

Payra-Kuakata Comprehensive Plan Focusing on Eco-Tourism

Rural Area Plan: 2021-2031

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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

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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 Rangabali Upazila. The rural area plan took into consideration six unions in the Rangabali 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 Rangabali Upazila union level. Rural Area Plan aims to guide the physical development of Rangabali 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 proposals on different sectors for the future development. The Growth center ranking prioritizes the development field for rural plan. In the plan, the proposed facilities proposed based on the ranking of growth center.

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 01: INTRODUCTION

1.1 Introduction

Rural Area Plan is prepared for the next 10 years to provide the facilities in the remote area. The policies, strategies, and planning standards adopted in the Structure Plan have guided the process of preparing the Rural Area Plan for Rangabali Upazila.

1.2 Background of the Rural Area Plan

Rural development is improving rural communities' standard of life and financial stability. The 10-year Rural Area Plan provides a long-term strategy for the growth of rural communities within the project area. The Prime Minister of the People's Republic of Bangladesh emphasizes the value of providing rural communities with all amenities found in urban areas in order to enhance their quality of life. The government must give rural residents access to urban amenities like 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 in order to realize the "Amar Gram-Amar Shohar" vision. 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.

1.3 Objectives of the Rural Area Plan

Rural Area Plan will be a statutory guide and control for development of the six unions of Rangabali Upazila. This plan is prepared on mauza map with sectorial 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 Rangabali Upazila. The objectives of the plan will be attained through orderly location of rural land uses and location of different services and facilities.

1.4 Coverage Area of the Rural Area Plan

The six unions of Rangabali Upazila are considered as the jurisdiction of Rural Area Plan. According to the GIS database, the Rural Area Plan of Rangabali Upazila covers total an area of 178498.6 acres (722.35 sq.km.) of land. Map 1. 1 shows the administrative boundary of the Rural Area Plan.

Source: Physical Feature Survey, 2019

shows the administrative boundary, existing and projected population of the Rural Area Plan.

Map 1. 1: Administrative Boundary of Rangabali Upazila

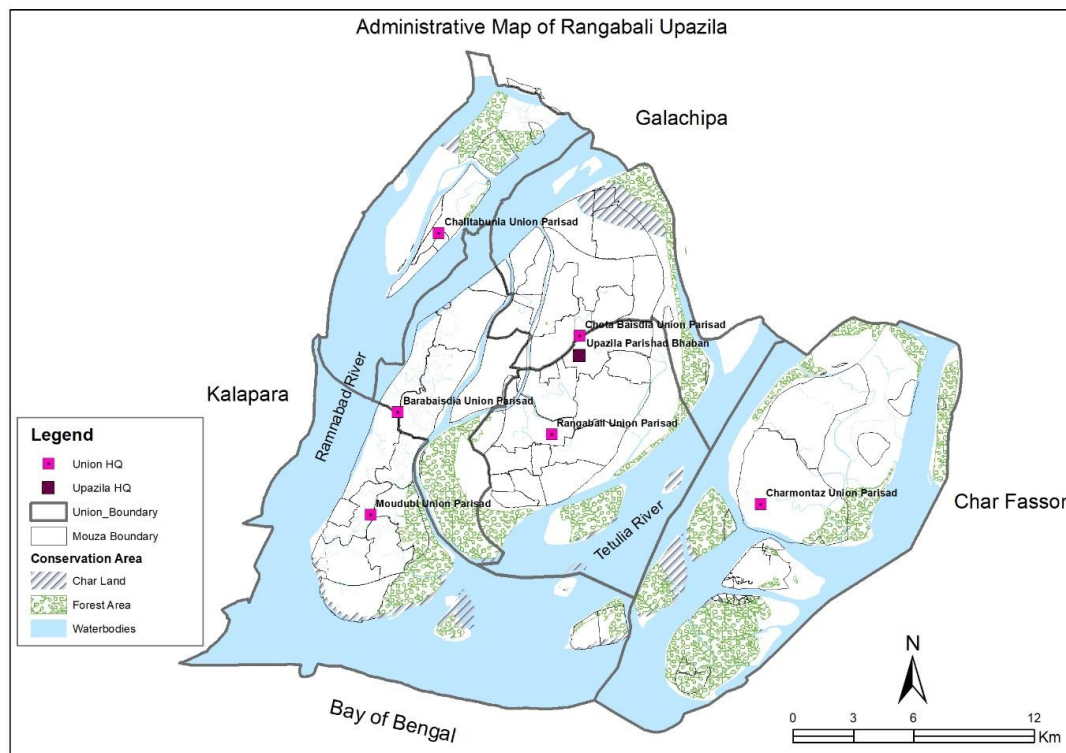


Figure 1 Administrative Boundary of Rangabali Upazila

Source: Physical Feature Survey, 2019

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

Union Name	Population, 2011(BBS)	Population, 2021	Population,2022 (BBS) Provisional	Population, 2031	Population, 2041
Bara Baisdia Union	13,943	15,553	20383	17,625	19428
Chalitabunia Union	7,400	8,181	8535	9,206	10097
Char Montaz Union	19,569	21,754	25997	24,675	27298
Chhota Baisdia Union	20,070	22,426	22104	25,363	27932
Rangabali Union	29,490	32,821	32371	36,866	40360
Moudubi Union	6,600	7,362	8987	8,343	9196
Total	97,072	108,097	118377	122,078	134,311

Source: Physical Feature Survey, 2019

CHAPTER 02: 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 Rangabali 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 Rangabali Upazila. The land use categories considered for the Rural Area Plan of Rangabali Upazila are provided in Table 2.

Table 2: Land Use Categories Considered for the Rural Area Plan of Rangabali 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
Open Space and Recreation	Open space covers the parks, play fields and the existing open space areas like, forest, park, etc.

Land Use Categories	Description of the Categories
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.

2.3 Types and Patterns of Existing Land Use in Rural Area

Existing land use data of the rural area of Rangabali Upazila has been collected from the field through detailed physical feature survey. The existing land use of the rural area was classified into 17 categories with the provision of further division and sub-division to elaborate each category of use as per requirement of the planning process. The existing land use category of rural area in Rangabali Upazila is presented in Table 3.

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

Landuse Type	Area in GIS(Acre)	Area_SqKm	Percentage
Administrative	22	0.08	0.01
Agricultural Land	47408	191.85	26.77
Char_Land	7513	30.40	4.24
Circulation Network	577	2.33	0.33
Commercial	91	0.37	0.05
Community Service	30	0.12	0.02
Education and Research	43	0.17	0.02
Forest	23215	93.95	13.11
Healthcare Service	2	0.01	0.00
Homestead Vegetation	186	0.75	0.11
Industrial	1	0.01	0.00
Mixed Use	1	0.00	0.00
Non-Government Services	1	0.00	0.00
Others	6	0.02	0.00
Residential	13033	52.74	7.36
Service Activities	3	0.01	0.00
Water body	84951	343.78	47.98
Total	177063	716.55	100.00

Source: Physical Feature Survey, 2018

Rangabali Upazila is surrounded by the river and has many canal and pond which occupy the highest area of land use. Land use of rural area of Rangabali Upazila is dominated by the agricultural activities. From the Land Use analysis, it is clearly evident that out of the total area an amount of 47408 acres (26.77%) of land in the rural area is under agricultural use which includes agricultural land, cattle shed, poultry farm, dairy farm, etc. Agricultural category ranks second highest in terms of land use area of the rural area of Rangabali Upazila. Forest area ranks third in terms of area and occupy 23215 acres (13.11%) of land. Rural settlement category ranks fourth highest in terms of area and occupies an amount of 13033 acres (7.36%) of land.

2.3.1 Present Scenario of Rangabali Upazila

Table 4: Existing Facilities and Services

Important Features	Frequency	Important Features	Frequency
Deep Tubewell	70	Crematorium	1
Electric Pole	316	Eidgah	2
Lamp Post	47	Graveyard	84
Mobile Tower	8	Kella	5
Monument	1	Play Ground	1
Shaheed Minar	5	Park	4
Tubewell	790	Bazar	16
Clinic/Health Center	7	Temple	6
Autism School	1	Club	7
Women Development Association	1	College	4
Cyclone Shelter	58	Primary School	71
High School	12	Mosque	52

Table 5: Existing Education Facilities

	Union Name	No. of Primary School	No. of High School	No. of College	No. of Madrasha
Education Facilities	Barabaisdia	12	3	0	1
	Chalitabunia	4	1	0	1
	Char Montaz	19	1	0	-
	Chhotobaisdia	10	0	0	0
	Moudubi	9	1	1	4
	Rangabali	22	1	2	6

Table 6: Existing Bazar List of Rangabali Upazila

SI no.	Bazar List Name	Unoin Name
1	Baher Char Bazar	Rangabali
2	Bestin Bazar	Char Montaz
3	Chalitabunia Bazar	Chalitabunia
4	Char Naluar Hat	Char Montaz
5	Felabunia Bazar	Bara Baisdia
6	Gohin Khali Bazar	Chhota Baisdia
7	Kachia Bunia Hat	Rangabali
8	Kata Khali Bazar	Bara Baisdia
9	Koralia Bazar	Chhota Baisdia
10	Mollar Hat	Chhota Baisdia
11	Montaj Sluij Bazar	Char Montaz
12	Mowdubi Hat	Moudubi
13	Neta Bazar	Rangabali
14	Pulghat Hat	Rangabali
15	Takta Bunia Bazar	Bara Baisdia
16	Tulatali L.Ghat Bazar	Bara Baisdia

Table 7: Land Demand Calculation (2041)

Land use Type	Bara Baisdia	Chalitabunia	Char Montaz	Chhoto Baisdia	Rangabali	Moudubi
Residential	393.62	204.38	552.38	566.14	816.66	186.30
Education	38.53	19.82	45.05	46.05	64.21	18.51
Open Space and Recreational	6.41	2.81	8.10	17.78	21.23	2.56
Health	1.23	0.64	1.73	1.77	23.55	0.58
Commerce and Shopping	3.97	1.77	3.07	8.12	5.56	1.70
Industry	24.92	2.55	6.90	7.08	10.21	2.33
Administration	5	5.00	5.00	5.00	25.00	5.00
Community Facilities	4.92	2.80	6.71	6.87	9.69	2.60
Utilities	5.95	4.53	7.14	7.25	20.12	4.40
Transportation	1.23	0.76	3.63	4.37	4.31	1.95
Government Services	1.49	0.76	1.69	1.21	8.45	1.23
Miscellaneous	0.14	0.08	0.21	0.21	0.31	0.07
Total	487.45	245.89	641.61	671.85	1009.30	227.22

Table 8: Water Demand Projection in Rangabali Upazila

Union Name	Area (Acre)	Population, 2011	Population, 2016	Water demand	Population, 2021	Water demand	Population, 2026	Water demand	Population, 2031	Water demand	Population, 2036	Water demand (thousand)	Population, 2041	Water demand (thousand litre)
Bara Baisdia Union	12652.55	13,943	24,887	2,986	26,397	3,168	27,969	3,356	29,505	3,541	30,428	3,651	31,725	3,807
Chalitabunia Union	6,758	7,400	13,208	1,585	14,010	1,681	14,844	1,781	15,659	7,829	16,149	1,938	16,837	2,020
Char Montaz Union	13,997	19,569	34,928	4,191	37,048	4,446	39,254	4,711	41,409	20,705	42,705	5,125	44,526	5,343
Chhota Baisdia Union	13,492	20,070	35,823	4,299	37,996	4,560	40,259	4,831	42,469	21,235	43,798	5,256	45,666	5,480
Rangabali Union	26,843	29,490	52,636	6,316	55,830	6,700	59,155	7,099	62,403	31,201	64,355	7,723	67,099	8,052
Moudubi Union	11,371	6,600	11,780	1,414	12,494	1,499	13,239	1,589	13,965	6,983	14,402	1,728	15,016	1,802
Total	85113.55	97,072	173,262	20,791	183,775	22,053	194,720	23,366	205,410	91,493	211,836	25,420	220,870	26,504
Total in Gallons				5488.94		5821.99		6168.73		24154.22		6710.96		6997.16

Table 9: Electricity Demand Projection in Rangabali Upazila

Union Name	Area (Acre)	Population, 2011	Population, 2016	Electricity Consumption (kwh)	Population, 2021	Electricity Consumption (kwh)	Population, 2026	Electricity Consumption (kwh)	Population, 2031	Electricity Consumption (kwh)	Population, 2036	Electricity Consumption (kwh)	Population, 2041	Electricity Consumption (kwh)
Bara Baisdia Union	12653	13,943	24,887	12,443	26,397	13,198	27,969	13,985	29,505	14,752	30,428	15,214	31,725	15,863
Chalitabunia Union	6758	7,400	13,208	6,604	14,010	7,005	14,844	7,422	15,659	7,829	16,149	8,074	16,837	8,419
Char Montaz Union	13997	19,569	34,928	17,464	37,048	18,524	39,254	19,627	41,409	20,705	42,705	21,352	44,526	22,263
Chhota Baisdia Union	13492	20,070	35,823	17,911	37,996	18,998	40,259	20,130	42,469	21,235	43,798	21,899	45,666	22,833
Rangabali Union	26843	29,490	52,636	26,318	55,830	27,915	59,155	29,578	62,403	31,201	64,355	32,177	67,099	33,550
Moudubi Union	11371	6,600	11,780	5,890	12,494	6,247	13,239	6,619	13,965	6,983	14,402	7,201	15,016	7,508
Total		97,072	173,262	86,631	183,775	91,888	194,720	97,360	205,410	102,705	211,836	105,918	220,870	110,435
Total in mwh				86.63		91.89		97.36		102.71		105.92		110.44

Table 10: Existing Landuse of Rangabali Upazila

Landuse Type	Area in GIS(Acre)	Area_SqKm	Percentage
Administrative	22	0.08	0.01
Agricultural Land	47408	191.85	26.77
Char_Land	7513	30.40	4.24
Circulation Network	577	2.33	0.33
Commercial	91	0.37	0.05
Community Service	30	0.12	0.02
Education and Research	43	0.17	0.02
Forest	23215	93.95	13.11
Healthcare Service	2	0.01	0.00
Homestead Vegetation	186	0.75	0.11
Industrial	1	0.01	0.00
Mixed Use	1	0.00	0.00
Non-Government Services	1	0.00	0.00
Others	6	0.02	0.00
Residential	13033	52.74	7.36
Service Activities	3	0.01	0.00
Waterbody	84951	343.78	47.98
Total	177063	716.55	100.00

Table 11: Structure Type of Rangabali Upazila

Structure Type	Structure Number
Semi Pucca	1110
Pucca	620
Not Available	257
Katcha	27802
CC	8

Table 12: Structure Use of Upazila

Structure Use	Structure Number	Structure Use	Structure Number
Utility	11	Healthcare	19
Under Construction	43	Education & Research	247
Transportation	9	Community Service	881
Service Activity	17	Commercial	2940
Residential	25077	Agriculture	92
Religious	304	Administrative	48
Mixed	26	Abandoned	15
Industrial	68		

Table 13: Existing Road Network of Rangabali Upazila

Rd_Type	Length in Meter	Length(km)
Pucca Road	13600	136
Semi Pucca Road	7200	72
Katcha Road	164500	1645
Total	185300	1853

Table 14: Union wise Existing Road Network

Union Name	Type	Length in Meter	Length in Km
Barabaisdia	Pucca Road	1300	13
	Semi Pucca Road	1000	10
	Katcha Road	24800	248
Chalitabunia	Pucca Road	2200	22
	Semi Pucca Road	200	2
	Katcha Road	10870	108.7
Char Montaz	Pucca Road	2800	28
	Semi Pucca Road	850	8.5
	Katcha Road	50100	501
Chhotobaisdia	Pucca Road	1400	14
	Semi Pucca Road	580	5.8
	Katcha Road	36500	365
Moudubi	Pucca Road	1700	17
	Semi Pucca Road	30	0.3
	Katcha Road	18300	183
Rangabali	Pucca Road	4700	47
	Semi Pucca Road	4660	46.6
	Katcha Road	28900	289

Table 15: Chalitabunia Union Existing Landuse

Land use	Acre in GIS	Area_SqKm	Land use	Acre in GIS	Area_Sq Km
Administrative	0.23	0.00	Education and Research	3.88	0.02
Agricultural Land	3719.28	15.05	Forest	2010.95	8.14
Char Land	139.94	0.57	Residential	824.59	3.34
Circulation Network	32.80	0.13	Service Activities	0.04	0.00
Commercial	0.96	0.00	Water body	12984.75	52.55
Community Service	0.77	0.00			
Total	3893.96 Acre and 15.76 Sq.Km				

Map 2. 1: Existing Land Use Scenario of Rural Area in Chalitabunia Union

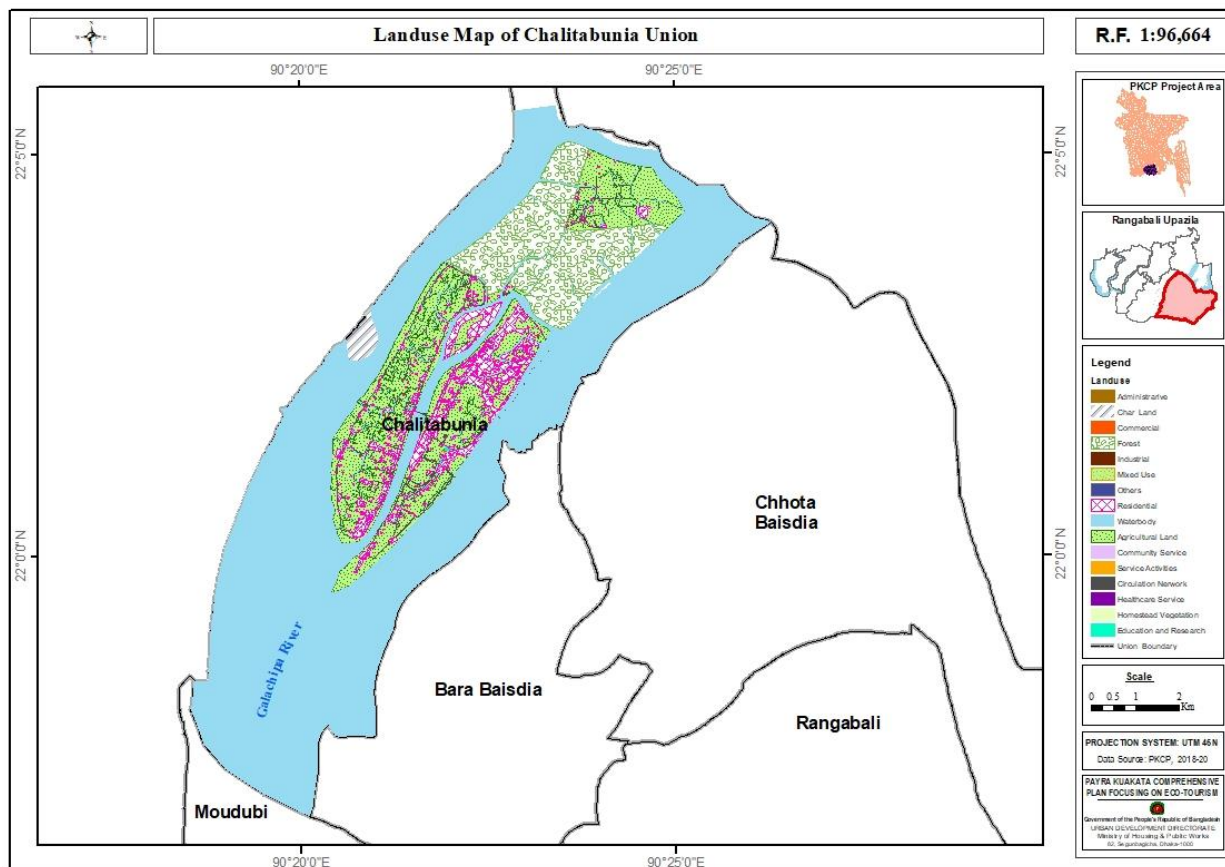


Figure 2: Existing Land Use Scenario of Rural Area in Chalitabunia Union

Table 16: Rangabali Union Existing Landuse

Landuse Type	Acre in GIS	Area_SqKm	Land use Type	Acre in GIS	Area_SqKm
Administrative	2.93	0.01	Healthcare Service	0.76	0.00
Agricultural Land	11041.03	44.68	Homestead Vegetation	41.12	0.17
Char Land	345.97	1.40	Industrial	0.55	0.00
Circulation Network	119.71	0.48	Mixed Use	0.17	0.00
Commercial	27.62	0.11	Others	3.78	0.02
Community Service	9.38	0.04	Residential	3269.16	13.23
Education and Research	13.39	0.05	Service Activities	1.27	0.01
Forest	2495.41	10.10	Water body	10023.74	40.56
Total			27395.99 Acre and 110.87 Sq.Km		

Map 2.2: Existing Land Use Scenario of Rural Area in Rangabali Union

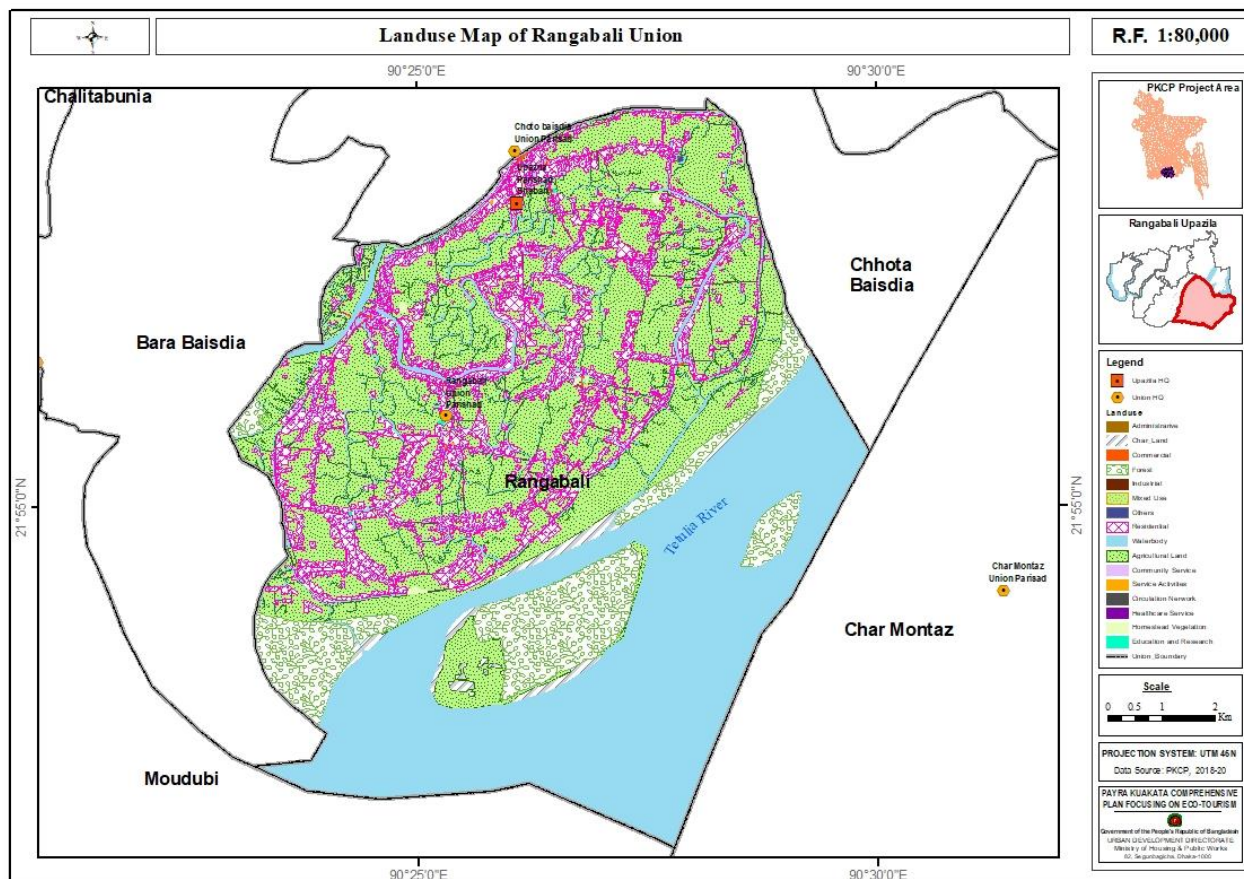


Figure 3: Existing Land Use Scenario of Rural Area in Rangabali Union

Table 17: Comparison between existing and future Land Demand

Land use Type	Acre in GIS	Area_ SqKm	Land Demand for 2041
Administrative	2.93	0.01	25.00
Agricultural Land	11041.03	44.68	
Char Land	345.97	1.40	
Circulation Network	119.71	0.48	4.31
Commercial	27.62	0.11	5.56
Community Service	9.38	0.04	
Education and Research	13.39	0.05	64.21
Forest	2495.41	10.10	
Healthcare Service	0.76	0.00	23.55
Homestead Vegetation	41.12	0.17	
Industrial	0.55	0.00	10.21
Mixed Use	0.17	0.00	
Others	3.78	0.02	
Residential	3269.16	13.23	816.66
Service Activities	1.27	0.01	
Water body	10023.74	40.56	

Population Projection:

Table 18: Population Projection

Year	Population
2011	29,490
2016	31,051
2021	32,821
2026	34,836
2031	36,866
2036	38,726
2041	40360

Projected Requirement of Facilities by Union in 2041

Table 19: Projected Requirement of Facilities by Union in 2041

Facility	Total Number of Facilities Required by 2041									
	HS ¹	PS ²	MDS A ³	UHC/ H ⁴	FWC ⁵	CC ⁶	GC ⁷	RM ⁸	CS ₉	COL ₀ ¹
Rangabali Union	6	90	5	1	2	2	1	14	16	1
1=High School 2= Primary School 3=Madrassa 4=Upazila Health Complex/Hospital 5=Family Welfare Centre 6=Community Clinic 7= Growth Centre 8=Rural Market 9= Cyclone Shelter 10=College										

Existing Facilities

Table 20: Total Number of Existing Facilities

Facility	Total Number of Existing Facilities									
	HS ¹	PS ²	MDS A ³	UHC/ H ⁴	FWC ⁵	CC ⁶	GC ⁷	RM ⁸	CS ₉	COL ₀ ¹
Rangabali Union	1	16	6	0	0	0	1	5	0	2
1=High School 2= Primary School 3=Madrassa 4=Upazila Health Complex/Hospital 5=Family Welfare Centre 6=Community Clinic 7= Growth Centre 8=Rural Market 9= Cyclone Shelter 10=College										

Table 21: Barabaisdia Union Existing Landuse

Land use	Acre in GIS	Area_SqKm	Land use	Acre in GIS	Area_SqKm
Administrative	0.29	0.00	Forest	3131.21	12.67
Agricultural Land	5135.67	20.78	Healthcare Service	0.28	0.00

Char Land	226.10	0.91	Homestead Vegetation	56.63	0.23
Circulation Network	74.11	0.30	Mixed Use	0.01	0.00
Commercial	13.97	0.06	Residential	2300.55	9.31
Community Service	2.21	0.01	Service Activities	0.11	0.00
Education and Research	3.67	0.01	Water body	4349.79	17.60
Total	15294.60 Acre and 61.90 Sq.Km				

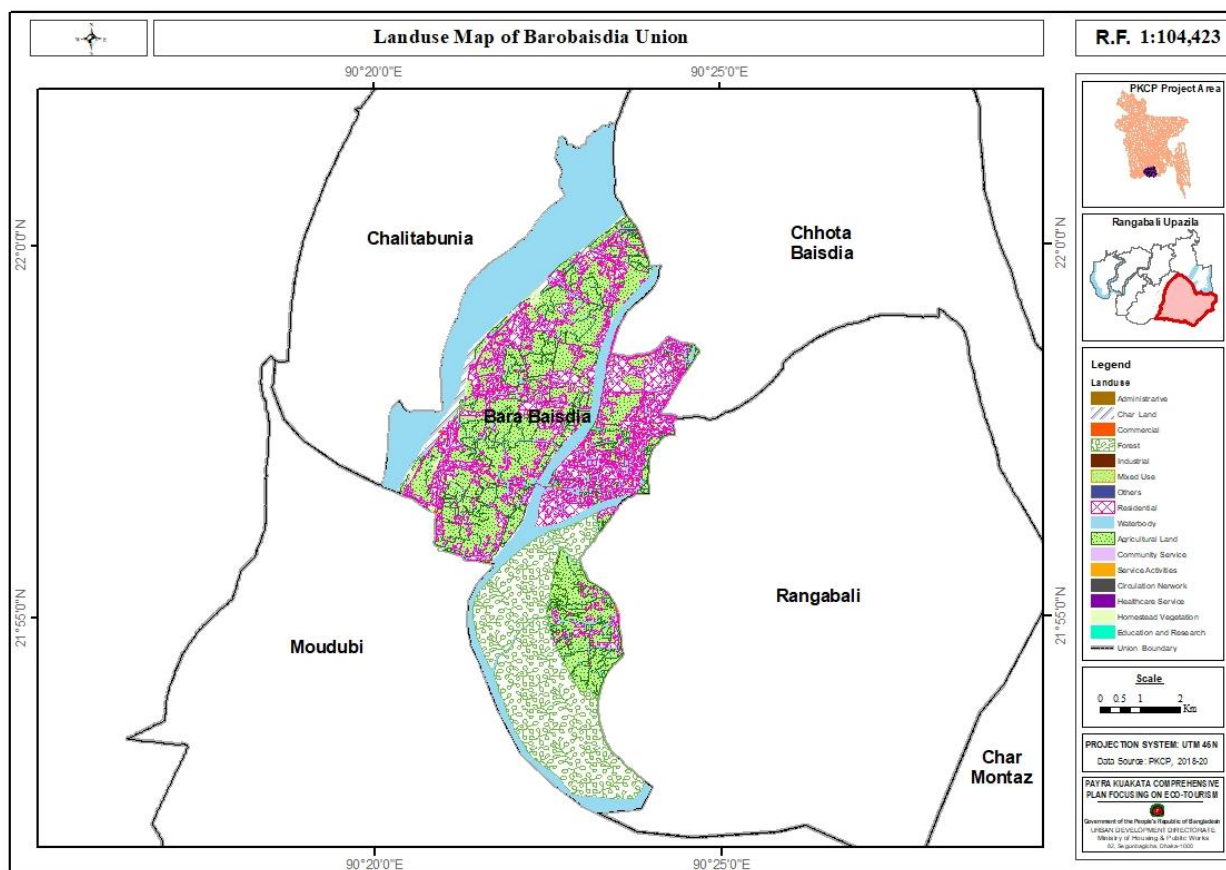


Figure 4 Existing Land Use Scenario of Rural Area in Barobaisdia Union

Table 22:Char-Montaz Union Existing Landuse

Landuse	Acre in GIS	Area SqKm	Landuse	Acre in GIS	Area SqKm
Administrative	1.56	0.01	Homestead Vegetation	34.24	0.14
Agricultural Land	11676.55	47.25	Industrial	0.08	0.00
Char Land	3891.56	15.75	Mixed Use	0.82	0.00
Circulation Network	174.78	0.71	Non-Government Services	0.41	0.00

Commercial	25.52	0.10	Others	1.29	0.01
Community Service	5.10	0.02	Residential	3502.78	14.18
Education and Research	9.48	0.04	Service Activities	0.41	0.00
Forest	9975.62	40.37	water body	19124.41	77.39
	25760.16	104.25		22664.45	91.72

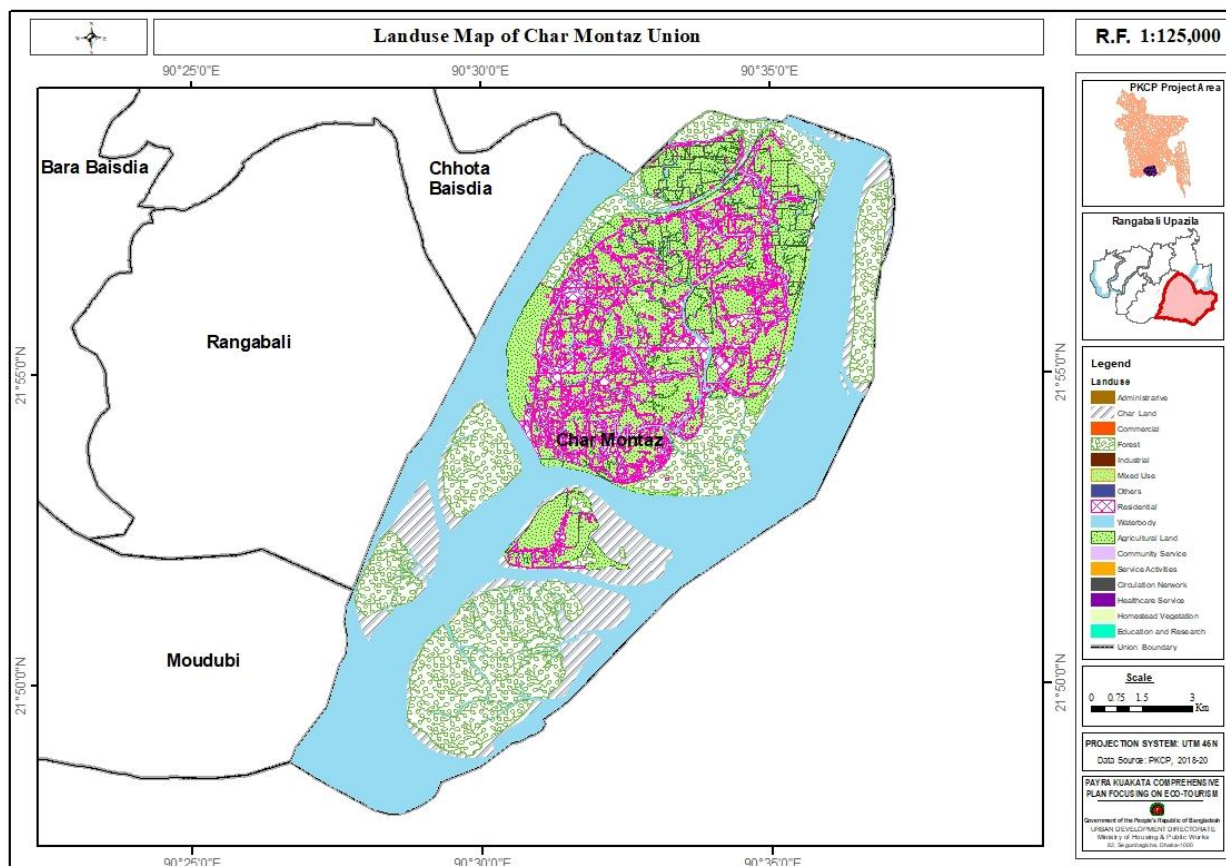


Figure 5 Existing Land Use Scenario of Rural Area in Char Montaz Union

Table 23: Chotobaisdia Union Existing Landuse

Land use	Acre in GIS	Area_SqKm	Land use	Acre in GIS	Area_SqKm
Administrative	0.11	0.00	Healthcare Service	0.62	0.00
Agricultural Land	10610.84	42.94	Homestead Vegetation	3.44	0.01
Char Land	319.26	1.29	Industrial	0.61	0.00
Circulation Network	114.76	0.46	Mixed Use	0.09	0.00
Commercial	11.94	0.05	Others	0.59	0.00
Community Service	6.06	0.02	Residential	1816.90	7.35

Education and Research	4.93	0.02	Service Activities	0.53	0.00
Forest	2465.59	9.98	water body	7711.93	31.21
Total	13533.49 Acre and 54.77 Sq.Km				

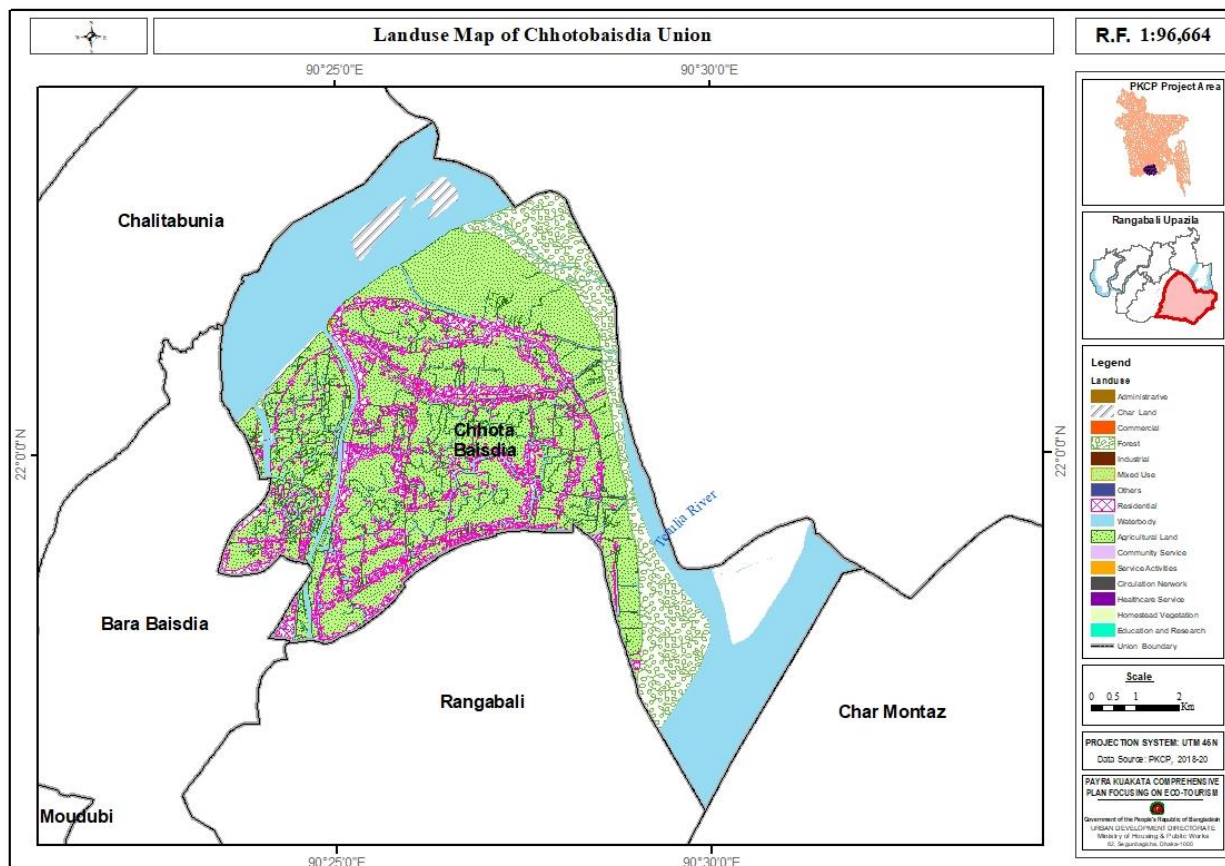


Figure 6: Existing Land Use Scenario of Rural Area in Chottobaisdia Union

Table 24:Moudubi Union Existing Landuse

Land use	Acre in GIS	Area_SqKm	Land use	Acre in GIS	Area_SqKm
Administrative	0.13	0.00	Forest	3136.03	12.69
Agricultural Land	5224.44	21.14	Homestead Vegetation	50.99	0.21
Char Land	2589.90	10.48	Non-Government Services	0.13	0.00
Circulation Network	60.48	0.24	Residential	1318.80	5.34
Commercial	10.53	0.04	Service Activities	0.31	0.00
Community Service	6.84	0.03	Water body	30755.99	124.47
Education and Research	6.64	0.03			
Total	43161 Acre and 174.67 Sq.Km				

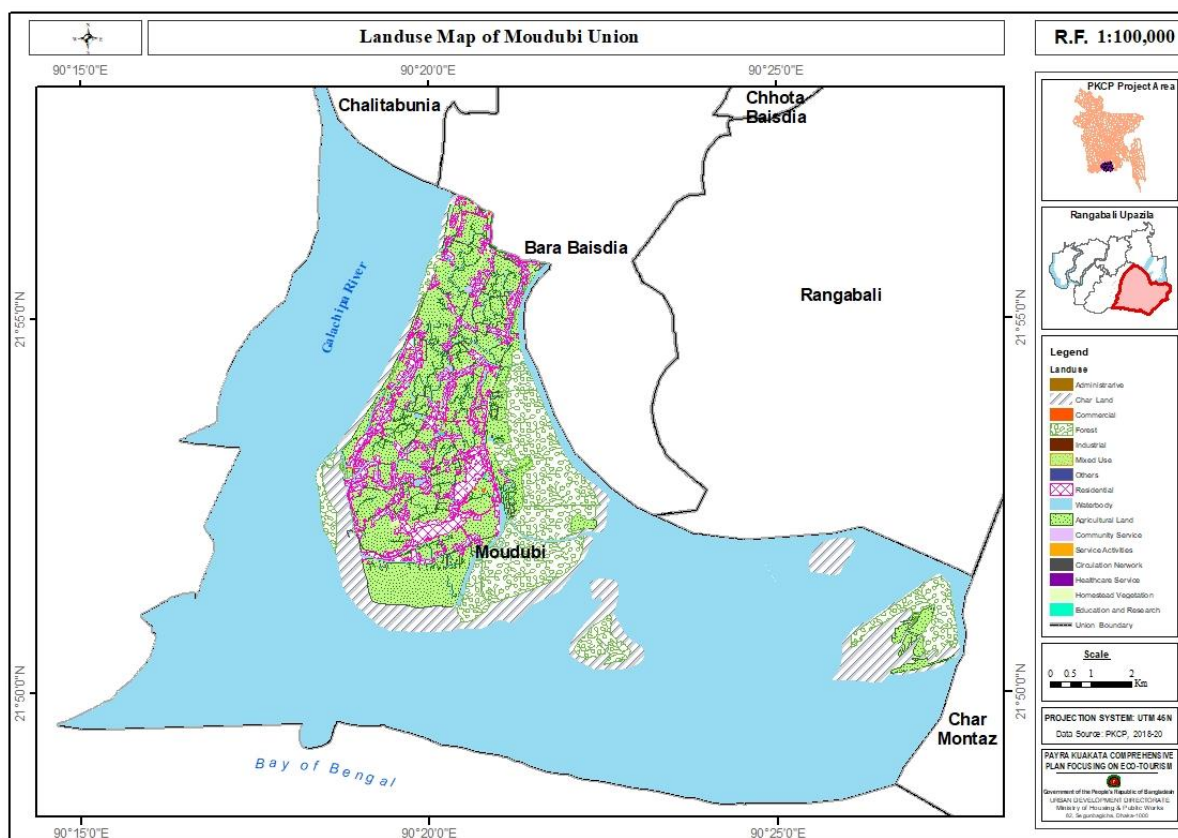


Figure 7: Existing Land Use Scenario of Rural Area in Moudubi Union

Functional Hierarchy of Rangabali Upazila

In this section, an attempt has been made to identify the hierarchical orders of rural services union wise and find out the functional gaps. The existing pattern of rural services in Rangabali is the result of economic and political exigencies. In this study, for identifying the functional hierarchy of union wise, several services forming into three orders have been taken consideration.

Table 25: List of the Rural Services Order wise in Rangabali Upazila

Order	Rural Services
1 st Order	Primary School, Tea Stall, Grocery Store, Private Doctor’s Chamber, Saloon, Carpenter Shop, Tailor Shop, Katcha Road, Mobile Recharge Store
2 nd Order	Association Office, Blacksmith Shop, Cobbler's Shop, Cycle/Rickshaw Repair Store, Drugstore, Dispensary, Dish’s Office, Fertilizer Store, Furniture Shop, Hardware Store, Madrasah, Mobile Shop, Post Office, Pucca Road, Retail Clothing Store, Rice Mill, Secondary School, Stationary Store, Weekly Bazar, Welding Store
3 rd Order	Animal Husbandry Center, College, Family Planning Center, Girls Secondary School, Seed Marketing Center, Telephone Exchange Office, Tafsil Bank

Source: Physical Feature Survey, 2018

After identification of order wise rural services, the questionnaire was prepared and detail

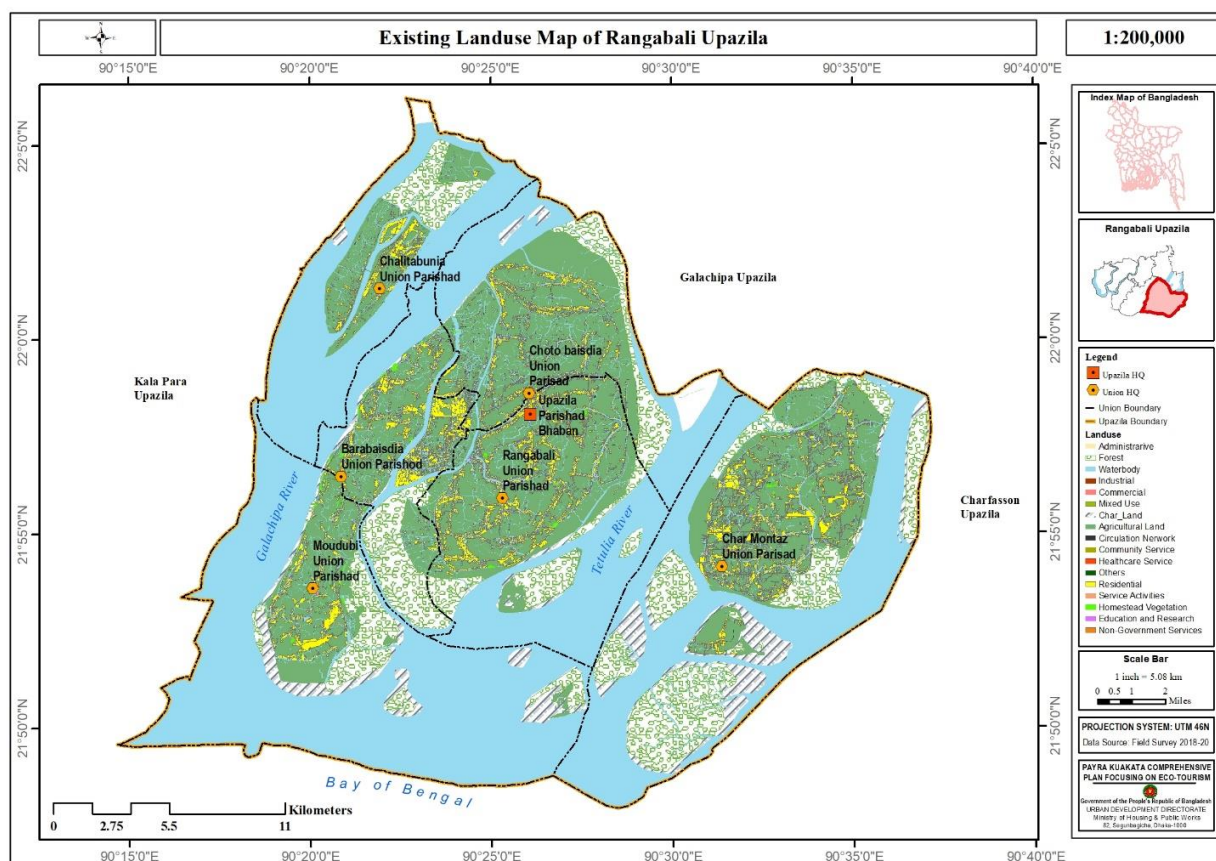


Figure 8: Existing Land Use Scenario of Rural Area in Rangabali Upazila

data of functional rural services has been collected from field survey. The significance of each rural service differs because its status is determined by the level of services. Beside all the services are not equally distributed throughout the union. The value of each service is determined in terms of the level of services. On the basis of weighted value of each rural service, the score value of each union has been calculated order wise and grouped into five categories of hierarchy based on the total score values scored by them.

Table 26: Union Wise Functional Hierarchy of Services in Rangabali Upazila

Union Name	Services				Functional Hierarchy
	1 st Order	2 nd Order	3 rd Order	Total	
Char Montaz Union	300	256	12	568	Medium
Chalitabunia Union	165	120	0	285	Very Low
Moudubi Union	258	188	9	455	Medium
Bara Baisdia Union	205	334	18	557	Medium
Chotto Baisdia Union	370	328	6	704	High
Rangabali Union	335	324	12	671	High

Source: Field Survey, 2018

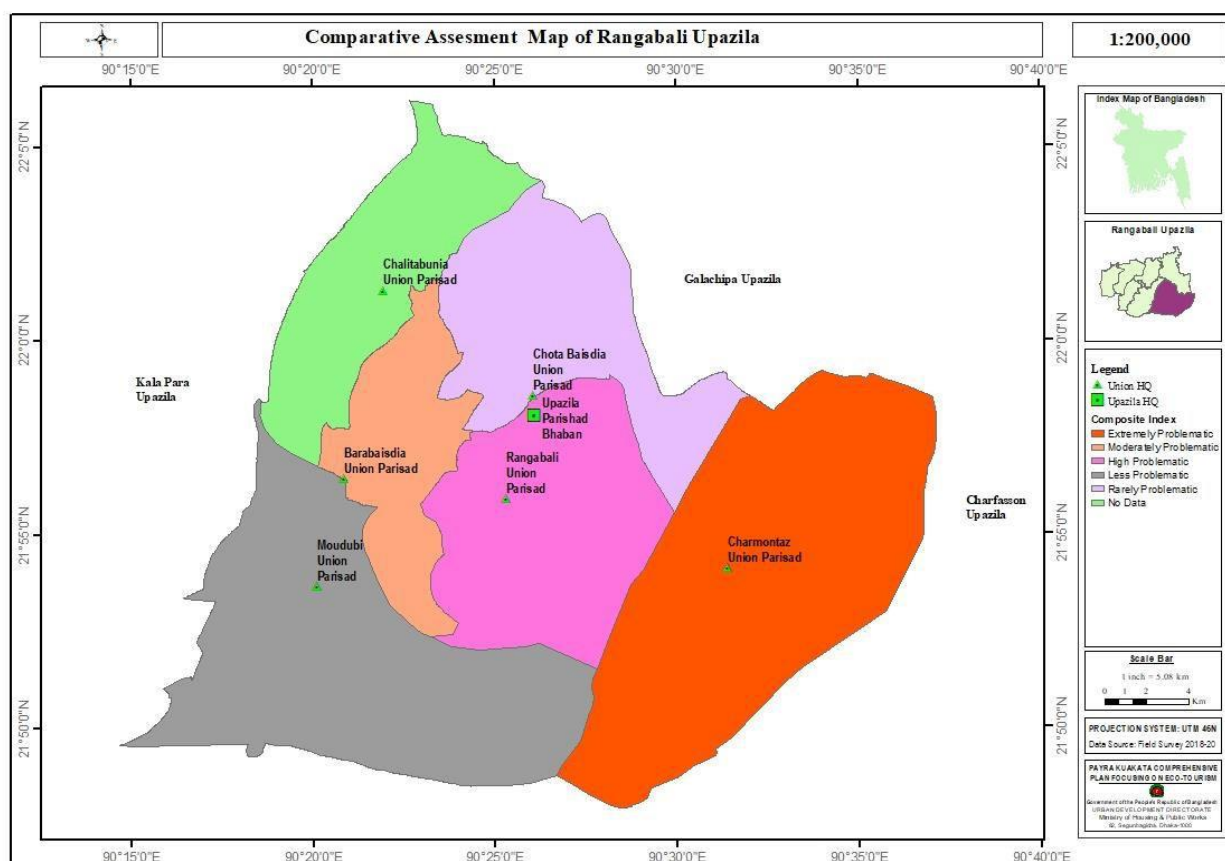


Figure 9: Union Wise Functional Hierarchy of Rangabali Upazila

2.4 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 Rangabali Upazila. There were open discussions about local problems, potentials, and expectations of the people. Open discussion revealed the union wise problems and issues of Rangabali Upazila.

Table 27: List of Major Union Wise Problems of Rangabali Upazila Compiled from PRA

Union	PRA Findings
Barobaisdia Union	Irrigation Problem in Agriculture
	Shortage of Drinking Water
	Salinity in water
	Communication Problem
	Lack of investment in Agriculture
	Absence of Health Facilities
	Lack of Cyclone Center
	Lack of Bridge
	Shortage of Residential facilities of rural people
	Filling of Khal

Rangabali Union	Storage Problem
	Lack of Education Facilities
	Absence of Health Facilities
	Absence of Electricity Facilities
	Communication Problem
	Agriculture development
Absence of employment opportunities	

	Lack of Cyclone Center
	Filling of Khal and river
	water logging
	Irrigation Problem in Agriculture
	Embankment Problem
	New road
	Lack of Education Facilities
	Lack of playground Facilities
	Shortage of Drinking Water
	Bazar Management
Char Montaz Union	Cyclone Center
	River Bank Erosion
	Absence of Health Facilities
	Communication Problem
	Absence of Electricity Facilities
	Embankment Problem
	Lack of Bridge
	water logging
	Filling of Khal
	Shortage of Drinking Water
	Lack of Education Facilities
Lack of fisherman Security	
Chotto Baisdia Union	Cyclone Center
	Water logging
	Communication Problem
	Embankment Problem
	Filling of Khal
	Shortage of Drinking Water
	Lack of primary school
	Health Facilities Problem
Moudubi Union	Road Repairement
	Pure Drinking Water
	Educational Institution
	Canal excavation
	Repairement of embankment
	Health Facilities
	Sea-beach development
	Construction of cyclone center
	Bazar infrastructure development

Chalitabunia Union	Irrigation system modernization
	Agriculture System Development
	River Protection
	Embankment
	Health
	Cyclone Shelter
	Road
	Agriculture Development
	Bridge/Sluise
	Food Storage
	Rehabilitation of Fisherman
	Tourism

Source: PRA, 2019

2.5 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 in **Error! Reference source not found..**

Table 28: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	

Land Use Components	Recommended Standard Provision	Remarks
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		
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	

2.6 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 29: Recommended Proposed Facilities for Future Development Area

		Facilities	Facilities description/definition and permission
1	Trade and Commerce Center	Commerce and Shopping	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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 by NGO/other organization
		Education	<ol style="list-style-type: none"> 1. Kindergarten 2. Primary School 3. Secondary School 4. College 5. Institute of Technical Education 6. Polytechnic 7. University 8. Religious School/Institute

		Facilities	Facilities description/definition and permission
			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
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

		Facilities	Facilities description/definition and permission
		Transportation	<ol style="list-style-type: none"> 1. Rickshaw/tempo/ bike stand 2. Launch/boat/steamer terminals 3. Fuel Station
		Open Space and Recreation	<ol style="list-style-type: none"> 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 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	Mainly recreation facilities

		Facilities	Facilities description/definition and permission
		Recreation	
		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
		Utilities	<ol style="list-style-type: none"> 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		
		communication	<ol style="list-style-type: none"> 1. Telephone lines 2. mobile networks 3. Internet connectivity, and 4. Broadcasting networks.
		Transportation	<ol style="list-style-type: none"> 1. Roads, 2. railways, 3. airports, 4. seaports, and 5. Inland waterways.
		Utilities	<ol style="list-style-type: none"> 1. water supply and distribution system, and 2. sanitation drainage system, 3. pollution control devices,
		energy	Light and power station
		health care	<ol style="list-style-type: none"> 1. private clinic
		financial services	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. Police station 2. health care/ ambulances 3. armed forces 4. fire brigade
		Miscellaneous	Any services to support growth and development within the capacity of nation/regional/ local authority

2.7 Union Wise Proposed Land Use

2.7.1 Chalitabunia Union

Out of the total 20087.09 acres of land of Chalitabunia union, the area of 3096.58 acres (6.38 %) land has been proposed for agriculture area purpose. Besides, 0.11% land has been proposed for recreation purpose. Followed by residential use 8.77%, Road network 0.40 %, Water body 61.74%, and educational facilities 0.09% land has been proposed.

Table 30: Proposed Land Use of Chalitabunia Union

Union_Name	Rural Proposed Landuse	Area_Acre	Percentage
Chalitabunia Union	Administrative and Public Service	0.23	0.00
	Agriculture	3096.58	6.38
	Beach	21.79	0.04
	Char	113.33	0.23
	Commercial	0.04	0.00
	Community Service	0.97	0.00
	Costal Afforestation and Foreshore	428.48	0.88
	Education and Research	4.42	0.01
	Forest	2297.68	4.74
	Health Facilities	0.13	0.00
	Rural Settlement	1334.98	2.75
	Strategic Service Center: 3rd Order	11.53	0.02
	Transportation and Communication	80.81	0.17
	Water body	12696.10	26.18
Total	20087.09	41.42	

Source: GIS Database, PKCP (2021-2031)

Considering the local peoples demand from the PRA and based on the planning standards, several development proposals have been recommended for Chalitabunia Union. About 80 acres area has been covered with these proposals. Among those proposals, one college, one graveyard has been proposed for community facilities purpose. Besides, six primary school and one high school for educational facilities purpose, two playgrounds and one park for open space and recreational purpose, two community clinics for health facilities purpose, two public toilets and four waste transfer stations for utility services have also been proposed for this union.

Table 31: List of Proposed Facilities for Chalitabunia Union

Proposed Facilities	Area (Acre)	Mauza Name, J.L. No., Sheet No.	Plot No.
Community Center	0.1289	128_06	3635
College	0.322	128_06	3681, 3601
Cyclone Shelter Cum Primary School	0.0275	131_002	348

Source: GIS Database, PKCP

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 71.75 km road has been proposed in Chalitabunia Union. About 4.45 km of new roads has been proposed and about 65 km roads have been proposed for widening.

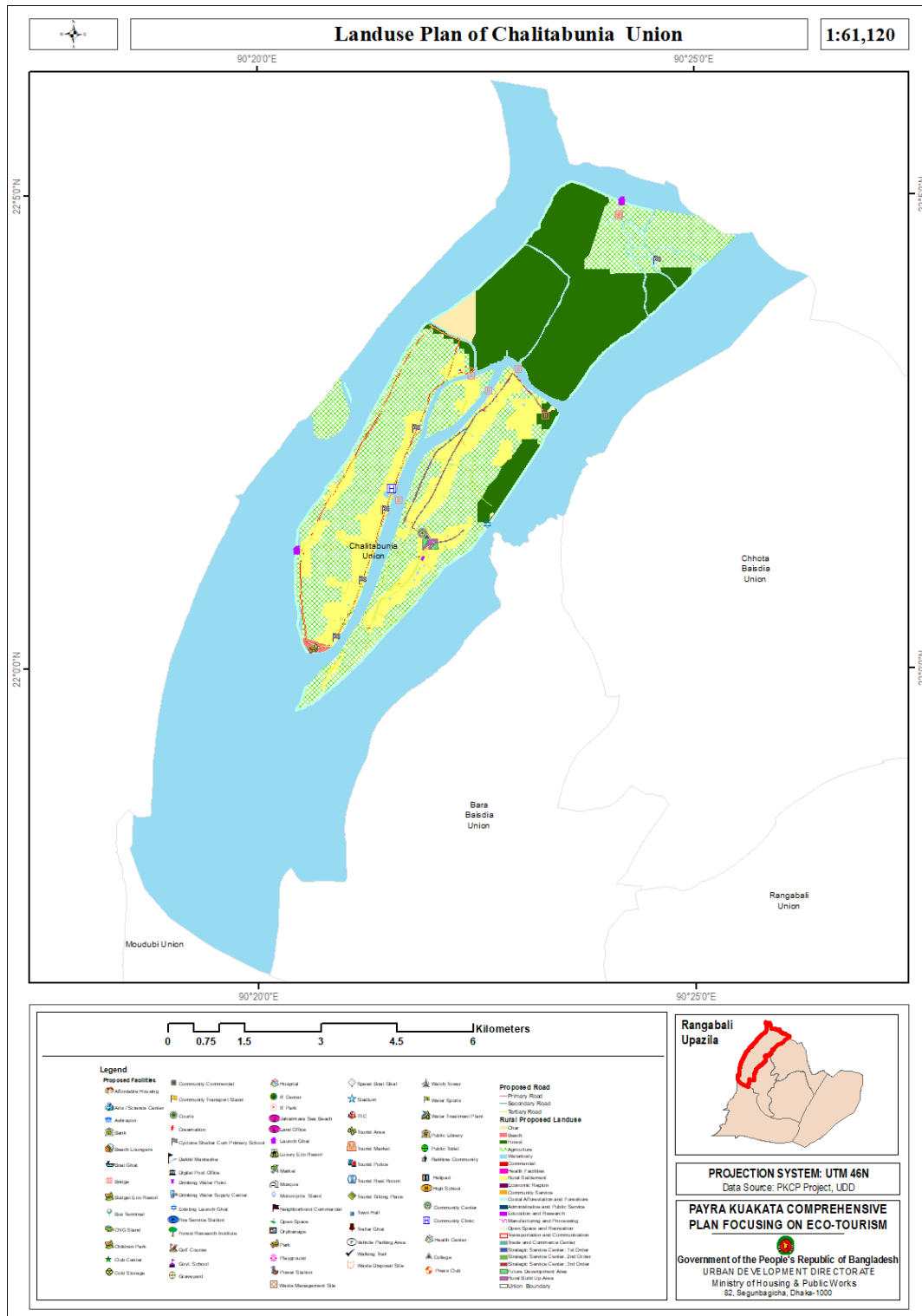


Figure 10: Proposed Rural Area Plan of Chalitabunia Union

2.7.2 Char Montaz Union

Char Montaz Union is agro-based union. Agricultural land has been given the highest priority while preparing the proposed land use plan of Char Montaz Union. Out of total 3806.43 acres of land of this union, 1944.40 acres (51.08%) of land of this union has been proposed for agricultural purpose. Residential area has been proposed which area is 923.34 acres (24.26%) of land. Followed by waterbody 10.27%, circulation network 4.75%, water retention area 3.27%, industrial 1.23%, forest 0.65%, commercial 0.43%, educational facilities 0.31%, community facilities 0.30% has been proposed

Table 32: Proposed Land Use of Char Montaz Union

Union_Name	Rural Proposed Landuse	Area_Acre	Percentage
Char Montaz Union	Administrative and Public Service	10.59	0.02
	Agriculture	10387.60	21.42
	Beach	148.03	0.31
	Char	664.79	1.37
	Commercial	0.42	0.00
	Community Service	5.36	0.01
	Costal Afforestation and Foreshore	1689.54	3.48
	Economic Region	278.92	0.58
	Education and Research	9.46	0.02
	Forest	12441.99	25.65
	Health Facilities	0.06	0.00
	Manufacturing and Processing	0.08	0.00
	Rural Settlement	3437.65	7.09
	Strategic Service Center: 1st Order	101.68	0.21
	Strategic Service Center: 2nd Order	101.18	0.21
	Strategic Service Center: 3rd Order	47.17	0.10
	Transportation and Communication	295.31	0.61
Water body	18879.77	38.93	
Total	48499.61	100.00	

Source: GIS Database, PKCP

Considering the local peoples demand from the PRA and based on the planning standards, number of 23 development proposals have been recommended for Char Montaz Union. About 12.05 acres area has been covered with these proposals. Among those proposals, three eidgah, one cremation ground and one graveyard has been proposed for community facilities purpose. Besides, one kitchen market for commercial purpose, one primary school and high school and one high school for educational facilities purpose, two playgrounds for open space and recreational purpose, two CNG stands for transport facilities purpose, two public toilets and three waste transfer stations for utility services have also been proposed for this union.

Detail mauza wise plot schedule of proposed development facilities for Char Montaz Union is presented.

Table 33:List of Proposed Facilities for Char Montaz Union

Proposed Facilities	Sheet No	Plot No	Area (Acres)
Beach Loungers	171_13	6802	450.393299
Golf Course	170_04	1570 1571 1634 1635 1636 1637 1701 1702 1704 1696 1697 1699 1691 1692 1687 1689 1690 1682 1683 1684 1641 1642 1643 1640 1638 1639	147.456188
Luxury Eco Resort	170_02	533 534 535 539 576 579 580 581 582 583 584 585 586 587 588 589 590 591	28.342835
Budget Eco Resort	170_02	688 689 690 691 694 698 699 700 701 702 703 704 710 711 712 718 719 729 764 765 767	31.314885
Tourist Market	170_04	1826 1827 1829	0.244373
Speed Boat Ghat	170_02	773 774	0.433426
Market	170_04	1802 1803	
Public Toilet	170_04	1799	
Digital Post Office	172_05	3709	120.330103
IT Center	172_05	3709	0.042607
Drinking Water Supply Center	172_05	3709	0.045592
Trallar Ghat	171_03	1760	0.054604
Speed Boat Ghat	171_06	4002 4003	0.058627
Waste Disposal Site	171_06	4333	1.744521
Helipad	171_06	4215	1.25
Playground	171_11	6401	2.25
Club Center	171_11	6404	0.25
Community Clinic	171_11	6404	0.6
Children Park	171_11	6404	2.5

Source: GIS Database, PKCP

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 31.44 km road has been proposed in Char Montaz Union. About 11.14 km of new roads has been proposed and about 20.29 km roads have been proposed for widening.

Table 34: Type Wise Proposed Road Network in Char Montaz Union

Road Type	Proposed Status	Proposed Width	Length
Secondary Road	Widening	40	308
Tertiary Road	Widening	20	275
Total			583

Source: GIS Database, PKCP

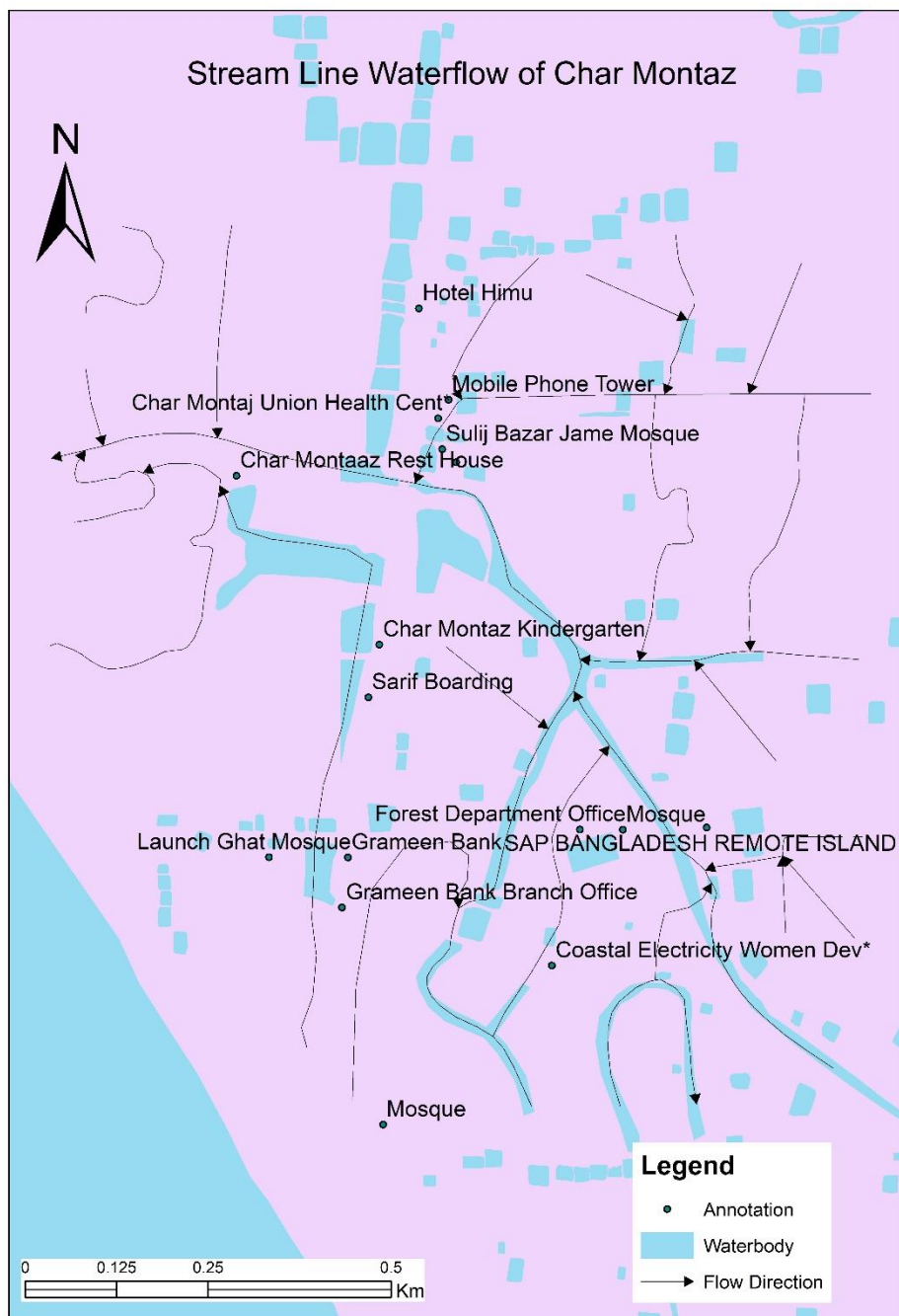


Figure 11 Streamline water flow of Char Montaz

Source: PKCP Project, UDD, 2018

Map 2. 10: Proposed Land Use of Char Montaz Union

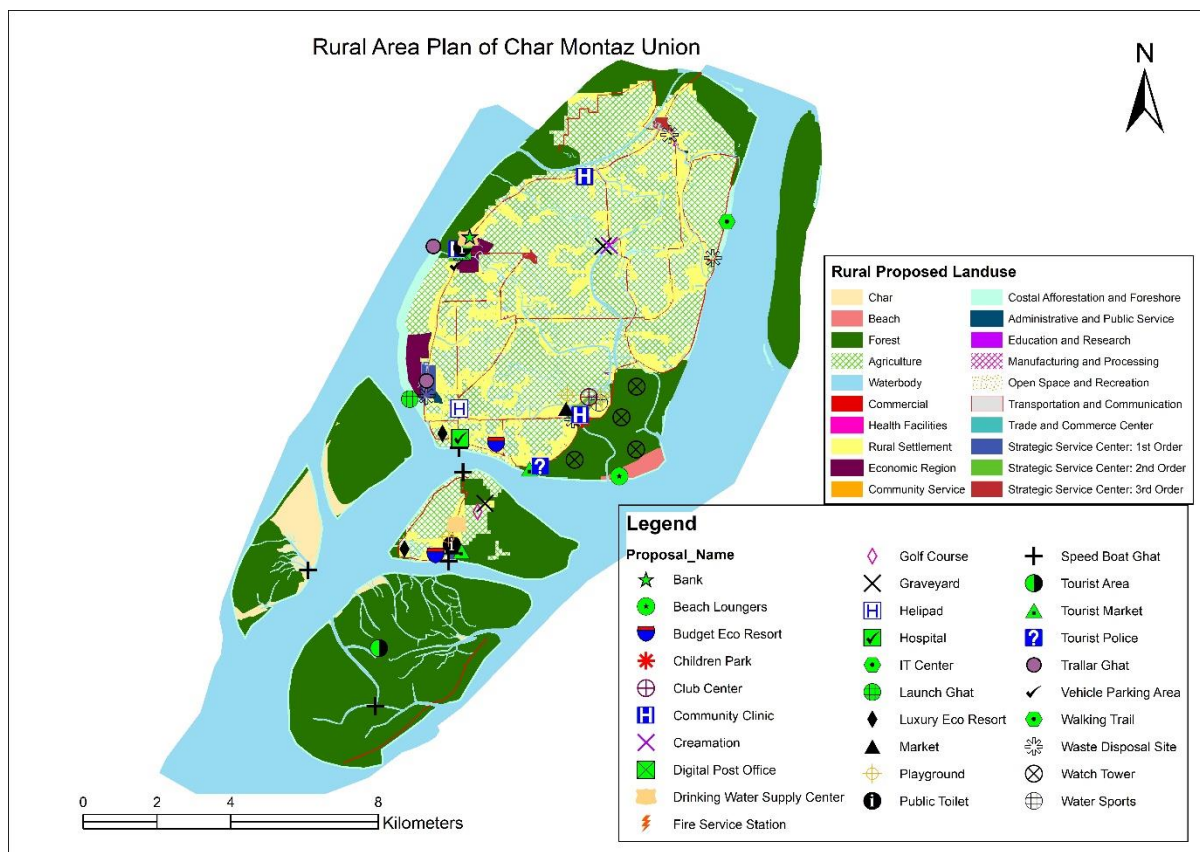


Figure 12:Proposed Land Use of Char Montaz Union

Source: PKCP Project, UDD, 2018

2.7.3 Moudubi Union

Out of total 27017.5956 acres of land in Moudubi Union, around 4618.83 acres (17.09 %) of land has been proposed for agricultural purpose. Proposed land use in this union followed by Rural Settlement 6.64 %, Water body 60.23 %, Road Network 0.56 %, Trade and Commerce center 0.0364 %.

Table 35:Proposed Land Uses of Moudubi Union

Union_Name	Rural Proposed Landuse	Area_Acre	Percentage
	Administrative and Public Service	0.13	0.00
	Agriculture	4718.19	10.91
	Beach	461.39	1.07
	Char	408.40	0.94
	Commercial	0.29	0.00
	Community Service	7.01	0.02
	Costal Afforestation and Foreshore	706.43	1.63
	Economic Region	326.58	0.76
	Education and Research	7.17	0.02
	Forest	4119.33	9.53
	Health Facilities	0.01	0.00

Moudubi Union	Manufacturing and Processing	0.00	0.00
	Rural Settlement	1781.38	4.12
	Strategic Service Center: 2nd Order	0.85	0.00
	Strategic Service Center: 3rd Order	3.63	0.01
	Trade and Commerce Center	9.27	0.02
	Transportation and Communication	161.85	0.37
	Waterbody	30527.96	70.60
	Total	43239.86	100.00

Source: GIS Database, PKCP

In the Rural Area Plan about 31 proposed facilities has been incorporated for Moudubi Union according to the PRA demand and based on the planning standards. About 15.20 acres area has been covered with these proposals. Among those proposals, one govt. school and college, one children park and six bridge, Several Tourist Sitting Place, One community clinics, one playground, one public toilets, and four waste transfer stations have also been proposed for this union.

Table 36: List of Proposed Facilities for Moudubi Union

Proposed Facilities	Area (Acre)	Mauza Name, J.L. No., Sheet No.	Plot No.
Govt. School	0.1289	128_06	3635
Playground	0.322	128_06	3681, 3601
Community Clinic	0.0275	131_002	348
Children Park	0.0301	97_03	1337
Dakhil Madrasha	0.01389	97_05	3080
Cold Storage	0.00381	97_05	3080
Waste Disposal Site	0.00168	97_05	3080
High School	0.002876	97_05	3079
Community Clinic	0.00076	97_05	3077
Drinking Water Point	0.00024	143_03	1104
Tourist Rest Room	0.008	143_04	1694
Public Toilet	0.0012	143_03	1107

Source: GIS Database, PKCP

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 0.00 km roads has been proposed in Moudubi Union. About 0.00 kilometer of new roads has been proposed and about 0.00 km roads have been proposed for widening.

Table 37: Proposed Road Network in Moudubi Union

Road Type	Proposed Status	Proposed Width	Length
Secondary Road	Widening	40	6.6
Tertiary Road	Widening	20	122.34
Total			128.94

Source: GIS Database, PKCP

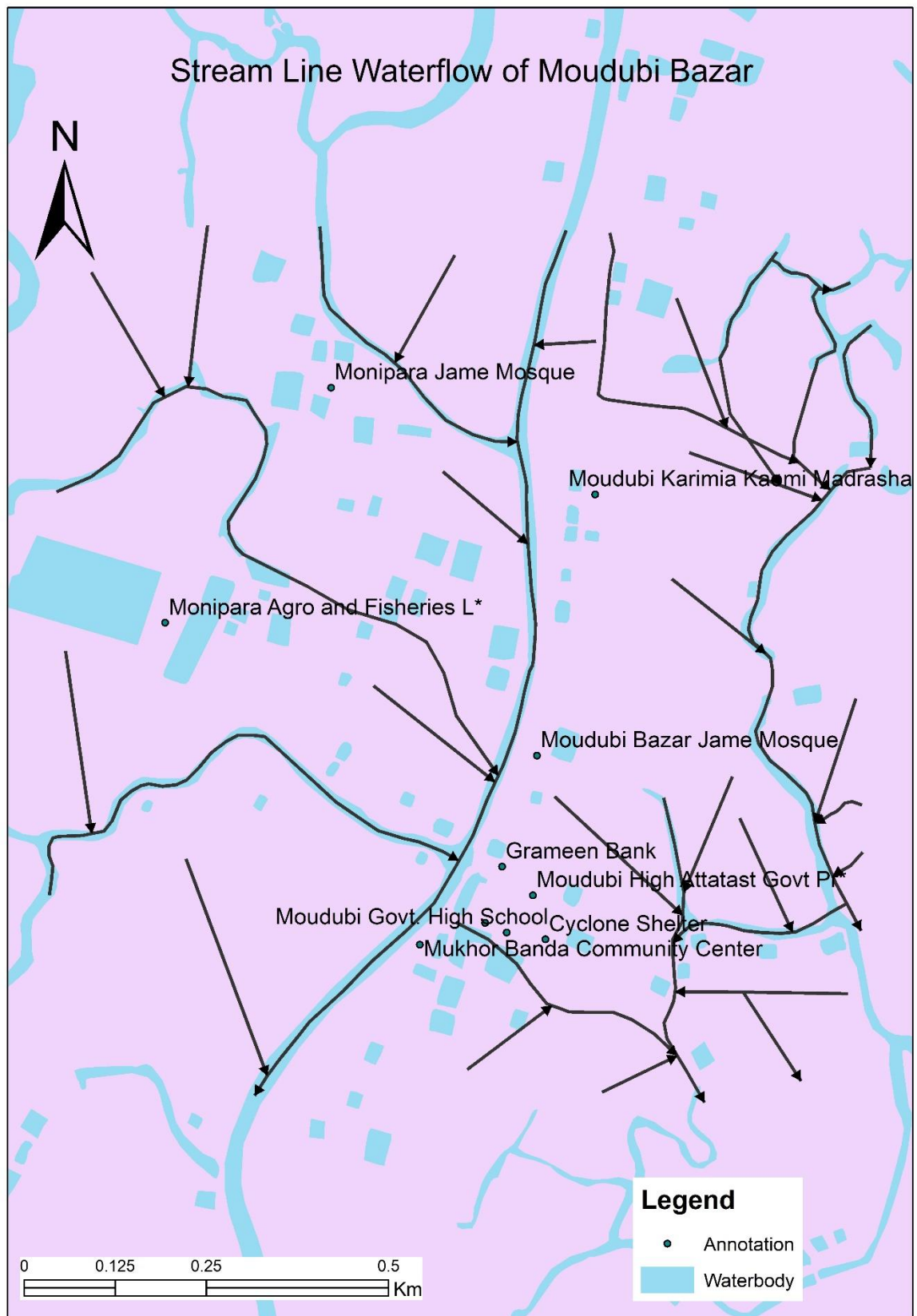


Figure 13 Stream Line Water flow of Moudubi Bazar

Map 2. 11: Proposed Land Use of Moudubi Union

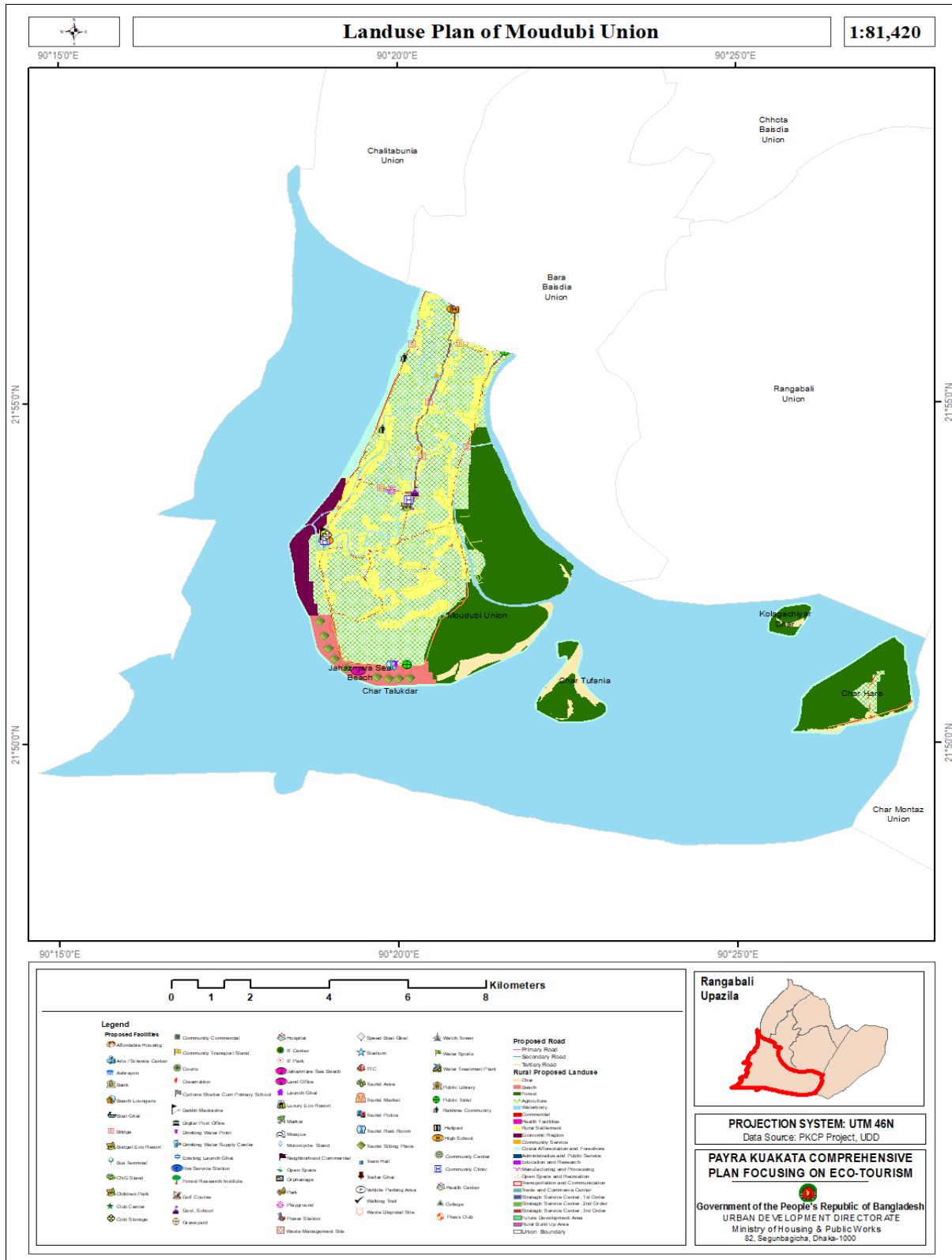


Figure 14: Proposed Land Use of Moudubi Union

2.7.4 Bara Baisdia Union

Agricultural land has been given the highest priority while preparing the proposed land use plan of Bara Baisdia Union. Out of the total 30085.62 acres of land of this union, the area of 4638.17 acres (15.42 %) has been proposed for agricultural purpose. Followed by residential 9.93%, water body 55.84%, forest 14.59%, circulation network 0.55% and commercial 0.18% has been proposed. **Error! Reference source not found.** show the proposed land use of Bara Baisdia Union.

Table 38: Proposed Land Use of Bara Baisdia Union

Union_Name	Rural Proposed Landuse	Area_Acre	Percentage
Bara Baisdia Union	Administrative and Public Service	0.29	0.00
	Agriculture	4536.89	29.61
	Char	30.43	0.20
	Commercial	0.11	0.00
	Community Service	3.82	0.02
	Costal Afforestation and Foreshore	511.85	3.34
	Economic Region	124.79	0.81
	Education and Research	3.68	0.02
	Forest	3197.40	20.87
	Health Facilities	0.28	0.00
	Manufacturing and Processing	0.12	0.00
	Rural Settlement	2983.02	19.47
	Strategic Service Center: 1st Order	25.36	0.17
	Strategic Service Center: 2nd Order	21.72	0.14
	Strategic Service Center: 3rd Order	10.10	0.07
	Transportation and Communication	154.60	1.01
	Water body	3718.21	24.27
	Total	15322.67	100.00

Source: GIS Database, PKCP

Considering the local peoples demand from the PRA and based on the planning standards, 12 development proposals have been recommended for Bara Baisdia Union. About 35 acres of land has been covered with these proposals. On the basis of demand as revealed from PRA, one cremation ground and two graveyards has been proposed for community facilities purpose. One primary school cum cyclone shelter, one high school, and one college has been proposed for education and research use purpose. To provide health facilities to the local people one community clinic have been proposed. Besides, one Union Parishad Office, one maternity clinic and child care center, one CNG stand, one public toilet, and one waste transfer stations have also been proposed for this union.

Table 39:List of Proposed Facilities for Bara Baisdia Union

Proposed Facilities	Area (Acre)	Mauza Name, J.L. No., Sheet No.	Plot No.
Community Clinic	0.009	135_05	2013
Drinking Water Point	0.005	135_05	2012
Club Center	0.17	134_03	1130
Playground	0.0189	135_05	2014
Public Toilet	0.013	135_05	2014
Graveyard	1.012	135_03	1131
Cremation	0.08	134_02	570
Motorcycle Stand	6	135_05	2013

Source: GIS Database, PKCP

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 0.00 km road has been proposed in Bara Baisdia Union. About 0.00 kilometer of new roads has been proposed and about 0.00 km roads have been proposed for widening.

Table 40:Proposed Road Network in Bara Baisdia Union

Road Type	Proposed Status	Proposed Width	Length
Secondary Road	Widening	40	18
Tertiary Road	Widening	20	123
Total			141

Source: GIS Database, PKCP

Map 2. 12: Proposed Land Use of Bara Baisdia Union

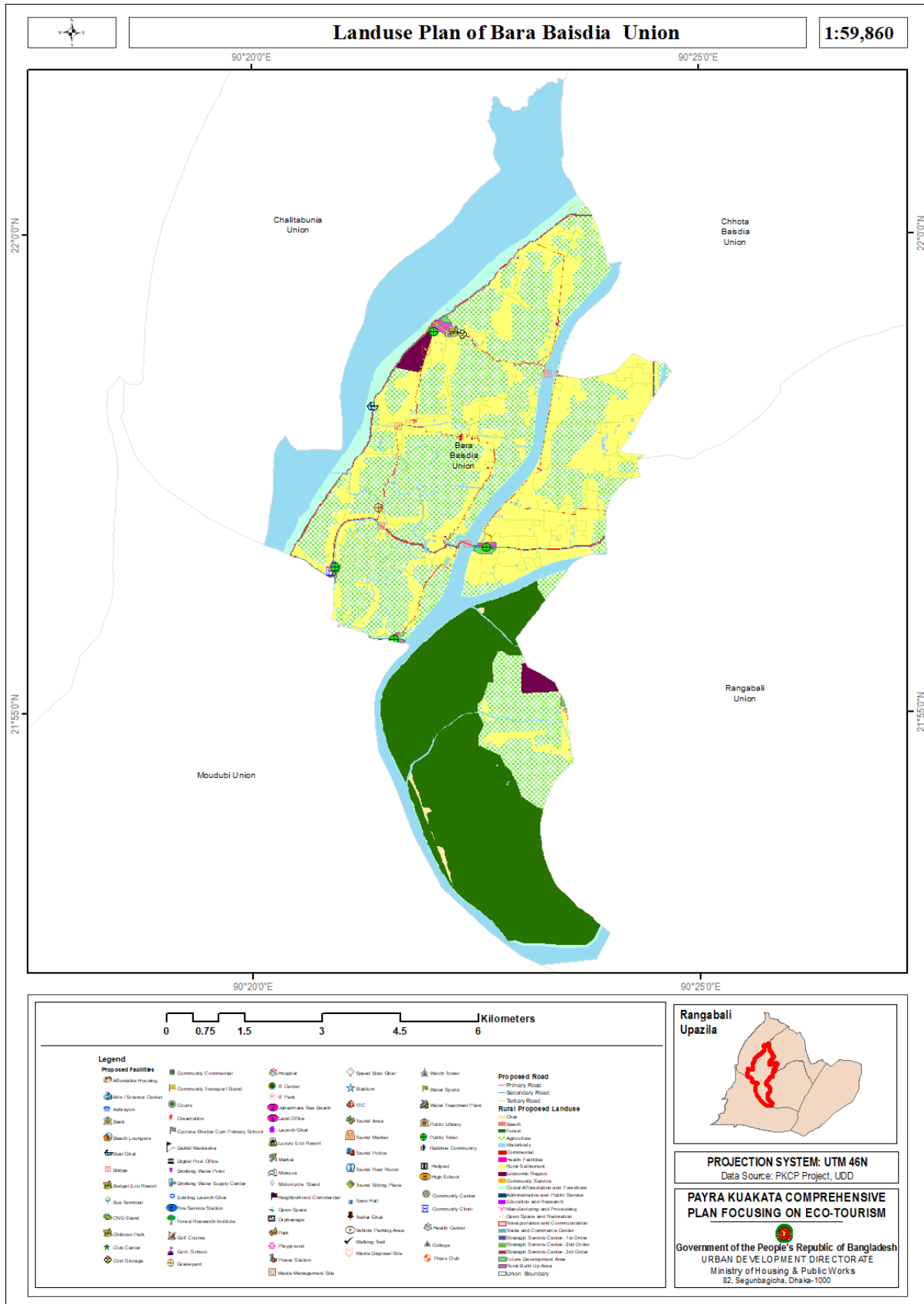


Figure 15: Proposed Land Use of Bara Baisdia Union

2.7.5 Chotto Baisdia Union

Chotto Baisdia Union is agro-based union. Out of total 14932.22 acres of land of this union, 7309.79 acres (48.68%) of land of this union has been proposed for agricultural purpose. Residential area has been proposed which covers 1457.40 acres (9.71%) of land. Followed by waterbody 9.51%, circulation network 2.75%, commercial 0.09%, community facilities 0.03%, educational facilities 0.08% and health facilities 0.01% has been proposed.

Table 41: Proposed Land Use of Chotto Baisdia Union

Union_Name	Rural Proposed Landuse	Area_Acre	Percentage
Chhota Baisdia Union	Administrative and Public Service	15.58	0.07
	Agriculture	6738.75	28.19
	Char	1548.45	6.48
	Commercial	18.93	0.08
	Community Service	19.09	0.08
	Costal Afforestation and Foreshore	589.74	2.47
	Economic Region	366.40	1.53
	Education and Research	7.68	0.03
	Forest	3807.81	15.93
	Health Facilities	0.29	0.00
	Manufacturing and Processing	9.08	0.04
	Open Space and Recreation	11.18	0.05
	Rural Settlement	3353.61	14.03
	Strategic Service Center: 1st Order	40.76	0.17
	Strategic Service Center: 2nd Order	17.64	0.07
	Strategic Service Center: 3rd Order	11.86	0.05
	Transportation and Communication	288.08	1.20
	Waterbody	7062.65	29.54
	Total	23907.57	100.00

Source: GIS Database, PKCP

In the Rural Area Plan, according to the PRA demand and based on the planning standards about 19 proposed facilities has been incorporated for Chotto Baisdia Union. About 10.51 acres area has been covered with these proposals. Among those proposals there are 2 eidgah, 1 graveyard, 1 primary and high school, 1 playground, 2 kitchen markets, 3 community clinics, 2 CNG stands, 2 public toilets, and 2 waste transfer station. Detail mauza wise plot schedule of proposed development facilities for Chotto Baisdia Union is presented in **Error! Reference source not found.** Map 2. shows proposed land use of Chotto Baisdia Union.

Table 42: List of Proposed Facilities for Chotto Baisdia Union

Proposed Facilities	Mauza Name, J.L. No., Sheet No.	Area (acre)	Plot No.
---------------------	---------------------------------	-------------	----------

Affordable Housing/Planned Residential Area	Chatlakhali_180_01	256.003892	292, 295, 296, 300, 303, 304, 307
Fecal Sludge Treatment Plant	Fulkhali_179_02	2.881426	831,832,861,862,863,
Waste Management Site	Fulkhali_179_02	3.8	826,827,828,829,830
Power Station	Fulkhali_179_02	5.632436	837,838,840,841,842,
Bus Terminal	Fulkhali_179_02	6.322845	848,849,850,853,910,
Graveyard	Baherchar_155_002	6.846699	125,312,541,255,126,
Public Library	Baherchar_155_002	3	1151
Health Center	Kazirhowla_153_002	2	406, 413, 416
IT Park	Baherchar_155_001	74	322, 323
Stadium	Fulkhali_179_02	7.5	711, 712, 721, 722

Source: GIS Database, PKCP

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total length of 0.00 km road has been proposed in Chotto Baisdia Union. About 0.00 kilometer of new roads has been proposed and about 0.00 km roads have been proposed for widening. The proposed road network status of Chotto Baisdia Union has been shown in **Error! Reference source not found.**

Table 43: Proposed Road Network in Chotto Baisdia Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	18.85
Secondary Road	Widening	40	24.8
Tertiary Road	Widening	20	163.95
Total			207.6

Source: GIS Database, PKCP

Map 2. 13: Proposed Land Use of Chotto Baisdia Union

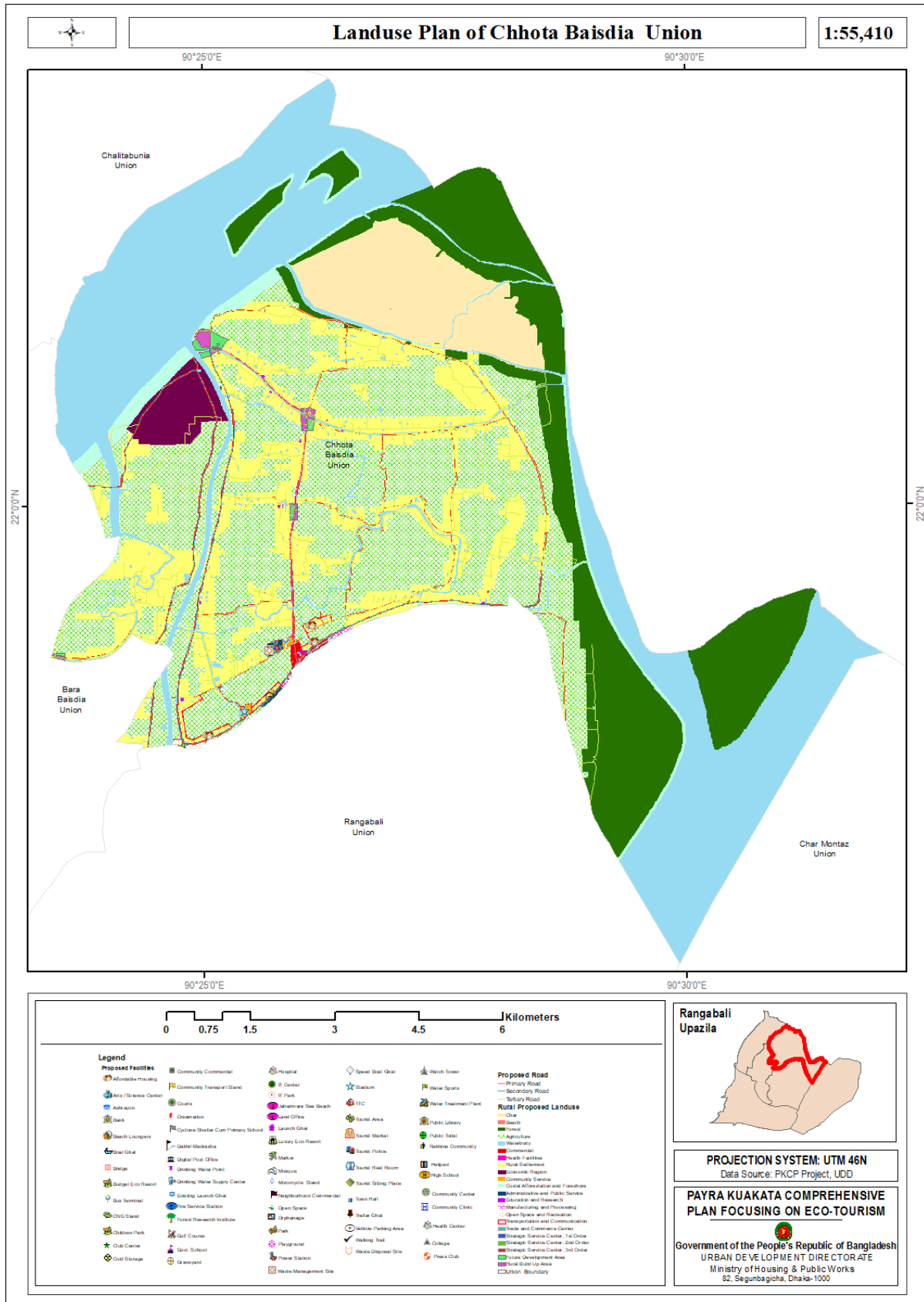


Figure 16: Proposed Land Use of Chotto Baisdia Union

2.7.6 Rangabali Union

Rangabali Union is mainly agriculture area. Out of total 37896.94 acres of land of this union, 29753.92 acres (78.44%) of land of this union has been proposed for forest purpose. Agricultural area has been proposed which covers 4363.21 acres (11.50%) of land. Followed by residential 3.53%, waterbody 2.39%, circulation network 0.72%, commercial 0.04%, community facilities 0.06%, educational facilities 0.02% and health facilities 0.002% has been proposed.

Table 44: Proposed Land Use of Rangabali Union

Union_Name	Rural Proposed Land use	Area (Acre)	Percentage
Rangabali Union	Administrative and Public Service	47.91	0.17
	Agriculture	9743.71	35.50
	Char	199.31	0.73
	Commercial	56.53	0.21
	Community Service	32.06	0.12
	Costal Afforestation and Foreshore	518.46	1.89
	Economic Region	50.13	0.18
	Education and Research	28.22	0.10
	Forest	2877.10	10.48
	Health Facilities	2.28	0.01
	Manufacturing and Processing	16.92	0.06
	Open Space and Recreation	43.51	0.16
	Rural Settlement	4199.30	15.30
	Strategic Service Center: 2nd Order	64.44	0.23
	Strategic Service Center: 3rd Order	18.04	0.07
	Transportation and Communication	270.13	0.98
Water body	9277.64	33.80	
	Total	27445.68	100.00

Source: GIS Database, PKCP

Considering the local people demand, number of 13 development proposals have been recommended for Rangabali Union. About 7.56 acres area has been covered with these proposals. Among those proposals there are 1 kitchen market, 1 primary school, 1 cremation ground, 1 eidgah, 1 community clinic, 1 playground, 2 public toilets, 2 waste transfer stations, 2 CNG stands and 1 bus stand. Detail mauza wise plot schedule of proposed development facilities for Rangabali.

Table 45:List of Proposed Facilities for Rangabali Union

Proposed Facilities	Mauza Name, J.L. No., Sheet No.	Area (acre)	Plot No.
Community Transport Stand	Baherchar_155_001	2	342, 345, 346, 348, 349, 350
Community Commercial	Baherchar_155_001	5	227, 228, 234, 235
Fire Service Station	Baherchar_155_001	2.2	337, 338, 339, 340, 341
Orphanage	Baherchar_155_001	1	1347, 1346, 1345, 1348, 1344
Helipad	Baherchar_155_001	4	483, 485, 486
Water Treatment Plant	Baherchar_155_001	3.93	476, 477, 486
Community Center	Baherchar_155_001	1	58 , 68, 69, 70
Neighborhood Commercial	Baherchar_155_001	3	40, 41
Court	Baherchar_155_001	2.55	193 , 194 , 198, 200, 202, 204
Land Office	Baherchar_155_002	1	1288 1289
Open Space	Rangabali_155_01	7.5	518,511,510,509,508, 337, 338
Town Hall	Rangabali_155_02	0.75	1151
Park	Kazir hawla_155_01	55	32, 33, 40, 407, 426, 436, 437, 460, 461, 462, 463, 464, 465, 466, 47, 48, 49
Ashrayon Area	Kazir hawla_153_01	4.3	49
Health Center	Kazir hawla_153_02	1.6	406, 407, 413, 416, 421
CNG Stand	Kazir hawla_150_01	2	104, 105, 106, 172, 174, 176, 177, 178
Technical Training Center	Baherchar_155_01	0.53	339, 340
Public Toilet	Baherchar_155_01	0.18	322, 323

Source: GIS Database, PKCP

In the road network plan, proper road channelization and widening of narrow roads has been making sure. Total 0.00 kilometer length of road has been proposed in Rangabali Union. About 0.00 kilometer of new roads has been proposed and about 0.00 kilometer roads have been proposed for widening.

Table 46: Proposed Road Network in Rangabali Union

Road Type	Proposed Status	Proposed Width	Length
Primary Road	Widening	60	2
Secondary Road	Widening	40	24.7
Tertiary Road	Widening	20	160.5
Total			187.2

Source: GIS Database, PKCP

Map 2. 14: Proposed Land Use of Rangabali Union

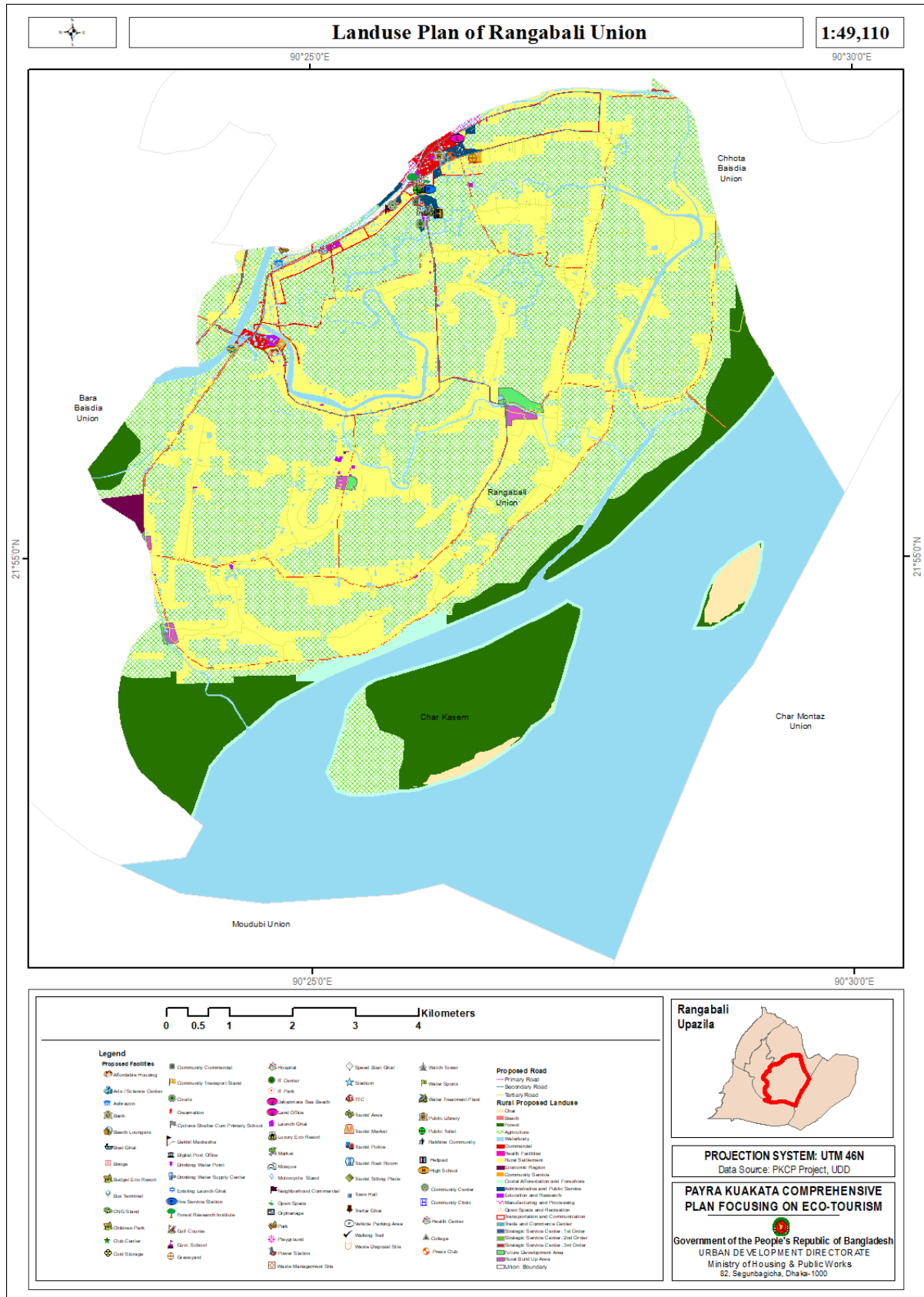


Figure 17: Proposed Land Use of Rangabali Union

2.8 Prominent Area Water Flow Direction Area

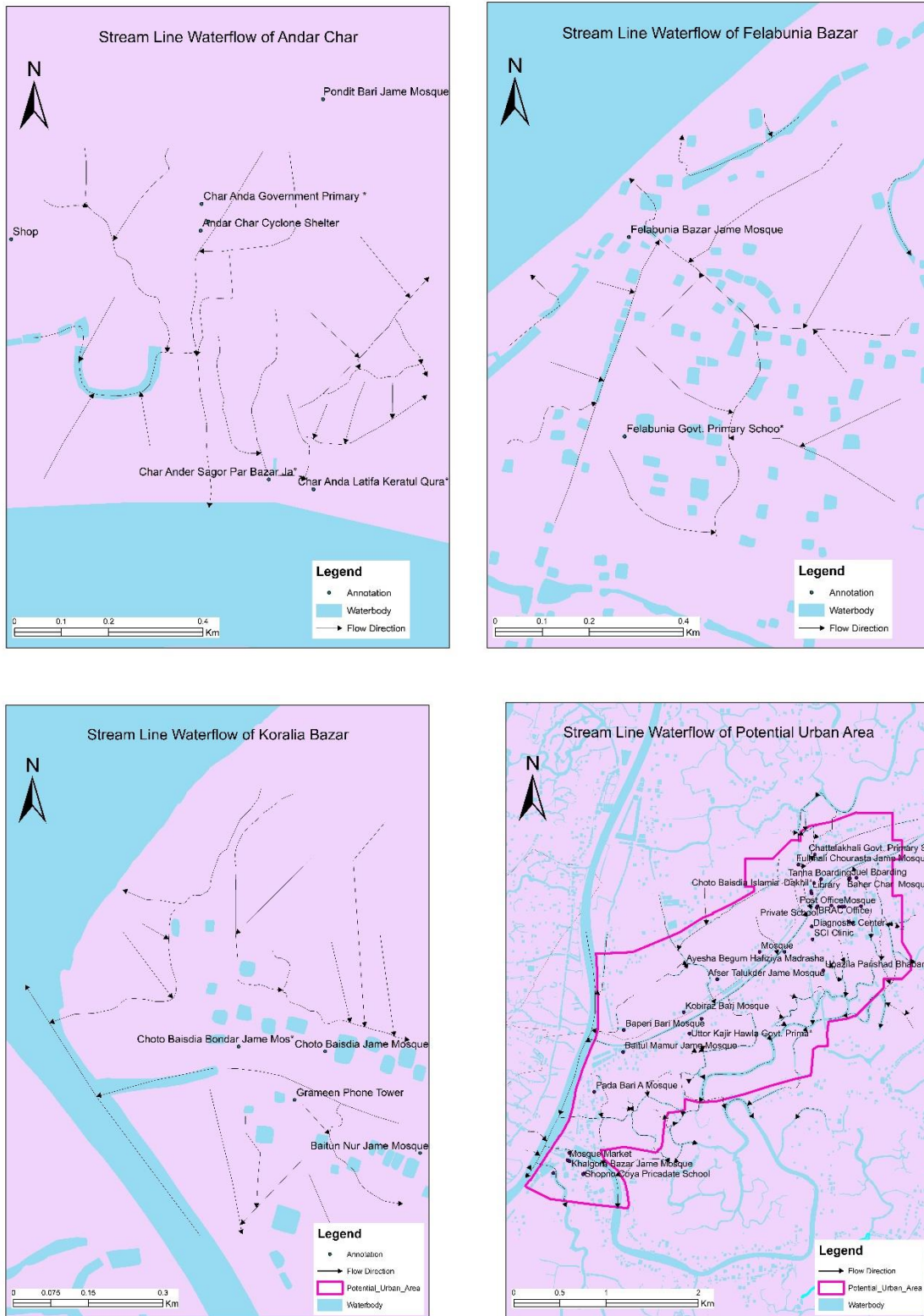


Figure 18 Prominent Area Stream Line Water Flow

CHAPTER 03: 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 Rangabali 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 47: 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
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

Permitted Administrative Uses	Permitted Administrative Uses
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 48: 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
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 49: 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 50: 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 51: 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
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

Permitted Commercial Uses	Permitted Commercial Uses
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
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
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

Permitted Commercial Uses	Permitted Commercial Uses
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 52: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
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 53: 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
Antique Store	Jewelry and Silverware Sales

Permitted Uses	Permitted Uses
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
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 54: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 55: Permitted Land Use for General Industrial Zone

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

Permitted General Industrial Uses	Permitted General Industrial Uses
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
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, equipments and small machinery.	Utensils made of clay and china clay/sanitary 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

Permitted General Industrial Uses	Permitted General Industrial Uses
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 56: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 instruments	Photographic lab (except ultraviolet and 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.

3.4.8 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 57: 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 58: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.

3.4.9 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 59: 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 60: 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.

3.4.10 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 61: 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 62: 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 04: ACTION AREA PLAN

4.1 Introduction

Development plan for the entire project is a package of Structure Plan, Urban Area Plan, Rural Area Plan, and Action Area plan. Action Area Plan is the last component of the Development Plan. Action Area Plan (AAP) is prepared as per the Terms of Reference (TOR) of the project. Proposed tourism development facilities have been presented in Action Area Plan.

4.2 Purpose of Action Area Plan

Action Area Plan deals with the projects as a part of implementation strategy. In the Structure Plan broad policies for future development have been formulated. The next step is to interpret these broad policies in terms of geographical location. Usually, Action Area Plan translates the Structure plan, Urban Area Plan, and Rural Area Plan through formulating projects and implementation procedure. Action area plan contains a description of the proposed sequence and related activities for the implementation of the development plan to ensure the planned development of the project area.

4.3 Duration and Phasing of Action Area Plan

The Action Area Plan is derived based on the policies set in the Structure Plan and components consider in the Urban Area Plan for the fulfillment of the strategies identified in the Structure Plan. Action Area Plan have prepared for the areas within the city where action is required immediately. Action Area Plan is prepared for a duration of 05 (five) years. It will not be reviewed during its tenure.

For preparing the priority list of Action Area Plan, all the development proposals have been arranged according to four phases.

Map 4. 1: Action Area Plan for Sonarchar

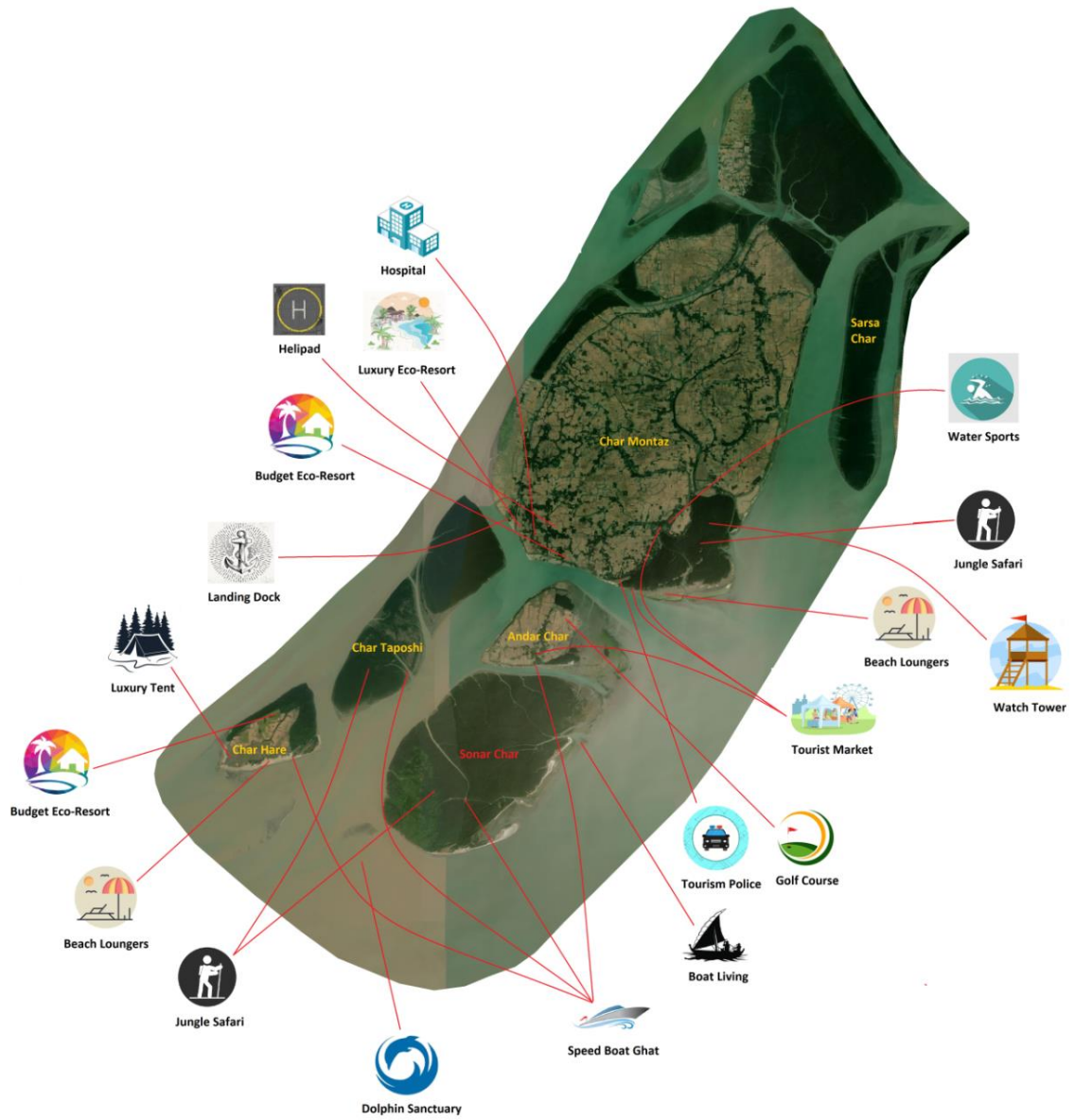


Figure 19: Action Area Plan for Sonarchar

CHAPTER 05: CONCLUSION

5.1 Concluding Remarks

The Rural Area Plan of Rangabali 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 Rangabali 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 Rangabali Upazila.

ANNEXURE-A: PROJECT TEAM

A. Key Professionals

Serial No.	Name	Position Assigned
01	Sharif Mohammad Tariquzzaman	Project Director
02	Uday Shankar Das	Project Manager
03	Zakia Sultana	Planner

B. Individual Consultants

Serial No.	Name	Position Assigned
01	Md.Marazul Islam	Junior Urban Planner
02	Sumaiya Sadmeen Misty	Junior Urban Planner

C. Supporting Staff

Serial No.	Name	Position Assigned
01	Md. Mamotaz ALi	Draftsman (Grade-1)
02	Harshit Baroi	Draftsman (Grade-2)
03	Md. Hakim	Draftsman (Grade-3)
04	Abdul Alim	Survey Supervisor

ANNEXURE-B: PHOTOGRAPHS



Meeting with Upazila Administration



Chalitabunia Union Parishad



Char Montaz Union Parishad



Meeting with Rakhine Community



Meeting with Fisherman Community



Rangabali Union Parishad