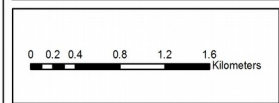
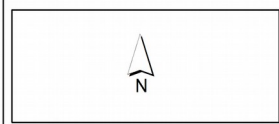
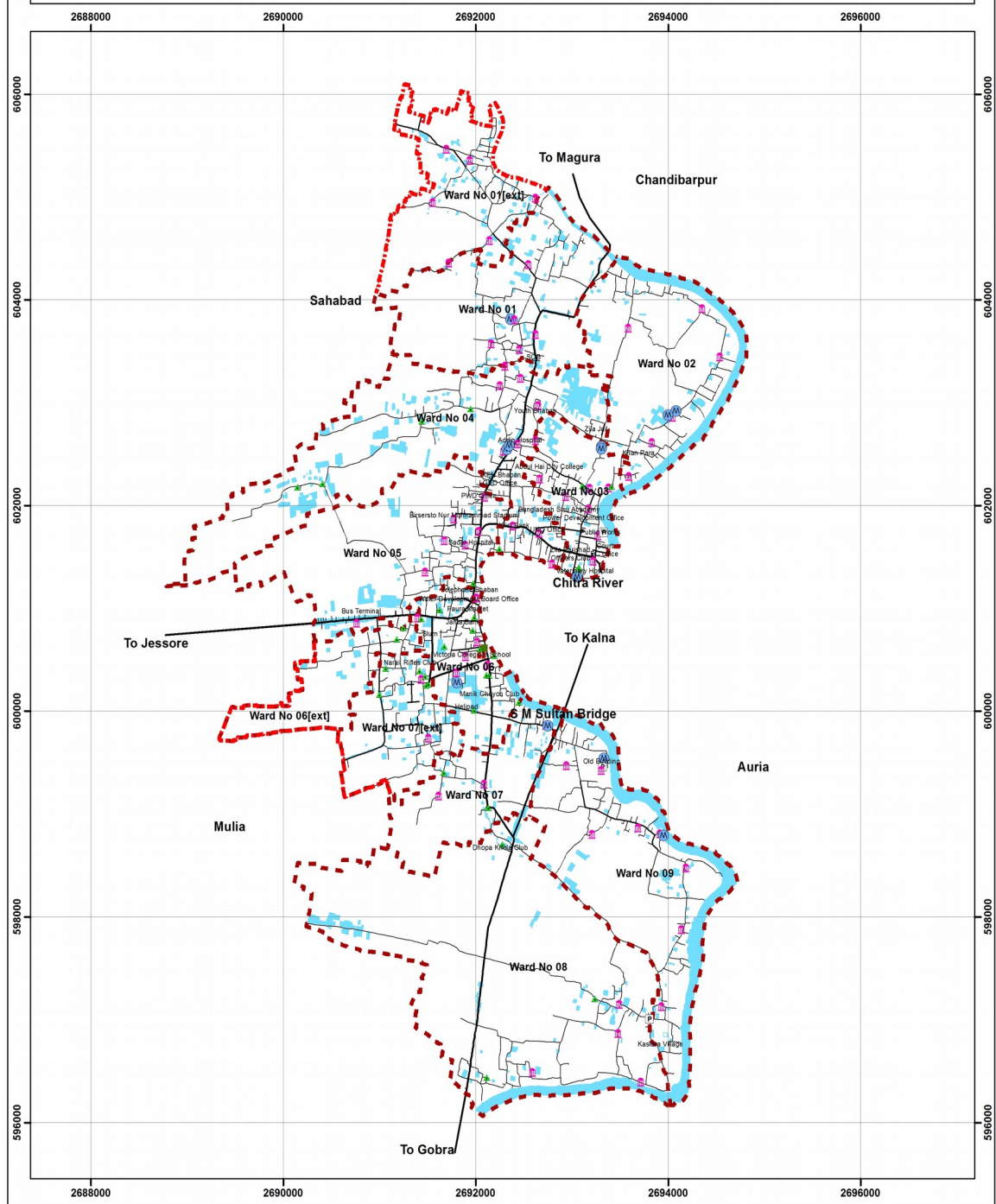


Map 10.3: Existing Community Facilities in Narail Paurashava



- Legend**
- Mosque
 - Madrasa
 - ✕ Church
 - Monument
 - P Post Office
 - ▲ Temple
 - Project Boundary
 - Ward Boundary
 - Primary Road
 - Secondary Road
 - Access/ Local Road
 - Water bodies

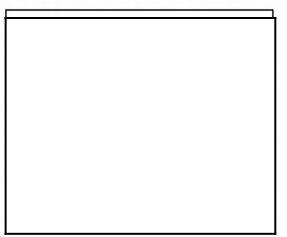


Table-10.18: Name of Important Non-Government Offices with location

Non-Government Office	Ward No.	Non-Government Office	Ward No.
Dhopa Kholo Club	Ward No 08	Marriage Office	Ward No 06
ASA	Ward No 03	Meghna Life Insurance	Ward No 05
BRAC Bank	Ward No 04	NGO	Ward No 06
BRAC Office	Ward No 01	Narail Diabetic Cooperative	Ward No 07
Bandhu Kallayan Zonal Office	Ward No 07	Narail Rifles Club	Ward No 06
Bangladesh Handicapped Cooperative	Ward No 04	National Women Cooperative, Narail	Ward No 03
Bangladesh Pottery Corporation	Ward No 03	Office Cooperative	Ward No 03
Bangladesh Red Crescent Society	Ward No 03	Officers Club	Ward No 03
Bus Owner Cooperatives	Ward No 05	Organic Cooperative	Ward No 08
Diabetic Cooperative	Ward No 03	Prasikha	Ward No 04
Disari Social Development Cooperative	Ward No 06	Rural Poverty Reduction Foundation	Ward No 04
Grameen Sakti	Ward No 06	S M Sultan Sangrohosala	Ward No 06
Grmeen Bank	Ward No 04	Uzirpur Bohumokhi Cooperative	Ward No 08
Islami Insurance	Ward No 05	Uzirpur Club	Ward No 08
Islami Trust	Ward No 05	Youth Bhaban	Ward No 04
Jagaroni Chakkro Foundation	Ward No 06	Zihadpur Cooperative	Ward No 02
Manik Choyon Club	Ward No 06		

Source: Physical feature survey, 2009

10.2 Proposals for addressing Urban Services and Implementation Strategies

The current section makes recommendations on urban services for the future city after brief review of existing conditions. Urban services will be implemented by Paurashava and other agencies who usually have their own plans for these services. The concern agencies may consider the following recommendations to draw up or re-structure their own proposals.

10.2.1 Proposals for Urban Services

10.2.1.1 Residential Area Development

a. Residential Development Policy Review

The current rate of urbanization in Narail suggests that there is scope to go for large scale formal residential development scheme now. Formal housing projects like, traditional site and services can be undertaken when there is demand for serviced plots, that is, there are sufficient number of buyers ready to have plots at a price fixed for them. The study of the trend of commercial real estate development in Bangladesh and review of the income of the city dwellers suggest that a housing scheme would be feasible here. NHA can develop housing project in the city. However, apart from conventional housing scheme it should also play the role of enabler following the recommendations of national housing policy as well as the current Structure Plan. Such policy change would necessitate drawing up programmes and projects involving public participation in housing sector projects as indicated in the detailed area plan types. Under the enabling strategy NHA would be the provider of all basic infrastructure and services in potential housing areas to enable the landowners to build their own houses taking opportunities of infrastructure development. Infrastructure development projects can also be undertaken on cost sharing (with the beneficiaries) basis. Adoption of shared infrastructure development strategy will bring a number to the benefits for urban development agencies.

First, land for infrastructure development, (such as road) may be procured from the beneficiaries without cost;

Second, it would involve less budgetary allocation for projects thus saving public money to be used for other development projects;

Third, as there will be little or no compulsory land acquisition under such projects execution of projects will be less time consuming and less cumbersome;

Fourth, with the provision of infrastructure real estate companies will be interested to invest in housing that will help promote housing and urbanization;

Fifth, with the provision of community services and facilities urbanization will be faster;

Several kinds of participatory land development methods are in practice in different countries that can be tried in Narail as well. In addition, innovative ideas of participatory land development can also be evolved. National Housing Authority can undertake site and services projects for the poor and the under privileged, using the technique of cross subsidy. In the Urban Area Plan two categories housing area development proposals have been made:

- i. Housing Zone Demarcation and Planning of particular type of housing development

ii. Recommendation of Infrastructure and services to serve the housing areas.

b. Residential Area Demarcation and Layout Planning

Residential land use is the most dominant land use in an urban area. Therefore, the largest land use has been earmarked for housing. The lands that have predominantly developed as residential areas and land that are suitable for potential housing areas in the new urban areas have been marked as residential.

c. Land Management Techniques

i. Low Income Housing Project

Low income housing area or resettlement area have been proposed at mouza Dhopakhola (Jl. No. 60(00)), Uzir Par (Jl. No. 100(02 & 01)) and Betbaria (Jl. No. 059) at Ward 07 & 08 of Narail Paurashava. The area has been proposed of 282 acre. The area is close to the proposed Industrial Zone and Narail-Kalna Road and workers living in the area can easily walk to their work places. Close proximity of the secondary road will also enable them quick access to the city's main activity areas.

Usually, these areas are located towards the periphery of the city where density of structures is still low. Different land management techniques have been suggested in spontaneous areas for guiding the future development in a planned manner.

ii. High class residential area

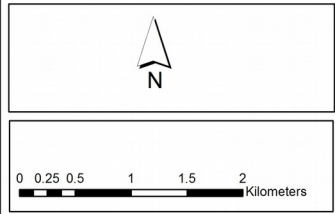
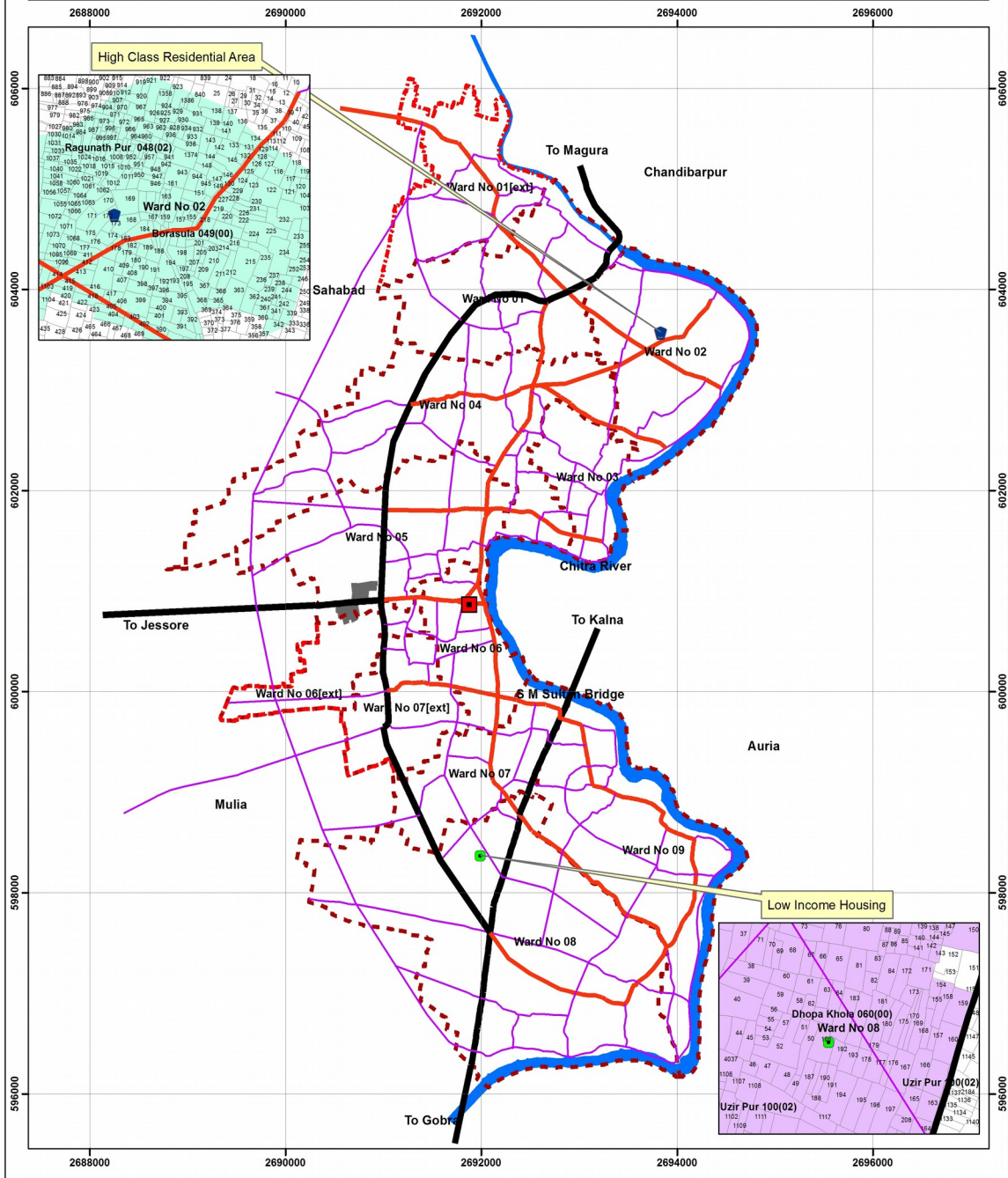
Another housing project has been proposed of 148.24 acre at Borosula area at Ward 02 of Mouza-Ragunathpur 048(02) and Borosula 049. The area has proposed adjoining Chitra river. The proposed road network with natural green surrounding creates a good environment of housing project.

Table-10.19: Location of the Proposed Housing project

Project type	Mouza Name	Plot No
Low Cost Housing Area	Dhopa Khola 60(00)	19-201
	Uzir Pur 100 (02)	1045-1125
	Uzir Pur 100 (01)	231-315
	Betbaria 59(00)	177-255, 354-510
High Class Housing Area	Borasola 49(00)	100-104, 114-255, 339-342, 361-368, 385-419
	Ragunathpur 48(02)	905-975, 984-1111, 1117-1155, 1282-1283

Map 10.4 shows the location of the proposed housing project in Narail Paurashava.

Map 10.4: Location of Proposed Housing Area in Narail Paurashava



Legend	
	Town Centre
	Low Income Housing
	High Class Residential Area
	Project Boundary
	Ward Boundary
	Primary
	Secondary
	Tertiary
	Transportation & Communication
	Water bodies

