



Government of the people's Republic of Bangladesh
Ministry of Housing and Public Works
Urban Development Directorate
82 Segunbagicha, Dhaka-1000

PREPARATION OF DEVELOPMENT PLAN FOR MEHERPUR ZILLA

REPORT ON ASSIGNMENT-10

Preparation of Action area plan map containing sectors and extents.

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Ward Action plan of Ward no 07 of Meherpur Paurashava

1 Physical Characteristics

2 General Characteristics

Physically, the ward exhibits symptoms of urban stress: damaged internal roads, inadequate drainage, limited green and open spaces, and uneven access to water and sanitation. Spatial analysis shows that low-elevation zones in the northeast and central areas (ranging from 12.3m to 13.5m) are particularly vulnerable to seasonal waterlogging, indicating a need for elevation-sensitive infrastructure planning.

Socio-economically, Ward 7 reflects a transition from agricultural livelihoods to urban informal services. This shift has intensified demand on educational institutions, healthcare centers, and utility services—many of which are already overburdened. Despite the presence of public institutions, service coverage remains uneven, with peripheral zones like Dighirpara and Mayamari often underserved.

Perhaps most compelling is the emotional and community-centered rationale for development. Participatory assessments have revealed that key nodes—such as College Mor, Hotel Bazar Mor, and the Women’s College—hold strong emotional significance for residents, representing hubs of daily life and social interaction. Yet these same spaces are often marked by frustration due to congestion, poor infrastructure, and lack of safety features. Internal roads also exhibit emotional stress zones, particularly areas associated with fear and sadness stemming from poor lighting, broken footpaths, and inadequate drainage.

These combined factors—physical vulnerability, social transformation, and community emotional mapping—clearly justify Ward 7’s prioritization for integrated and inclusive development. The aim is not only to improve infrastructure, but to build a resilient, accessible, and emotionally supportive urban environment that reflects the needs and aspirations of its residents.

2.1 Education

Ward 7 of Meherpur Municipality accommodates several educational institutions that play a crucial role in enhancing literacy and skill development among its residents. Notable institutions within the ward include:

- Meherpur Government Girls' High School (Ward 7 part)
- Meherpur Government Primary School
- ICT Learning & Community Center (Ward 7 branch)

These institutions cater to a diverse age group, providing foundational education as well as digital and vocational skills training. While higher education facilities are located in adjacent wards, the presence of ICT centers and secondary schools in Ward 7 supports primary and secondary level education within close proximity to residents.

According to recent demographic data, Ward 7 shows progressive literacy achievements, though a moderate gender gap persists, especially in adult literacy. The literacy rates across age groups are as follows:

Age Group	Total (%)	Male (%)	Female (%)
5 Years Above	85.75	88.30	83.42
7 Years Above	86.13	88.83	83.67
15 Years Above	84.31	87.52	81.46

Source: BBS 2022

While the literacy rate is comparatively high, female literacy remains slightly lower across all age brackets. However, targeted efforts through girls' education programs and community-based learning centers are gradually addressing this disparity.

In Ward 7, approximately 1,035 individuals aged between 5–29 years are currently enrolled as students. The gender distribution is as follows:

Age Group	Total Students	Male	Female
Currently Student (5–29 Years)	1035	540	495
5–9 Years	265	140	125
10–14 Years	310	160	150
15–19 Years	280	150	130
20–24 Years	120	60	60
25–29 Years	60	30	30

Source: BBS 2022

The majority of students in Ward 7 are concentrated in the 10–14 years age group, followed by 5–9 and 15–19 years, indicating strong enrollment in primary and secondary education. However, student numbers drop sharply in the 20–29 years range, reflecting early dropouts due to limited access to higher education and economic constraints. To address this, Ward 7 needs expanded vocational and technical education, targeted support for female students, ICT-based learning programs, and community awareness initiatives to reduce dropout rates and encourage continued education.

2.2 Building Structure and Vertical Development in Ward 8, Meherpur

The built environment of Ward 7, Meherpur Municipality, presents a diverse combination of traditional housing forms and emerging modern structures. Recent physical feature surveys reveal a landscape dominated by Pucca and Semi-Pucca houses, accompanied by a substantial number of Tin Shed residences. The structural data also indicates that the ward remains predominantly horizontal in development, with limited vertical expansion.

Types of Building Structures

Type	Number
Katcha	136
Pucca	1668
Semi-Pucca	1750

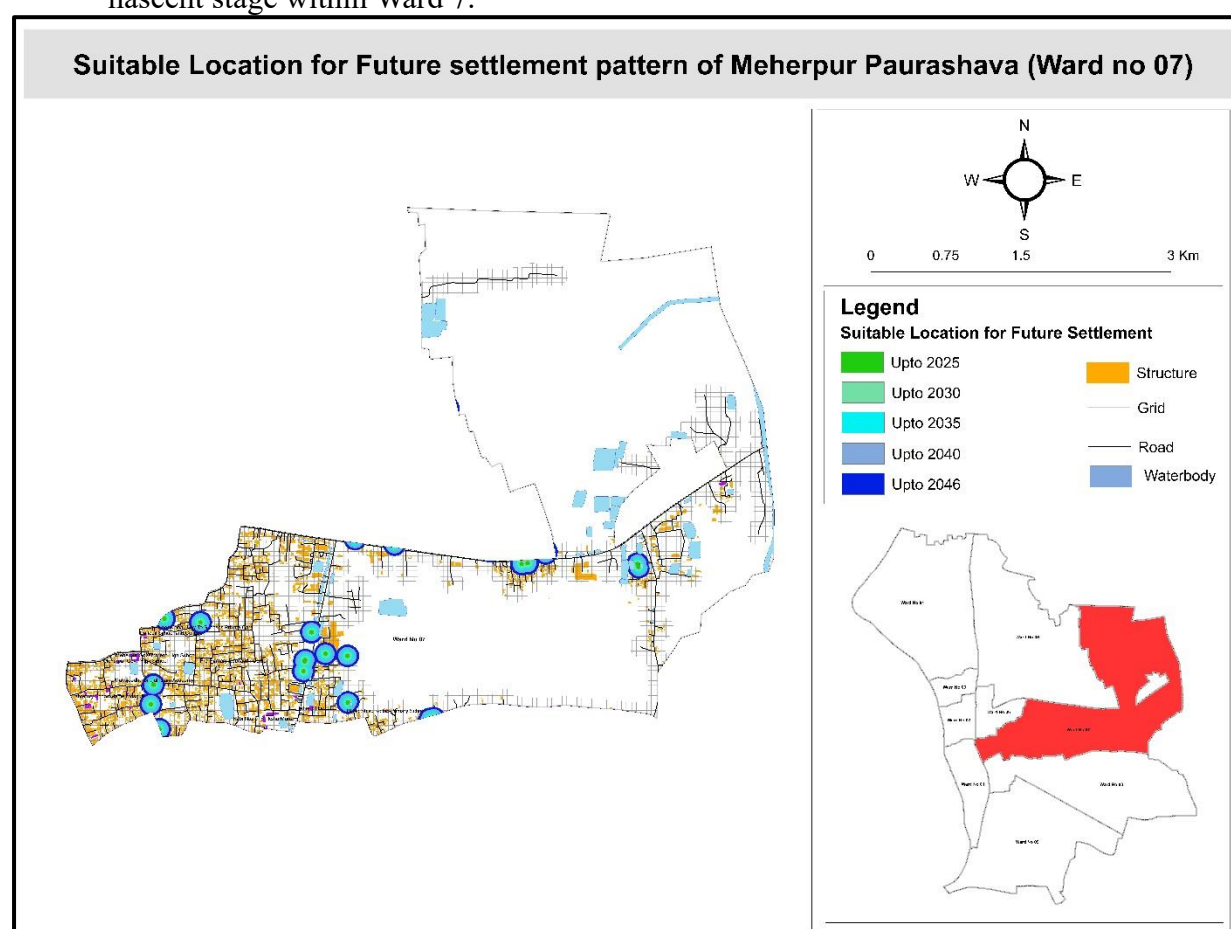
Steel	7
Tin Shed	1872

Source: Physical Feature Survey 2025

- **Semi-Pucca (34%)** and **Pucca (32%)** structures are the most common, indicating progressive urban consolidation while still retaining semi-permanent housing styles.
- **Tin Shed houses (36%)** remain prevalent, especially in economically constrained areas, reflecting affordability-driven housing choices.
- **Katcha structures (3%)** have significantly decreased, suggesting an overall improvement in housing durability.
- A very limited number of **Steel structures (0.1%)** exist, generally associated with commercial or specialized institutional use.

Building Floor Distribution

- Approximately **82% of all buildings are single-storied**, emphasizing a horizontally expanding urban fabric with minimal vertical growth.
- **Multi-storied buildings (2 to 5 floors)** are gradually appearing, mainly along major road corridors and near institutional or commercial hubs.
- Only **3 structures exceed 6 stories**, confirming that high-rise construction is still at a nascent stage within Ward 7.



Source: Consultant, MZDP (2025)

3 Population

Ward No. 07 of Meherpur Pourashava has a total population of 6,870 people, distributed across 1,908 households (2022 data). The ward displays a sex ratio of 92.49, indicating that there are approximately 92 males for every 100 females—slightly lower than the balanced demographic norm, which suggests the need for gender-responsive service planning.

The household structure shows a dominant presence of general households (1,893), with minimal institutional or other types. This highlights that the ward predominantly accommodates permanent, community-based residents.

In terms of age distribution, Ward 7 has a relatively young population, with around 31.4% of residents aged between 0–19 years, signaling a high demand for educational, recreational, and child health services. The working-age group (20–59 years) accounts for nearly 58%, reinforcing the need for employment opportunities, vocational training, and accessible transport. The elderly population (60+ years) makes up approximately 10.6%, requiring age-friendly infrastructure and healthcare access.

The data suggest that Ward 7 is undergoing a demographic transition where dependency pressure from both youth and elderly groups is significant. Hence, the development plan must prioritize:

- Child-friendly spaces and educational infrastructure
- Employment-generating initiatives for the working-age population
- Elderly support services (e.g., shaded walkways, health kiosks, benches in public spaces)
- Based on current trends, the population of Ward No. 07 is expected to continue growing sharply. The projection estimates up to 2047 are as follows:

Year	2022	2027	2032	2037	2042	2047
Population Projection	6627	10,147	13,706	17,265	20,824	24,383

- This growth indicates a potential demographic pressure on infrastructure, public services, and land use. Strategic planning must therefore:
 - Prepare for increased demand in housing, education, transport, healthcare, and employment.
 - Prioritize development of open spaces, green infrastructure, and resilient urban utilities.
 - Integrate age- and gender-responsive planning to accommodate youth bulge and aging population simultaneously.

4 Existing Land-use Status

The existing land use pattern of Ward No. 07 reflects a distinct contrast between urbanized western zones and largely agricultural eastern stretches. According to the land use map, the ward is predominantly characterized by residential settlements, agricultural land, and scattered public and institutional facilities.

4.1 Key Observations from the Map:

5 Residential Area:

A significant portion of the western and central parts of the ward is occupied by residential use, particularly in and around dense neighborhoods such as Kalachandpur and areas adjacent to the Meherpur town center. These areas demonstrate urban consolidation, with a mix of semi-permanent and permanent housing.

6 Agricultural Land:

The eastern half of the ward is still dominated by agriculture, forming the largest single land use class. This indicates both the rural legacy of the ward and the availability of potential land for future urban expansion.

7 Government and Institutional Services:

Scattered throughout the ward, government services include administrative, education, and healthcare facilities. These are more concentrated in the west-central zones, aligning with population clusters.

8 Circulation Network:

The road network appears well-distributed in residential areas but thins out in the agricultural stretches. Key roads connect the core residential clusters to Meherpur town and peripheral settlements.

9 Educational and Research Facilities:

Major educational institutions are located in the north-central part of the ward, contributing to the civic prominence of that area.

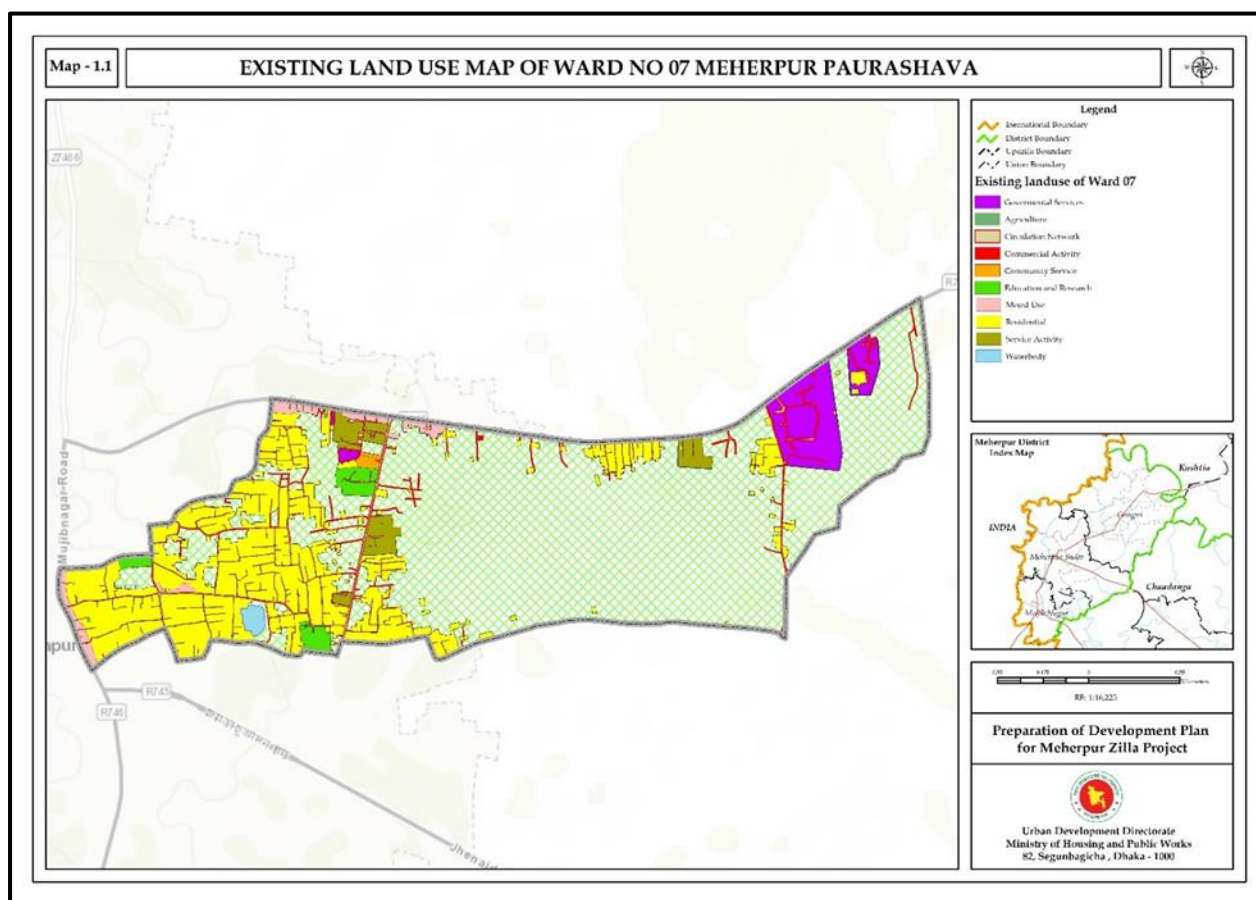
10 Community and Commercial Services:

Limited land is allocated to commercial activity, concentrated around transport nodes and major intersections. Community services, including religious and recreational spaces, are extremely limited.

11 Waterbodies:

Small ponds and waterbodies are found sporadically within the residential fabric, providing drainage and minor ecological value, but are insufficient in both number and area.

Figure 1: Existing Land-use Map



Source: Consultant, MZDP (2025)

11.1 Land Requirement Estimation for Ward No 7 of Meherpur Pourashava-

Year = 2025

Population: 6870

Housing - General Residential: 138.84 Acre

Existing Land-use	Area	Percentage	Standard	Estimated Land-use Requirement	Remarks	PRA Information aligned with previous MP
Circulation Network	25.54	4.46				Insufficient
Commercial	0.11	0.02	0.175 acre per 5000 Population	0.24	Insufficient	Sufficient
Education & Institution	4.13	0.72	1.1 acre for primary school for per 5000 population	4.81	Nearly equal	Sufficient

			2. 2-3 acres for High school per 10000 population 3. College/ University 5 acre/ 20,000 population			
Open Space & Recreation	0	0.00	Community/ Neighborhood Park: 1 acre/ 10,000 population. 1 Central Park, Area 5 acre. Stadium 5-10 acre. Cinema Hall 0.5 acre/20000 population	10.86	Insufficient	Insufficient
Mixed Use	7.40	1.29				
Administrative	3.81	0.67				
Agricultural	382.96	66.89				
Utility Services	7.70	1.34	3 acres per 20000 population	1.03	insufficient	
Residential	138.84	24.25	1 acre per 95 population	72.42	Over	
Transport Facilities	0	0.00	1.5 acre per 20000 population	0.52	Insufficient	Insufficient
Health Facilities		0.00	3 acres per 10000 population	2.06	Insufficient	
Community Facilities	0	0.00	For every 20,000 people, standard land allocations are typically	2.06	Insufficient	

			as follows: 0.5 acre for a mosque, church, or temple; 1.0 acre each for an Eidgah, graveyard, community center, fire station, and post office. Police infrastructure requirements differ slightly—each police box or outpost requires 0.5 acre of land, while a full police station located at an Upazila headquarters needs between 3 to 5 acres.			
Waterbody	2.06	0.36				

11.2 Implications for Future Planning:

- The residential and institutional land uses are concentrated in the western half, indicating where service improvements must be prioritized immediately.
- The large agricultural land bank in the east presents opportunities for planned, resilient expansion through zoning reforms.
- There is a deficit in designated community and recreational spaces, suggesting the need for integrated planning of open spaces, especially in high-density zones.
- The circulation network must be extended into the agricultural zones to improve connectivity and facilitate future urban integration.