



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-14

Preparation of Structure plan Map containing sectors and extents

November 2025

Syeda Sadia Afrin
Junior GIS Consultant

1. Introduction

The demographic setting of Meherpur Sadar Upazila reflects a predominantly rural population with a gradually expanding urban core, shaped by steady improvements in education, health, and economic activities. Population distribution across unions shows moderate density, influenced by agricultural livelihoods, emerging services, and increasing mobility toward the municipal area.

Projected population trends indicate continued but slow growth over the coming decades, with gradual shifts in age structure and increasing concentration of people in peri-urban and urban zones. These projections provide a critical basis for planning future infrastructure, social services, and land-use management. A clear understanding of current demographic patterns and anticipated changes is therefore essential for formulating an effective development and management strategy for Meherpur Sadar Upazila

2. Demographic settings and Projected Projection

Amjhupi Union: Amjhupi Union is situated within Meherpur Sadar Upazila of Meherpur District, in the Khulna Division of Bangladesh. The union covers an area of approximately **25.57 square miles (66.23 km²)**. It lies at about **23° 49' 00" N, 88° 37' 38" E**, placing it in the **eastern zone** of Meherpur Sadar Upazila and close to the national border with India. The terrain is predominantly flat and composed of fertile alluvial soil ideal for agriculture, and the landscape is interspersed with small waterbodies and irrigation channels.

Amjhupi Union grows from **36,343 at 2022** to **52,954 at 2047** maintaining one of the higher rural densities (4 to 6 persons per acre) due to its proximity to the municipality.

Table 2.1:Population of Amjhupi Union

Year	Population	Density (Per Acre)
2022	36,343	4
2027	39,517	4
2032	42,876	5
2037	46,236	5
2042	49,595	5
2047	52,954	6

Source: BBS,2022

Amdah Union: Amdah Union is a union parishad within Meherpur Sadar Upazila of Meherpur District in the Khulna Division of Bangladesh. It lies approximately at **23° 49' 0.5" N, 88° 37' 38.3" E**, situated in the central-western part of Meherpur Sadar Upazila. It covers an area of approximately **23.32 km²**, and lies within the rural-agricultural heart of the upazila. The terrain is flat and fertile, interspersed with small waterbodies and irrigation channels. Settlement clusters are concentrated along local roads, linking villages to the upazila centre.

Amdah Union's population increases from **33,045** in 2022 to **45,944** in 2047, with density rising from **4 to 6 persons per acre**, showing moderate growth in mixed rural–urban activities.

Table 2.2:Population of Amdah Union

Year	Population	Density (Per Acre)
2022	33,045	4
2027	35,490	4
2032	38,104	5
2037	40,717	5
2042	43,331	5
2047	45,944	6

Source: BBS,2022

Buripota Union: **Buripota Union** is a union parishad of Meherpur Sadar Upazila in Meherpur District, Khulna Division. It covers an area of about 104.97 km² and lies in the northern-central portion of the Upazila. Its approximate geographic coordinates are **23.8168° N, 88.6273° E**, placing it firmly within the agrarian landscape of the region. The terrain is predominantly flat and fertile, with farmland interspersed by ponds and small canals that support irrigation and fisheries. Residential clusters and rural roads link the villages with the Upazila centre, making Buripota a typical rural union with strong agricultural foundations and emerging infrastructure.**Buripota Union**'s population increases steadily from **39,705 at 2022** to **51,750** at 2047 with density rising from **4 to 5 persons per acre**, showing balanced growth.

Table 2.3:Population of Buripota Union

Year	Population	Density (Per Acre)
2022	39,705	4
2027	41,952	4
2032	44,401	4
2037	46,851	5
2042	49,300	5
2047	51,750	5

Source: BBS,2022

Baradi Union: **Baradi Union** is one of the unions parishads of Meherpur Sadar Upazila in Meherpur District, Khulna Division. **Baradi Union** is located at approximately **23.7327° N, 88.7366° E** in the southeastern part of Meherpur Sadar Upazila. The terrain is broadly flat and fertile, dominated by agricultural fields, interspersed with small water-bodies and patches of vegetation, which support irrigation, local fisheries and homestead farming.

Baradi Union increases from **25,834** at 2022 to **36,196** at 2047with density rising from **3 to 5 persons per acre**, indicating gradual settlement expansion.

Table 2.4:Population of Baradi Union

Year	Population	Density (Per Acre)
2022	25,834	3
2027	27,801	4
2032	29,900	4
2037	31,999	4
2042	34,097	5
2047	36,196	5

Source: BBS,2022

Kutubpur Union: Kutubpur Union is a union parishad within Meherpur Sadar Upazila of Meherpur District, Khulna Division. It is located in the **northwestern part** of the upazila, at approximately **23.838° N, 88.6316° E**. The union is predominantly agricultural, with fertile flat lands supporting crop cultivation.

Kutubpur Union, the largest by area, grows from **46,210** at 2022 to **65,648** at 2047 with density moving from **3 to 5 persons per acre**, reflecting significant agricultural and settlement expansion.

Table 2.5:Population of Kutubpur Union

Year	Population	Density (Per Acre)
2022	46,210	3
2027	49,909	4
2032	53,844	4
2037	57,778	4
2042	61,713	4
2047	65,648	5

Source: BBS,2022

Pirojpur Union: Pirojpur Union is a union parishad within Meherpur Sadar Upazila, Meherpur District, Khulna Division. It is located in the **southern-central part** of the upazila, at approximately **23.7039° N, 88.6857° E**. The union features predominantly flat and fertile agricultural lands, with residential settlements concentrated along major roads. Small waterbodies and patches of vegetation are interspersed throughout, supporting irrigation, fisheries, and local ecology. The union is connected to the upazila headquarters and neighboring unions via local road networks, making it an accessible and productive rural area.

Pirojpur Union rises from **25,359** (2022) to **30,236 (2047)**, maintaining a moderate density of **4 persons per acre**, indicating stable growth.

Table 2.6:Population of Pirojpur Union

Year	Population	Density (Per Acre)
2022	25,359	4
2027	26,231	4
2032	27,232	4
2037	28,234	4
2042	29,235	4
2047	30,236	4

Source: BBS,2022

Shyampur Union: Shyampur Union is situated in the **north-central to eastern part** of Meherpur Sadar Upazila, Meherpur District, Khulna Division. Its approximate coordinates are **23.8109° N, 88.6951° E**. The union is largely agricultural, with flat fertile lands forming the primary land use. Residential clusters, waterbodies, and vegetation patches are distributed across the union, providing support for irrigation, fisheries, and local biodiversity. Local roads link the union to nearby markets and the upazila center, ensuring moderate accessibility for trade, services, and community activities.

Shyampur Union shows an increase from **23,265** to **32,980**, with density growing from **4 to 5 persons per acre**, consistent with rural population trends.

Table 2.7:Population of Shyampur Union

Year	Population	Density (Per Acre)
2022	23,265	4
2027	25,113	4
2032	27,080	5
2037	29,046	5
2042	31,013	5

2047	32,980	5
------	--------	---

Source: BBS,2022

3. 2.Existing land use:

Amjhupi Union: The land use pattern of **Amjhupi** reveals that the area is predominantly agricultural, covering **73.32% (6,924.69 acres)** of the total land. Residential use occupies the second-largest share at **8.88% (838.85 acres)**, followed by vegetation (**7.85%**) and waterbodies (**5.01%**). Other categories such as transport and communication, administrative/public services, industrial, and community facilities together make up a smaller portion of the total land area. Overall, the land use pattern highlights the rural and agrarian character of Amjhupi, with limited industrial and commercial development.

Table 2.8:Land Use Distribution of Amjhupi

Type	Area (Acre)	Percentage (%)
Administrative	113.35	1.20
Agricultural	6,924.69	73.32
Commercial	9.99	0.11
Community Facilities	39.22	0.42
Education and Research	22.75	0.24
Health Facilities	0.70	0.01
Historical Landmark	32.92	0.35
Industrial	42.90	0.45
Mixed Use	16.85	0.18
Open Space and Recreational	4.02	0.04
Residential	838.85	8.88
Service Activity	17.41	0.18
Transport and Communication	140.95	1.49
Vacant Land	26.29	0.28
Vegetation	741.04	7.85
Waterbody	472.95	5.01
Total	9444.889	

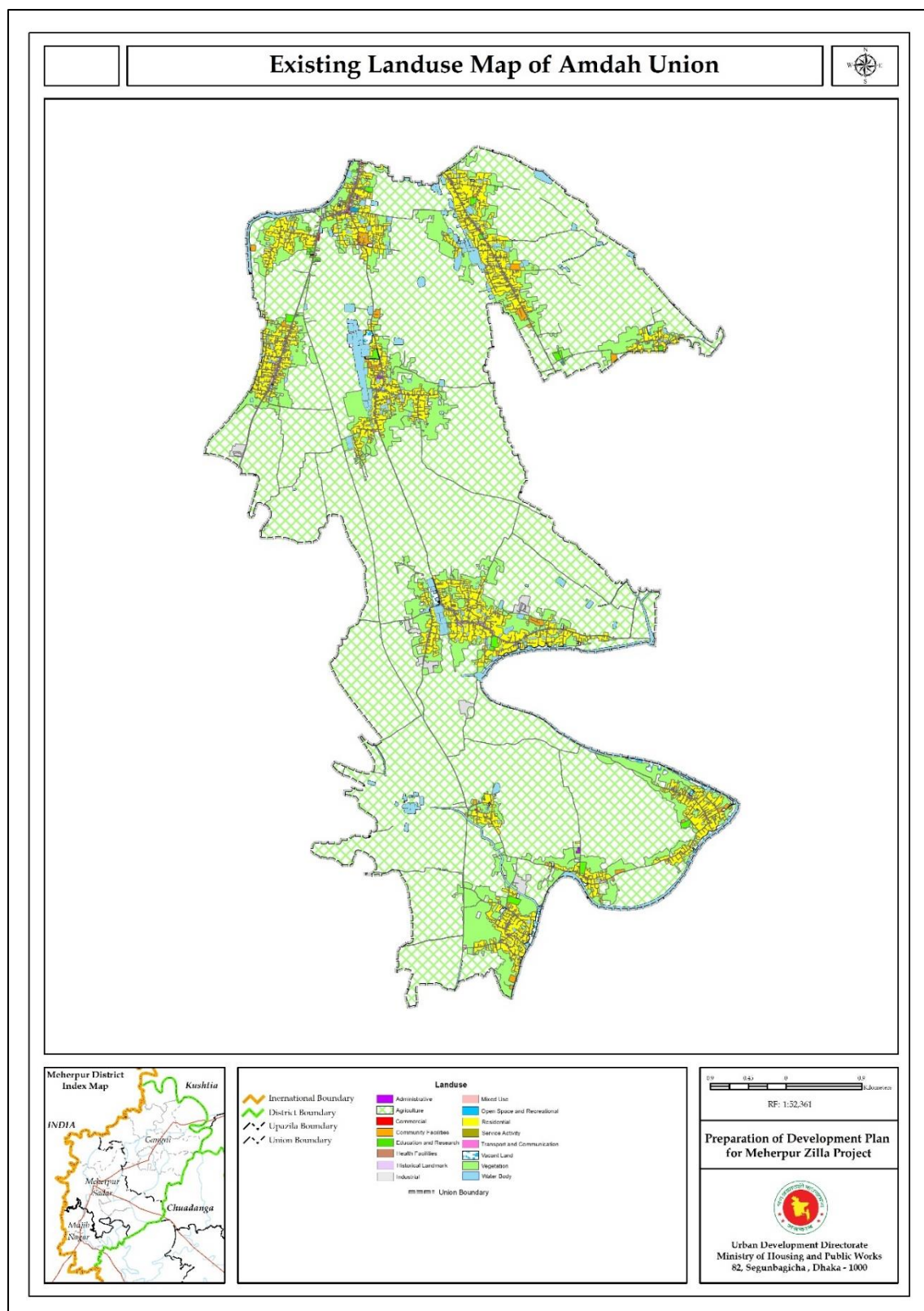
Source: Physical Feature Survey, MZDP, UDD,2025

Amdah Union: Amdah Union exhibits a predominantly agricultural land use pattern, with **5,532.75 acres (the majority of total land)** dedicated to farming—highlighting its strong agrarian foundation. **Residential areas** cover **731.92 acres**, mainly located along major roadways. **Waterbodies** span **313.44 acres**, serving vital roles in irrigation and local water supply. **Transportation and communication** occupy **126.33 acres**, consisting of a network of **BC, RCC, HBB, and earthen roads** that connect the settlements. **Industrial areas** cover **53.54 acres**, while **commercial use** is limited to **7.26 acres**, reflecting small-scale trading activities. **Community facilities** (36.10 acres) and **education and research** (27.31 acres) contribute to the union’s social and institutional development.

Table2.9:Land Use Distribution of Amdah Union

Type	Area (Acre)	Percentage (%)
Agricultural	5,532.75	81.00
Residential	731.92	10.72
Waterbody	313.44	4.59
Transport and Communication	126.33	1.85
Industrial	53.54	0.78
Commercial	7.26	0.11
Community Facilities	36.10	0.53
Education and Research	27.31	0.40
Total	7967.922	

Source: Physical Feature Survey, MZDP, UDD,2025



Map 2.2: Existing Landuse map of Amdah Union

Buripota Union: The land use pattern of Buripota Union demonstrates a predominantly agricultural landscape, with 7,157 acres (the vast majority of the total area) devoted to farming, reflecting its strong agrarian base. Residential land covers 848.89 acres, forming clustered settlements along main transport corridors. Waterbodies occupy 637.57 acres, supporting irrigation, fisheries, Other notable land uses include transportation (113.20 acres) and communication (37.48 acres), indicating a developing rural infrastructure network. Industrial (39.96 acres) and commercial (7.99 acres) uses are relatively limited, showing the early stages of economic diversification. Small shares of land are used for education (27.21 acres), administration (6.22 acres), health (0.51 acres), service activity (7.29 acres), and open spaces (7.79 acres). Vegetation (99.19 acres) and vacant lands (11.08 acres)

Table 2.10:Land Use Distribution of Buripota Union

Type	Area (Acre)	Percentage (%)
Administrative	6.22	0.07
Agricultural	7,157.00	81.78
Commercial	7.99	0.09
Communication	37.48	0.43
Education	27.21	0.31
Health	0.51	0.01
Industrial	39.96	0.46
Mixed Use	26.66	0.30
Open Space	7.79	0.09
Residential	848.89	9.70
Service Activity	7.29	0.08
Transportation	113.20	1.29
Vacant Land	11.08	0.13
Vegetation	99.19	1.13
Waterbody	637.57	7.29
Total	9921.76	

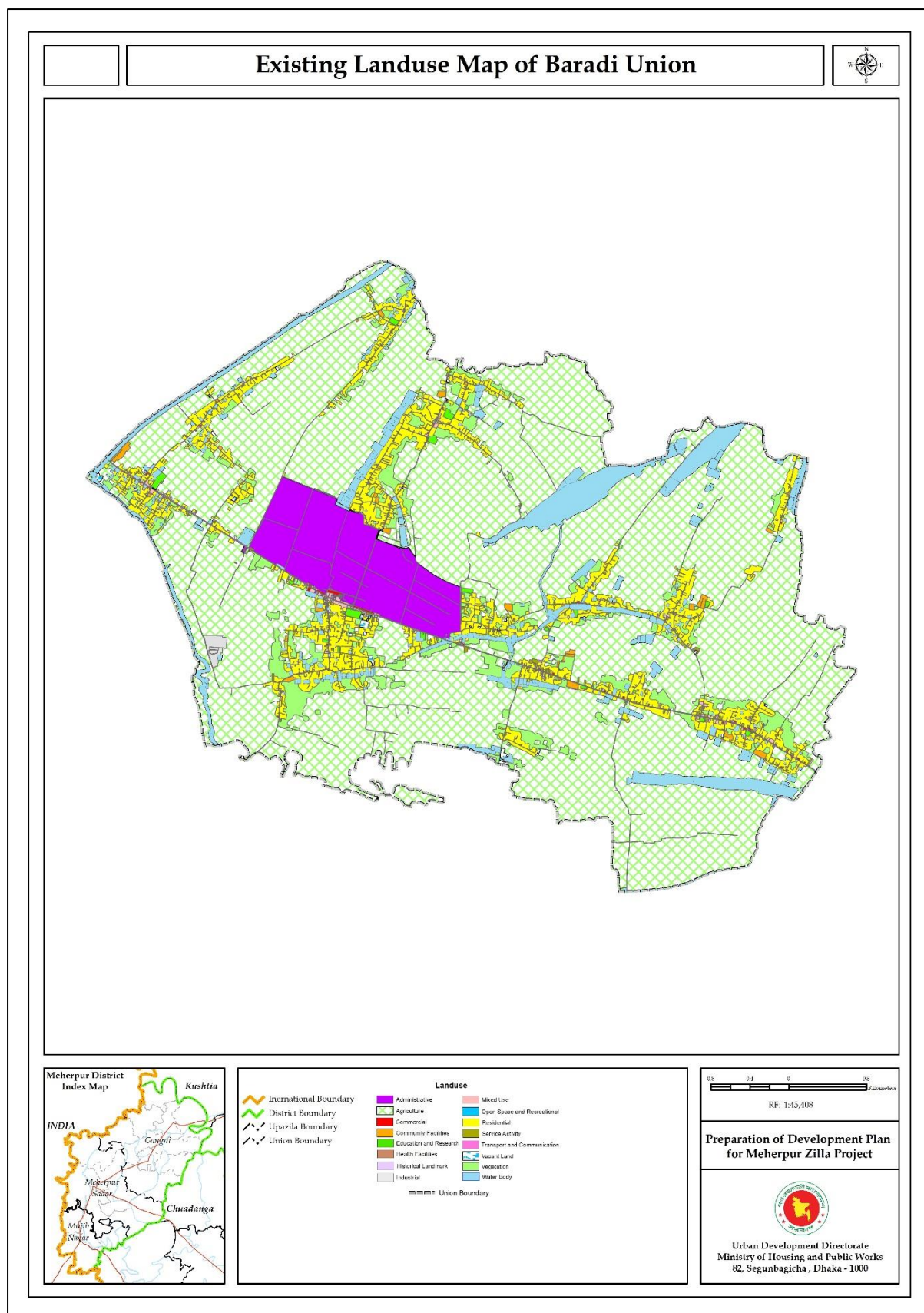
Source: Physical Feature Survey, MZDP, UDD,2025

Baradi Union: The land use pattern reveals a predominantly **agriculture-based area**, with **5,242.94 acres (70.98%)** of land devoted to farming, clearly reflecting the region's rural and agrarian character. **Residential areas** occupy **657.26 acres (8.90%)**, forming the second-largest land use category. **Waterbodies (6.88%)** and **vegetation (4.80%)** contribute significantly to the ecological and irrigation systems. Other categories—such as **administrative/public service (5.58%)**, **transport and communication (1.22%)**, and **industrial (0.22%)**—indicate limited but growing urban and service functions. The remaining land uses, including community facilities, education, and mixed-use areas, occupy minor shares, reinforcing the overall agricultural dominance of the area.

Table 2.11: Land Use Distribution of Baradi Union

Type	Area (Acre)	Percentage (%)
Administrative	412.16	5.58
Agricultural	5,242.94	70.98
Commercial	9.04	0.12
Community Facilities	27.47	0.37
Education and Research	18.52	0.25
Health Facilities	0.57	0.01
Industrial	16.41	0.22
Mixed Use	19.51	0.26
Residential	657.26	8.90
Service Activity	18.16	0.25
Transport and Communication	90.25	1.22
Vacant Land	11.68	0.16
Vegetation	353.77	4.80
Waterbody	508.49	6.88
Total	7386.219	

Source: Physical Feature Survey, MZDP, UDD, 2025



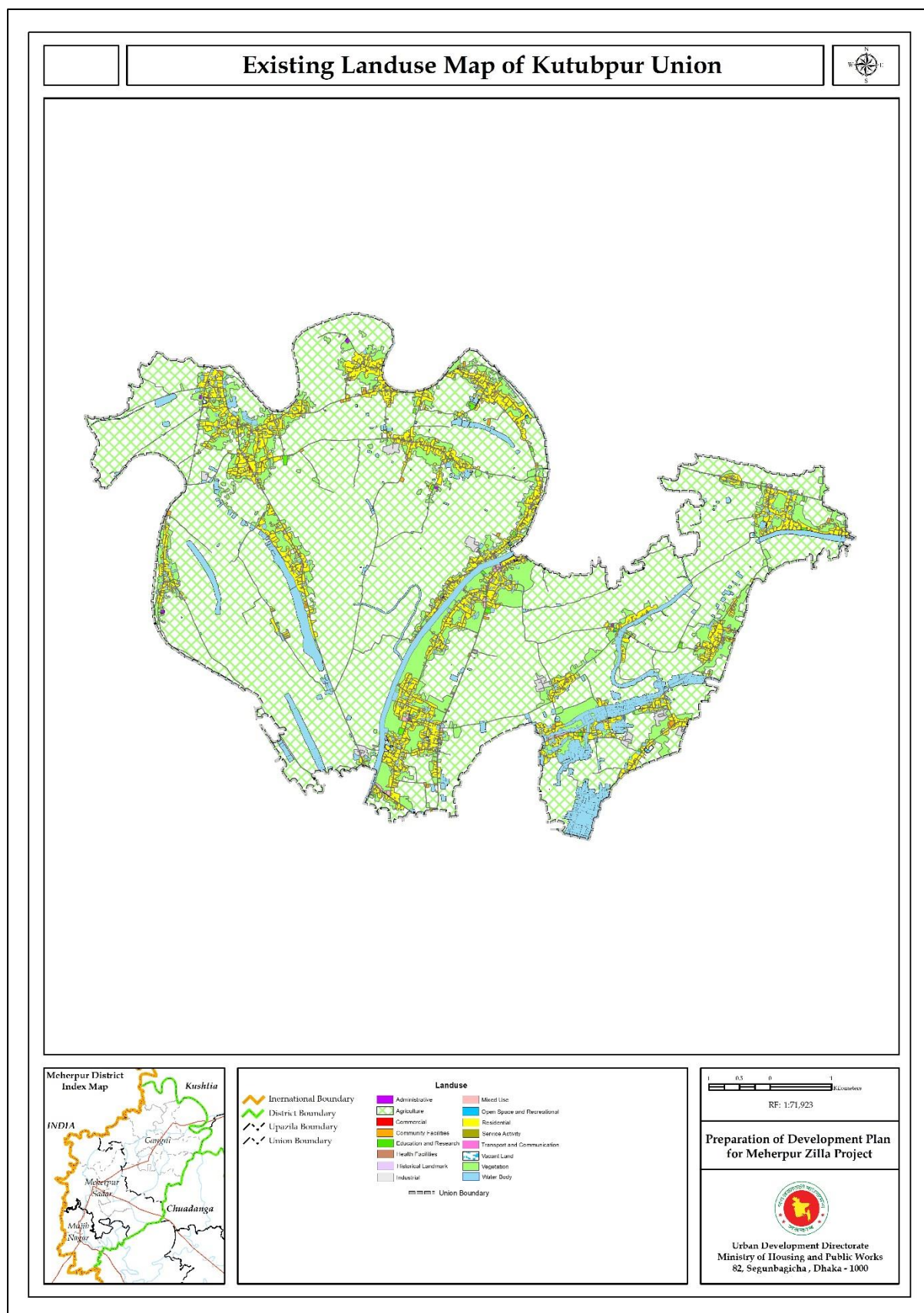
Map 2.4: Existing Landuse map of Baradi Union

Kutubpur Union: Kutubpur Union exhibits a strongly **agriculture-dominated landscape**, with **10,186.69 acres (80.94%)** devoted to farming—highlighting its rural and agrarian economy. **Residential areas** occupy **1,173.44 acres (9.33%)**, mainly clustered along major roads and local centers. **Waterbodies (6.89%)** and **vegetation (7.16%)** are also significant, supporting local ecology, irrigation, and fisheries. Other land uses—such as **industrial (0.56%)**, **transport and communication (1.25%)**, and **community facilities (0.29%)**—reflect small but growing infrastructural and economic activities. The minimal share of **commercial**, **mixed-use**, and **open space** areas indicates limited urban development and a predominantly rural settlement pattern.

Table 2.12: Land Use Distribution of Kutubpur Union

Type	Area (Acre)	Percentage (%)
Administrative	4.12	0.03
Agricultural	10,186.69	80.94
Commercial	6.82	0.05
Community Facilities	36.07	0.29
Education and Research	26.24	0.21
Health Facilities	0.42	0.00
Industrial	70.09	0.56
Mixed Use	39.59	0.31
Open Space and Recreational	0.92	0.01
Residential	1,173.44	9.33
Service Activity	11.70	0.09
Transport and Communication	156.90	1.25
Vacant Land	13.67	0.11
Vegetation	900.29	7.16
Waterbody	867.19	6.89
Total	13739.35	

Source: Physical Feature Survey, MZDP, UDD, 2025



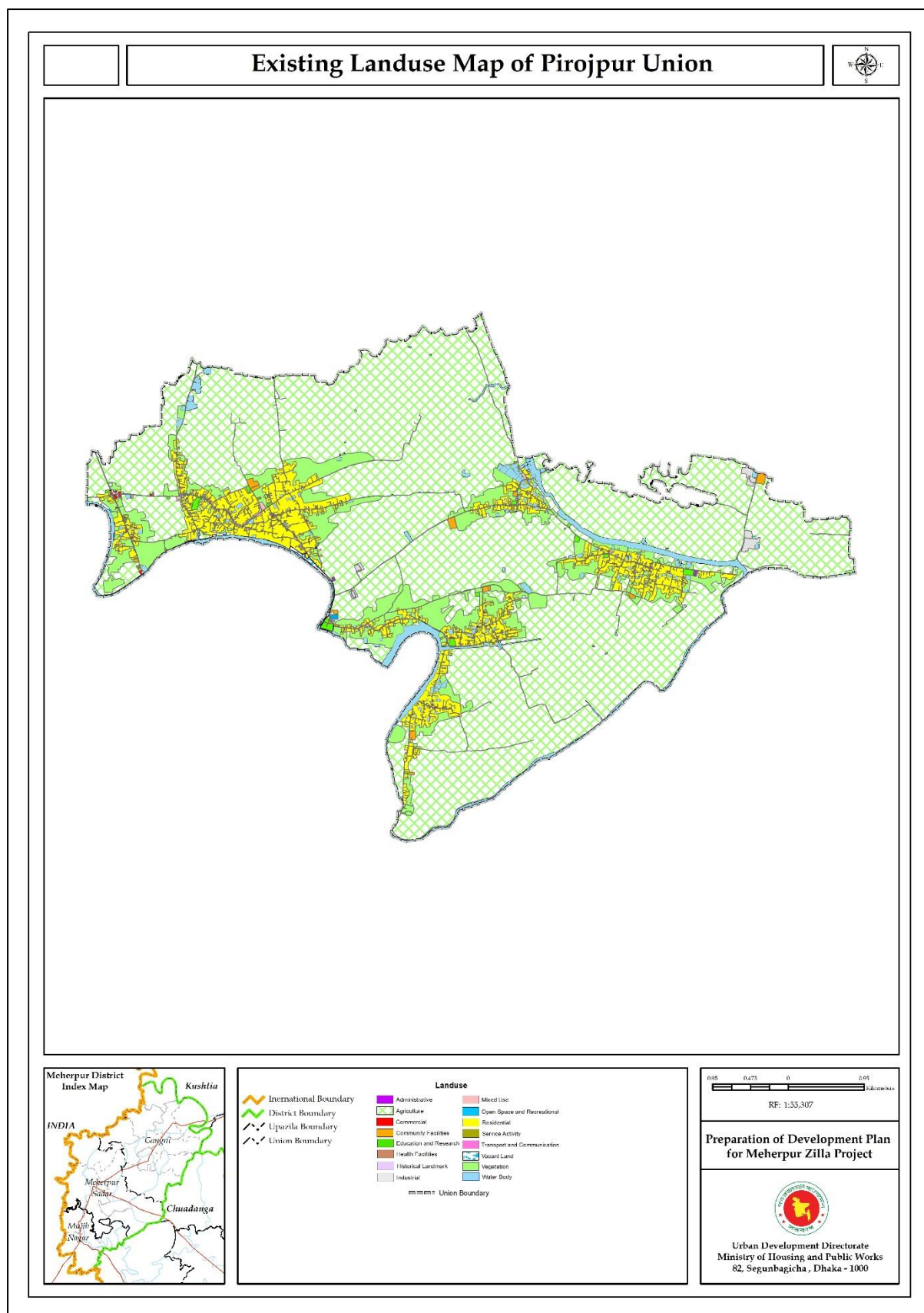
Map 2.5: Existing Landuse map of Kutubpur Union

Pirojpur Union: Pirojpur Union is predominantly **agriculture-oriented**, with **10,308.45 acres (78.72%)** of its total land devoted to farming—underscoring the union’s strong agrarian economy. **Residential areas** account for **1,213.41 acres (9.27%)**, forming concentrated settlements along transport corridors. **Vegetation (7.13%)** and **waterbodies (4.94%)** contribute significantly to the ecological and irrigation network. Non-agricultural uses such as **administrative/public service (3.15%)**, **industrial (0.29%)**, and **transport and communication (1.23%)** indicate emerging development and connectivity improvements. The smaller proportions of **commercial**, **community**, and **educational** areas reflect limited urbanization and service concentration.

Table 2.13: Land Use Distribution of Pirojpur Union

Type	Area (Acre)	Percentage (%)
Administrative	412.81	3.15
Agricultural	10,308.45	78.72
Commercial	14.25	0.11
Community Facilities	48.32	0.37
Education and Research	32.32	0.25
Health Facilities	0.99	0.01
Industrial	37.39	0.29
Mixed Use	35.20	0.27
Open Space and Recreational	1.31	0.01
Residential	1,213.41	9.27
Service Activity	28.04	0.21
Transport and Communication	161.02	1.23
Vacant Land	13.48	0.10
Vegetation	934.90	7.13
Waterbody	647.06	4.94
Total	6817.868	

Source: Physical Feature Survey, MZDP, UDD, 2025



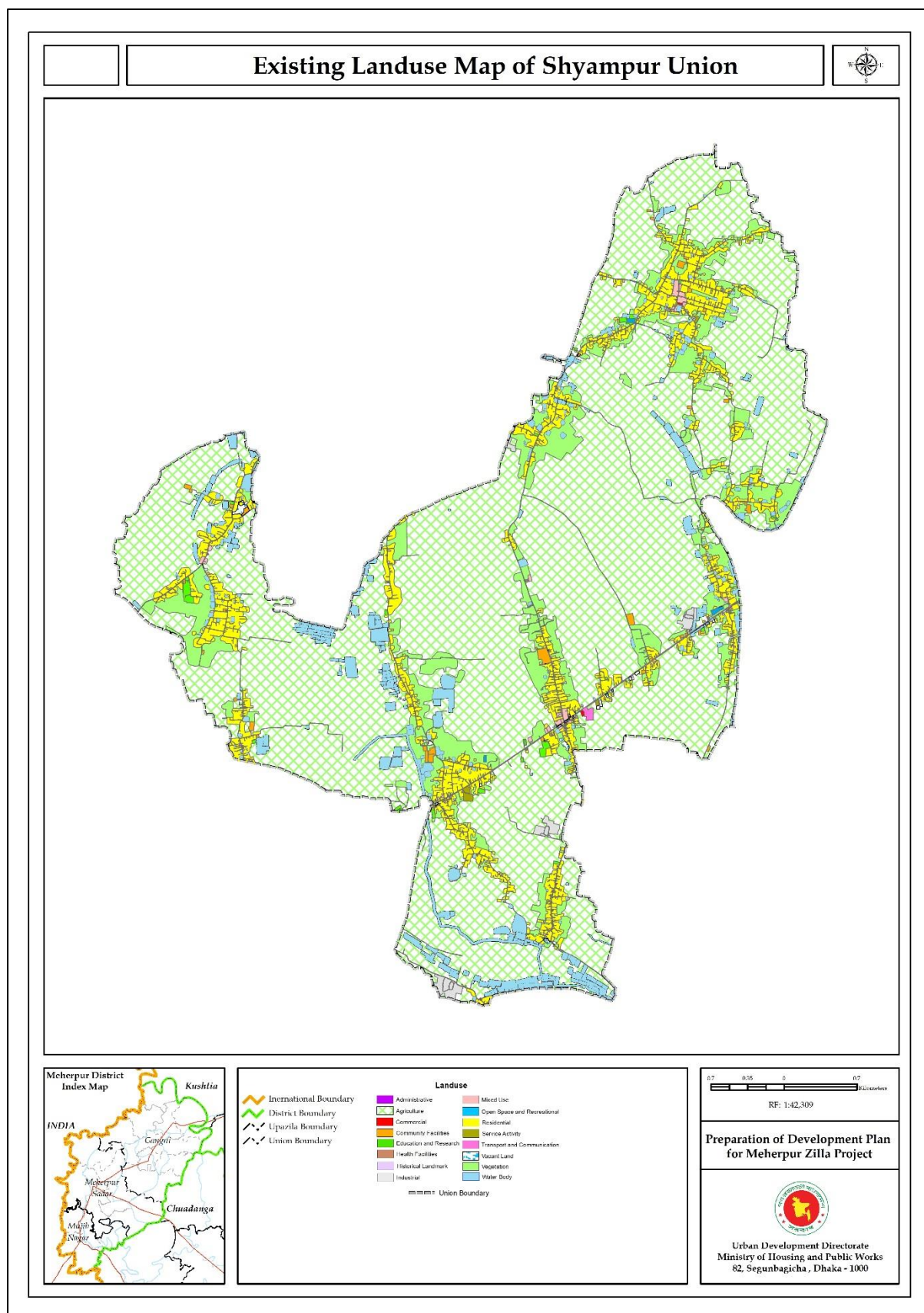
Map 2.6: Existing Landuse map of Pirojpur Union

Shyampur Union: Shyampur Union is primarily **agriculture-based**, with **4,537.75 acres (77.54%)** of its total land dedicated to farming, reflecting its strong agrarian character. **Residential land** occupies **514.82 acres (8.80%)**, forming clustered settlements along major roads and local centers. **Vegetation (8.28%)** and **waterbodies (5.10%)** play important roles in supporting irrigation, fisheries, other land uses—such as **transport and communication (1.30%)**, **industrial (0.42%)**, and **community facilities (0.37%)**—indicate gradual diversification and infrastructure improvement. Smaller portions are used for **education**, **mixed-use**, and **service activity**, while **open space**, **commercial**, and **vacant land** occupy minimal shares.

Table 2.14:Land Use Distribution of Shyampur Union

Type	Area (Acre)	Percentage (%)
Agricultural	4,537.75	77.54
Residential	514.82	8.80
Waterbody	298.66	5.10
Vegetation	484.46	8.28
Transport & Communication	76.21	1.30
Industrial	24.63	0.42
Community Facilities	21.81	0.37
Education & Research	13.77	0.24
Mixed Use	15.65	0.27
Service Activity	6.27	0.11
Open Space & Recreational	2.28	0.04
Commercial	1.95	0.03
Administrative	0.30	0.01
Health Facilities	0.23	0.00
Vacant Land	8.37	0.14
Total	6007.183	

Source: Physical Feature Survey, MZDP, UDD,2025



Map 2.7: Existing Landuse map of Shyampur Union

4. EXISTING SOCIO-ECONOMIC STATUS ANALYSIS:

Meherpur Sadar Upazila exhibits a predominantly agriculture-based economy gradually transitioning toward trade, services, and small industries. Improved infrastructure, expanding education and health facilities, and changing lifestyles reflect steady socio-economic progress while maintaining strong traditional and community values.

Amjhupi union:

Income levels are concentrated within the **lower-middle income range**, with most residents earning **10,000–20,000 BDT** and very small shares falling below 10,000 BDT or above 20,000 BDT. The occupational structure is divided between **farming (44.44%)** and service/business activities, while **informal employment dominates (77.78%)**. The **literacy rate is relatively high at 70.86%**, with similar male and female achievement. Housing is mostly **tin-shed (40.5%)**, followed by semi-pucca and pucca structures, and few katcha houses. The settlement remains largely **single-storey**, with limited multi-floor development. Quality of life indicators reflect moderate well-being: **PQLI (78.07)** and **QOLI (65.94)** are fairly strong, while **CCI (52.73)** remains low, and the overall **IHWCDI (65.68)** points to steady but improvable living conditions.

Table 2.15: Existing Condition of Amjhupi Union

Income	The dominant income group also lies between 10,000–20,000 BDT, covering 4.98% of the population. Around 1.94% earn below 10,000 BDT, while a small portion earns between 21,000–30,000 BDT (0.36%) and 31,000–40,000 BDT (0.12%). Overall, the income level suggests a concentration in the lower-middle income range.
Occupational Analysis	Service Holder: 22.22%, Business: 22.22%, Worker: 11.11%, Farmer: 44.44%. Formal Employment 22.22% and Informal Employment 77.78% (<i>Source: Socio-Economic Survey</i>)
Education	Literacy rate 70.86% (Male 71.60%, Female 70.19%) Source: BBS 2022
Building Type	Katcha: 1968 (6.0%), Pucca: 7519 (22.90%), Semi-Pucca: 9988 (30.40%), Tin Shed: 13295 (40.50%). (<i>Source: Physical Feature Survey, Gangni Upazila masterplan by UDD</i>)
Building Floor Distribution	1 floor: 32119; 2 floors: 608; 3 floors: 51; 4 floors: 09; 5 floors: 03 (<i>Source: Physical Feature Survey</i>)
Quality of life index	The Physical Quality of Life Index (PQLI) is 78.07, the Quality-of-Life Index (QOLI) is 65.94, the Cultural Capital Index (CCI) is 52.73, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 65.68.

Source: Physical Feature Survey, MZDP, UDD, 2025

Amdah Union:

The union shows a predominantly **moderate-income pattern**, with most residents earning **10,000–20,000 BDT** and very few at the lowest or highest income levels. The economy is strongly **agriculture-based**, as **58.06% are farmers**, supported by business activities, retirees, laborers, service holders, and small shares of entrepreneurs and remittance earners. The **literacy rate is 64.80%**, with almost no gender gap. Housing conditions are relatively strong, dominated by **pucca houses (56.3%)**, followed by semi-pucca and tinshed houses, with very few katcha structures. The built environment remains mostly **single-storey**, showing limited vertical growth. Quality of life indicators are mixed: **CCI is very high (92.31)**, reflecting strong cultural capital, while

QOLI is moderate, and the overall **IHWCDI (74.34)** indicates generally good living conditions with scope for improvement.

Table 2.16: Existing Condition of Amdah Union

Income	The majority of residents fall within the income range of 10,000–20,000 BDT , representing 4.49% of respondents. A smaller share earns between 21,000–30,000 BDT (1.21%) and 31,000–40,000 BDT (0.73%) , while only 0.73% earn more than 40,000 BDT. Very few (0.12%) have incomes below 10,000 BDT, indicating a moderate-income pattern across the union.
Occupational Analysis	The majority of the population (58.06%) are engaged in farming, reflecting a predominantly agricultural community. Approximately 12.90% are involved in business, while 9.68% are retirees. Laborers represent 6.45% , service holders 4.84% , entrepreneurs and housewives 3.23% each , and remittance earners 1.61% . No respondents work as drivers or fishermen, highlighting limited occupational diversification beyond agriculture and small-scale trade. (Source: Socio-Economic Survey) (Source: Socio-Economic Survey)
Education	Literacy rate 64.80% (Male 64.74%, Female 64.86%) Source: BBS 2022
Building Type	Pucca houses dominate (56.3%), followed by semi-pucca (24.8%), tinshed (15.2%), and katcha houses (3.6%). Steel-structured houses are negligible (0.05%), indicating a community living mainly in durable housing with growing modernization. (Source: Physical Feature Survey, MDZP)
Building Floor Distribution	1 floor: 7,985; 2 floors: 624; 3 floors: 29; 4 floors: 2; 6 floors: 1. Most buildings are single-storey, reflecting traditional low-rise development with limited vertical expansion. (Source: Physical Feature Survey, MDZP, MZDP)
Quality of life index	The Physical Quality of Life Index (PQLI) is 73.23, the Quality-of-Life Index (QOLI) is 57.49, the Cultural Capital Index (CCI) is 92.31, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 74.34.

Source: Physical Feature Survey, MZDP, UDD, 2025

Buripota Union:

The income pattern reflects predominantly **lower-middle-income households**, with most people earning **10,000–20,000 BDT**, and smaller shares in higher brackets. The occupational structure is strongly **agriculture-based**, as **66.07% are farmers**, supported by business activities and small shares of drivers, housewives, laborers, and service holders. The **literacy rate is 61.21%**, showing moderate educational attainment. Housing conditions are comparatively good, with **pucca structures making up over half (53.52%)**, followed by semi-pucca and tinshed houses, and very few katcha or steel structures. Most buildings are **single-storey**, with only limited multi-floor development. Quality of life indicators are moderate, with **PQLI (72.28)** and **IHWCDI (66.27)** showing stable living conditions, while cultural capital (**CCI 61.00**) and QOLI suggest room for improvement.

Table 2.17: Existing Condition of Buripota Union

Income	Most people earn between 10,000–20,000 BDT (4.49%), followed by 21,000–30,000 BDT (2.18%). A limited number of people earn 31,000–40,000 BDT (0.61%) and above 40,000 BDT (0.12%). The income distribution indicates a predominance of lower-middle-income households.
Occupational Analysis	Business 19.64%, Driver 3.57%, Farmer 66.07%, Government service holder 1.79%, Housewife 3.57%, Labor 1.79%, Rickshaw puller 1.79%, Tailor 1.79% (Source: Socio-Economic Survey)
Education	Literacy rate 61.21% (Male 67.81%, Female 66.66%) Source: BBS 2022
Building Type	Katcha – 3.92%, Pucca – 53.52%, Semi Pucca – 20.76%, Steel – 0.02%, Tinsed – 21.78% (Source: Physical Feature Survey 2025)
Building Floor Distribution	1 Floor 94.29%, 2 Floor 5.46%, 3 Floor 0.22%, 4 Floor 0.04%. (Source: Physical Feature Survey 2025)
Quality of life index	The Physical Quality of Life Index (PQLI) is 72.28, the Quality of Life Index (QOLI) is 65.52, the Cultural Capital Index (CCI) is 61.00, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 66.27.

Source: Physical Feature Survey, MZDP, UDD, 2025

Baradi Union:

The area shows a balanced income structure, with most people earning within the **10,000–30,000 BDT** range and very few at the extremes. Occupational patterns reveal a mix of workers, farmers,

drivers, and service holders, with **informal employment dominating (77.78%)**. The **literacy rate is 68.99%**, showing relatively even performance between males and females. Housing is mostly **tin-shed (40.33%)**, followed by semi-pucca and pucca structures, with a small share of katcha houses. The settlement is largely **single-storey**, with very limited multi-floor development.

Quality of life indicators are moderate to good, with strong cultural capital (**CCI 79.67**) and an overall **IHWCDI of 71.51**, indicating stable living conditions with scope for improvement.

Table 2.18: Existing Condition of Baradi Union

Income	Shows that 3.28% of people earn 10,000–20,000 BDT , and 2.67% earn 21,000–30,000 BDT . Smaller portions earn between 31,000–40,000 BDT (0.73%) and above 40,000 BDT (0.24%). Only 0.24% earn less than 10,000 BDT, reflecting a relatively balanced income distribution with a majority in the mid-income bracket.
Occupational Analysis	Service holder: 22.22%, Farmer: 22.22%, Worker: 33.33%, Driver 22.22%. Formal Employment 22.22% and Informal Employment 77.78% (<i>Source: Socio-Economic Survey</i>)
Education	Literacy rate 68.99% (Male 69.15%, Female 68.85%) Source: BBS 2022
Building Type	Katcha: 1433 (6.39%), Pucca: 5272 (23.50%), Semi-Pucca: 6681 (29.78%), Tin Shed: 9048 (40.33%). (<i>Source: Physical Feature Survey</i>)
Building Floor Distribution	1 floor: 22007; 2 floors: 338; 3 floors: 21; 4 floors: 12; 5 floors: 01. (<i>Source: Physical Feature Survey, Gangni Upazila Masterplan By UDD</i>)
Quality of life index	The Physical Quality of Life Index (PQLI) is 72.84, the Quality of Life Index (QOLI) is 62.03, the Cultural Capital Index (CCI) is 79.67, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 71.51.

Source: Physical Feature Survey, MZDP, UDD, 2025

Kutubpur Union:

Kutubpur shows a relatively stronger income profile compared to nearby unions, with the largest share of residents earning **21,000–30,000 BDT**, and very few earning below 10,000 BDT. The community is predominantly **agriculture-based**, as **47.4% are farmers**, supported by laborers, business workers, service holders, and a notable share of teachers. The **literacy rate stands at 66.75%**, with males slightly ahead of females. Housing conditions are comparatively better, with **pucca structures (38.8%)** forming the largest share, followed by tinshed and semi-pucca houses, and a small portion of katcha dwellings. Most buildings are **single-storey**, though some two- and three-storey structures exist. Quality of life indicators are mixed: **PQLI is high (85.42)**, but **CCI is low (30.18)**, and the overall **IHWCDI (58.48)** reflects moderate well-being with room for improvement.

Table **Error! No text of specified style in document.**19:Existing Condition of Kutubpur Union

Income	Presents a distinct pattern where the largest group (5.46%) earns 21,000–30,000 BDT, while 0.61% fall in the 10,000–20,000 BDT range. Very few earn less than 10,000 BDT (0.24%), and 0.49% are in the 31,000–40,000 BDT group. This shows a relatively higher earnings trend compared to nearby unions.
Occupational Analysis	In Kutubpur, nearly half the population (47.4%) are farmers, followed by laborers (15.8%), business and service workers (13.2% each), and teachers (10.5%). Only 2.6% work as drivers, showing an agriculture-based community with limited job diversity. (Source: Socio-Economic Survey)
Education	Literacy rate 66.75% (Male 68.51%, Female 65.12%) Source: BBS 2022
Building Type	Pucca structures dominate with about 38.8% of the total, followed by tin-shed houses making up around 26.8%, and semi-pucca houses accounting for 21.7%. Katcha houses represent about 6.5%, while steel structures are very few, only 0.05%. (Source: Physical Feature Survey)
Building Floor Distribution	1 floor: 7,985; 2 floors: 624; 3 floors: 29; 4 floors: 02; 6 floors: 01(Source: Physical Feature Survey)
Quality of life index	The Physical Quality of Life Index (PQLI) is 85.42, the Quality of Life Index (QOLI) is 59.85, the Cultural Capital Index (CCI) is 30.18, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 58.48.

Source: Physical Feature Survey, MZDP, UDD,2025

Pirojpur Union:

Pirojpur shows a moderately stable income pattern, with the majority earning between **10,000–30,000 BDT**, while very few fall below 10,000 BDT or above 40,000 BDT. The occupational structure is diverse but still agriculture-oriented: **30.88% work in agriculture** and **23.53% are farmers**, alongside significant contributions from probashi workers and smaller shares in business and private jobs.

The **literacy rate is 64.38%**, indicating moderate educational attainment with a slight male

advantage.

Housing conditions include a mix of **pucca, semi-pucca, tinshed, and katcha houses**, with tinshed and pucca structures being more common. Most buildings are **single-storey**, showing limited vertical growth.

Quality of life indicators are modest, with **PQLI (71.74)**, **QOLI (63.02)**, **CCI (75.48)**, and **IHWCDI (70.08)** reflecting a generally stable but improving socio-cultural and living environment.

Table 2.20: Existing Condition of Pirojpur Union

Income	3.64% of the population earns 10,000–20,000 BDT, while 2.79% earn 21,000–30,000 BDT. Smaller proportions fall in higher brackets: 31,000–40,000 BDT (0.36%) and above 40,000 BDT (0.12%). Only 0.24% earn below 10,000 BDT, showing moderate income stability.
Occupational Analysis	The occupational structure shows that in the area, 30.88% are engaged in agriculture, 23.53% are farmers, 10.29% are probashi (migrant workers), 5.88% are unemployed, 4.41% work in business, 4.41% are private employees, 1.47% each are housewives, labourers, retired (obosor), public employees, and farmers.
Education	Literacy rate 64.38% (Male 65.94%, Female 62.88%) Source: BBS 2022
Building Type	In Pirojpur , the housing stock consists of 1,475 katcha, 5,840 pucca, 4,856 semi-pucca, and 8,011 tinshed houses.
Building Floor Distribution	In Pirojpur , most buildings are single-story with 19,736 one-floor houses , followed by 434 two-floor houses, 12 three-floor houses, 2 four-floor houses, and no five-floor houses.
Quality of life index	The Physical Quality of Life Index (PQLI) is 71.74, the Quality-of-Life Index (QOLI) is 63.02, the Cultural Capital Index (CCI) is 75.48, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 70.08.

Source: Physical Feature Survey, MZDP, UDD, 2025

Shyampur Union:

Shyampur Union reflects a predominantly **low- to mid-income community**, with most residents earning between **10,000–20,000 BDT** and very few below 10,000 BDT. The economy is largely **agriculture-based**, as about **60%** of the population are farmers, with smaller shares involved in business, remittance work, driving, and labor. The **literacy rate stands at 69.07%**, showing moderate educational attainment. Housing conditions indicate relative stability, with **tinshed houses (74.3%)** dominating, followed by semi-pucca and pucca structures, and a very small share of katcha houses. Most buildings are **single-storey**, with minimal vertical development. Quality of life indicators show mixed performance: **PQLI (78.75)** and **CCI (81.67)** are strong, reflecting good basic well-being and cultural vitality, while **QOLI (57.58)** is moderate and the overall **IHWCDI (72.67)** suggests a generally satisfactory but improvable living standard.

Table 2.21:Existing Condition of Shyampur Union

Income	Income distribution indicates that most residents (3.76%) earn 10,000–20,000 BDT. About 1.21% fall in the 21,000–30,000 BDT category, 0.97% in 31,000–40,000 BDT, and 0.61% earn more than 40,000 BDT. Very few (0.24%) have incomes below 10,000 BDT, pointing toward a low- to mid-income dominant population.
Occupational Analysis	The majority of the population (about 60%) are engaged in farming, indicating a predominantly agricultural community. Around 12% are involved in business, while 10% earn through remittance. Drivers and laborers represent approximately 7% and 3% respectively. Housewives make up 5%, and a small portion (around 1.5% each) are entrepreneurs or retirees. There are no respondents working in the service or fishing sectors, highlighting limited occupational diversity beyond agriculture and small-scale trade. (Source: Socio-Economic Survey)
Education	Literacy rate 69.07% (Male 70.21%, Female 68.05%) Source: BBS 2022
Building Type	In Shyampur, the majority of houses are tinshed structures, accounting for about 74.3% of the total. Semi-pucca houses make up around 14.4%, followed by pucca houses at approximately 10.4%. Only about 3.2% of the houses are katcha, indicating that most residents live in more durable housing types, with a significant dominance of tinshed dwellings. (Source: Physical Feature Survey, MZDP, UDD)
Building Floor Distribution	Most buildings in Shyampur Union are single-storey (20,210), with few multi-storey structures: 169 two-floor, 6 three-floor, none with four floors, and 1 with five floors. (Source: Physical Feature Survey, MZDP, UDD)
Quality of life index	The Physical Quality of Life Index (PQLI) is 78.75, the Quality of Life Index (QOLI) is 57.58, the Cultural Capital Index (CCI) is 81.67, and the Integrated Human Well-being and Community Development Index (IHWCDI) is 72.67.

Source: Physical Feature Survey, MZDP, UDD,2025