administrative	0.38	0.006
Agricultural	3544.92	58.307
Char Land	1.68	0.028
Commercial	10.36	0.170
Community Service	8.98	0.148
Education & Research	11.98	0.197
Healthcare Service	0.34	0.006
Industrial	1.07	0.018
Miscellaneous	5.33	0.088
Mixed Use	1.26	0.021
Residential	1895.34	31.175
Service Activities	0.05	0.001
Transport & Communication	75.89	1.248
Waterbody	522.12	8.588
	6079.71	100.000

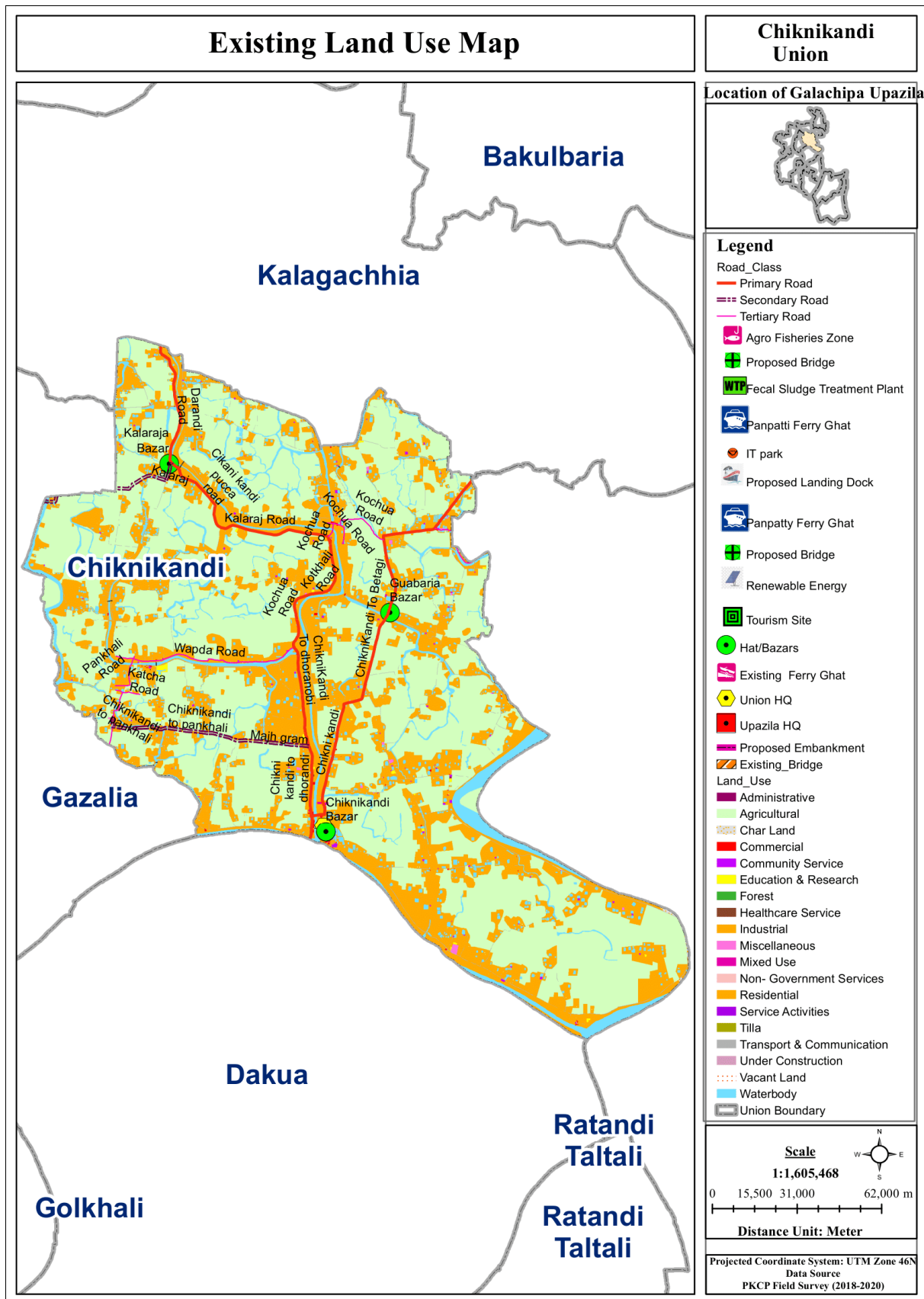


Figure 2-9: Existing Land Use Map of Chikni Kandi

Proposed Land Use Zoning

Table 30: Proposed Landuse category of Chiknikandi Union

Landuse		%
Administrative and Public Service	0.252	0.004
Agriculture	3592.542	59.107
Char	1.682	0.028
Commercial	3.100	0.051
Community Service	0.532	0.009
Costal Afforestation and Foreshore	261.021	4.294
Education and Research	1.020	0.017
Health Facilities	0.131	0.002
Manufacturing and Processing	0.422	0.007
Rural Settlement	1811.517	29.804
Transportation and Communication	105.755	1.740
Waterbody	300.085	4.937
Total	6078.059	100.000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 28.40 km road has been proposed in Chiknikandi Union. All roads are proposed for widening. The proposed road network status of this Union has been shown in below

Table 31: Type Wise Proposed Road Network in Dakua Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	11.33
Secondary Road	Widening	40	11.08
Tertiary Road	Widening	20	5.99
			28.40

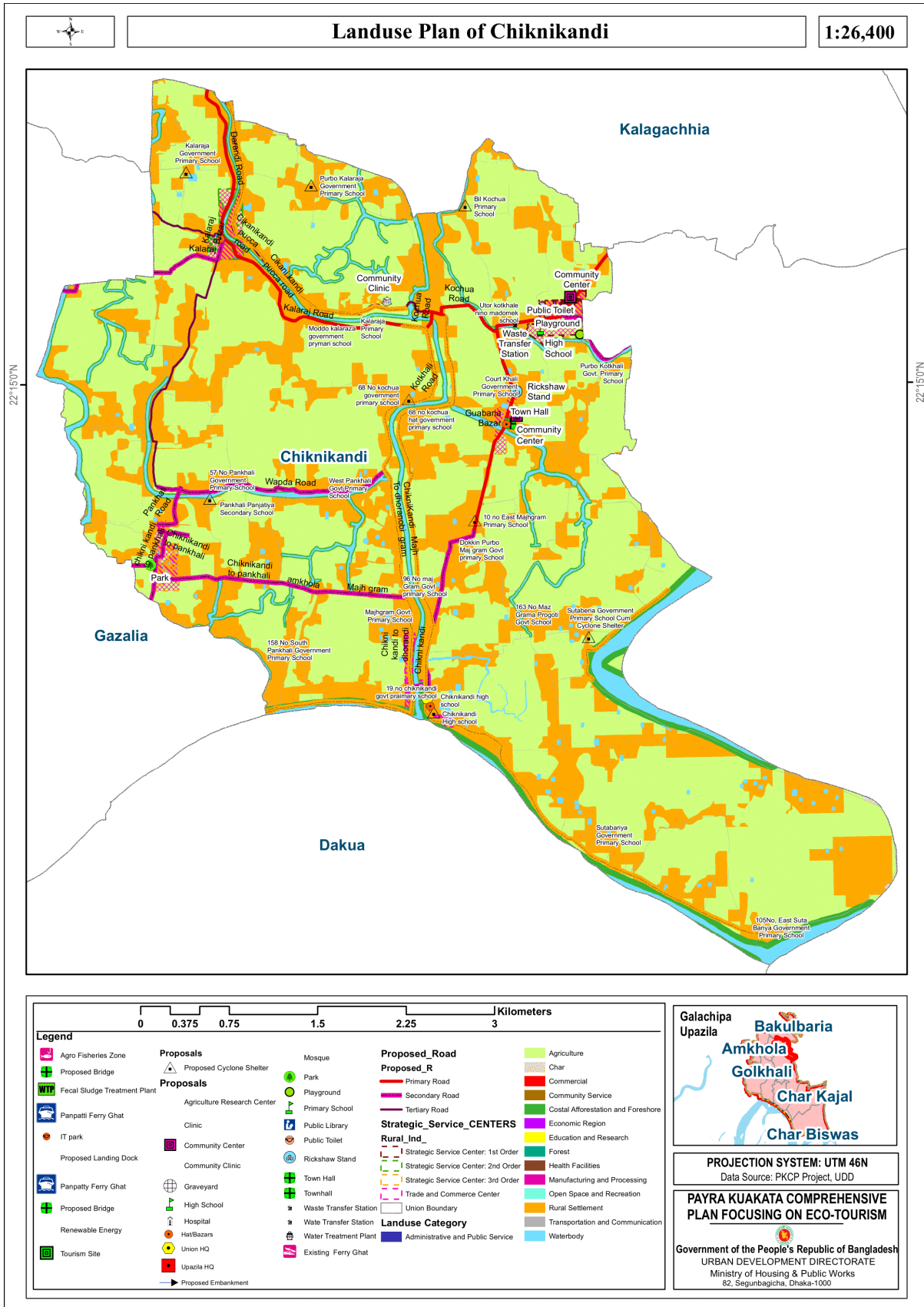


Figure 2-10: Proposed Land Use Plan of Chikni Kandi

Table 32: Proposed Facilities of Chikni Kandi

Proposals	Mouza _Name	JL _N o	S h e t - N o	Plot_No	Area
Community Center	Kotkhali	42	0	238,235,235,234,231,237,236,230,238,235,234,231,235,234,231,238,237,236,230,162,633	0.00 4129
Community Clinic	Kalara ja, Kachu a	38, 41	2	1312,1311,1311,1309,327,1311,1309,1312,1311,1312,1311,1310,1309,327,326,325,1309,326,1309,325	0.00 737
High School	Kotkhali	42	0	252, 130,131	0.00 1834
Park	Pankhali	42	0	1704	0.00 0638
Playground	Kotkhali	42	0	277,278	.006 1
Public Toilet	Kotkhali	42	0	735,642,642,644,735,642,131	0.00 1055
Rickshaw Stand	Kotkhali	42	0	355	0.00 0257
Town Hall	Kotkhali	42	0	632,633	0.00 0438
Waste Transfer Station	Pankhali Pankhali	36, 42	0, 2	1785,1793,1793,1787,1788,1795,1794,1792,1791,1790,964,1782,1793,1795,1794,1785,1793,1787,1789,1788,1792,1791,1790,1800,964,1785,1787,1789,1788,1790,1790,964,60,279,58,61	0.00 7535

2.5.6 Dakua

Review of Existing Land Use

Out of total 7700.96 acres of land of this ward, more than 2121.49 acres of land i.e. 27.548% is used in residential. The agricultural use with 4417.22 acres, occupies 57.359% of total land, water bodies 12.437 %, commercial use 0.200 % and transportation and communication 1.161%. Only 0.077% of land is used as education facilities.

Table 33: Existing Land Use of Dakua

Landuse	Area (acre)	%
Administrative	0.49	0.006
Agricultural	4417.22	57.359

Char Land	74.22	0.964
Commercial	15.43	0.200
Community Service	10.21	0.133
Education & Research	5.96	0.077
Healthcare Service	0.28	0.004
Industrial	0.37	0.005
Miscellaneous	7.07	0.092
Mixed Use	0.65	0.008
Residential	2121.49	27.548
Service Activities	0.39	0.005
Transport & Communication	89.42	1.161
Waterbody	957.77	12.437
	7700.96	100.000

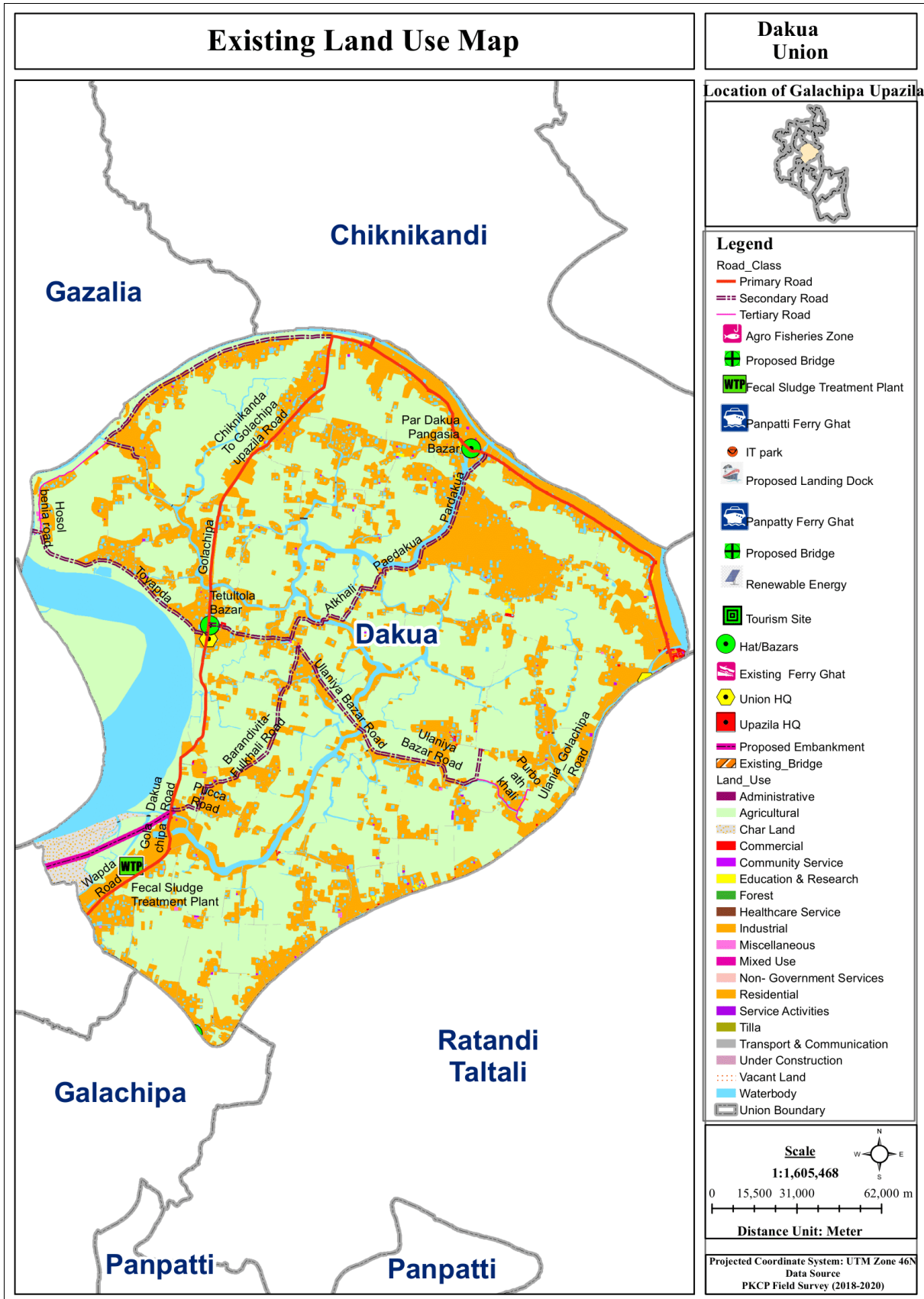


Figure 2-11: Existing Land Use Map of Dakua

Proposed Land Use Zoning

Table 34: Proposed Landuse of Dakua Union

Dakua	Area (acre)	%
Administrative and Public Service	0.04	0.001
Agriculture	4176.63	54.238
Char	26.94	0.350
Commercial	5.61	0.073
Community Service	0.56	0.007
Costal Afforestation and Foreshore	763.27	9.912
Education and Research	0.71	0.009
Health Facilities	0.04	0.001
Manufacturing and Processing	0.05	0.001
Rural Settlement	1916.86	24.893
Transportation and Communication	129.70	1.684
Waterbody	680.12	8.832
Total	7700.53	100.000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 45.71 km road has been proposed in Dakua Union. All roads are proposed for widening. The proposed road network status of dakua Union has been shown in below

Table 35: Type Wise Proposed Road Network in Dakua Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	19.07
Secondary Road	Widening	40	11.22
Tertiary Road	Widening	20	14.82
			45.71

Table 36: roposed Facilities of Dakua

Proposals	Mouza_Name	JL_No	Sheet_No	Plot_No	Area
Park	Atkhali	47	1	838, 849, 850	0.00014
Playground	Pardakua	45	2,4	1066,1063,1063,1064,1048,1049,1067,1066,1063,1065,1064,1048,1049,1066,1063,1048,1049,1066,1063,1049,3515,3516,3517,3523,3522,3521,3521	0.01478
				853,846,846,852,854,875,855,853,846,852,854,855,854	

Public Toilet	Atkhali	47	1	853,846,846,852,854,875,855,853,846,852,854,855,854	0.002246
Waste Transfer Station	Atkhali	47	1	1227,1036,1036,1035,1038,1037,1227,1226,1225,1228,1224,1222,1223,1037,1227,1225,1036,1228,1037,1036,1228,1224,1222,1223,1038,1037,875,874	0.005986

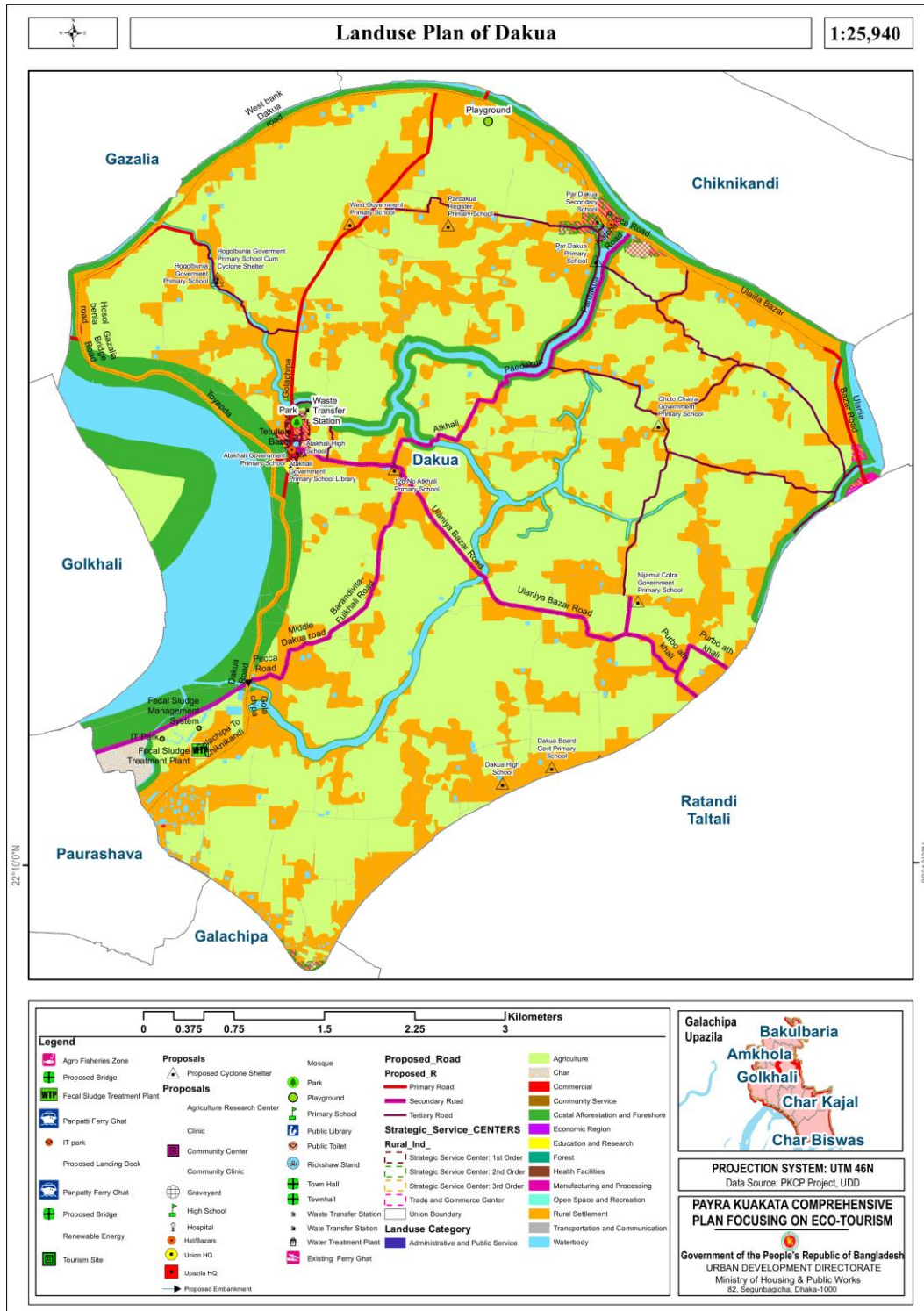


Figure 2-12: propsoed Landuse Plan of Daku

2.5.7Galachipa Union

Review of Existing Land Use

Out of total 7425.060 acres of land of this ward, more than 1652.147 acres of land i.e. 22.25% is used in residential. The agricultural use with 4459.813 acres, occupies 60.064 % of total land, water bodies 15.797 %, commercial use 0.058 % and transportation and communication 0.843 %. Only 0.053% of land is used as education facilities.

Table 37: Existing Land Use of Galachipa Union

Landuse	Area (acre)	%
Agricultural	4459.813	60.064
Char Land	68.202	0.919
Commercial	4.296	0.058
Community Service	0.563	0.008
Education & Research	3.959	0.053
Industrial	0.311	0.004
Miscellaneous	0.267	0.004
Residential	1652.147	22.251
Transport & Communication	62.560	0.843
Waterbody	1172.942	15.797
	7425.060	100.000

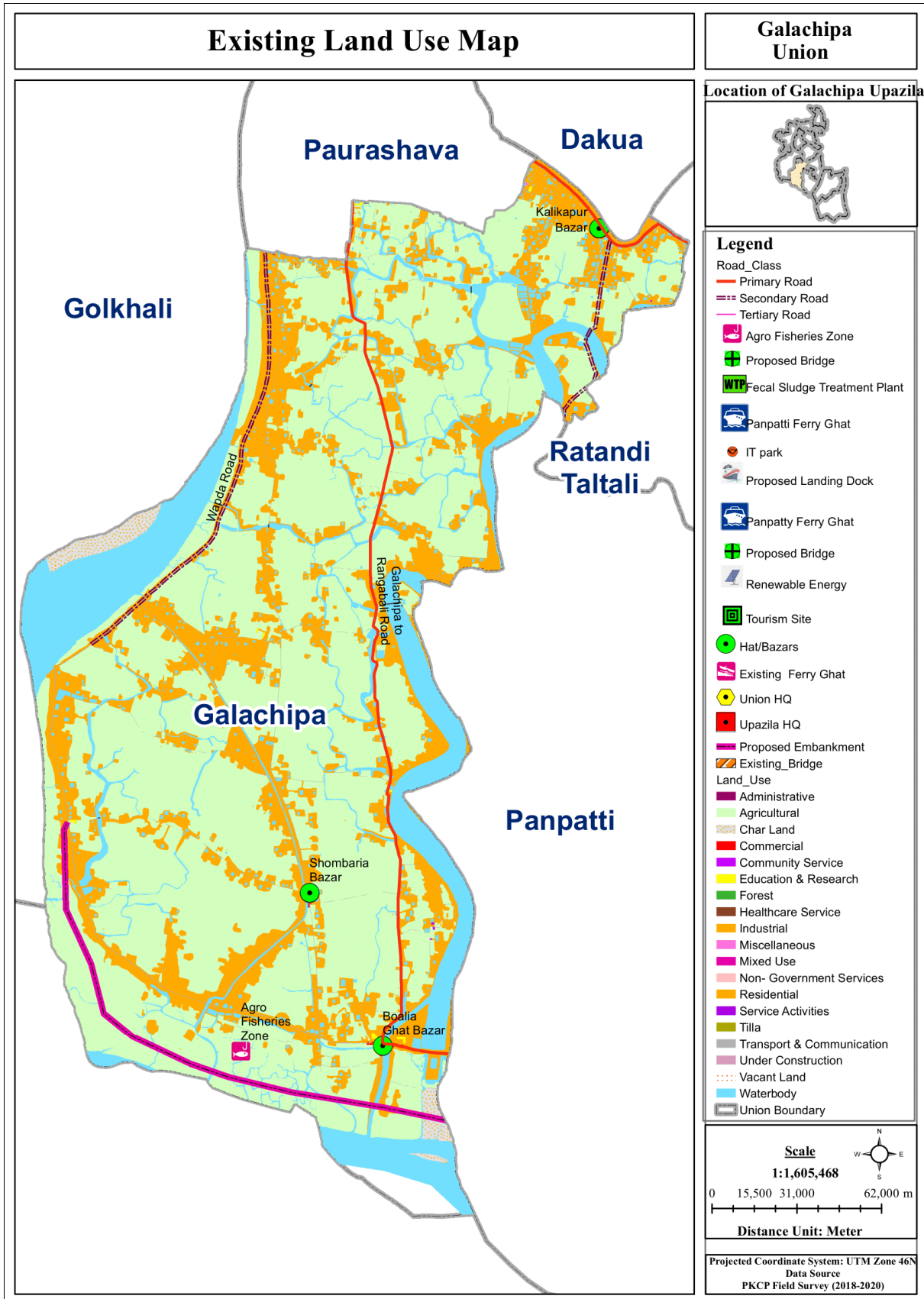


Figure 2-13: Existing Land Use of Galachipa

Table 38: Proposed Landuse of Galachipa Union

Galachipa	Area (acre)	%
Agriculture	3567.487	48.042
Char	42.017	0.566
Commercial	1.541	0.021
Community Service	0.033	0.000
Costal Afforestation and Foreshore	893.118	12.027
Economic Region	481.297	6.481
Education and Research	2.348	0.032
Manufacturing and Processing	0.161	0.002
Rural Settlement	1415.958	19.068
Transportation and Communication	120.372	1.621
Waterbody	901.407	12.139
Total	7425.739	100.000

Table 39: Proposed Landuse of Galachipa Union

Proposals	Mouza _Name	JL_N o	Sheet_N o	Plot_No	Area
Mosque	Boalia	121	4	4431,4432	.000 3
Public Toilet	Boalia	121	4	4419,4420,4421	0.00 1249

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 46.26 km road has been proposed in Galachipa Union. All roads are proposed for widening. The proposed road network status of Galachipa Union has been shown in below

Table 40: Type Wise Proposed Road Network in Galachipa Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	37.90
Secondary Road	Widening	40	7.42
Tertiary Road	Widening	20	0.94
			46.26

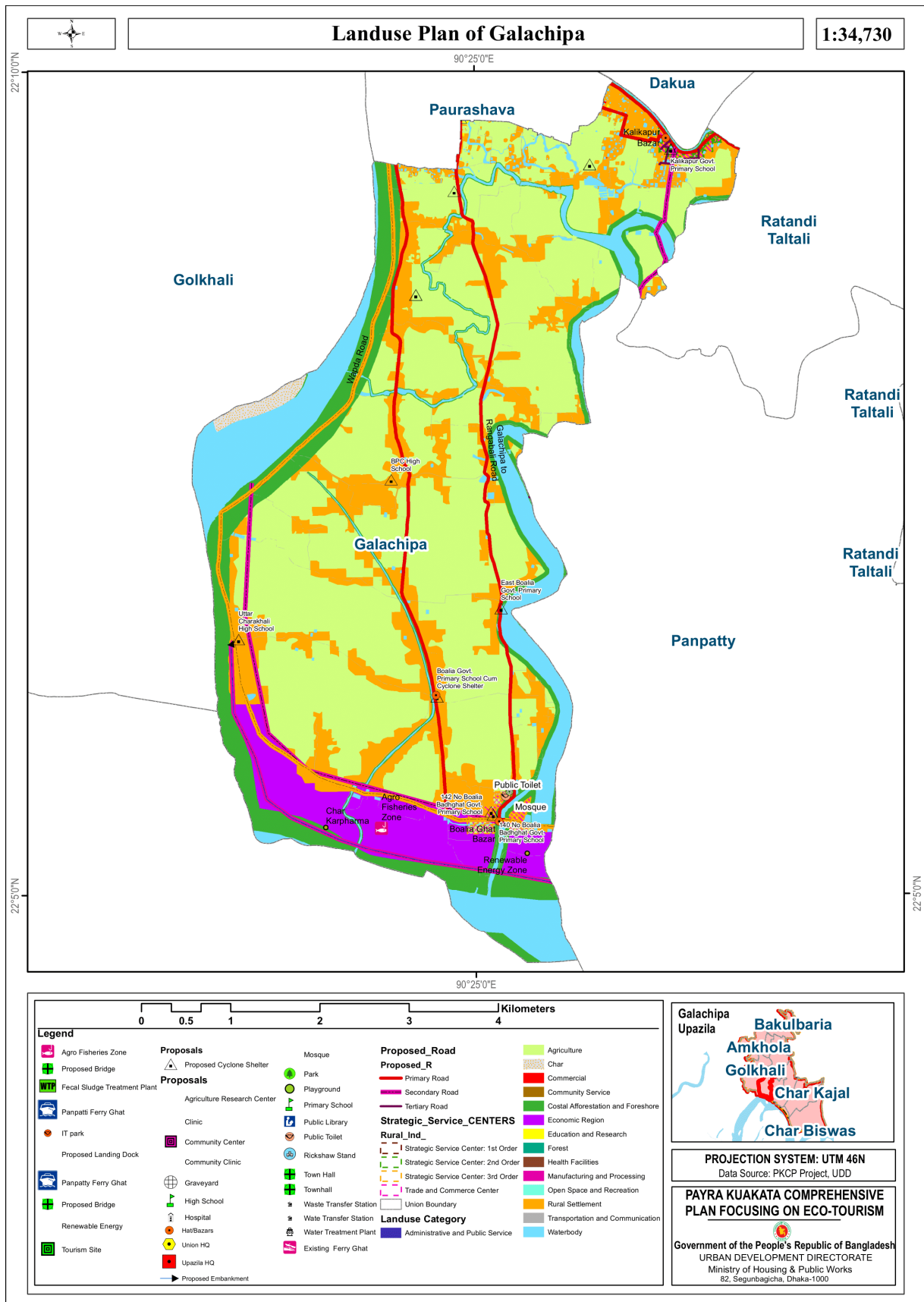


Figure 2-14: Table: Proposed Landuse Plan of Galachipa Union

2.5.8Gazalia Union

Review of Existing Land Use

Out of total 5468.16 acres of land of this union, more than 1262.30acres of land i.e. 23.085% is used in residential. The agricultural use with 2406.69 acres, occupies 44.013% of total land, water bodies 18.605%, commercial use 0.160% and transportation and communication 1.105%. Only 0.110% of land is used as education facilities.

Table 41: Existing Land Use of Gazalia Union

Landuse	Area (acre)	%
Administrative	0.18	0.003
Agricultural	2406.69	44.013
Char Land	687.44	12.572
Commercial	8.76	0.160
Community Service	9.18	0.168
Education & Research	6.04	0.110
Healthcare Service	0.53	0.010
Industrial	0.24	0.004
Miscellaneous	8.95	0.164
Mixed Use	0.03	0.000
Residential	1262.30	23.085
Service Activities	0.02	0.000
Transport & Communication	60.44	1.105
Waterbody	1017.35	18.605
	5468.16	100.000

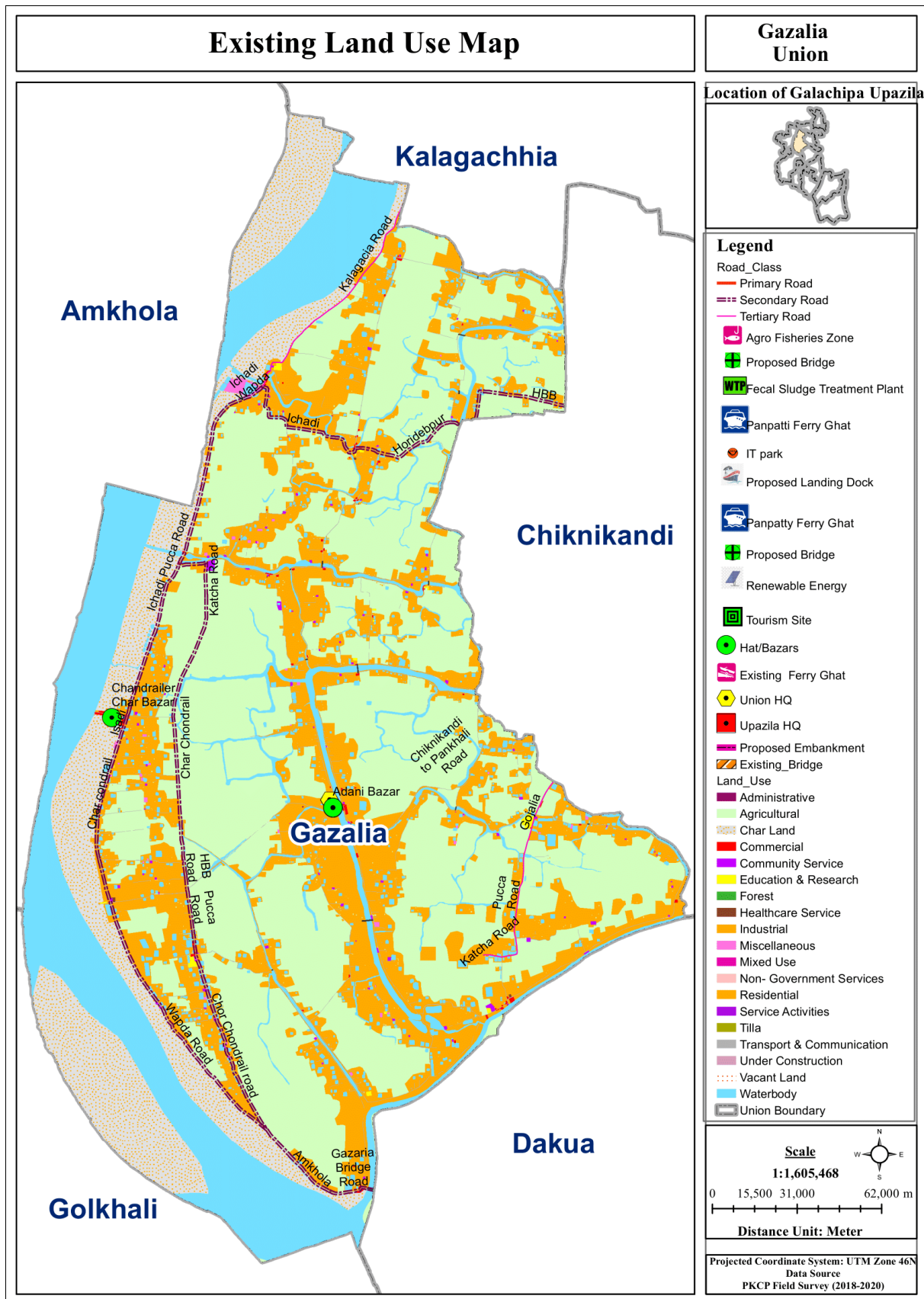


Figure 2-15: Existing Land Use of Gazalia Union

Table 42: Proposed Landuse of Gazalia Union

Gazalia	Area (acre)	%
Administrative and Public Service	0.12	0.002
Agriculture	2351.42	42.996
Char	239.28	4.375
Commercial	1.27	0.023
Community Service	0.27	0.005
Costal Afforestation and Foreshore	718.96	13.146
Education and Research	0.19	0.003
Health Facilities	0.17	0.003
Rural Settlement	1263.13	23.097
Transportation and Communication	88.18	1.612
Waterbody	805.89	14.736
Total	5468.88	100.000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 22.06 km road has been proposed in Gazalia Union. All roads are proposed for widening. The proposed road network status of this Union has been shown in below

Table 43:Type Wise Proposed Road Network in Dakua Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	4.24
Secondary Road	Widening	40	17.47
Tertiary Road	Widening	20	0.34
			22.06

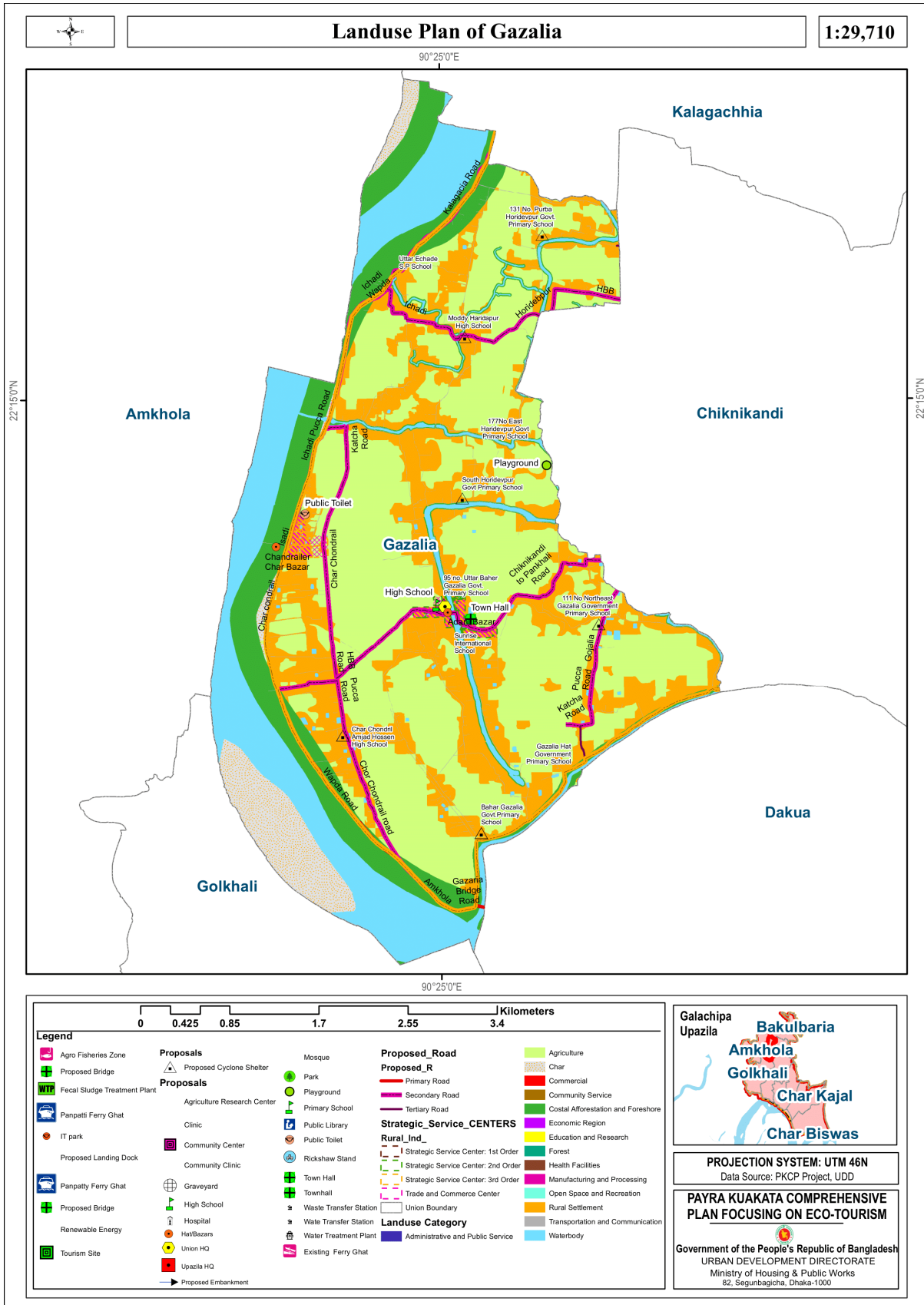


Figure 2-16: Proposed Landuse of Gazalia Union

Table 44: Proposed Landuse of Gazalia Union

Proposals	Mouza _Name	JL _N o	Sheet _No	Plot_No	Area
High School	Haridebpur	37	2	1535,1462,1462,1534,1535,1472,1470,1535,1463,1462,1534,1535	0.008911
Playground	Boalia	121	4	4419,4420,4421	0.008911
Public Toilet	Bahir Gazalia Ichadi Char			35,188	0.000776
Town Hall	Gazalia	35	1	419,420	0.000876

2.5.9 Golkhali

Review of Existing Land Use

Out of total 16225.0 acres of land of this union, more than 3290.9 acres of land i.e. 20.283% is used in residential. The agricultural use with 8778.0 acres, occupies 54.102 % of total land, water bodies 22.193%, commercial use 0.077% and transportation and communication 0.650%. Only 0.073% of land is used as education facilities.

Table 45: Existing Land Use of Golkhali Union

Landuse	Area (acre)	%
Administrative	1.2	0.008
Agricultural	8778.0	54.102
Char Land	416.5	2.567
Commercial	12.5	0.077
Community Service	3.7	0.023
Education & Research	11.9	0.073
Healthcare Service	1.3	0.008
Industrial	0.3	0.002
Miscellaneous	2.0	0.012
Mixed Use	0.0	0.000
Residential	3290.9	20.283
Service Activities	0.4	0.002
Transport & Communication	105.4	0.650
Waterbody	3600.8	22.193
	16225.0	100.000

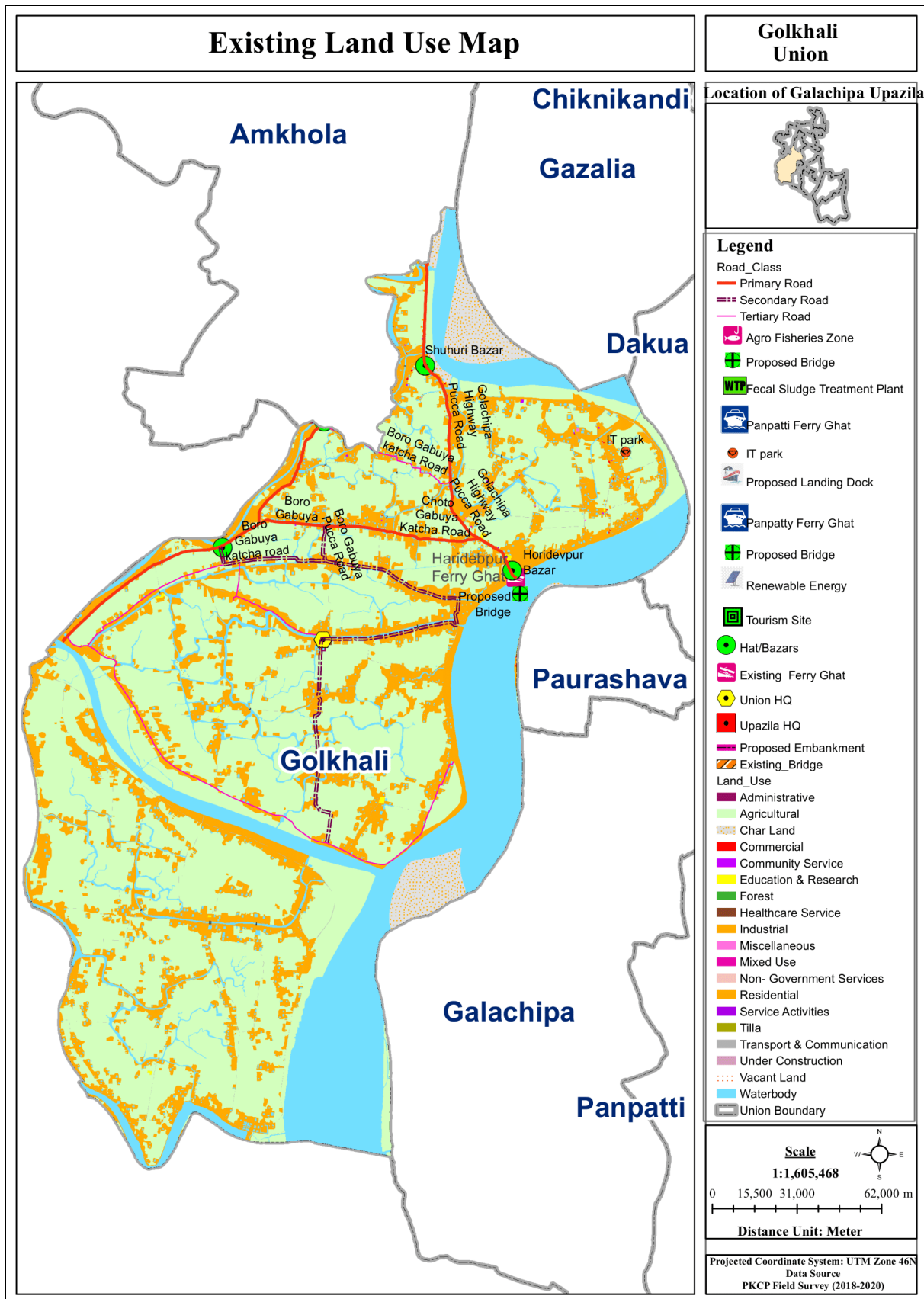


Figure 2-17: Existing Land Use of Golkhali Union

Proposed Landuse of Golkhali

Table 46: Proposed Landuse of Golkhali

Golkhali	Area (acre)	%
Agriculture	8442.34	52.0306
Char	373.65	2.3028
Commercial	3.83	0.0236
Community Service	0.16	0.0010
Costal Afforestation and Foreshore	1523.55	9.3897
Education and Research	2.08	0.0128
Health Facilities	0.01	0.0000
Manufacturing and Processing	0.12	0.0007
Rural Settlement	2556.83	15.7579
Transportation and Communication	155.63	0.9592
Waterbody	3167.51	19.5216
Total	16225.72	100.0000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 37.52 km road has been proposed in Golkhali Union. All roads are proposed for widening. The proposed road network status of this Union has been shown in below

Table 47: Type Wise Proposed Road Network in Golkhali Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	8.38
Secondary Road	Widening	40	28.39
Tertiary Road	Widening	20	0.75
			37.52

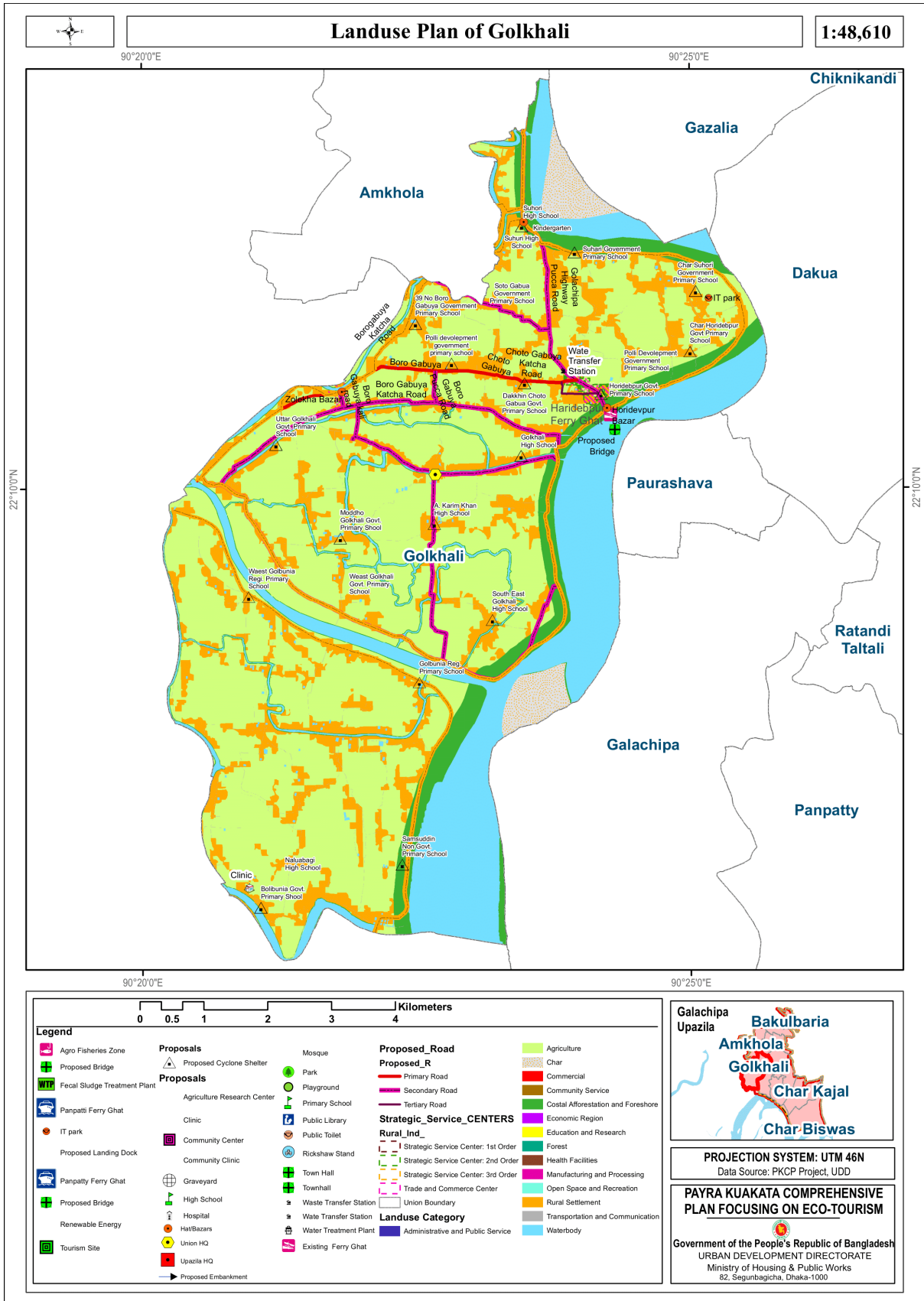


Figure 2-18: Proposed Landuse of Golkhali

Table 48: Proposed Landuse of Golkhali Union

Proposals	Mouza _Name	JL _N o	S h e t - N o	Plot_No	Area
Clinic	Balaib unia	11 7	3	2038,2039,2039,2057,2035,2056,2038,2039	0.00 2304
Waste Transfer Station	Kismat Haride vpur	12 1	4	483,484,485	0.00 1052

2.5.10 Kalagachia Union

Review of Existing Land Use

Out of total 6593.353 acres of land of this union, more than 1565.601 acres of land i.e. 23.745 % is used in residential. The agricultural use with 4082.745 acres, occupies 61.922% of total land, water bodies 11.034%, commercial use 0.240% and transportation and communication 0.259%. Only 0.259% of land is used as education facilities.

Table 49: Existing Land Use of Kalagachia Union

Landuse	Area (acre)	%
Administrative	0.520	0.008
Agricultural	4082.745	61.922
Char Land	91.601	1.389
Commercial	15.855	0.240
Community Service	9.421	0.143
Education & Research	17.065	0.259
Healthcare Service	0.568	0.009
Industrial	0.931	0.014
Miscellaneous	4.239	0.064
Mixed Use	0.274	0.004
Non- Government Services	0.115	0.002
Residential	1565.601	23.745
Service Activities	0.311	0.005
Transport & Communication	76.621	1.162
Waterbody	727.486	11.034
	6593.353	100.000

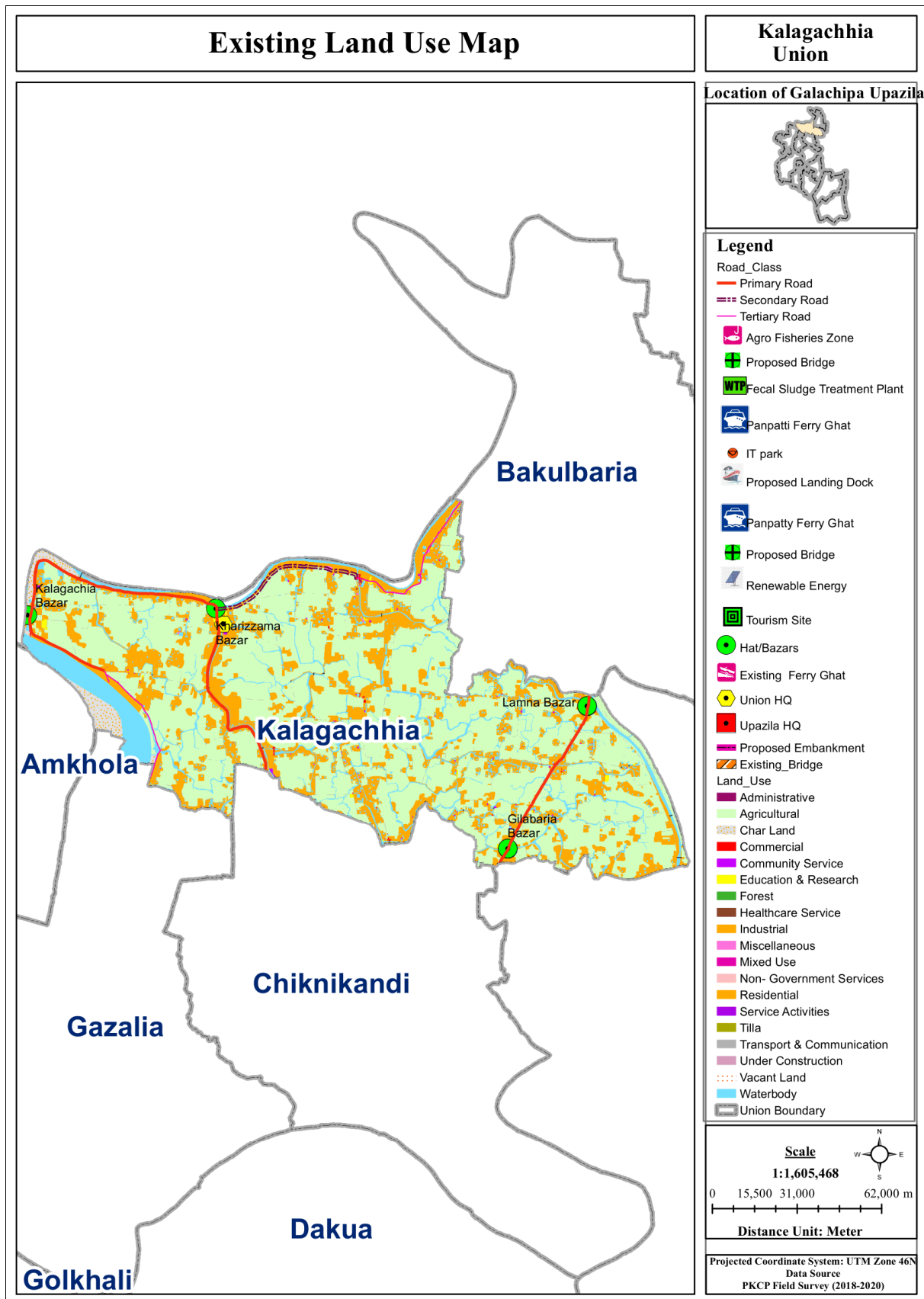


Figure 2-19: Existing Land Use of Kalagachhia Union

Table 50: Proposed Landuse of Kalagachia Union

Kalagachhia	Area (acre)	%
Administrative and Public Service	0.19	0.003
Agriculture	4214.69	63.922
Char	39.49	0.599
Commercial	6.84	0.104
Community Service	0.31	0.005
Costal Afforestation and Foreshore	400.03	6.067
Education and Research	4.96	0.075
Health Facilities	0.29	0.004
Manufacturing and Processing	0.06	0.001
Rural Settlement	1495.35	22.679
Transportation and Communication	99.48	1.509
Waterbody	331.77	5.032
Total	6593.46	100.000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 25.41 km road has been proposed in kalagachia Union. All roads are proposed for widening. The proposed road network status of this Union has been shown in below

Table 51:Type Wise Proposed Road Network in Kalagachia Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	5.74
Secondary Road	Widening	40	11.97
Tertiary Road	Widening	20	7.71
			25.41

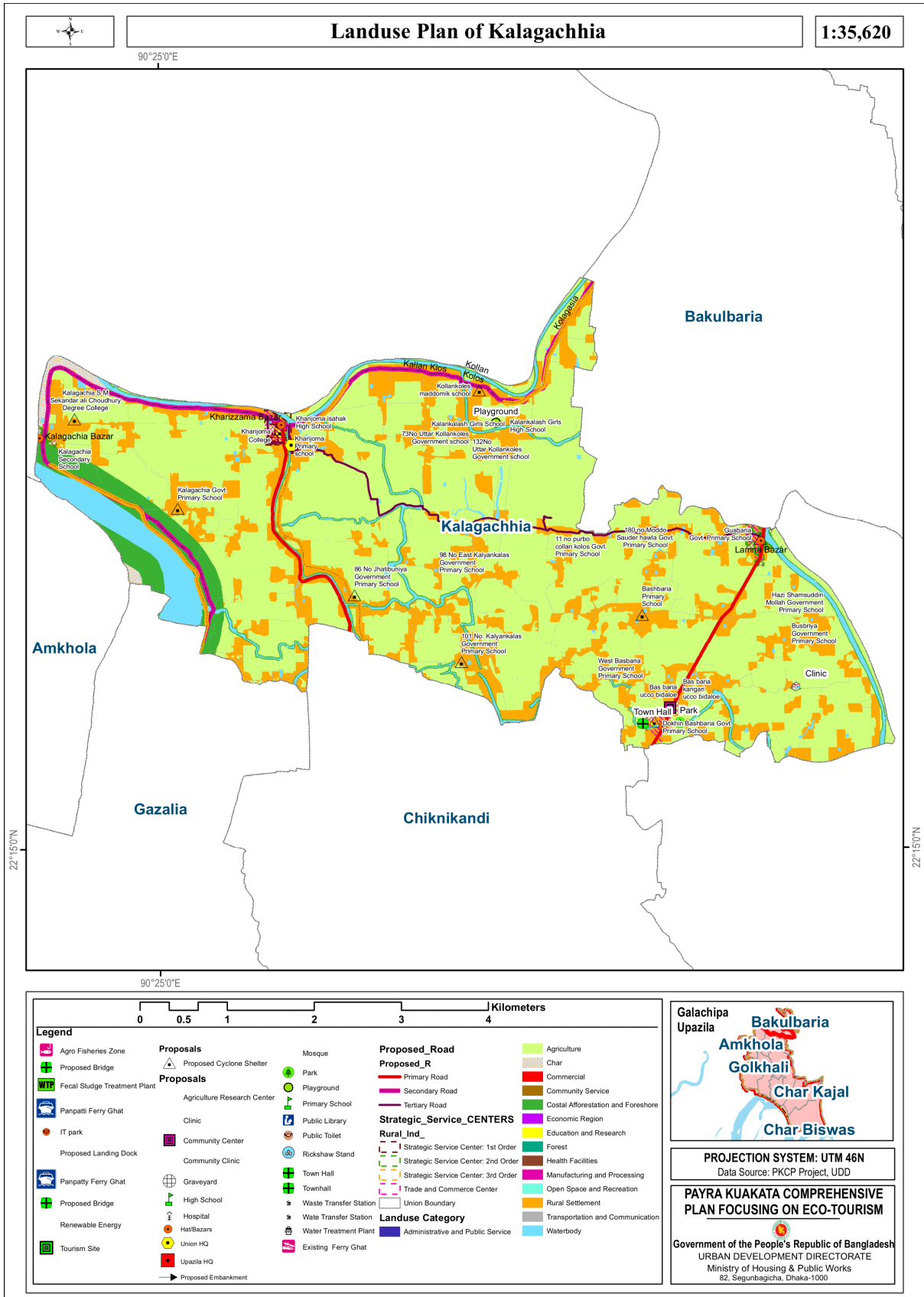


Figure 2-20: Proposed Landuse of Kalagachhia Union

Table 52: Proposed Landuse of Kalagachia Union

Proposals	Mouza _Name	JL _N o	S h e t - N o	Plot_No	Area
Clinic	Bansh baria Dariab ad	56	5	5734,5739,5739,5739,5734,5739,5373	0.00 1982
Communit y Center	Bansh baria Dariab ad	56	3	1918,1925	0.00 0272
Park	Bansh baria Dariab ad	56	5	3179,3103,3103,2919,3177,3103,3179,3179,3103,2 919,3177,3179,3103,3178,3177,3178,3179,3178,31 77,3179,5966,5967,5965,5956,5955,5953,5951,596 5,5966,5965,5965,5944,5969,5968,5966,5967,5945, 5950,5951,5948	0.01 2736
Playgroun d	Kalyan kalas Kalaga chhia	29, 40	1	478,480,480,479,475,474,476,473,478,480,479,406, 480,798,796,795,794,785,786,787,789,793,792,798, 796,795,794,785,786,787,798,796,795,794,785,788, 789,674,673,672,808,809,810,793,792,791,790,811, 815,814,669,671,813,812,661,662,663,820,821	0.02 0384
Town hall	Bansh baria Dariab ad	56	3	2937, 3103, 2938, 2936,3103	0.00 1364

2.5.11 Panpatty Union

Review of Existing Land Use

Out of total 10586.171 acres of land of this union, more than 1374.262 acres of land i.e. 12.982 % is used in residential. The agricultural use with 3471.873 acres, occupies 32.796 % of total land, water bodies 51.404 %, commercial use 0.030 % and transportation and communication 0.436 %. Only 0.028 % of land is used as education facilities.

Table 53: Existing Land Use of Panpatty Union

Landuse	Area (acre)	%
Administrative	0.972	0.009
Agricultural	3471.873	32.796
Char Land	242.651	2.292
Commercial	3.166	0.030
Community Service	1.333	0.013

Education & Research	3.017	0.028
Industrial	0.197	0.002
Miscellaneous	0.622	0.006
Mixed Use	0.139	0.001
Residential	1374.262	12.982
Service Activities	0.147	0.001
Transport & Communication	46.109	0.436
Waterbody	5441.683	51.404
	10586.171	100.000

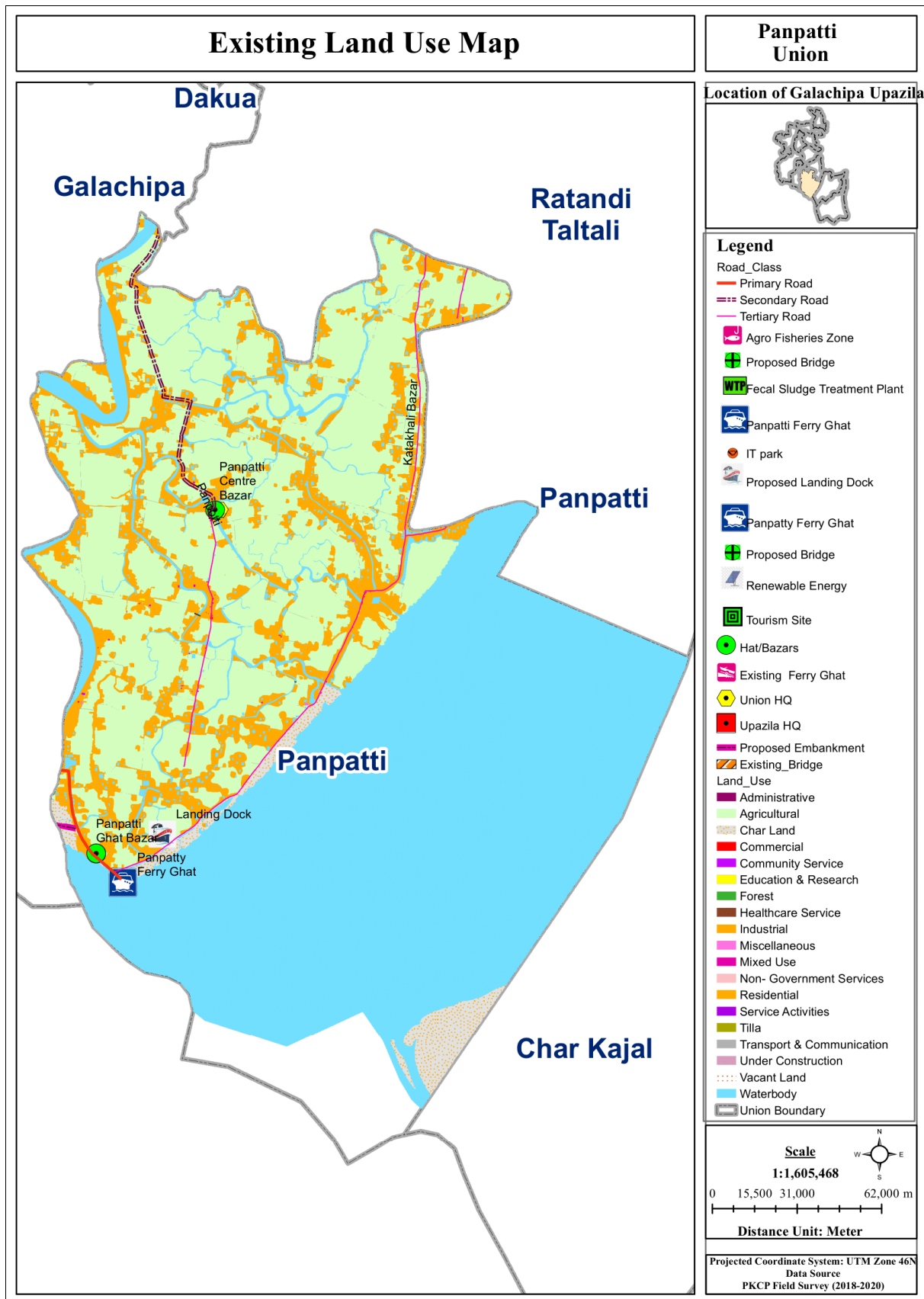


Figure 2-21: Existing Land Use of Panpatti Union

Table 54: Proposed Landuse of Panpatty Union

Panpatti	Area (acre)	%
Administrative and Public Service	0.96	0.01
Agriculture	3268.70	30.88
Char	138.30	1.31
Commercial	1.55	0.01
Community Service	0.17	0.00
Costal Afforestation and Foreshore	591.48	5.59
Economic Region	13.47	0.13
Education and Research	1.91	0.02
Manufacturing and Processing	0.16	0.00
Rural Settlement	1310.44	12.38
Transportation and Communication	72.04	0.68
Waterbody	5187.19	49.00
Total	10586.37	100.00

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 35.81 km road has been proposed in panpatty Union. All roads are proposed for widening. The proposed road network status of this Union has been shown in below

Table 55:Type Wise Proposed Road Network in Panpatty Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	1.48
Secondary Road	Widening	40	16.21
Tertiary Road	Widening	20	18.11
			35.81

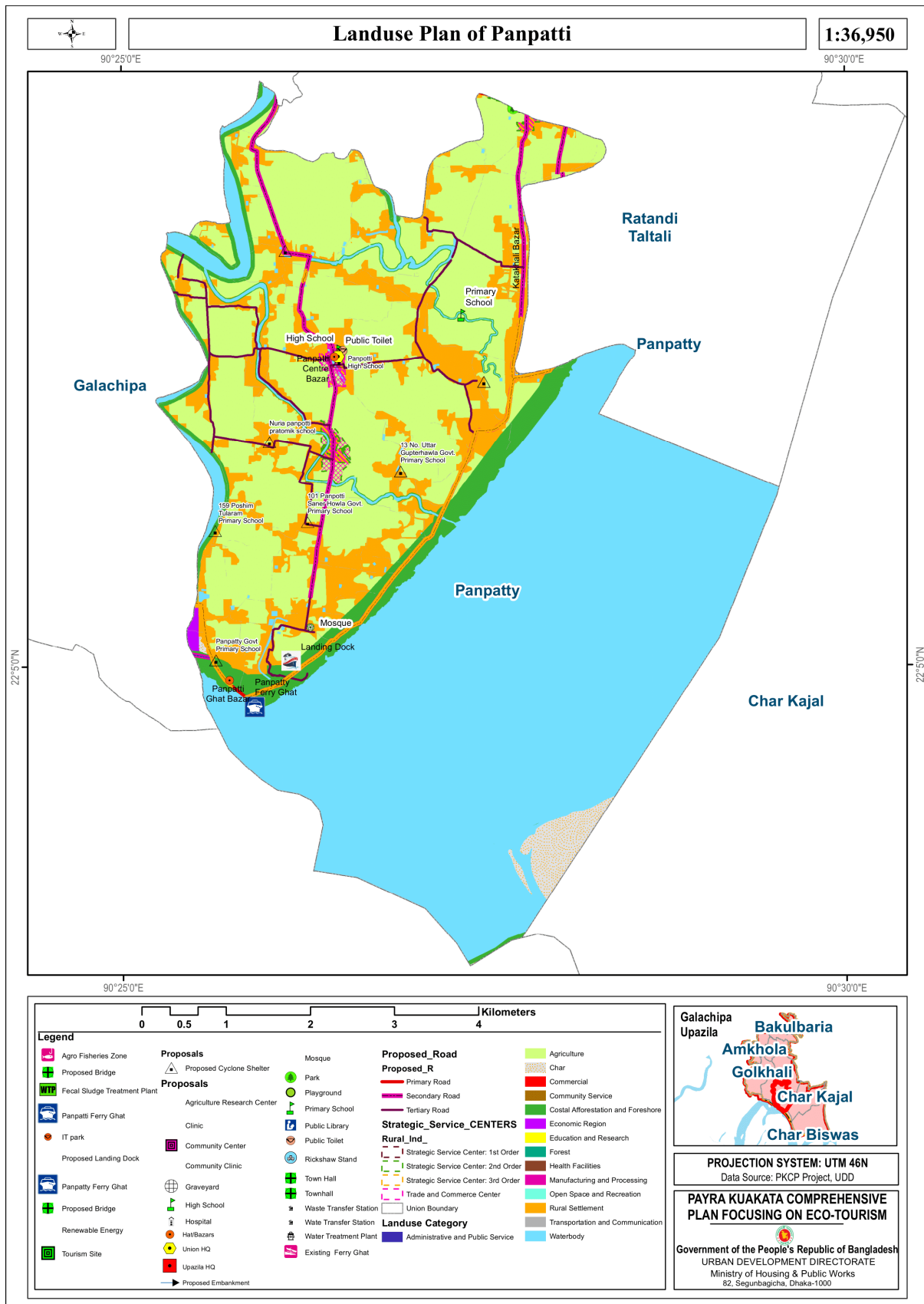


Figure 2-22: Proposed Landuse of Panpatty Union

Table 56: Proposed Landuse of Panpatty Union

Proposals	Mouza _Name	JL_No	Sheet _No	Plot_No	Area
High School	Uttar Panpatti	122	2	1305,1302,1302,1301,1356	0.00 1165
Mosque	Dakshin Panpatti	125	4	3157,3156,3156,3154,3155,3149,3148,3152,3149	0.00 4838
Park	Geram arddan , Manik chand	105, 123	1, 5	490, 4798	0.00 0022
Primary School	Geram arddan	123	3	2316,2036,2036,2051,2044,2053,2052,2316,2036,2051,2044	0.00 1973
Public Toilet	Uttar Panpatti	122	2,5	1305,1302, 1301,1306, 4645	0.00 1973

2.5.12 Ratandi Taltali Union

Review of Existing Land Use

Out of total 9450.694 acres of land of this union, more than 1769.266 acres of land i.e. 18.721% is used in residential. The agricultural use with 4365.382 acres, occupies 46.191 % of total land, water bodies 31.425 %, commercial use 0.181 % and transportation and communication 0.792 %. Only 0.058 % of land is used as education facilities.

Table 57: Existing landuse of Ratandi Taltali Union

Landuse	Area (acre)	%
Administrative	0.870	0.009
Agricultural	4365.382	46.191
Char Land	236.813	2.506
Commercial	17.094	0.181
Community Service	5.282	0.056
Education & Research	5.441	0.058
Healthcare Service	0.625	0.007
Industrial	0.798	0.008
Miscellaneous	4.049	0.043
Mixed Use	0.095	0.001
Residential	1769.266	18.721
Service Activities	0.201	0.002
Transport & Communication	74.877	0.792
Waterbody	2969.901	31.425

	9450.694	100.000
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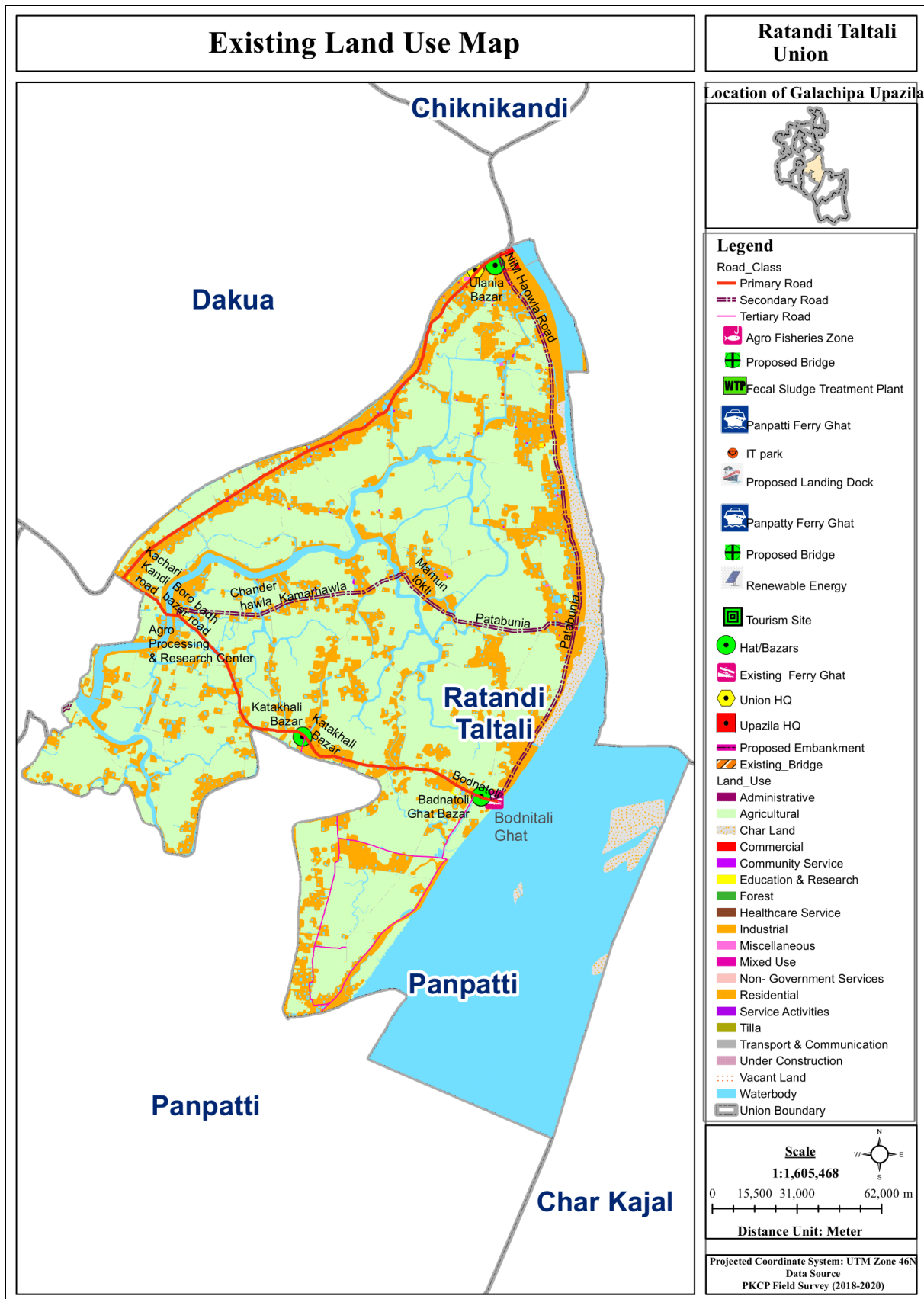


Figure 2-23: Existing landuse of Ratandi Taltali Union

Table 58: Proposed Landuse of Ratandi Taltali Union

Ratandi Taltali		
Administrative and Public Service	0.30	0.003
Agriculture	4105.84	43.445
Char	124.07	1.313
Commercial	8.74	0.092
Community Service	0.90	0.009
Costal Afforestation and Foreshore	822.29	8.701
Education and Research	1.38	0.015
Health Facilities	0.52	0.006
Manufacturing and Processing	0.54	0.006
Rural Settlement	1629.51	17.242
Transportation and Communication	130.33	1.379
Waterbody	2626.25	27.789
Total	9450.68	100.000

Proposed Road:

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 39.81 km road has been proposed in Ratandi Taltali Union. All roads are proposed for widening. The proposed road network status of this Union has been shown in below

Table 59: Type Wise Proposed Road Network in Ratandi Taltali Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	17.27
Secondary Road	Widening	40	19.63
Tertiary Road	Widening	20	2.91
			39.81

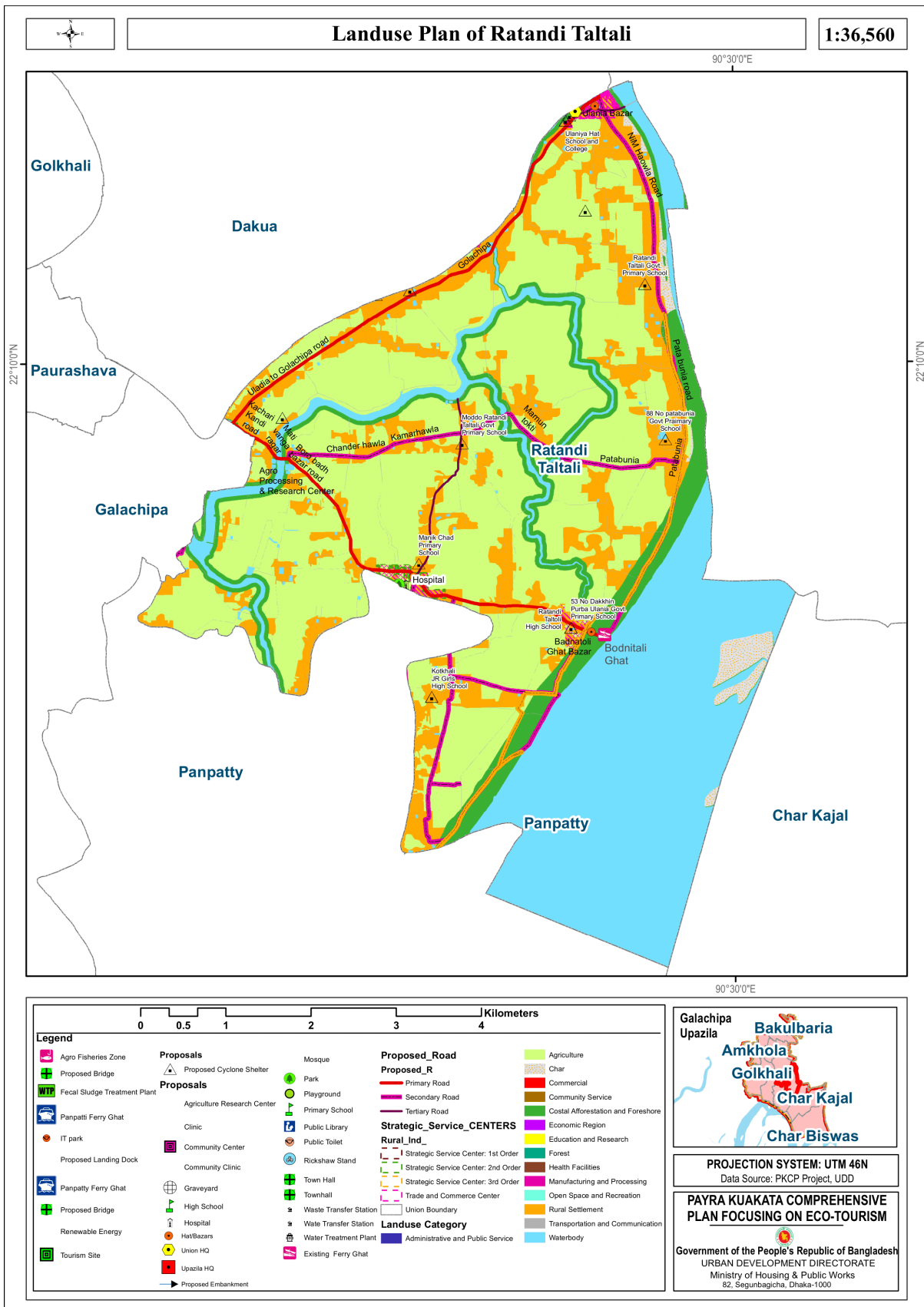


Figure 2-24: Proposed Landuse of Ratandi Taltali Union

Table 60: Proposed Landuse of Ratandi Taltali Union

Proposals	Mouza _Name	JL _N o	S he et - N o	Plot_No	Area
Hospital	Manik chand	10 5	5	4800, 4175, 4168, 4174, 4173, 4169, 4168, 4166, 4165, 4169,4801, 4800, 4168	0.00 6285
Park	Manik chand	10 5	5	4800,4799,4799,4175,4176,4174,4173,4177,4798,4 184	0.00 3698

2.6 Streamline Waterflow of Bazar Areas

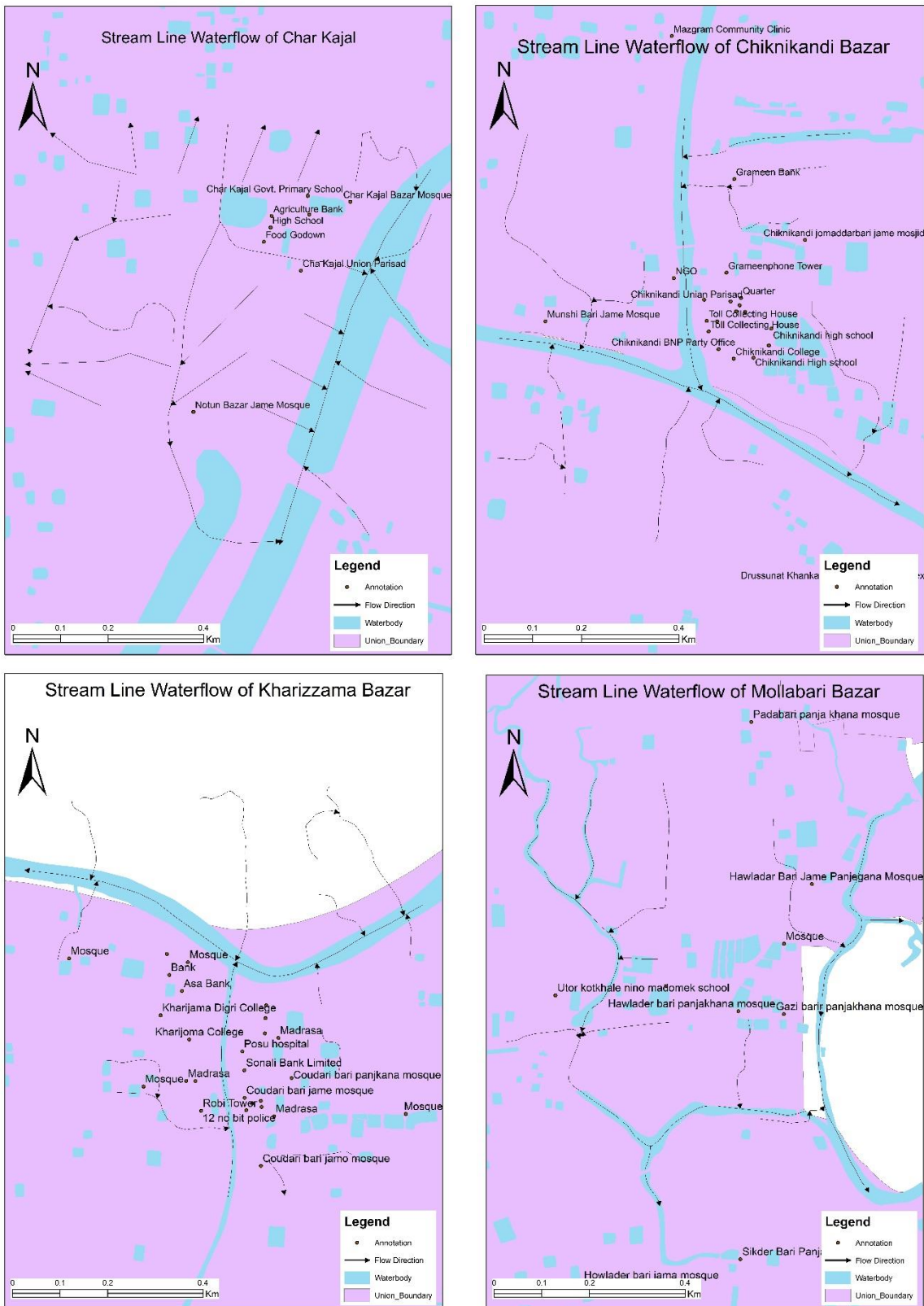


Figure 25 Streamline Waterflow of Bazar Areas

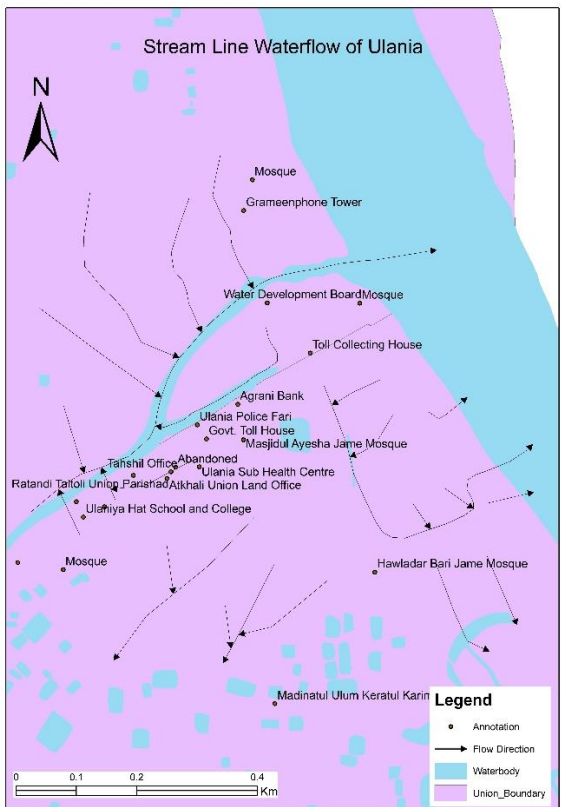
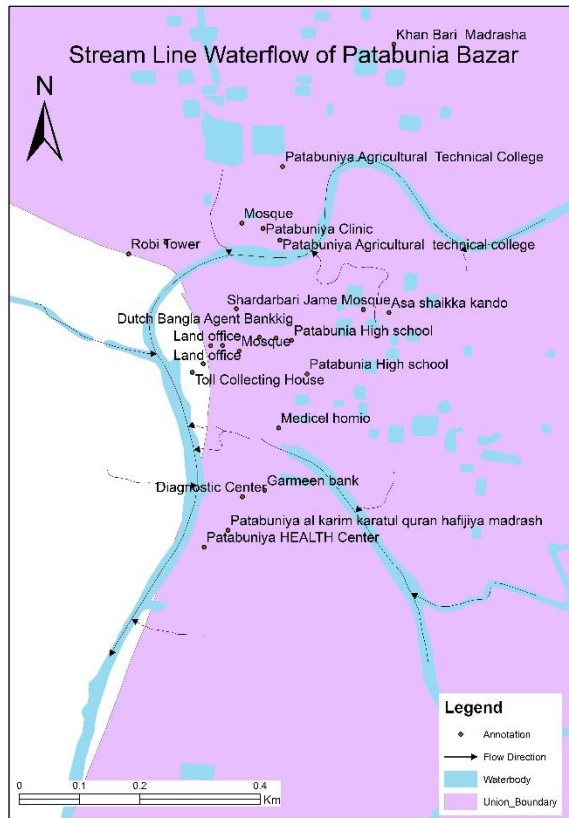
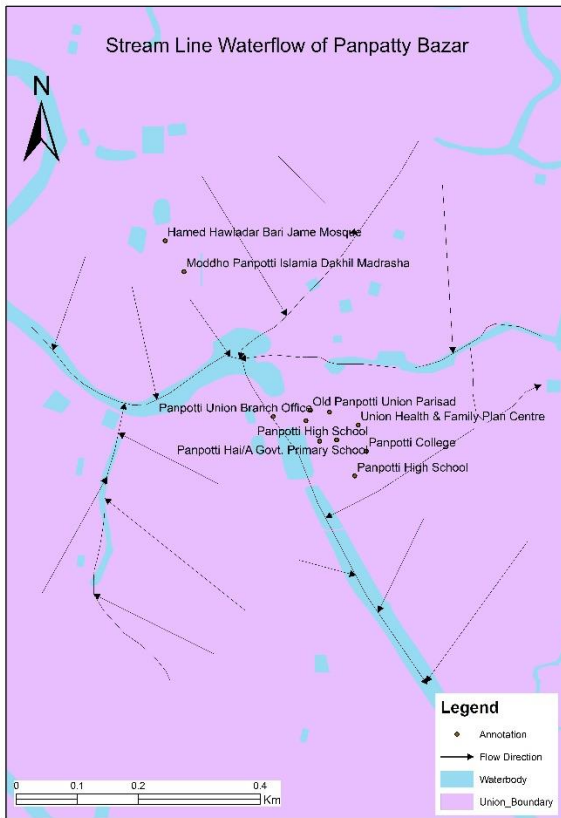


Figure 26 Streamline Waterflow of Bazar Areas

CHAPTER 3 PERMITTED AND CONDITIONAL USE

3.1 Introduction

In the current chapter general definition, permitted and conditionally permitted uses under each Land use zone is furnished one by one. The uses not listed here in any of the category shall be treated as Restricted Use for the land zone category and shall not be permitted only except decision by the Planning Authority. In such situations, the use shall get permission in the category of new use.

3.2 Development Control in Rural Area

Development control is an essential part for the development process. For development control, certain procedures have to be followed for approval of designs of various categories of structures, establishments, and land uses. Development control process consists of some individual tasks. The first condition is to secure land use permit according to approved zoning plan followed by approval of the design of proposed building/structure. Land Use permit is given on the basis of Land Use Zoning. Land Use zoning is the base on which development control process is performed. The development control process is performed under some government Act and Rules. These are: Building Construction Rules, 1996 under Building Construction Act, 1952; Bangladesh National Building Code, 1993, Jaladhar Ain and other relevant laws related to development control of Upazila area.

3.3 Land Use Zoning

Land Use Zoning is a form of legal power which is delegated to development authorities/municipalities/upazilas through enabling legislation to ensure the welfare of the community by regulating the most appropriate use of the land. Zoning is a classification of land uses that limits what activities can or cannot take place and what will be prohibited on a parcel of land by establishing a range of development options. To get a Land Use permit from development authorities/municipalities/upazilas, a citizen's prospective use of structure must be compatible with the approved land use zones of an area.

Zoning has been defined as an action through legislation provided to a development authority/municipality to control

- The heights to which buildings/structures may be erected,
- The area of a land parcel that must be kept vacant, and
- The uses to which buildings and land parcels may be put.

Land Use zoning is mainly of three types, area zoning, density zoning and height zoning.

❖ Area Zoning

Area zoning is to specify which types of Land Use are considered appropriate for different areas or 'zones' and it, therefore, indicates the planning control objectives of the authority or municipality or Upazilas for its administrative area. The main objectives of such zoning are done mainly from the environmental point of view that accrues other social benefits.

❖ Density Zoning

The aim of the density zoning is to limit the size of the population in any particular area using density control methods so that the designed facilities and amenities can support the existing size of the population. The size of the population has to bear on the capacity of designed utility facilities and amenities and traffic volume and crowding, especially in the residential areas. Such zoning is practiced to ensure a healthy and enjoyable community living.

❖ Height Zoning

Height zoning restricts the height of buildings and structures in any particular area. This zoning is aimed to promote natural growth of an area to be a proper and sound development of areas. Height zoning has a particular importance in-flight safety around airport areas and another similar purpose.

Considering the existing level of development and development prospects of the Upazila, the consultant recommends following the area zoning and height zoning among the above three. Zoning is only a part of development control regulations. A prospective developer in a Paurashava has to comply with other rules and regulations, like, Building Construction Rules, 1996 under Building Construction Act 1952, Bangladesh National Building Code 1993 and other conditions of construction method, building safety and associated issues.

3.4 Classification of Land Use Zoning

Characteristics of local towns like Upazilas have a clear difference with the traditional large towns of our country. After a detailed consultation between the client and consultants of the project, the consultant recommends following Land Use Zoning classification under current Development Plan of Galachipa Upazila.

- a) Administrative Zone
- b) Agricultural Zone
- c) Commercial Zone
- d) Growth Center
- e) Industrial Zone
- f) Heavy Industrial Zone

- g) Mixed Use Zone
- h) Open Space
- i) Rural Settlement
- j) Urban Residential Zone
- k) Water body

The following sections deal with the general definition of the use and description of associated permitted and conditionally permitted uses under each Land Use zone one by one. The uses not listed here in any of the categories shall be treated as Restricted Use for the corresponding Land Use category and shall not be permitted only except unanimously decided otherwise by the Nagar Unnayan Committee. In such situations, the use shall get permission in the category of New Use.

3.4.1 Administrative Zone

The administrative zone will allow agglomeration of administrative structures to make a convenient communication among them. This zone houses important government machinery such as the All types of Government Office, Ansar Camp, Bank, BWDB Office, Civil Surgeon Office, DoE Office, Deputy Commissioner's Office, Commercial Group Office, LGED Office, DPHE Office, Jailkhana, Labor Union, Law Chamber, Mercantile & Cooperatives, Money Exchange Center, Paurashava Office, PDB Office, Police Station, Political Party Office, Post office, Private company/Different types of NGO/ CBO/Club, Professional's Association, R&H Office, Private Bank/Insurance Company, Public Works Department Office, Security Service Office, Settlement Office, Statistical Bureau Office, SP Office/ Police Headquarter, Trading Corporation Office, Union Parishad Office, Upazila Headquarter, Zila Parishad Office, etc.

Purpose

The main purpose of this zone is to agglomerate the administrative structures within a certain boundary for the convenience of people.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 61: Permitted Land Use for Administrative Zone

Permitted Administrative Uses	Permitted Administrative Uses
Accounting, Auditing or Bookkeeping Services	Newspaper Stand
ATM Booth	Outdoor Religious Events
Bus Passenger Shelter	Photocopying and Duplicating Services

Permitted Administrative Uses	Permitted Administrative Uses
Civic Administration	Post Office
Communication Service Facilities	Professional Office
Communication Tower within Permitted Height	Project Office
Confectionery Shop	Public Transport Facility
Construction, Survey, Soil Testing Firms	Satellite Dish Antenna
Cultural Exhibits and Libraries	Scientific Research Establishment
Cyber Café	Shelter (Passers By)
Emergency Shelter	Social Forestry
Freight Transport Facility	Training Centre
General Store	Transmission Lines
Government Office	Utility Lines
Grocery Store	Water Pump \ Reservoir
Guest House	Woodlot

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 62: Conditionally Permitted Land Use for Administrative Zone

Conditionally Permitted Administrative Uses	Conditionally Permitted Administrative Uses
Amusement and Recreation (Indoors)	Flowers, Nursery Stock and Florist Supplies
Postal Facilities	Freight Handling, Storage & Distribution
Bank & Financial Institution	Freight Yard
Boarding and Rooming House	Gallery \ Museum
Book or Stationery Store or Newsstand	Garages

Conditionally Permitted Administrative Uses	Conditionally Permitted Administrative Uses
Coffee Shop \ Tea Stall	Lithographic or Print Shop
Conference Center	Mosque, Place of Worship
Courier Service	Outdoor Café
Daycare Center (Commercial or Nonprofit)	Parking Lot
Detention Facilities	Parking Lot (Commercial)
Doctor \ Dentist Chamber	Pipelines and Utility Lines
Energy Installation	Plantation (Except Narcotic Plant)
Fast Food Establishment \ Food Kiosk	Police Box \ Barrack
Fire \ Rescue Station	Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.2 Agriculture Zone

The agricultural zone is the zone of ‘food production’ where predominantly agricultural production will be encouraged. All types of agricultural activity such as crop production; aquaculture etc. will be dominant and will be permitted to ensure food security. The agricultural zone is intended to prevent the scattered indiscriminate conversion of cropland into settlements.

Purpose

- To safeguard food security by protecting agricultural land from indiscriminate conversion in the name of development.
- To promote farming activity and farming operation in the land especially suitable for the purpose.
- To conserve agricultural lands within urban areas and encourage the long-term viability of agricultural operations and the supporting agricultural industry.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 63: Permitted Land Use for Agricultural Zone

Permitted Agriculture Uses	Permitted Agriculture Uses
Animal Shelter	Social Forestry
Aquaculture	Shallow Tube Well
Aquatic Recreation Facility (Without Structure)	Horticulture
Arboriculture	Static Transformer Stations
Cash Crop Cultivation	Temporary Structure (Agricultural)
Dairy Farming	Transmission Lines
Deep Tube Well	Tree Plantation (Except Narcotic Plant)
Ducker	Utility Lines
Food Grain Cultivation	Vegetable Cultivation
Irrigation Facilities (Irrigation canal, Culvert, Flood wall)	Woodlot

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 64: Conditionally Permitted Land Use for Agricultural Zone

Conditionally Permitted Agriculture Uses	Conditionally Permitted Agriculture Uses
Communication Tower Within Permitted Height	Graveyard \ Cemetery
Crematorium	

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.3 Commercial Zone

Commercial areas generally contain one or more of a wide variety of uses that include business uses, offices, hotel, public houses, and limited forms of retailing. Uses that are

particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. This would allow users that are compatible with or reinforce the commercial function of the area. As a whole, Commercial Zone is intended to provide all the facilities and services with the commercial Land Use that are designed for basic trade and business.

Commercial zones are classified into two types: office and business predominated zones. Commercial Business Zone is a business pre-dominated commercial zone that mainly supports business. This zone is intended to support large commercial developments in major incorporated areas such as retail distribution, retail warehouse, retail storage and retail logistics facilities. The Commercial Business Zone is intended to provide areas for logistical and retail warehousing activities, including storage, distribution, and packaging of goods and products as well as activities which require a large site and space. The Commercial Zone (Office) is intended to provide all the facilities and services with the commercial Land Use. Commercial Office Zone is an office pre-dominated commercial zone that mainly supports the official works. It supports other types of commercial activities, too. Proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

Purpose

- The intent of this zone is to provide commercial nodes inconvenient and strategic locations of the area to meet urban needs and to encourage clustering commercial development as opposed to stripping commercial development and commercial sprawl.
- The main objective for designating this zone is to promote trade and commerce compactly associated with all other facilities.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 65: Permitted Land Use for Commercial Zone

Permitted Commercial Uses	Permitted Commercial Uses
Accounting, Auditing or Bookkeeping Services	Fruit and Vegetable Markets
Agri-Business	Fitness Centre
Agricultural Sales and Services	General Store
Ambulance Service	Government Office

Permitted Commercial Uses	Permitted Commercial Uses
Antique Store	Grocery Store
Appliance Store	Guest House
Art Gallery, Art Studio \ Workshop	Health Office
ATM Booth	Hotel or Motel
Auction Market	Indoor Amusement Centers, Game Arcades
Auditorium, Coliseum, Meeting Halls, and Conference Facilities, Convention	Television, Radio or Electronics Repair (No Outside Storage)
Auto Leasing or Rental Office	Jewelry and Silverware Sales
Automobile Driving Academy	Market (Bazar) Place
Auto Paint Shop	Mosque, Place of Worship
Auto Parts and Accessory Sales (Indoors)	Motorcycle Sales Outlet
Auto Repair Shop (With Garage)	Multi-Storied Car Park
Automobile Wash	Newspaper Stand
Billboards, advertisements & advertising structure	Outdoor\commercial outdoor recreation
Bakery or Confectionery-Retail	Parking Lot (Commercial)
Bank & Financial Institution	Orphanage
Barber Shop	Pathological Lab
Beauty and Body Service	Pet Store
Bicycle Shop	Photocopying and Duplicating Services
Automobile Sales	Photofinishing Laboratory & Studio
Billiard Parlor \ Pool Hall	Pipelines and Utility Lines
Boarding and Rooming House	Post Office
Inter-City Bus Terminal	Preserved fruits & vegetables facility
Book Stall	Printing, Publishing, and Distributing
Building Material Sales or Storage (Indoors)	Professional Office

Permitted Commercial Uses	Permitted Commercial Uses
Bulk Mail and Packaging	Project Identification Signs
Bus Passenger Shelter	Project Office
Catering Service	Property Management Signs
Chinese Restaurant	Public Transport Facility
Cinema Hall	Real Estate Office
Clinic	Refrigerator or Large Appliance Repair
Coffee Shop \ Tea Stall	Resort
Commercial Office	Restaurant
Communication Service Facilities	Retail Shops \ Facilities
Communication Tower Within Permitted Height	Sales Office of Industries
Computer Maintenance and Repair Shop	Satellite Dish Antenna
Computer Sales & Services Shops	Shelter (Passers By)
Confectionery Shop	Shopping Mall \ Plaza
Conference Center	Slaughter House
Community Center	Social Forestry
Construction Company	Software Development Firm
Construction, Survey, Soil Testing Firms	Stationery Store
Courier Service	Sporting Goods and Toys Sales
Cyber Café	Super Store
Daycare Center (Commercial or Nonprofit)	Taxi Stand
Dental Laboratory	Telephone Exchanges
Department Stores, Furniture & Variety Stores	Book or Stationery Store
Diagnostic Center	Theater (Indoor)
Doctor \ Dentist Chamber	Toys and Hobby Goods Processing and Supplies

Permitted Commercial Uses	Permitted Commercial Uses
Department Stores	Training Centre
Drug Store or Pharmacy	Transmission Lines
Electrical and Electronic Equipment and Instruments Sales	Veterinarian Clinics, Animal Hospitals, Kennels and Boarding Facilities
Fast Food Establishment \ Food Kiosk	Vehicle Sales & Service, Leasing or Rental
Flowers, Nursery Stock and Florist Supplies	Utility Lines
Food Court	Warehousing
Freight Handling, Storage & Distribution	Water Pump \ Reservoir
Freight Transport Facility	Wood Products
Freight Yard	Woodlot

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 66:Conditionally Permitted Land Use for Commercial Zone

Conditionally Permitted Commercial Uses	Conditionally Permitted Commercial Uses
Agricultural chemicals, pesticides\ fertilizers shop	Broadcast studio\ recording studio (no audience)
Amusement and Recreation (Indoors)	Indoor Amusement Centers, Game Arcades
Bicycle Assembly, Parts and Accessories	Indoor Theatre
Incineration Facility	Lithographic or Print Shop
Craft Workshop	Motor Vehicle Fueling Station \ Gas Station
Coffee Shop \ Tea Stall	Musical Instrument Sales or Repair
Concert Hall, Stage Shows	Optical Goods Sales
Construction, Survey, Soil Testing Firms	Painting and Wallpaper Sales
Container Yard	Paints and Varnishes

Conditionally Permitted Commercial Uses	Conditionally Permitted Commercial Uses
Energy Installation	Parking Lot
Fire \ Rescue Station	Patio Homes
Firm Equipment Sales & Service	Plantation (Except Narcotic Plant)
Fitness Centre	Postal Facilities
Flowers, Nursery Stock and Florist Supplies	Poultry
Forest Products Sales	Police Box \ Barrack
Fuel and Ice Dealers	Private Garages
Garages	Professional Office
Garden Center or Retail Nursery	Retail Shops Ancillary to Studio\workshop
Grain & Feed Mills	Stone \ Cut Stone Products Sales
Household appliance\furniture repair service	Trade Shows

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.4 Growth Center

According to the location theorists, “Such settlements which are nuclear or central to their influence area are called growth centers”. In the context Bangladesh, Growth Centers are rural marketplaces that have been identified by the Planning Commission on the basis of socio-economic and administrative criteria for making development investment. There are about 8,000 rural marketplaces throughout Bangladesh that are popularly known as 'hat' or 'bazaar'. Realizing their importance in the rural sector, the government felt the need to upgrade them with some infrastructure facilities in order to enhance their efficiency. However, due to fund constraint, it was not possible to include all the 'hats' or 'bazaars' for development investment. Thus, initially 1,400 of them were selected in 1984 and later in 1993; another 700 'hats' or 'bazaars' were added to this list to take the final number to 2,100. In our planning area, there are some growth centers that contain substantially the following characteristics.

Purpose

- It incorporates a mix of uses that typically include or have the potential to include the following: retail, office, services, and another commercial, civic, recreational, industrial, and residential uses, within a densely developed, compact area;
- It incorporates existing or planned public spaces that promote social interaction, such as public parks, civic buildings (e.g., post office, municipal offices), community gardens, and other formal and informal places to gather;
- It is organized around one or more central places or focal points, such as prominent buildings of civic, cultural, or spiritual significance or a square;
- It results in compact concentrated areas of land development that are served by existing or planned infrastructure and are separated by rural countryside or working landscape

Land Use Permitted

Rural commercial center in the “Growth center” form is one of an important feature for rural economic sustainability. In a growth center, people can find their necessary service activity in an easily accessible distance apart from the urban area. In this sense, the permitted uses for growth center are the following:

Table 67: Permitted Land Use for Growth Center

Permitted Uses	Permitted Uses
Accounting, Auditing or Bookkeeping Services	Garages
Addiction Treatment Center	Garden Center or Retail Nursery
Agricultural chemicals, pesticides/fertilizers shop	General Store
Agricultural Dwellings	Grain & Feed Mills
Agricultural Product Sales	Grocery Store
Dormitory	High School
Furniture Stores	Hotel or Motel
Ambulance Service	Household appliance and furniture repair service
Amusement and Recreation (Indoors)	Housing for Seasonal Firm Labor
Ancillary Dwelling	Indoor Amusement Centers
Animal Husbandry	Indoor Theatre

Permitted Uses	Permitted Uses
Antique Store	Jewelry and Silverware Sales
Appliance Store	Katcha Bazar
Auction Market	Loom (Cottage Industry)
Auto Repair Shop (With Garage)	Mosque, Place of Worship
Bank & Financial Office	Newspaper Stand
Barber Shop	NGO \ CBO Office
Barber Shop	Nursery School
Billboards, advertisements & advertising structure	Communication tower within the permitted height
Blacksmith	Optical Goods Sales
Boarding and Rooming House	Orphanage
Book or Stationery Store or Newsstand	Outdoor Fruit and Vegetable Markets
Bus Passenger Shelter	Outdoor Religious Facility (Eidgah)
Cinema Hall	Paints and Varnishes Shop
Cleaning \ Laundry Shop	Photo Studio
Coffee Shop \ Tea Stall	Photocopying and Duplicating Services
Cold Storage	Postal Facilities
College\Technical Training School \ Centers \ Agro Based Trading	Electrical and Electronic Equipment and Instruments Sales
Communication Service Facilities	Public Utility Stations & Substations
Open Theater	Research organization (Agriculture \ Fisheries)
Community Center	Restaurant
Computer Maintenance and Repair	Retail Shops \ Facilities
Computer Sales & Services	Rickshaw \ Auto Rickshaw Stand
Confectionery	Satellite Dish Antenna

Permitted Uses	Permitted Uses
Courier Service	Sawmill
Craft Workshop	Shoe Repair or Shoeshine Shop (Small)
Cyber Café	Signboard \ Billboard
Dairy Farming	Slaughter House
Daycare Center (Commercial or Nonprofit)	Small Workshop
Department Stores	Social Forestry
Doctor \ Dentist Chamber	Specialized School: Dance, Art, Music & Others
Agro-based industry (rice mill, sawmill, cold storage)	Specialized School: Dance, Art, Music, Physically Challenged & Others
Drug Store or Pharmacy	Static Transformer Stations
Primary School	Storage & Warehousing
Emergency Shelter	Taxi Stand
Energy Installation	Television, Radio or Electronics Repair
Fabric Store	Theater (Indoor)
Family Welfare Center	Transmission Lines
Fast Food Establishment \ Food Kiosk	Truck Stand & Freight Terminal
Firm Equipment Sales & Service	Utility Lines
Fish Hatchery	Variety Stores
Fitness Centre	Vehicle, Leasing or Rental Service
Flowers, Nursery Stock	Veterinary Centre
Freight Transport Facility	Veterinary Clinic \ Center
Fuel and Ice Dealers	Wood Products
Funeral Services	Woodlot

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 68:Conditionally Permitted Land Use for Growth Center

Conditionally Permitted Uses	Conditionally Permitted Uses
Artisan’s Shop	Library
Auto Leasing or Rental Office	Motor Vehicle Fueling Station \ Gas Station
Beauty Parlor	Musical Instrument Sales or Repair
Building Maintenance\Cleaning Services (No Outside Storage)	Preserved Fruits and Vegetables Facility \ Cold Storage
Building Material Sales or Storage (Indoors)	Plantation (Except Narcotic Plant)
Carnivals and Fairs	Police Station
Circus	Poultry
Correctional Institution	Pet Store
Fire Brigade Station	Sports and Recreation Club
Freight Handling, Storage & Distribution	Stage Shows
Freight Yard	Temporary Rescue Shed
Guest House	Trade Shows

Source: Compiled by the PKCP Project Team

* All of the commercial activities shall be located at growth center.

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.5 Potential Economic Zone

Promoting the development of industrial areas as the primary locations for uses including manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery, and transport operating centers, the industrial zone has been earmarked. The development of inappropriate mixes of uses, such as office-based industry and retailing will not normally be encouraged here.

It is an objective to ensure that, normally, new buildings in primarily industrial areas are a single story with high ceilings to provide versatility and adaptability to accommodate a broad

range of types of plant, machinery, and delivery vehicles throughout their design life. It is an objective to ensure that the likely demand for car parking and delivery vehicle facilities are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian access is provided and that provision is made for public transport.

Purpose

The intent of this zone is to accommodate certain industrial uses which, based on their operational characteristics, is incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such zones shall be restricted to areas geographically buffered from such environs, and the operations of such uses monitored by performance standards to ensure environmental compatibility.

- The purpose and intent of industrial zone are to provide areas in appropriate locations where various light and heavy industrial operations can be conducted without creating hazards to surrounding land uses. Industrial zones are cohesive, planned tracts, with all elements sharing the same or compatible architectural and landscaping themes within a parcel.
- Areas intended to accommodate a variety of industrial establishments which: 1) employ high environmental quality standards; 2) may function as an integral part of an overall development area; and, 3) have minimal impacts on adjacent uses.
- The purpose and intent of General industrial zone is to provide areas in appropriate locations for certain types of light manufacturing, processing or fabrication, warehousing establishments of non-objectionable products or adjacent uses because they are characterized by a minimum of material, processes, or machinery likely to cause undesirable effects upon nearby or adjacent residential or commercial property.

General Industrial Zone is to accommodate Green, Orange A, Orange B types of industries of Department of Environment (DOE) prepared categories, and Urban Area Plan designated light industries and general industries along with some other new types. Here the industries will not be noxious and heavy.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 69: Permitted Land Use for General Industrial Zone

Permitted General Industrial Uses	Permitted General Industrial Uses
Aluminum products	Perfumes, cosmetics

Permitted General Industrial Uses	Permitted General Industrial Uses
Artificial Fiber Production	Pharmaceutical Industry
Assembling and manufacturing of clocks and watches	Assembling and manufacturing of electrical and Electronic home products etc.
Photocopying and Duplicating Services	Photographic Film Factory
Plastic & rubber goods (excluding PVC)	Pipelines and Utility Lines
Assembling and manufacturing of toys (except plastic items)	Production of utensils and souvenirs of brass and bronze
Assembling of motor vehicles	Police Box \ Barrack
Assembling of telephones	Power Loom
ATM Booth	Printing and writing ink manufacturing Industry
Automatic rice mill.	Printing Press
Bakery	Printing, Publishing, and Distributing
Bank & Financial Institution	Processing: fish, meat, and food
Manufacture of industrial tools, equipment, and machinery	Processing and bottling of drinking water and carbonated drinks
Blacksmith	Production of artificial leather goods
Bus Passenger Shelter	Production of Comb, hair band, hair clip etc.
Chocolate and lozenge Factory	Production of gold ornaments
Cinema Hall	Production of Pin, board pin, U Pin etc.
Clinic and Pathological lab	Production of powder milk/condensed milk/dairy
Cold storage	Production of shoes and leather goods
Communication Tower within Permitted Height	Production of spectacles frames
Confectionery Shop	Public Transport Facility
Dry-cleaning	Repairing of refrigerators

Permitted General Industrial Uses	Permitted General Industrial Uses
Edible oil	Restaurant
Effluent Treatment Plant	Retail Shops \ Facilities
Electric cable	Salt Industry
Engineering works	Salt production
Fabric washing Plant	Salvage Processing
Factory for production of chocolate and lozenge	Salvage Yards
Fire \ Rescue Station	Satellite Dish Antenna
Flour (large) Mill	Sawmill, Chipping, and Pallet Mill
Freight Transport Facility	Shelter (Passers By)
Bicycle Assembly, Parts and Accessories	Shoes and leather goods production
Galvanizing	Soap
Garments and sweater Factory	Social Forestry
Glass factory	Sodium silicate Factory
Glue (excluding animal glue)	Spinning mill
Grinding/husking wheat, rice, turmeric, chilly, pulses – machine above 0 Horse Power	Television, Radio or Electronics Repair (No Outside Storage)
Grocery Store	Starch and glucose factory
Hotel, multi-storied commercial building.	Stone grinding, cutting, and polishing
Household appliance and furniture repair service	Sports goods Production
Ice-cream	Tea processing
Jute mill	Tire re-treading
Lime	Transmission Lines
Machine Sheds	Truck Stop & Washing or Freight Terminal
Manufacture of Agricultural tools,	Utensils made of clay and china clay/sanitary

Permitted General Industrial Uses	Permitted General Industrial Uses
equipments and small machinery.	wares (ceramics)
Furniture Manufacture of wood/iron\aluminum	Utility Lines
Manufacturing of wooden vessel	Water Pump \ Reservoir
Match Factory	Water Purification Plant
Meat and Poultry (Packing & Processing)	Weaving and handloom
Metal utensils/spoons etc.	Wood Products
Mosque, Place of Worship	Wood treatment
Motor vehicles repairing works	Wood/iron/aluminum Furniture production
Newspaper Stand	Woodlot
Packaging Industries	

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 70:Conditionally Permitted Land Use for General Industrial Zone

Conditionally Permitted General Industrial Uses	Conditionally Permitted General Industrial Uses
Amusement and Recreation (Indoors)	Lithographic or Print Shop
Appliance Store	Manufacturing of Artificial flower
Assembling and manufacturing of clocks and watches	Assembling and manufacturing of electrical and Electronic home products etc.
Medical and surgical instrument production	Motor Vehicle Fueling Station \ Gas Station
Outside Bulk Storage	Motorcycle Sales Outlet
Assembling and manufacturing of toys (except plastic items)	Assembling of motorcycles, bicycles, and toy cycles
Musical instruments	Outdoor Fruit and Vegetable Markets
Assembling of scientific and mathematical	Photographic lab (except ultraviolet and

Conditionally Permitted General Industrial Uses	Conditionally Permitted General Industrial Uses
instruments	infra-red)
Assembling of telephones	Overhead Water Storage Tanks
Bamboo and cane goods	Painting and Wallpaper Sales
Book-binding	Paints and Varnishes
Candle Production	Parking Lot
Carpet and mat production	Parking Lot (Commercial)
Cork items Production	Pen and ball-pen Factory
Cyber Café	Production of artificial leather goods
Daycare Center (Commercial or Nonprofit)	Plantation (Except Narcotic Plant)
Doctor \ Dentist Chamber	Private Garages
Electrical and electronic equipment and instruments sales	Re-packing of milk powder (excluding production)
Employee Housing	Laundry
Energy Installation	Retail Shops Ancillary to Studio \ Workshop
Fast Food Establishment \ Food Kiosk	Rope and coir mat production
Garages	Sports goods (excluding plastic made items)
Gold ornaments Production	Super Store
Grain & Feed Mills	Tea packing (excluding processing)
Incineration Facility	Washing Plant

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.6 Conservation Zone

The primary uses in these areas include playgrounds, parks, and other areas for outdoor activities, sports centers, sports pitches, outdoor recreation, and landscaped areas. High standards of accessibility are essential in this zone. Accessibility standard is related to the use of that particular open space. For example, local amenity areas and playgrounds may require

emphasis on access for pedestrians and cyclists. Sports Centers serving a wider catchments area will require accessibility by public transport and car users.

Purpose

To provide for the active and passive recreational needs of the city and the protection of its bountiful natural resources as well as to protect the natural and aesthetic qualities of the area for the general welfare of the community. The purpose of this zone is:

- To provide for, protect and improve the provision, attractiveness, accessibility, and amenity value of public open space and amenity areas.
- To provide for, protect, and improve the provision, attractiveness, and accessibility of public open space intended for use of recreational or amenity purposes. The only development that is incidental to, or contributes to the enjoyment of open space, amenity, or recreational facilities will be permitted within this zone.
- To preserve and provide for open space and recreational amenities. The zoning objective seeks to provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 71: Permitted Land Use for Conservation Zone

Permitted Open Space Uses	Permitted Open Space Uses
Botanical Garden & Arboretum	Playing Field
Bus Passenger Shelter	Social Forestry
Carnivals and Fairs	Special Function Tent
Circus	Tennis Club
Landscape and Horticultural Services	Transmission Lines
Memorial Structure	Urban-Nature Reserve
Open Theater	Utility Lines
Park and Recreation Facilities (General)	Woodlot
Pipelines and Utility Lines	Zoo
Plantation (Except Narcotic Plant)	

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 72:Conditionally Permitted Land Use for Conservation Zone

Conditionally Permitted Conservation Zone Uses	Conditionally Permitted Conservation Zone Uses
Communication Tower Within Permitted Height	Motorized Recreation
Fitness Centre	Trade Shows
Flowers, Nursery Stock and Florist Supplies	

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.7 Rural Settlement

Rural Settlement Zones are the island like isolated clusters of rural homesteads that preserve country's traditional agrarian community beside agricultural zones within development jurisdiction from indiscriminate and insane conversion into urban use so as to safeguard food security; preserve appropriate opening in between mounds that are essential to allow uninterrupted flow of annual flood water and safeguard our complex hydrological system.

The intent of this classification is to preserve, sustain, and protect rural areas and resources, particularly forest and agricultural land from suburban encroachment and maintain a balanced rural-urban environment. The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area.

Purpose

The purpose of this zone is to protect the natural environment; promote appropriate compact development and to promote creative developments that provide a range of housing styles and prices that suit the needs of local people. Isolated Rural Homestead will preserve the rural and traditional Character of the area. Isolated Rural Homestead zone will be composed of dwelling, small shops, some special uses, and pure landscaping elements. The cluster uses that are compatible with and complementary to existing facilities, particularly with regard to

food processing and warehousing and the markets, including some small-scale food retailing are permitted here.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 73: Permitted Land Use for Rural Settlement Zone

Permitted Rural Settlement Uses	Permitted Rural Settlement Uses
Agricultural Dwellings	NGO \ CBO Facilities
Animal Husbandry	Nursery School
Animal Shelter	Orphanage
Child Daycare \ Preschool	Outdoor Religious Events (Eidgah)
Communication Tower Within Permitted Height	Plantation (Except Narcotic Plant)
Cottage	Playing Field
Crematorium	Primary School
Dairy Farming	Satellite Dish Antenna
General Store	Social Forestry
Specialized School: Dance, Art, Music, Physically Challenged & Others	Special Dwelling (E.G. Dorm for Physically Challenged Etc.)
Grocery Store	Graveyard \ Cemetery
Handloom (Cottage Industry)	Static Electrical Sub Stations
Housing for Seasonal Firm Labor	Temporary Shed \ Tent
Memorial Structure	Transmission Lines
Mosque, Place of Worship	Utility Lines
Newspaper Stand	Woodlot

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee following appropriate procedure while the application meets the criteria mentioned in the requirement.

Table 74:Conditionally Permitted Land Use for Rural Settlement Zone

Conditionally Permitted Rural Settlement Uses	Conditionally Permitted Rural Settlement Uses
Artisan’s workshop (Potter, Blacksmith, Goldsmith Etc.)	Garden Center or Retail Nursery
Emergency Shelter	Research organization (Agriculture \ Fisheries)
Energy Installation	Sports and recreation club, Firing range: Indoor
Fish Hatchery	

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

3.4.8 Waterbody

Waterbody serves the natural flow of water along their alignment.

Purpose

This zone tends to preserve the flow and level of water across all seasons along with their natural alignment. Upazila area is covered by a network of natural water body including river, canal, and pond. To promote and provide environmentally safe and sound living for the people of the area and for the future generation, water body has an immensely importance. Waterbody should be preserved not only for environmental concern but also for active and passive recreation purposes.

Land Use Permitted

The following uses in the tables are proposed to be applicable for this zone only.

Table 75:Permitted Land Use for Waterbody

Permitted Administrative Uses	Permitted Administrative Uses
Aquatic Recreation Facility (Without Structure)	Utility Lines
Fishing Club (Non-structural)	Water Parks

Source: Compiled by the PKCP Project Team

Land Use Conditionally Permitted

The following uses may be permitted or disallowed in this zone after review and approval by the authority/committee.

Table 76:Conditionally Permitted Land Use for Waterbody

Conditionally Permitted Administrative Uses	Conditionally Permitted Administrative Uses
Marina \ Boating Facility	Water-based Recreation

Source: Compiled by the PKCP Project Team

Restricted Uses

All use except permitted and conditionally permitted uses.

CHAPTER 4 CONCLUSION

The Rural Area Plan of Galachipa Upazila consists of the plans for Union level as identified in the Structure Plan for the Upazila. Since the Rural Area Plan is mainly indicative further measures should be taken during implementation.

In the development process of the Upazila, coordination among all local authorities within Galachipa Upazila will be necessary for integrated development encompassing the potentials of both urban and rural areas. There is scope for local government authorities for cooperation and collaboration among themselves for local development in a comprehensive manner. It is expected that the Rural Area Plans prepared under the current project will provide essential tools for integrated development at Galachipa Upazila.

ANNEXURE-A: PHOTOGRAPHS



Meeting with Amkhola Union



Chiknikandi Union Parish

