



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-3

**ANALYSIS REPORT ON SCOPE AND EXTENT OF PLANNING PACKAGES SUCH AS STRUCTURE PLAN, URBAN AREA PLAN, RURAL AREA PLAN AND ACTION AREA PLAN, SECTORS UNDER THE PLAN, RELATION BETWEEN THE PLANS, GIVE AN OUTLINE OF EACH PLAN**

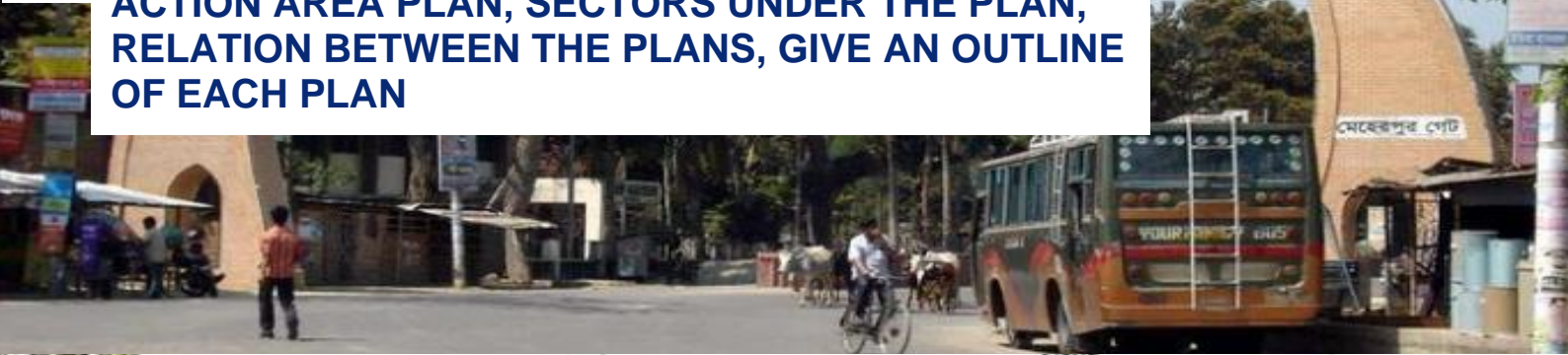
April 2025

Sanjib Saha

Urban Planner

## ASSIGNMENT 3:

ANALYSIS REPORT ON SCOPE AND EXTENT OF PLANNING PACKAGES SUCH AS STRUCTURE PLAN, URBAN AREA PLAN, RURAL AREA PLAN AND ACTION AREA PLAN, SECTORS UNDER THE PLAN, RELATION BETWEEN THE PLANS, GIVE AN OUTLINE OF EACH PLAN



MAY 15, 2025

SANJIB SAHA  
URBAN PLANNER (INDIVIDUAL CONSULTANT)  
PREPARAION OF DEVELOPMENT PLAN FOR  
MEHERPUR ZILLA



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

## **Summary of Assignment-3**

### **A. Summary of Assignment-3**

This report summarizes the Assignment-3 according to the ToR by Urban Planner (Individual Consultant) for the " Preparation of Development Plan for Meherpur Zilla " project. The third assignment has done by me is “Analysis Report on scope and extent of planning packages such as Structure Plan, Urban Area Plan, Rural Area Plan and Action Area Plan, sectors under the plan, relation between the plans, give an outline of each plan”. Here, brief analysis of existing scope and extent of Structure Plan and Urban Area Plan are given. A Structure Plan, being a higher-level strategic document, typically outlines broad policies and proposals across several key sectors such as Land Use Strategy, Infrastructure Strategy, Economic Development Strategy, Environmental Strategy, Housing Strategy and Social Infrastructure Strategy. Based on the typical structure of urban area plans and common sectors within urban planning, there's an outline of the key sectors such as Landuse, Transport, Infrastructure, Housing, Environment, Economic Development, Social and Community Facilities and Heritage and Culture. The Structure Plan and the Urban Area Plan are related but operate at different scales and levels of detail within a hierarchical planning system. The Structure Plan is typically the higher-level plan, providing the broad, long-term strategic framework for development across a larger region. The Urban Area Plan is a lower-level plan, focusing on a specific urban area within that region and elaborating on the policies and proposals set out in the Structure Plan. Here, also the detail extent of Structure Plan, Urban Area Plan and Rural Area Plan are given.

**(Sanjib Saha)**

Urban Planner

## Analysis Report on Scope and Extent of Planning Packages

### Urban Area Plan

A city, town, or metropolitan area's physical development and expansion are guided by an urban area plan, sometimes referred to as a master plan or city plan. It presents a future vision and offers tactics and policies to realize it. Within a larger city development plan, an "Urban Area Plan" is a detailed blueprint that outlines the specific land use, infrastructure development, and zoning regulations for a designated urban area. Usually focusing on mid-term development strategies, these plans outline where residential, commercial, and industrial zones should be located, as well as transportation networks and public space provisions, with the goal of guiding controlled growth and improving the quality of life within that particular urban area. The need to manage rapid urbanization, address population density, and mitigate potential issues like overcrowding and inadequate infrastructure occurs because they provide a structured framework for development within a city's boundaries.

Here's a breakdown of what an urban area plan typically entails:

#### Purpose:

- **Guide Development:** To provide a coherent and coordinated approach to land use, infrastructure, and development decisions.
- **Address Needs:** To plan for the current and future needs of the population, including housing, transportation, employment, and public services.
- **Promote Sustainability:** To encourage environmentally responsible development and resource management.
- **Enhance Quality of Life:** To create livable, vibrant, and attractive urban environments.

#### Key Components often include:

- **Land Use Plan:** Designates areas for different types of development, such as residential, commercial, industrial, recreational, and public uses.
- **Transportation Plan:** Addresses the movement of people and goods, including roads, public transit, cycling, and pedestrian networks.
- **Infrastructure Plan:** Covers essential services like water supply, sanitation, energy, and communication networks.

- **Housing Plan:** Outlines strategies to meet the housing needs of the population, including affordability and diversity.
- **Environmental Plan:** Focuses on conservation, open spaces, and addressing environmental challenges like pollution and climate change.
- **Economic Development Plan:** Strategies to foster economic growth and create employment opportunities.
- **Community Facilities Plan:** Addresses the location and provision of schools, healthcare facilities, parks, and other public amenities.

### **Urbanization Trends of Meherpur District**

Urbanization in Meherpur was further shaped by spiritual influences. In the early 19th century, Balaram Hari, a revered saint, founded the 'Upasath' sect. Following his death in 1850, landlord Jiban Mukherjee built the Balaram Hari Samadhi Temple. A mosque nearby in Jadabpur area reflects the region's religious diversity.

Kumudnath Mallick says in his 'Nadiya Kahini' that Meherpur is an 'ancient village'. 'The village is about 5 miles long from north to south.' The Bhairab River flows to the west of it. The quotation of the writer is proved similar with the above historical resources and it is assumed that the old Meherpur was expanded from Kalachandpur in the north to the Amdah village in the south alongside the Bhairab river.

Meherpur subdivision historically extended to the Bhagirathi River near Palashi, encompassing ancient villages like Saharbat, Kazipur, and Shikarpur. Growing settlements such as Amjhupi, Pirojpur, and Bagowan became populous trade centers, relying on river routes for commerce. After the Mughal era, the region thrived during the Nawabi period, with prominent landlords in Bagowan, Ballabhpur, and Bhabanandapur. In the 19th century, the Mukherjee and Mallick families became influential landlords. The Hindu religion is divided into multiple races and in the ancient time the occupation also set depending on it. The pattern of para and mahallas of Meherpur urban area seems like following many of those clan's name. From the ancient time these areas are developed and segregate following their occupations.

## **Urbanization Trend: Establishment of Meherpur and Gangni Paurashava**

Meherpur Paurashava, established on April 15, 1869, is among the earliest in Bengal, reflecting the region's urbanization as a center for trade and administration. Initially housed in a thatched building, it gradually developed infrastructure to serve its citizens. By 1921, it had a permanent municipal building, and a free adult education school was established. Street lighting began in 1922 with Kupa Lamps, transitioning to electric lights in 1968, signaling modernization.

At its founding, Meherpur Municipality spanned seven and a half square miles, but this reduced to two and a half square miles after partition. The Municipal Administration Ordinance of 1859 formalized urban governance, creating a town committee to manage the municipality, which included equal numbers of elected and official members. The committee oversaw taxation and urban services, including road maintenance, water supply, sanitation, and public lighting.

The municipality's gradual development highlights its role as a hub of trade and administration, with governance and services expanding to meet the needs of a growing urban population. In 1901, the area and population of Meherpur Mohokuma were 632 sq. mile and 348124 respectively. There was only one urban area and 607 villages in that time.

At present, Meherpur Municipality is located on the western border of Bangladesh. It is bordered by the Kushtia and Chuadanga roads to the east, the Bhairab River and Jadavpur village of Buripota Union to the west, Ujalpur village of Kutubpur Union to the north, and Bamanpara village of Amdah Union to the south, spans an area of approximately 11.73 square kilometers and serves as the administrative heart of the district. It holds population of about 47 thousand. The literacy rate in Meherpur stands at approximately 70%, reflecting steady progress in education.

After the Saharbari Union, Dhakhola Union, and a portion of the Gangni Union merged, the paurashava was renamed on June 21, 2001. The municipality was created using a 17.12 square kilometer area on a map that included three and ten mouzas. In the northwest is Dhankhola Union; in the east-south are Raipur and Sholataka Union; and in the southwest is Saharbari. Gangni Upazila's center is home to Gangni Paurashava.

## Goals and Objectives of the Urban Area Plan

The goals and objectives of an urban area plan are the guiding principles that shape its vision and strategies. They define what the plan aims to achieve and provide a framework for decision-making. Here's a breakdown of common goals and objectives:

### Overarching Goals

- **Sustainable Development:** To create an urban environment that balances economic growth, social equity, and environmental protection for present and future generations.
- **Enhanced Quality of Life:** To improve the living conditions and well-being of all residents, ensuring access to essential services, amenities, and opportunities.
- **Economic Prosperity:** To foster a vibrant and diverse economy that creates jobs, attracts investment, and promotes economic growth.
- **Social Equity and Inclusion:** To create a fair and just urban environment that provides equal opportunities for all residents, regardless of their background.
- **Resilience and Adaptability:** To build an urban area that is resilient to environmental, economic, and social challenges, and adaptable to future changes.

### Specific Objectives

#### Land Use and Urban Form:

- Promote compact and efficient urban development to reduce sprawl.
- Protect natural resources and agricultural land from urban encroachment.
- Create vibrant and mixed-use neighborhoods.
- Enhance the public realm and create attractive public spaces.
- Ensure adequate provision of open spaces and recreational facilities.
- Improve the aesthetic quality of the urban environment.

#### Transportation and Mobility:

- Develop a safe, efficient, and sustainable transportation system.
- Promote the use of public transport, walking, and cycling.
- Reduce traffic congestion and improve air quality.

- Enhance accessibility for all residents, including people with disabilities.
- Integrate land use and transportation planning.

**Infrastructure and Services:**

- Ensure reliable and efficient provision of essential infrastructure services, such as water supply, sanitation, and energy.
- Upgrade and expand infrastructure to meet future demands.
- Promote sustainable infrastructure practices.
- Improve waste management and recycling.
- Ensure access to high-speed internet and communication services.

**Environment and Climate Change:**

- Protect and enhance natural resources, such as water, air, and biodiversity.
- Mitigate the impacts of climate change through reducing greenhouse gas emissions.
- Adapt to the impacts of climate change through building resilience.
- Promote energy efficiency and renewable energy.
- Improve air and water quality.

**Economic Development:**

- Attract investment and create jobs.
- Support the growth of key industries and sectors.
- Promote entrepreneurship and innovation.
- Enhance the competitiveness of the urban economy.
- Provide opportunities for skills development and training.

**Social Development:**

- Ensure access to quality education, healthcare, and social services.
- Promote community development and social cohesion.
- Address social inequalities and disparities.
- Provide affordable housing options.
- Enhance public safety and security.



### **Governance and Implementation:**

- Promote participatory planning and stakeholder engagement.
- Ensure effective implementation of the urban area plan.
- Strengthen institutional capacity and coordination.
- Develop a monitoring and evaluation framework.
- Ensure financial sustainability of the plan.

Urban Area Plan is the first phase illustration of the Structure Plan intended to be implemented over a time span of 10 years that includes 1st phase (1<sup>st</sup> -5<sup>th</sup> year) and 2nd phase (6<sup>th</sup> -10<sup>th</sup> year) of development programs. The Urban Area Plan has been prepared within the policy framework of the Structure Plan and aims to attain the overall project objectives. So there is a hierarchical relationship between the two. In fact, Urban Area Plan is the first phase detailed illustration of the policies and strategies of the structure plan.

## **Scope, Approach**

### **Scope**

The scope of an urban area plan defines the boundaries of its influence and the range of issues it addresses. It sets the limits of what the plan intends to achieve and helps to focus resources and efforts. Here's a breakdown of the typical scope of an Urban Area Plan:

Key components of an Urban Area Plan scope:

### **Land Use Planning**

Determining the best use of land for residential, commercial, industrial, and mixed-use development, including zoning regulations.

### **Transportation Planning**

Designing efficient transportation systems, considering road networks, public transit options, pedestrian and bicycle pathways to minimize congestion and improve accessibility.

### **Housing Development**

Assessing housing needs, promoting affordable housing options, and ensuring diverse housing types.

### **Public Space Design**

Planning and creating parks, green spaces, plazas, and other public amenities to enhance community interaction and quality of life.

### **Infrastructure Planning**

Identifying and addressing needs for water supply, sewage systems, storm drainage, electricity grids, and other vital infrastructure.

### **Economic Development Strategy**

Identifying economic opportunities, supporting business growth, and promoting job creation within the urban area.

### **Environmental Sustainability**

Incorporating strategies to minimize environmental impact, such as green building practices, renewable energy sources, and urban greening initiatives.

### **Community Engagement**

Facilitating community participation through public meetings, surveys, and workshops to understand local needs and incorporate diverse perspectives into the planning process.

Important considerations within the scope of an urban area plan:

### **Existing Conditions Analysis**

A thorough assessment of the current urban landscape, including demographics, land use patterns, infrastructure, and environmental factors.

### **Future Projections**

Forecasting population growth, economic trends, and potential development needs to guide long-term planning.

### **Regulatory Framework**

Adhering to relevant zoning laws, building codes, and other regulations.

### **Implementation Strategies**

Developing concrete plans for project phasing, funding mechanisms, and monitoring to ensure effective execution of the urban area plan.

## **Approach**

In order to create a sustainable and inclusive urban environment, a comprehensive approach to urban area planning usually entails a multifaceted strategy that prioritizes a balanced approach between top-down strategic planning and bottom-up community input. This strategy may include data collection and analysis, stakeholder engagement, visioning, land use planning, transportation planning, environmental considerations, economic development strategies, community design, and implementation monitoring. Key steps in an Urban Area Plan:

### **Data Gathering and Analysis**

- Existing conditions assessment: Demographics, land use patterns, transportation networks, environmental factors, economic activity, social indicators.
- Geographic Information Systems (GIS) mapping to visualize data and identify patterns.
- Trend analysis to predict future needs and challenges.

### **Stakeholder Engagement**

- Public meetings and workshops to gather community input and concerns.
- Consultations with experts, developers, businesses, and government agencies.
- Building consensus on priorities and goals.

### **Visioning and Goal Setting**

- Develop a shared vision for the future of the urban area.
- Identify key goals and objectives aligned with the vision.
- Establish performance indicators to measure progress.

### **Land Use Planning**

- Zoning regulations to guide development patterns.
- Designation of areas for residential, commercial, industrial, and mixed-use development.
- Consideration of green spaces and open areas.

### **Transportation Planning**

- Analysis of existing traffic patterns and congestion.
- Strategies for improving public transit accessibility.
- Pedestrian and bicycle network enhancements.

### **Environmental Considerations**

- Climate change mitigation strategies.

- Sustainable infrastructure design.
- Water management and storm water runoff control.

### **Economic Development Strategies**

- Identifying economic drivers and opportunities.
- Strategies to attract investment and create jobs.
- Support for small businesses and entrepreneurship.

### **Community Design**

- Urban design guidelines to promote aesthetic quality and placemaking.
- Public space improvements.
- Preservation of historic buildings and cultural heritage.

### **Implementation and Monitoring**

- Development of a detailed implementation plan with timelines and funding sources.
- Regular monitoring of progress against established goals and indicators.
- Adaptive management to respond to changing circumstances.

## **Extent**

The extent of a Structure Plan typically covers a broader geographic area compared to an Urban Area Plan. It sets out the strategic policies and broad proposals for the long-term development of a region or a large area, often looking 15-20 years ahead or more.

Here's a breakdown of what the extent of a Structure Plan usually entails:

### **Larger Geographical Scale**

It often covers an entire metropolitan region, a large municipality, or even a sub-regional area encompassing multiple urban and rural areas.

### **Strategic Focus**

It deals with overarching issues like the general direction of growth, the location of major infrastructure (transport, utilities), broad land use categories (residential, industrial, green spaces), and environmental policies.

### **Long-Term Vision**

It provides a framework for future development without necessarily detailing specific sites or projects.

The extent of an Urban Area Plan typically defines the geographic boundary that the plan covers and guides the development within that area. This boundary usually includes:

### **Existing Urbanized Areas**

These are the currently developed parts of a city or town.

### **Peri-urban Areas**

The transition zones between urban and rural land, often expected to urbanize in the future.

### **Areas designated for future Urban Growth**

These are identified based on planned expansion, infrastructure development, and demographic projections.

### **Relation**

The **Structure Plan** and the **Urban Area Plan** are related but operate at different scales and levels of detail within a hierarchical planning system. Here's how they generally relate:

### **Hierarchy**

The Structure Plan is typically the **higher-level plan**, providing the broad, long-term strategic framework for development across a larger region. The Urban Area Plan is a **lower-level plan**, focusing on a specific urban area within that region and elaborating on the policies and proposals set out in the Structure Plan.

### **Scope:**

- **Structure Plan:** Covers a wider geographical area (e.g., a metropolitan region). It deals with strategic issues like the general direction of growth, major infrastructure corridors, broad land use patterns, and environmental policies over a long-term horizon (15-20+ years).

- **Urban Area Plan:** Focuses on a more defined urban area (e.g., a city or a significant part of it). It provides more detailed guidance on land use zoning, transportation networks, local infrastructure, and development management within that specific area, often with a shorter-term focus (e.g., 10 years).

## Policy Guidance

The Urban Area Plan must generally **conform to and implement** the policies and strategies outlined in the Structure Plan. It takes the broad directions of the Structure Plan and translates them into more specific and actionable proposals for the urban area.

## Outline of Urban Area Plan

Here is the outline of the Urban Area Plan.

### Chapter 01: Meherpur Paurashava Development Insights

#### 1.1 Background and Urbanization Trends of Meherpur Paurashava

##### 1.1.1 Urbanization Trends of Meherpur District

##### 1.1.2 Indigo Cultivation: Shaping the Urban Landscape of Meherpur

##### 1.1.3 Urbanization Trend: Establishment of Meherpur Municipality

#### 1.2 Goals and Objectives of the Urban Area Plan

#### 1.3 Methodology and Approach to Planning

##### 1.3.1 Scope, Approach

##### 1.3.2 Methodology

##### 1.3.3 Delineation of Planning Areas

##### 1.3.4 Content and Form of Urban Area

### Chapter 02: Detailed Assessment of the Current State of the Urban Area

#### 2.1 Demographic and Population Analysis

##### 2.1.1 Size and Composition

##### 2.1.2 Trends and Projection

##### 2.1.3 Socio-Economic Characteristics

##### 2.1.4 Social Composition

##### 2.1.5 Social Services

##### 2.1.6 External Linkage

#### 2.2 Existing Landuse Patterns and Projected Landuse

##### 2.2.1 Existing Landuse Patterns

##### 2.2.2 Land Requirement Estimation

## 2.3 Existing Conditions of Transportation Facilities

### 2.3.1 Roadway Characteristics and Functional Classification

#### 2.3.1.1 Major Road Network

#### 2.3.1.2 Roads in Paurashava Area

### 2.3.2 Modal Share of Vehicular Traffic

### 2.3.3 Intensity of Traffic Volume

### 2.3.4 Level of Service: Degree of Traffic Congestion and Delay

#### 2.3.4.1 Traffic Congestion

#### 2.3.4.2 Delay

### 2.3.5 Facilities for Pedestrians

### 2.3.6 Analysis of Existing Deficiencies

#### 2.3.6.1 Roadway Capacity Deficiencies

#### 2.3.6.2 Operation, Safety, Signal and other Deficiencies

### 2.3.7 Condition of other Mode of Transport (Rail/Water/Air)

#### 2.3.7.1 Railway Network

#### 2.3.7.2 Waterway Network

#### 2.3.7.3 Air Communication

## 2.4 Existing Drainage and Environmental Conditions

### 2.4.1 Existing Drainage System

#### 2.4.1.1 Man-made Drains

#### 2.4.1.2 Natural Canal and River

### 2.4.2 Analysis on Land Level Topographic Contour

### 2.4.3 Analysis of Peak Hour Run Off Discharge and Identification of Drainage Outfalls

#### 2.4.3.1 Method Used

#### 2.4.3.2 Demand Analysis

## 2.5 Existing Environmental Condition

### 2.5.1 Geo-morphology

### 2.5.2 Brick Field

### 2.5.3 Fertilizer and other Chemical Use

### 2.5.4 Pollutions

### 2.5.5 Natural Calamities and Localized Hazards

## 2.6 SWOT (Strength, Weakness, Opportunities and Threat) Analysis

## **Chapter 03: City Planning through Community Eyes Needs, Demands and Emotions**

### 3.2 Stakeholder Engagement and Community Participation in Meherpur Paurashava

#### 3.2.1 Digital Tools for Community Feedback

- 3.2.2 Insights in Local Economic Activities and Livelihoods
- 3.2.3 Insights in Traffic Congestion and Civic Services
- 3.2.4 Stakeholder Meeting with the Govt. officers
- 3.2.5 Participatory Rapid Appraisal (PRA) Insights
- 3.3 Planning Standards for Meherpur Paurashava
  - 3.3.1 Major Field of the Formulation of Standard
  - 3.3.2 Proposed Standards for Meherpur Paurashava
- 3.4 Emotional Dynamics in Urban Planning
  - 3.4.1 The Role of Emotions in Urban Planning
  - 3.4.2 Key Emotional Factors Affecting Urban Area Planning
  - 3.4.3 Emotional Impact of Urban Planning Elements
- 3.5 Adaptive Cycle of Emotion in Meherpur Paurashava
  - 3.5.1 Analysis of Individual Emotion
  - 3.5.2 Analysis of Newspaper Emotion
- 3.6 Expression of Emotion in Meherpur Paurashava
  - 3.6.1 Expression of Individual Emotion
  - 3.6.2 Expression of Newspaper Emotion

## **Chapter 04: Development Strategies**

- 4.1 Landuse Proposals
  - 4.1.1 Designation of Future Land Use
  - 4.1.2 Land Use Zoning
    - 4.1.2.1 Types of Land Use Zoning
    - 4.1.2.2 Classification of Land Use Zoning
  - 4.1.3 Land Use Permission
  - 4.1.4 Plan Implantation Strategies
    - 4.1.4.1 Land Development Regulations to implement the Land Use Plan
    - 4.1.4.2 Implementation, Monitoring and Evaluation of the Land Use Plan
- 4.2 Transportation and Traffic Management Plan
  - 4.2.1 Future Projections
    - 4.2.1.1 Travel Demand Forecasting for Next 20 Years
    - 4.2.1.2 Transportation Network Considered
  - 4.2.2 Transportation Development Plan
    - 4.2.2.1 Plans for Road Network Development
      - 4.2.2.1.1 Road Network Plan
      - 4.2.2.1.2 Proposal for Improvement of the Existing Road Networks



- 4.2.2.1.3 List of Proposed New Roads
- 4.2.2.3 Plans for Transportation Facilities
  - 4.2.2.3.1 Transportation Facilities Plan
  - 4.2.2.3.2 Parking and Terminal Facilities
  - 4.2.2.3.3 Development of Facilities for Pedestrians, Bicycles and Rickshaws
  - 4.2.2.3.4 Other Transportation Facilities
- 4.2.2.4 Waterway Development/Improvement Options
- 4.2.3 Transportation System Management Strategy (TSM)
  - 4.2.3.1 Strategies for Facility Operations
  - 4.2.3.2 Strategies for Traffic Flow and Safety
  - 4.2.3.3 Strategies for Traffic Management
- 4.2.4 Plan Implementation Strategies
- 4.3 Drainage and Environmental Management Plan
  - 4.3.1 Plans for Drainage Management and Flood Control
    - 4.3.1.1 Plan for Drain Network Development
    - 4.3.1.2 Outfall of Drains
    - 4.3.1.3 Proposal for Improvement of the Existing Drain Networks
      - 4.3.1.3.1 List of Proposed New Drains
      - 4.3.1.3.2 Infrastructure Measures for Drainage and Flood Control Network
- 4.4 Plans for Environmental Management and Pollution Control
  - 4.4.1 Proposals for Environmental Issues
    - 4.4.1.1 Solid Waste Management Plan
    - 4.4.1.2 Open Space, Wet-Land and Relevant Features Protection Plan
    - 4.4.1.3 Ground Water Pollution
    - 4.4.1.4 Surface Water Pollution
  - 4.4.2 Natural Calamities and Regular Hazard Mitigation Proposals
    - 4.4.2.1 Protection Plans Addressing Natural Calamities
    - 4.4.2.2 Conservation of Natural Resources
  - 4.4.3 Plan Implementation Strategies
    - 4.4.3.1 Regulations to Implement the Drainage and Flood Plan
    - 4.4.3.2 Implementation, Monitoring, Evaluation and Coordination of the Plan
- 4.5 Plan for Urban Services
  - 4.5.1 Water Supply
  - 4.5.2 Solid Waste Management
  - 4.5.3 Sanitation
  - 4.5.4 Electricity and Gas
  - 4.5.5 Community Facilities

4.5.5.1 Open Space Recreation

4.5.5.2 Market Facilities

4.5.5.3 Eidgah, Graveyard, Temple and Crematorium

4.5.5.4 Ward Center

4.5.5.5 Fire Station

4.5.5.6 Education

4.5.5.7 Health

4.6 Economic Development Strategies

## **Outline of the Rural Area Plan**

An outline of a typical Rural Area Plan might include the following sections, keeping in mind that the specifics can vary based on the region and its needs:

### **Introduction**

- Background: Description of the rural area, its unique characteristics, history, and context.
- Purpose and Objectives: Why the plan is being developed and what it aims to achieve (e.g., sustainable development, preservation of rural character, economic diversification).
- Planning Area: Defining the geographical boundaries of the rural area covered by the plan.
- Relationship to Higher-Level Plans: How this plan aligns with regional, national, or even urban area plans.
- Plan Period: The timeframe the plan addresses.
- Methodology: Overview of how the plan was created, including community involvement.

### **Analysis of the Existing Situation**

- Demographics: Population size, distribution, age structure, migration patterns.
- Socio-economic Profile: Employment types (agriculture, tourism, small businesses, etc.), income levels, education, healthcare access.
- Land Use: Current patterns of agricultural land, natural areas, settlements, infrastructure.

- **Environment and Natural Resources:** Assessment of water resources, forests, biodiversity, landscape character, and any environmental challenges.
- **Infrastructure:** Existing transportation (roads, public transport), utilities (water, energy, communication, including broadband).
- **Community Facilities:** Availability of schools, healthcare, recreation areas, community centers.
- **Cultural and Heritage Assets:** Identification of historic sites, cultural traditions, and local identity.
- **Challenges and Opportunities:** SWOT analysis relevant to the rural context.

### **Vision and Objectives**

- **Vision Statement:** A long-term desired future for the rural area.
- **Strategic Objectives:** Specific, measurable goals related to the key themes identified in the analysis (e.g., supporting agriculture, enhancing tourism sustainably, improving infrastructure).

### **Policies and Proposals**

- **Land Use and Zoning:** Policies guiding the use and development of land, including the protection of agricultural land, conservation areas, and appropriate locations for limited development.
- **Economic Development:** Strategies to support existing rural industries and promote diversification (e.g., agri-tourism, small businesses).
- **Environment and Resource Management:** Policies for the conservation and sustainable use of natural resources, protection of ecosystems, and addressing environmental issues.
- **Infrastructure Development:** Proposals for improving transportation networks, utilities, and digital connectivity.
- **Housing:** Policies addressing housing needs, potentially focusing on affordability and maintaining the character of rural settlements.
- **Community Facilities and Services:** Plans for enhancing access to education, healthcare, recreation, and other community amenities.
- **Cultural Heritage:** Measures for preserving and promoting the cultural and historical assets of the area.

### **Implementation and Monitoring**

- Implementation Strategy: How the plan's policies and proposals will be carried out, including responsible agencies and potential funding sources.
- Development Management: Guidelines for assessing development proposals in the rural context.
- Monitoring and Evaluation: How the plan's progress will be tracked and assessed, and how it will be reviewed and updated over time.