

## Recommended standard for various type of landuse

Type of Landuse	Recommended Standard Provision
Residential	45-55% of the total built up area
Roads	9-15% of the total built up area
Education	3-5% of the total built up area
Recreational Facilities	2.5-5% of the total built up area
Health & Welfare	2-3% of the total built up area
Community Facilities	2-3% of the total built up area
Commerce and Shopping	3-5% of the total built up area
Utilities	5-10% of the total built up area
Industry	5-10% of the total built up area
Transportation	10-15% of the total built up area
Administration	3-5% of the total built up area

Source: DTIDP, LGED, 2012.

**Existing  
and  
projected  
landuse**

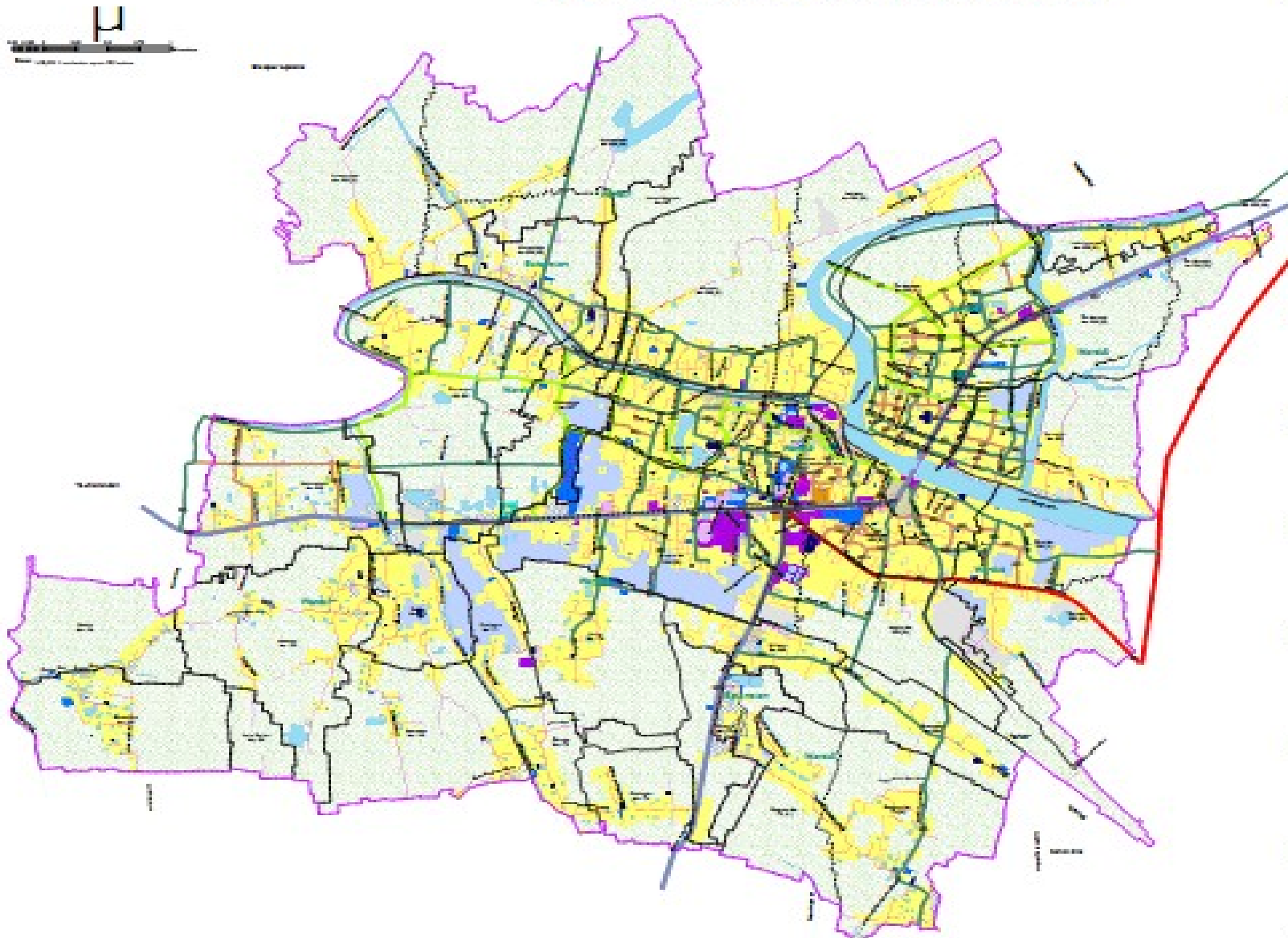
Landuse Type	Existing		Projected	
	Area (acre)	%	Area (acre)	%
Administrative	81.11	0.69	294.99	2.50
Agriculture	7032.71	59.60	650.83	5.52
Commercial	53.05	0.45	353.98	3.00
Education & Research	97.26	0.82	353.98	3.00
Health	10.81	0.09	235.99	2.00
Industrial	91.08	0.77	589.97	5.00
Utility services	11.23	0.09	943.95	8.00
Mixed-use	89.41	0.76	0	0
Transportation facility	3.60	0.03	235.99	2.00
Open space	135.84	1.15	0	0
Community facility	35.91	0.31	235.99	2.00
Recreational	28.25	0.24	294.99	2.50
Residential	3271.38	27.72	5899.71	50.00
Restricted	17.59	0.15	17.59	0.15
Road	210.68	1.79	1061.95	9.00
Water Body	629.52	5.34	629.52	5.34
<b>Total</b>	<b>11799.43</b>	<b>100</b>	<b>11799.43</b>	100

## Proposed Landuse

Sl.	Landuse category	Area (acre)	%
1	Urban Residential Zone	4719.77	40.00
2	Rural Settlement	1179.94	10.00
	Commercial Zone	118.00	1.00
4	Mixed Use Zone	89.41	0.76
5	General Industrial Zone	179.00	1.50
6	Heavy Industrial Zone	59.00	0.50
7	Administrative zone	118.00	1.00
8	Education & Research Zone	179.00	1.50
9	Agricultural Zone	2724.49	23.09
10	Water body	629.52	5.34
11	Open Space	135.84	1.15
12	Recreational Facilities	59.00	0.50
13	Circulation Network	650.83	5.52
14	Transportation Facilities	118.00	1.00
15	Utility Services	336.00	2.00
16	Health Services	118.00	1.00
17	Community Facilities	118.00	1.00
18	Restricted Area	17.59	0.15
19	Overlay Zone	336.00	2.00
20	Urban Deferred	118.00	1.00
	<b>Total</b>	<b>11799.43</b>	<b>100</b>

# Proposed Landuse

PROPOSED LANDUSE PLAN FOR MAGURA POURASHAVA



## LEGEND

### ADMIN POINT

- District Headquarter (DC Office)
- Upazila Headquarter
- Pourashava Office
- Urban Pourashava Office

### ADMIN BOUNDARY

- District Boundary
- Upazila Boundary
- Union Boundary
- Ward Boundary

### PROPOSED ROAD WIDTH (FEET)

- 20
- 25
- 30
- 35
- 40

### LANDUSE PLAN

- Agricultural Zone
- Commercial Zone
- Commercial Zone
- Community Facilities
- Education & Research Zone
- General Industrial Zone
- Governmental Services
- Health Services
- Intermediate
- Mixed Use Zone
- Open Space
- Recreational Facilities
- Residential Zone
- Transportation Facilities
- Urban District
- Urban Residential Zone
- Urban Raily

## Water body in the Paurashava

Ward No.	Char	Ditch	Khal	Marsh land	Pond	River	Total acres
1		14.32	18.68		58.98	4.52	96.50
2		7.29	4.04		16.48		27.81
3		9.28	1.13		21.41		31.82
4	1.76	1.80			6.38	106.46	116.4
5		9.89	50.06		3.84	15.87	79.66
6		8.65			1.36	47.91	57.92
7		6.19	12.88	31.92	5.76	44.45	101.2
8		3.76	0.79	25.64	23.67	34.89	88.75
9		3.31			10.3	4.28	17.89
Extension		3.00	4.60		5.75	0	13.35
<b>Grand Total</b>	<b>1.76</b>	<b>67.49</b>	<b>92.18</b>	<b>57.56</b>	<b>153.93</b>	<b>258.38</b>	<b>631.30</b>

## Man-made drain

Drain Type	Category	Ward-2	Ward-3	Ward-4	Ward-5	Ward-6	Ward-7	Ward-8	Ward-9	Grand Total
Katcha Drain	Secondary		0.43							0.43
	Tertiary	1.95								1.95
	<b>Total</b>	<b>1.95</b>	<b>0.43</b>							<b>2.38</b>
Pucca Drain	Secondary	0.51	0.83	0.81				0.05	3.01	5.21
	Tertiary	0.75		2.21	1.18	2.01	0.51	3.32	8.75	18.72
	<b>Total</b>	<b>1.26</b>	<b>0.83</b>	<b>3.02</b>	<b>1.18</b>	<b>2.01</b>	<b>0.51</b>	<b>3.37</b>	<b>11.76</b>	<b>23.93</b>
<b>Grand Total</b>		<b>3.21</b>	<b>1.26</b>	<b>3.02</b>	<b>1.18</b>	<b>2.01</b>	<b>0.51</b>	<b>3.37</b>	<b>11.76</b>	<b>26.31</b>

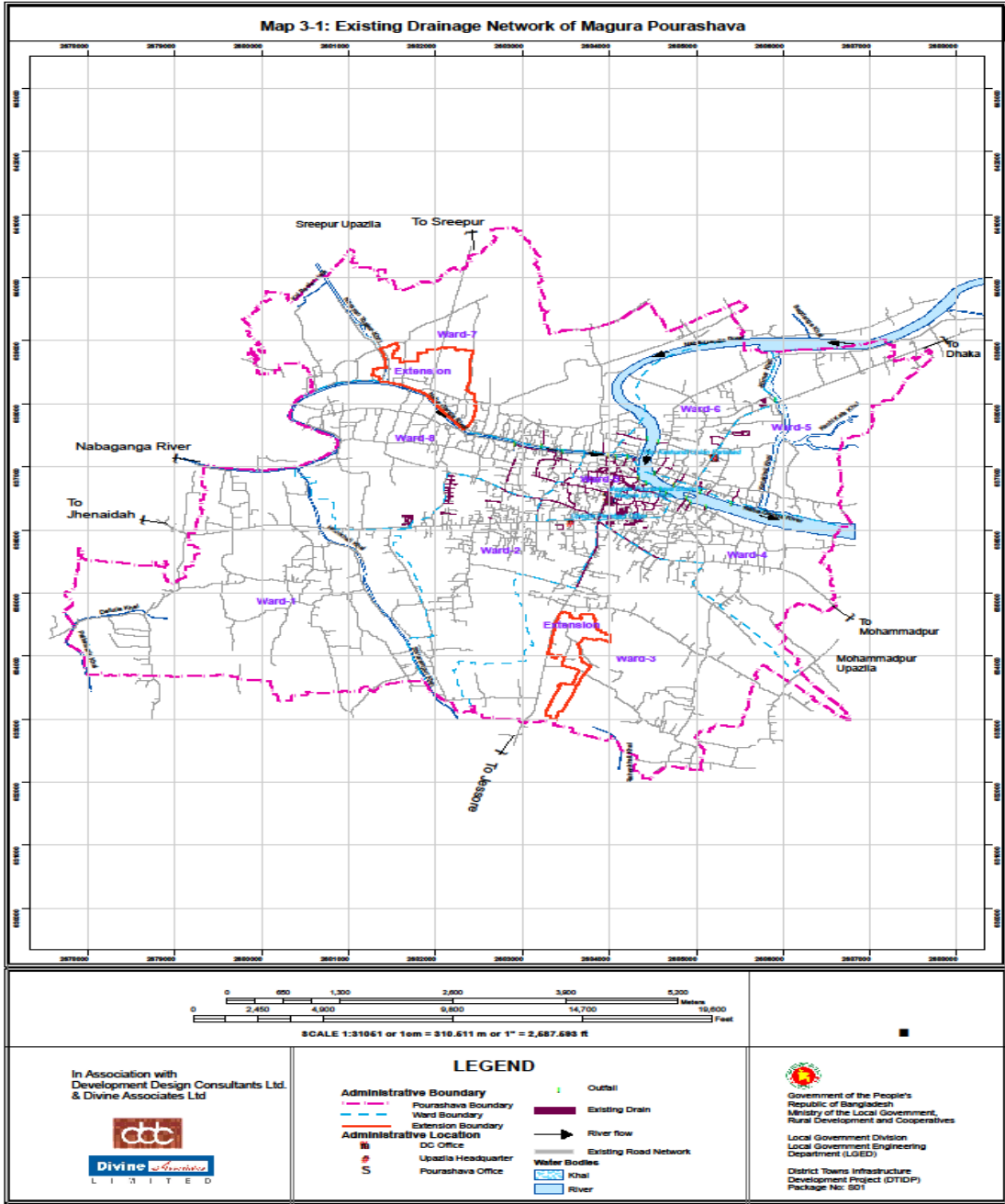
## Natural drainage components

Ward No.	Khal		River		Total Area (acre)	Total Length (Km)
	Acre	Km.	Acre	Km.		
1	18.68	4.32	4.52	1.05	23.2	5.37
2	4.04	0.90	0	0	4.04	0.90
3	1.13	0.52	0	0	1.13	0.52
4		0	106.46	2.34	106.46	2.34
5	50.06	3.65	15.87	0.30	65.93	3.95
6		0	47.91	1.62	47.91	1.62
7	12.88	1.90	44.45	1.73	57.33	3.63
8	0.79	0.15	34.89	5.44	35.68	5.59
9		0	4.28	0.50	4.28	0.50
Extension	4.60	0.51	0	0	4.60	0.51
<b>Grand Total</b>	<b>92.18</b>	<b>11.95</b>	<b>258.38</b>	<b>12.98</b>	<b>350.56</b>	<b>24.93</b>

## Existing canals and rivers

Name	Length (km)	Area (acre)	Name	Length (km)	Area (acre)
Defulia Khal	1.18	3.32	Narayan Thakur Khal	1.88	16.28
Haorkhali Khal	2.64	12.59	Patkelbaria Khal	0.17	1.10
Kachi Kata Khal	1.34	11.96	Rishenkhal Khal	0.52	1.13
Katakhali Khal	1.52	25.19	Shitarampur Khal	1.37	6.28
Koi Beeler Nala	0.53	1.30	Naboganga River	12.98	258.38
Kumar Khal	0.80	13.03	<b>Total</b>	<b>24.93</b>	<b>350.56</b>

# Existing Drain



Source: Magura Pourashava and Physical Feature Survey, 2009

## Proposed new drains

Location (Ward)	Existing (km.)	Proposed (km.)
1	0	5.50
2	3.21	14.00
3	1.26	15.50
4	3.02	14.00
5	1.18	5.50
6	2.01	6.00
7	0.51	13.00
8	3.37	7.50
9	11.76	13.00
Extension	0	1.40
<b>Total</b>	<b>26.31</b>	<b>95.40</b>

# Primary Network of Drainage Master Plan

