

THESIS

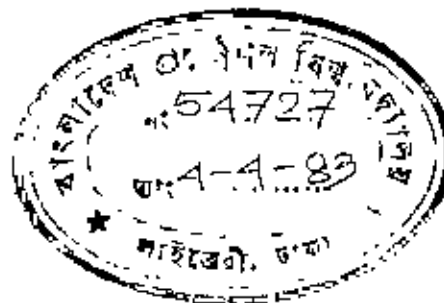
A STUDY ON TYPOLOGY OF URBAN LANDUSE
AND STRUCTURE OF FARIDPUR TOWN

BY

MD. FAZLUR RAHMAN

SUBMITTED

TO



The Department of Urban and Regional Planning, Bangladesh University of Engineering and Technology, in partial fulfillment of the Requirements for the Degree of Master of Urban and Regional Planning.

Dacca, August, 1978.

STUDY ON
TYPOLOGY OF URBAN LANDUSE AND STRUCTURE OF FARIDPUR TOWN

BY

MD. FAZLUR RAHMAN

Approved as to style and content, by :

Sahasmata
Chairman of the Committee.

Glabwan
Head of the Department.

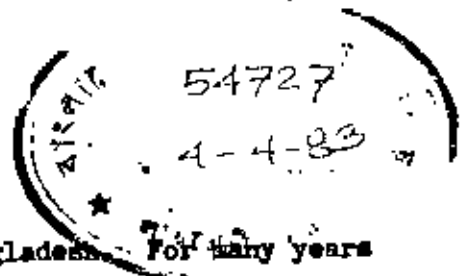
HEM HOSSAIN
Member.

Md. Shaukat Ali Khan
Member.

Nayim Hossain
Member.

16th September 1978.

1
ABSTRACT OF THE THESIS



Faridpur is a small district town in Bangladesh. For many years in the past, the growth of the town has been very slow. This study is an attempt for analysing the existing landuse of Faridpur town.

The town covers an area of approximately 3500 acres of urban land. About 2000 acres of it are builtup and the rest are agricultural or remaining as vacant spaces. Faridpur is a dispersely settled residential and administrative town with commercial, educational social, and institutional functions like some other medium size district towns of Bangladesh.

It has been revealed that inadequate regional transportation facilities along with inflow of agricultural and unskilled labour force are making the processes of urbanisation dysfunctional. Lowlying and marshy ditches with bushes and hedges are the common features in areas of the sparsely grown households.

It has been observed that most of the structures are semipermanent and substandard in nature. No large scale or medium size industries have yet been developed in this town. Power and watersupply, sewerage and drainage and other basic urban community facilities are inadequate to the need of the urban people.

It may be concluded that incompatible and irrational of urban land are simply the result of unplanned growth. There is little or no coformity with the different types of functional zones in the parcel of urban land.

The study will hopefully provide us with an opportunity to look into the Socio-economic and landuse problems of Faridpur town which may, eventually, be of some use for preparation of a development plan for the town in near future.

ACKNOWLEDGEMENT

For the completion of this study, I am thankful to Mr. Syed Abu Easath, Asstt. Prof. Department of Urban Regional Planning for his guidance.

I am also indebted to Professor Golem Rahman, Head, Mr. A.S.M. Mahboob-un-Nabi, and, Dr. Hemayet Hossain of the Department of Urban and Regional Planning for their suggestions at different stages of the work.

I acknowledge with gratitude the kind cooperation and help from Mr. Anil Chandra Das, Director, Mr. Alauddin Ahmed and Mr. Shaikot Ali Khan, Senior Planners and Dr. S.A. Sikder, Senior Geographer of the Urban Development Directorate, Government of Bangladesh

I also thank to the officials of the Faridpur District Council, Faridpur Municipality and a group of students of the Government Rajendra College, Faridpur who shared their valuable time and energy with me for the preparation of this study programme.

14th August, 1978
Department of Urban and
Regional Planning, BUET, Dacca.

Md. Faqir Rahman

THESIS
A STUDY ON TYPOLOGY OF URBAN
LANDUSE AND STRUCTURE OF FARIDPUR TOWN.

TABLE OF CONTENTS.

	<u>Page</u>
Abstract.	1
Acknowledgement.	2
Contents.	3
List of Maps.	6
List of Graphs and figures.	7
List of tables.	8
CHAPTER 1.	<u>INTRODUCTION.</u>
1.1.	Introduction to the study. 9
1.2.	Methodology of the study. 9
1.3.	Scope of the study. 10
1.4.	Limitation of the study. 11
1.5.	Study design. 12
CHAPTER 2.	<u>THE SETTING.</u>
2.1.	Site and situation. 13
2.2.	Growth and evolution of Faridpur town. 14
2.3.	Historical perspective of Faridpur town. 15
2.4.	Early period - 1st to 15th Century. 16
2.5.	Medieval period-1550-1666 A.D. 18
2.6.	Muslim period-1666-1760 A.D. 18
2.7.	British period-1760-1947 A.D. 19
2.8.	Some aspects of growth and development of Faridpur town. 20
2.9.	After the partition of 1947. 24
2.10.	The emergence of Bangladesh onward. 25
CHAPTER 3.	<u>LANDUSE OF FARIDPUR TOWN.</u>
3.1.	Residential landuse. 27
3.1.1.	High class residential areas. 30
3.1.2.	Middle class residential areas. 32
3.1.3.	Lower class residential areas. 32

	<u>Page</u>
3.2. Commercial landuse.	33
3.2.1. The Central business district.	34
3.2.2. Outlying business centres.	36
3.3. Industrial Landuse.	37
3.4. Circulation use.	38
3.4.1. Road pattern.	38
3.4.2. Railway in Faridpur town.	41
3.4.3. Water transportation.	41
3.5. Educational and institutional landuses.	42
3.5.1. Primary schools.	42
3.5.2. Secondary schools.	43
3.5.3. Colleges.	43
3.5.4. Technical colleges.	44
3.5.5. Institutional landuses.	44
3.6. Health facilities.	45
3.7. Other Landuses.	46
3.7.1. Utility services.	46
3.7.2. Water supply.	47
3.7.3. Petrol filling station.	47
3.7.4. Burial ground and burning ghat.	47
3.7.5. Waste disposal.	48
3.7.6. Water bodies.	48
3.8. Agricultural Landuse.	49
3.8.1. Unused Low Lands.	51
CHAPTER 4. SOCIO ECONOMIC STRUCTURE OF FARIDPUR TOWN.	53
4.1. Demography, migration and Urbanization	53
4.2. Age and sex structure.	54
4.3. Educational attainment.	54
4.4. Occupational structure.	55

	<u>Page</u>
4.4.1. Occupational structure by skills.	56
4.5. Income structure.	57
4.6. Home ownership.	57
4.7. Plotsize, spaces and building conditions.	58
4.8. House rent and age of the building.	59
4.9. Age and condition of the building.	61
4.10. Entrance of the houses.	62
4.11. Water supply.	63
 CHAPTER 5. SUMMARY AND CONCLUSION.	 89
5.1. Evolution growth and development.	89
5.2. Landuse characteristics.	89
5.3. Conclusion.	90
 <u>BIBLIOGRAPHY</u>	
APPENDIX ONE.	96
APPENDIX TWO.	101
APPENDIX THREE.	102

LIST OF MAPS.

<u>Serial Number</u>	<u>Name of Maps</u>	<u>Page Number.</u>
1.	District map of Faridpur	8
2.	Faridpur town: Growth over time	11
3.	Association of Mouza Maps and Cadastral sheets	16
4.	Typology of Detail Landuse	18
5.	Residential Landuses and Housing Areas	21
6.	Business areas of Faridpur town	25
7.	Road network and circulation system.	30
8.	Agricultural Landuses	40
9.	Density of Population - 1961	48
10.	Administrative Units of Union Parishads	52
11.	Density of Population - 1974	56
12.	Distribution of Population - 1974	63
13.	Landvalue map of Faridpur town	75
14.	Typology of major Landuses	81
15.	Base Map of Faridpur town (In Large Scale)	92
16.	Detail Landuse map (In large scale)	96

LIST OF TABLES

<u>Serial Number</u>	<u>Name of Table</u>	<u>Page Number</u>
1.	Types of Detail Landuse Table	23
2.	Physical and Socio Economic Survey Tables (1-28 tables with percentages of the variables)	54 to 75
3.	Land Value Table 1976 -	74
4.	Decennial Changes of Population of Faridpur town	96
5.	Decennial changes of Population of Faridpur District	97
6.	Population by different castes -	99
7.	Tables of Population by Literacy and Households -	100
8.	Population of Faridpur town by different administrative blocks. -	107

LIST OF GRAPHS AND FIGURES.

<u>Serial Number</u>	<u>Name of Graph and Figure</u>	<u>Page Number</u>
1.	Male and Female Literacy of different Union Parishad in Faridpur town.	72
2.	Comparative Diagram of Landuses of Faridpur town.	80
3.	Vertical representation of types of Landuses of Faridpur town.	93

CHAPTER ONEINTRODUCTION1.1. INTRODUCTION TO THE STUDY:

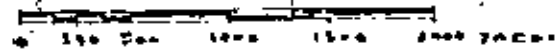
Bangladesh is one of the most densely populated countries of the world. Its present population is 78 million, spreading over 56,126 square miles having relatively a low level of economy. The density is approximately 1,500 persons per square mile. The too many people on a too tiny land poses a serious threat to the economy.






One of the most urgent needs of a developing economy, including Bangladesh, is the management of economic activities through optimum utilization of space. In 119 urban centres of Bangladesh the man-made environment expands in an uncontrolled and thereby unplanned way. The result is chaos, waste and inconvenience. The gradual process of transition in the economy of the towns and cities of Bangladesh, the redistribution of population and resources are taking place without any integrated planning effort. The town, Faridpur is a case in point.

The total resources of the town including man, land, institutions and environment have to be planned beforehand to sustain the ever increasing growth of population and the urban area. And for that planning a complete inventory of those resources is a must.

DISTRICT FARIDPUR

SCALE: 1" = 15 MILE



FARIDPUR SADAR SUB-DIVN.		SUB-DIVN BOUNDARY.
GOALANDA SUB-DIVN.		SUB-DIVN HEAD QUARTER.
GOPALGANJ SUB-DIVN.		THANA HEAD QUARTER.
MADARIPUR SUB-DIVN.		BROAD GAUGE RAIL LINE.
SHARIATPUR SUB-DIVN.		MAJOR RIVER.

1.2. METHODOLOGY OF THE STUDY:

The methodology of the present research mainly includes the literature survey, and field study for landuse of Faridpur town. Landuse survey was undertaken within the municipal boundary to findout the landuse categories for the residential commercial, administrative, and other functions. Further, a generalized landuse survey was conducted for the surrounding areas beyond the municipal limit to locate the sprawling development at the outskirts of the town.

The socio-economic survey was conducted only for the municipal area and with the help of a set of questionnaire relating to the demographic characteristics, housing conditions, social status, economic and environmental conditions. (See appendix). It was a sample survey and the information of ten percent families were collected by random sampling method.

The detail landuse analysis and the analysis of urban structure of the town were done classifying the major functional use zones along with circulation system, community facilities and other environmental conditions of Faridpur town.

1.3. SCOPE OF THE STUDY:

Scope of the Study: . . . :

The study is an attempt at doing the following different aspects of the study :

- (a) To study and analyse the existing landuse and the character of development within the municipal boundary of Faridpur town.
- (b) To identify the physical, socio-economic and environmental forces which determines the existing structure of landuse and development of the area;
- (c) To study the interrelationship between and among the different functional areas of the town in the context of existing urban physical and socio-economic conditions.

1.4. LIMITATION OF THE STUDY:

Intention of the author was to examine the socio-economic conditions as well as urban landuse of Faridpur overtime. But it has not been possible, inspite of genuine interest of the author, to compare the present with past solely because of non-availability of such historical data.

1.5.

1.5. STUDY DESIGN:

The study has been designed in such a way that the image of the town becomes easily understandable even to a non-professional. The residential landuse, administrative, commercial, educational and other landuses have been identified and explained to ensure a compatible landuse policy and planning in future. Attempts have been made to understand the regional set up of the town at a wider environs.

Attempts have also been made in this study to depict the various forces tracing the evolution, growth and development of the town. The study is based upon the information collected from the primary sources and partly from the ready references. Thus the whole set of study gradually been processed with the distribution of size, function and pattern of settlement in relation to other urban form and structure.

The study has been arranged in the following design:

- (i) The landuse analysis of the area to determine the dominating landuse.
- (ii) The socio-economic data analysis for providing the social status, economic condition, and, finally the attitude of the people about the problem of the area.
- (iii) The housing and building structure survey for a clearcut idea about the building conditions and other related housing problem.

2.1 SITE AND SITUATION

Faridpur town is the headquarter of the district administration. It is located on the right bank of the river Kumar. The town is situated in the south western part of Dacca district bisected by the river Padma at about a mile in western direction.

The town lies between 22.45° and 23.55° north and 89.15° and 90.40° east longitude. It is 46 feet above the mean sea level.

The municipal limit covers an area of 3415 acres of land. The area is bounded on the north by Padma, on the east by a channel called the Madartala Khal and on the west by another channel called Faridpur Jala. On the south there lies a large bill (a marshy swamp) called Dhole Samdra which extends upto Badarpur and becomes a wide mighty lake in the rainy season.

Faridpur may be regarded as the gift of river Padma. It is essentially a fluvial deposition composed of alluvium and exhibits the various process of land formations. The land consists of recent alluvium of siltloam, clayloam and sandy loam.

The town may be described as the region of subtropical wet climate, humidity remains high in the rainy season. The rain comes in the summer and temperature rises from the end of April. The winter is not severe and it begins from the early November and continues upto the middle of February.

The range of temperature is normal and the climate of the town is more or less moderate. The maximum temperature recorded during summer is 107° F and the minimum during the winter is 47° F.

The annual rainfall is 50 to 60 inches. It hardly rains during the cold season. The rainfall is heaviest in the months of July and August.

2.2 GROWTH AND EVOLUTION OF FARIDPUR TOWN.

The history of Faridpur town may be traced back from the ancient time from some gold coins and deciphered copper plates which have been found near Kotalipara. It has been discovered that the land formed the eastern part of the Gupta empire in the 5th and 6th Century A.D. ¹

Mohammad Bakhtiar Khilzi invaded Bengal in 1203 A.D. Lakhsan Sen, a descendent of Sena dynasty being frightened at the news of the advancing Muslim forces, retreated the eastern part of Bengal describing his capital Nabadwip.² His (Bakhtiar's) descendants reigned there almost independently till Mohammad Toghlaque conquered Eastern Bengal in 1330. On the death of the first governor in 1338, his armour bearer, Fakhruddin seized the power, and, when it begins the era of famous independent Sultanat of Bengal.

In 1575 emperor Akbar sent Murad Khan for the conquest of South East Bengal. He conquered the vast region and settled in a place named "Fatehabad", which in the course of time gained the name of Faridpur town.

In the beginning of the 18th Century, Sitaram Roy, the Zaminder of Mohammadabad resided at Mohammadpur in the District of Jessore. He was defeated and subsequently executed in 1722.

1. Govt. of East Pakistan, District Census report, Faridpur 1961 page from 14-36.

His state was confiscated and given to the Natore Raj family. When the British were granted the Dwanis of Bengal, Bihar, and Orissa in 1765, the North West of Faridpur was included in the Rajshahi Zamindari and the remainder in the Dacca Nisbat.

In 1805, the whole of Faridpur was transferred with other districts of Eastern Bengal to the province of East Bengal and Assam, which was then created by the abolition of that province and it was again united with the West Bengal in 1812.

The historical area of Fatehabad regained her name to be the Faridpur after the name of a very renowned saint, Shah Fariduddin a disciple of Hazarat Mahmuddin Chisti (r) of Ajmeer who established his seat near the present collectorate building in the early 13th Century³.

In 1815, the river Padma approached so closed to the town that it said to have bounded it on the North and the East. At onetime it seemed quite possible that the river might wash away the whole the of the township. The main stream of the Padma receded back from Tepakhola embankment.

2.3 HISTORICAL PERSPECTIVE OF FARIDPUR TOWN

The name.

Originally the town was called Fatehabad after Fatch Ali who took immense trouble to convert it into a place fit for agriculture

2. Govt. of East Pakistan, District Census report, Faridpur 1961, page from 14-36

1. Bengal district gazetter, Faridpur by L.S.S.C. Hatley, C.I.E. Calcutta Bengal Secretariat Book Department 1925. page from 28-44.

and human habitation. Later on a very renowned saint name Sheikh Fariduddin a desciple of Hazrat Maimuddin Chisti (s) established his seat near the present collectorate building in the early part of thirteenth century and it was after his name that Fatchabad was renamed as Faridpur.

2.4. Early period

From beginning to 15th Century A.D.

The origin of Faridpur and its precise location remains a legend clouded with mystery. Some glimpses of its past can be had from the inscriptions, coins and accounts which prove that Faridpur had emerged as a commercial cum administrative town by tenth century A.D. and gradually developed in the successive periods. The business and commerce of Fatchabad got an enlarged dimension as is unfolded by the historians. 1

2.5. Mediaval periods: from 1550 to 1666 A.D.

With the advancement of portugueses in the then Bengal, the Fatchabad became the seat of Zamindars and was developed as a business cum service centre.² Spatial dimension became larger and larger with some new settlement along the road side.

2.6. Muslim period: 1666 to 1760 A.D.

The Mughals got hold of Faridpur in 1666 A.D. The Chawkbozar was the then developed business centre of the town. Goalchanat, Khabashpur, and Ambicapur, lying west of it has number of Hindu, Agrans, matha, temples mainly used for the religious purposes. Niltuly road was only the main road of the town along which some new structures were developed at the period.

2. Govt. of East Pakistan, District Census report: Faridpur 1951, page from 20-22.

2.7. British period: from 1760 to 1947 A.D.

The British took the control of Faridpur in 1760. The brick buildings including the European style bungalows were built during the late 18th and early 19th centuries, while introducing district administration in this part of the subcontinent. By that time the mighty Padma was changing her course towards the nearby areas of the town. Silt depositions added the new lands and expansion of vast chars opened up new dimensions for the extension of the town toward the East.

The Faridpur municipality was set up in 1869 after the enactment of legislative act III of 1863. The then Faridpur municipal office was housed in a single tinshed nearby the existing municipality building in a close proximity of the district jail.³

The establishment of the Assam Bengal Railway in 1895 proved to be a great impetus towards the development of Goalanda - Calcutta railway line and afterwards Goalanda - Faridpur railway line. It was extended towards South West upto Ambicapur in 1905. The court building at Faridpur was constructed in 1911. In the year 1916, the existing railway station was established in the close proximity of the district administrative building and the adjacent road was renamed as station road.

2.8. Some aspects of growth and development of Faridpur town.

There are some documents and unpublished historical records that help to establish the historic process of growth and expansion of the Faridpur town. These evidences clearly indicate the cause and effect relationships of the slow-growth, economic

3. Office of the Chairman, Faridpur Municipality Office: Faridpur. (Unpublished record).

backwardness and other unplanned institutional developments of the district town. The records also indicate that before 1850 almost 4000 population were the residence of this town. Ishan Roy and Kali Babu the two dominant land lords were the richest men of the town. Almost all the people of this town were Hindus and a very few were Muslims.

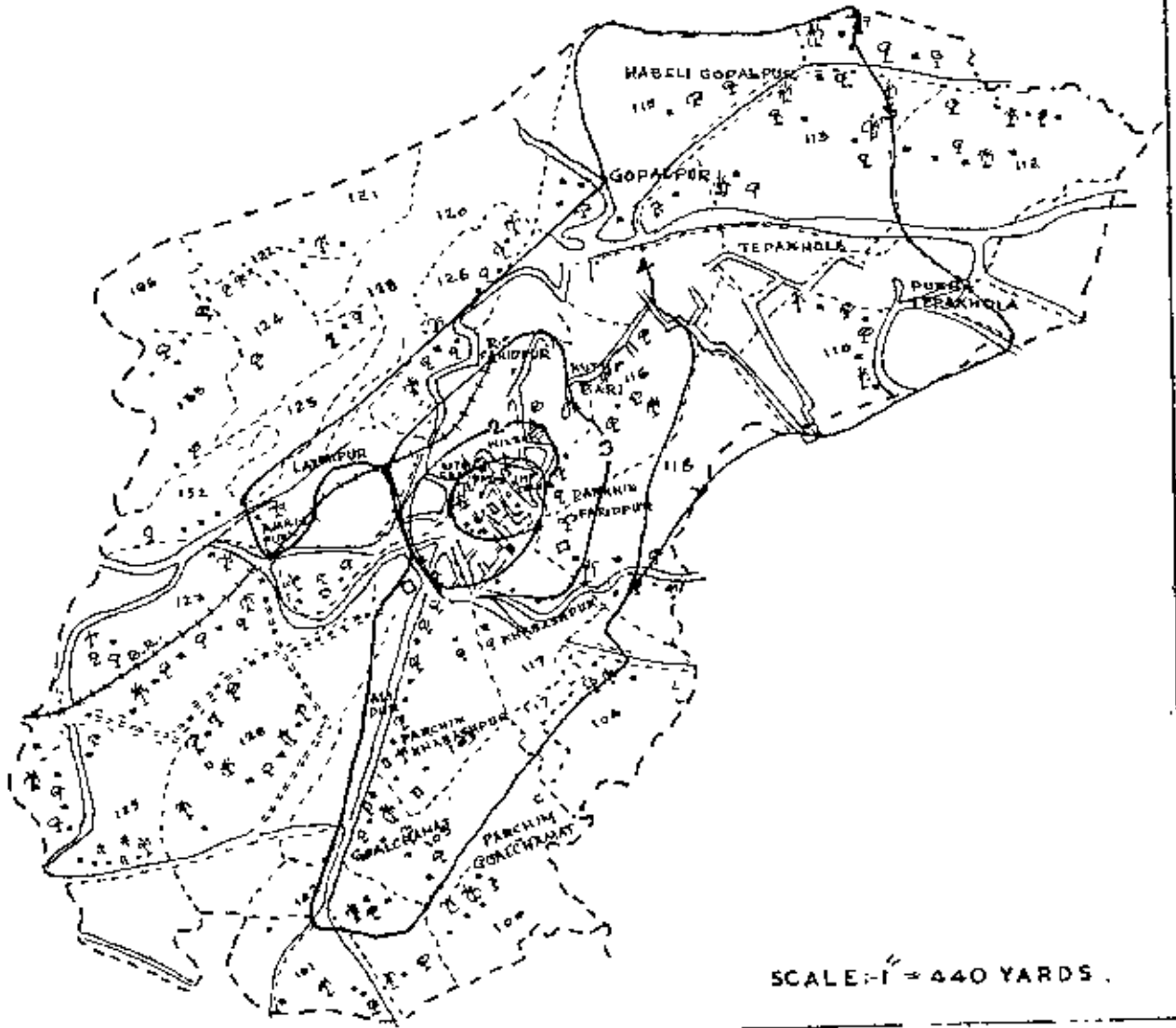
With the introduction of the Municipal administration Act in the year 1863 by the then British Government, Faridpur Municipal Council was formed in the year 1869. In 1870 some development programmes including roads and water supply were undertaken by the municipal authority. Around 1885 Kalibari (adjoining the Chandbazar) - Jiltuly road was the heart of the town. Only one square mile area was more or less the built up zone for habitation. In 1890, Faridpur town meant the Chandbazar along with the Kotowali thana areas which were encircled by the Niltuly, Jhecltuly, Majidbari and Moyrapatty where some residential houses existed (see the Map No.3). The main business areas were concentrated on the bank of the river Kugar.

In the year 1901 only 11,000 people lived in Faridpur town. In 1911 this number increased to 13,000 and in the year 1921 the number further increased to 14,000. In the year 1931 the total number of urban dwellers of Faridpur town was 15,000 and in 1941 it increased to 25,000. After the second world war in 1944 and in and around 1950's a large number of Hindus migrated to India due to political reasons.

During this period the municipal area was only two square miles. Goalcharat, Alipur, Kamapur, Khabashpur were the outskirts of the town.

FARID PUR TOWN GROWTH OVER TIME FROM 1810 TO 1951

N



SCALE: 1" = 440 YARDS.

	ROADS
	RIVERS & CANALS
	AGRICULTURAL FIELD
	MARSHY SWAMP
	BUILTUP ZONE
	RAIL LINE

1869	RING NO ONE
1885	RING NO TWO
1901	RING NO THREE
1941	RING NO FOUR
1951	RING NO FIVE
1961	RING NO SIX

where no water or power supply, road facilities were available till the second world war (please see the map No.3). In 1911 new policies and programmes were undertaken by the municipal authority for some development of peripheral areas of the town and this included Laxmipur, Guhalaxmipur, Alipur and some part of Ambicapur and Purba Tepakhola. Kutchra roads and mud - built hallots connecting the existing Mujib Sarak were also developed.

Gross road, Ukilpara road and Chandhari road were simply the non metalled road originating from the Alimuzzaman Sarak. Some remarkable improvements of these roads were done in and around 1911 - 1915. During this period, Goalnanda - Faridpur railway lines approached upto Ambicapur where the river Kumar caused hinderance towards the further growth of railway line.

Important buildings (lik: Ambica building, Lohan Bhavan, Padma Nidhi Bhavan, and Kalibari Building) were established during this period. In the year 1911 the largest bridge of the district (Alimuzzaman Bridge) popularly known as "Loharpool" was constructed by the then British Government on the river Kumar to connect the East and the West part of the town. This helped to add new dimension in the inter district road transportation net work and connected the town with Jessore, Khulna, Barisal and some other southern district of Bangladesh by road.

During the period of 1910 to 1940 some large scale trade and business flourished in Faridpur town. Storage of Jute, Molasses, rice, pulses, onions by Maroaries and Shahas grew and developed in its highest splendour who left Faridpur during mid-forties.

As a result the inflow of different agricultural commodities in the town decreased and the whole process of economic growth of the town started deteriorating.

Different educational and cultural institutions like the Mohini School, Hitnishi School, Rajendra College, Ishan School and Sarada Sundari School were established by these Hindu land lords and Zamindars by their direct involvements and financial assistance. But with the beginning of second world war the Hindu migrated to India which affected the normal functioning of these institutions. After 1947-48 some of these institutions only existed with a very poor administrative and financial set up.

No large scale or medium size industries had ever grown in this town by the then Hindu Zamindars and social elites.

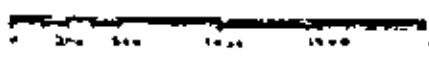
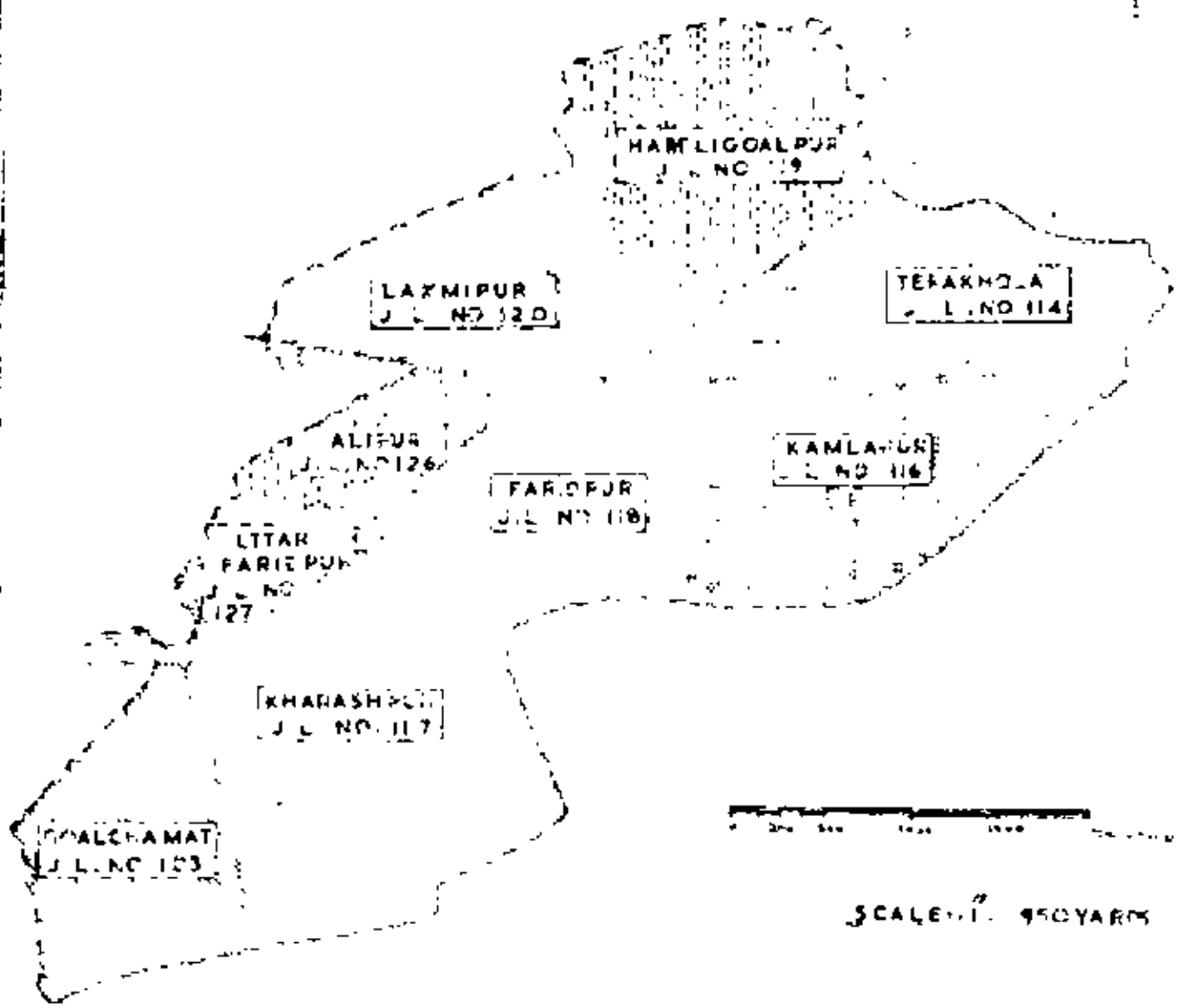
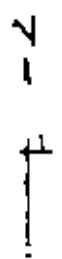
In the year 1940 - 1941 some 25 acres of urban land was acquired for construction of the police barrak along the adjacent Christian Missionary complex. 1.

In the 1950's the total area of Faridpur Municipality was 3 square miles and in the census of 1961, its areal dimension was declared as 5.25 square miles. Goalchamat, Laxmipur, East Tepakhola were the newly included areas of the Municipality (please see map No.3).

In the 1950's the river Kumar was big enough and was navigable throughout the year. But with the retreat of water in the upper courses of the river caused heavy siltation. And continuous dry up

1. Office of the Chairman, Faridpur Municipality Office, Faridpur (unpublished record)

FARIDPUR TOWN
ASSOCIATION OF MONZA MAPS
AND
CADASTRAL SHEETS
1978



SCALE: 1" = 950 YARDS

J.L. 114	TEPAKHOLA	J.L. 126	ALIPUR
J.L. 116	KAMLAPUR	J.L. 120	LAXMIPUR
J.L. 118	FARIDPUR	J.L. 109	HARELIGALPUR
J.L. 117	KHABASHPUR	[Symbol]	RIVER
J.L. 123	WALCHAMAT	[Symbol]	ROAD
J.L. 127	LITTAH FARIDPUR	[Symbol]	RAIL LINE

of the river resulted the erosion and washed away the original "Doodbazar" and kutchra bazar which again hindered the natural physical growth process and expansion of Faridpur town, (please see the map No.3).

2.9. AFTER THE PARTITION OF 1947.

With the emergence of a new state, Pakistan in 1947, the importance of Faridpur increased much more as the administrative centre of the district as a whole. Since then its commercial importance also increased manifold. A rapid growth of population began to take place. The population increased by more than 7.6% from 1951 to 1961. With advent of new circumstances, additional responsibilities were thrust upon the town with an areal expansion and development possibilities in the near future.

The Faridpur Municipality was first constituted in 1869 and administered by a board of ten Municipal Commissioners of whom six were elected and the four were nominated. The total number of rent payers in 1923 - 24 was only 2438.⁴

Babu Ambica Charan Majumdar, Mr. Alimuzzaman Chowdhury and Mr. Rajendra Babu were some of the eminent personalities at that period.⁵

In the prepartition period, the Faridpur Municipality covered an area of only about four square miles. This area included rivers, marshy lands, and other lowlying unused left over spaces.

-
4. Govt. of East Pakistan, District census report, Faridpur 1951 & 1961. (Introductory chapter).
 5. Office of the Faridpur Shilpa Kala Parishad, Faridpur (unpublished record).
 6. Office of the Chairman, Faridpur Municipality Office, Faridpur (unpublished record).

2.10. THE EMERGENCE OF BANGLADESH ONWARD.

After the war of Liberation in 1971, a new sovereign state Bangladesh was emerged. The importance of Faridpur has also increased with higher degree of urban agglomeration. Some important leaders including the Father of the Nation came out of this district to mould the destiny of newly independent state.

The natural growth of urban population as well as the influx of young and unemployed people from the rural areas have created many problems for the town. Hence the town could not cope with the increasing pressure put on housing and other services and facilities essential for urban life. The resources available to the local administration were too inadequate to cope with the escalating demand. Attempts were made to develop the basic infrastructure of the town by providing land for houses, schools, colleges, hospitals together with new roads and communication facilities. Now administrative Offices, banks, insurance companies set up their district level offices for efficient functioning of the organisations concerned.

In view of the scarcity of economic resources and possibility of additional population pressure on urban land, the need for the planned utilization of the non expandable land resources have become a regional imperative at the present.

A careful beginning should therefore be made from right now, to identify the eventual institutional and organisational infrastructures which will enable to plan urban landuse for the town Faridpur more efficiently.

CHAPTER THREELANDUSE OF FARIDPUR TOWN

3.0. Analysis of urban landuse and spatial structure have developed substantially in recent years both in developing and developed countries. It is important to do a detail landuse analysis for comprehensive landuse plan for any particular urban settlement. Faridpur, a district town of about fifty thousand population needs a detail landuse study for the preparation of a development plan for the town. The residential administrative, commercial, educational and other use-zones of the town are analysed and the landuse pattern of the town has been classified in some fifteen types according to their distinct use characters. (Landuse table given below)

3.1. Residential landuse:

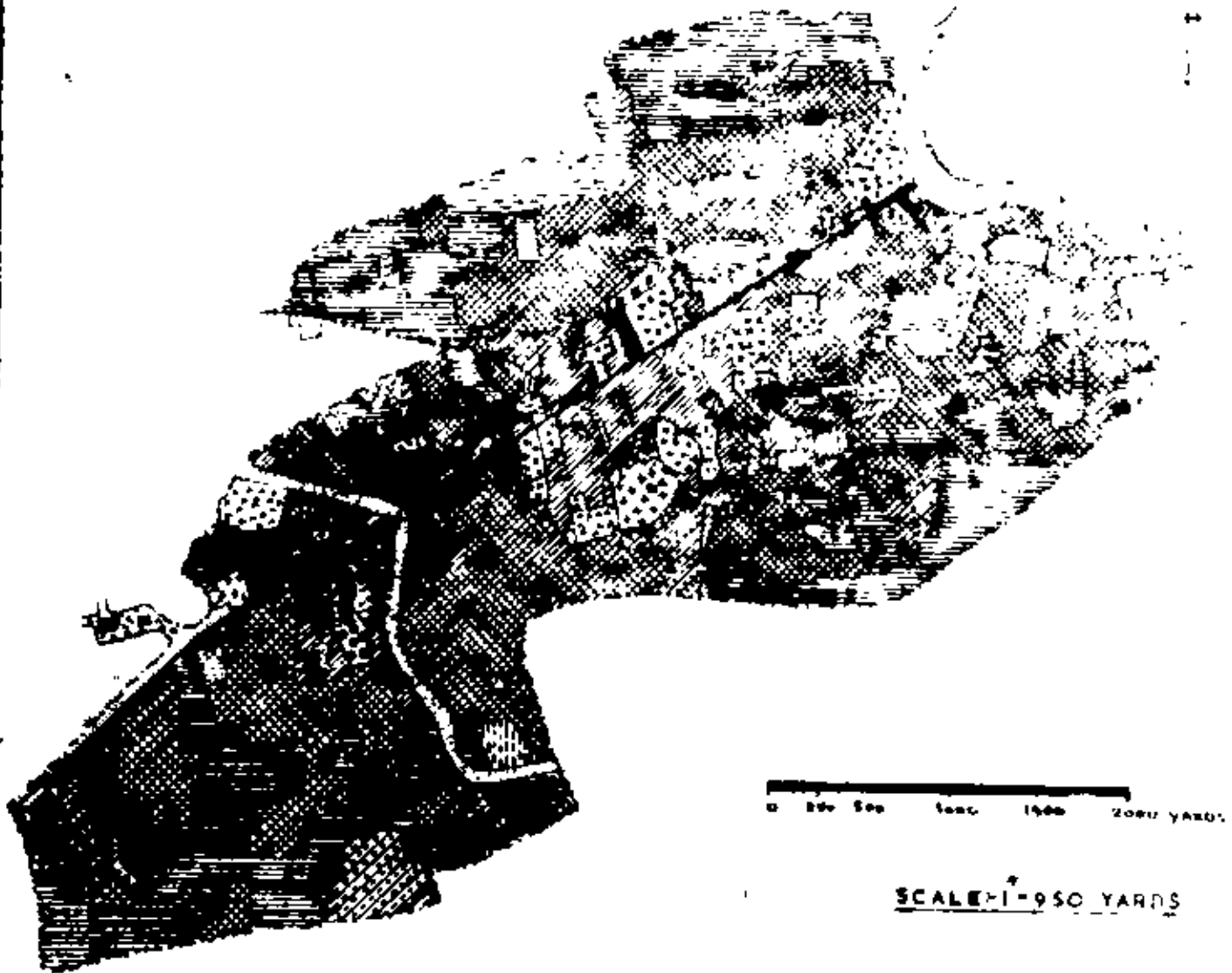
Faridpur was initially developed as a residential town. The majority of the existing builtup areas were initially croplands with a few residential houses here and there. The centrally developed Miltuly and Chenkbazar areas were running parallel to the throughfare Mujibzarak and Faridpur-Jessore road. The unplanned residential development along the Kamalapur, Tepakhola, Luxmipur encroached upon some valuable agricultural land at the outskirts of the town.

In 1961, there were only 4655 privately owned residential houses and 63 houses were used for the industrial purposes. Only 27.6% of the houses were being permanent or semi-permanent

FARIDPUR TOWN

TYPOLOGY AND DETAIL LANDUSE

1976



- | | | |
|------------------------------------|------------------------|--------------------|
| RESIDENTIAL | BUSHES SHRUBS & HAGES | RELIGIOUS PLACE |
| ADMINISTRATIVE | GRAVEYARD | POULTRY FARMS |
| COMMERCIAL | WATER BODIES | MEDICAL FACILITIES |
| EDUCATIONAL | UN USED LAND | WARE |
| INDUSTRIAL | CEMENT AND AGRICULTURE | FARMING LAND |
| SOCIAL RECREATIONAL AND OPEN SPACE | UTILITY SERVICES | INDUSTRIAL ZONE |

DETAIL LANDUSE TABLE

Landuse of Faridpur town 1977

Total land in the Municipality - 3415 acres

1. Residential	1085	acres	31.77%
2. Commercial	145	acres	4.24%
3. Administrative	229	acres	6.70%
4. Educational	97	acres	2.84%
5. Social, Recreational and open space	61	acres	1.78%
6. Medical Landuse	39	acres	1.14%
7. Religious places, Mosque and temples	58	acres	1.66%
8. Industries	30	acres	.87%
9. Cropland and Horticulture	892	acres	26.12%
10. Bushes shrubs and flages	85	acres	2.48%
11. Unused lowlands	219	acres	6.16%
12. Garbage disposal and utility services	71	acres	2.16%
13. Graveyard	48	acres	1.40%
14. Roads & streets	160	acres	4.68%
15. Water bodies	196	acres	5.73%
	3415	acres	100%

- (a) Total buildup area within the town = 2023 acres, nearly 54.1% of total.
- (b) Lowlying agricultural, waterbodies, Bushes and shrubs and other lands = 1392 acres.
- (c) Almost 8% urban land of the total buildup area is used for roads and circulation purposes.

in character. Congestion inside the houses were the part of many perils both in the permanent or in the semipermanent structure built for the residential purposes. The average number of rooms per household was 1.78 and the ratio of persons per room was 3.11 in the town of Faridpur.

In the 1974 census, the total number of urban population increased at about 18000 than that of 1961 census. But the housing unit did not increase to that extent. It was found that only 915 houses were constructed during the periods between 1961 and 1976. The situation became worse because of the close destruction of houses and local house building materials during the War of Liberation in 1971. Acute shortage of housing has been felt in the town with the increase of urban population.

The existing residential uses and the condition of housing imply that it should fundamentally be viewed as a part of the total Physical Planning Processes and that the problem can best be tackled by the application of comprehensive physical plans in terms of the whole settlement problem of the town.

A classification of the residential areas of Faridpur town has been attempted in this study on the basis of building structure i.e. the quality of roof, walls, and floor materials. The pucca houses are the ones which have brick-walls with concrete roof and the kutcha houses have walls made of mud and bamboo-mats. Between the two types there are dwellings with roof of wood, usually known semipucca house.

The classification has also been made on availability of electricity, water connection, house rent and the density of population. Most of the inhabitants of the urban area are employed in secondary activities like shopkeeping, small business, etc. (Table No. 18). A small number of petty-cultivators of this town have their cropland in or around the municipal limit. They live in poorly thatched houses without any civic facilities. Their houses and living pattern may be classified as rural. Part of East Kamlapur, Guha Luxripur, Parchis Khabashpur and some part of Goalchamat offers this type of settlement (Map No. 9).

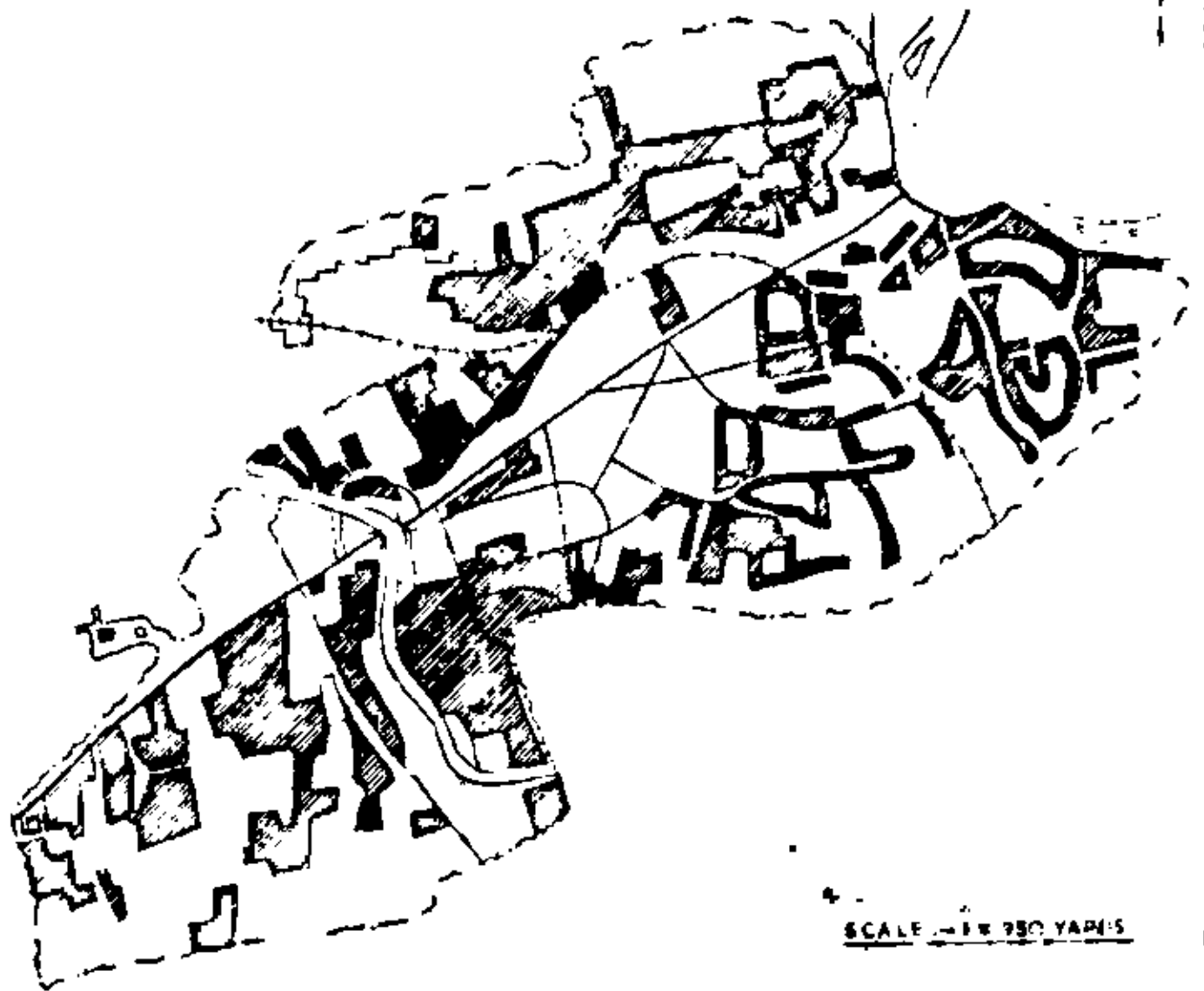
3.1.1. High class residential areas :

The high class or upper class residential area of Faridpur town comprises of Niltuly, Jheeltuly, West Kamlapur and areas adjacent to the civil lines. The house structure of these areas are predominantly one or two storied pucca building having spacious rooms and open yards. These are mostly located along the Mujibsarak. (See map No. 3). The high class residential areas of Faridpur town are within the close proximity of the collectorate building and civil lines. The electricity, water supply and sewerage facilities are available in these areas. Accordingly the rent of these houses are also the highest in amount. One has to pay Taka 200/- to 300/- as monthly rent for a two roomed house. Only 17.25% of the total housing areas of the town offers the high class residential area.

FARIDPUR TOWN

RESIDENTIAL LANDUSES AND
HOUSING AREAS

1976



SCALE - 1" = 250 YARDS

0 50 100 150 200 250 YARDS



RESIDENTIAL LANDUSES INCLUDING NEIGHBOURHOOD ROADS



ALL OTHER LANDUSES

3.1.2. Middle class residential area.

The middle class residential area of Faridpur town comprises of Khabaspur, Uttar Tepakhola, Ambicpur and East Goalchasat. The river kumar passes through the heart of the town and has divided the town into two parts. The middle class residential areas have been developed along the two sides of the river. A few other middle class residential areas are located in some different places of the town. Most of them are near the central part of the town (see Map No. 9).

The middle class residential area is thickly populated than that of the higher class. The house rent of these areas are relatively low. The percentage of the middle class residential zones of the total housing areas of Faridpur town is around 51.24%. However, some of the modern apartment buildings of high income people are also found in the middle class residential areas.

3.1.3. The lower class residential areas.

The lower class residential area of Faridpur occupies of the part of Alipur, Goalchasat, Luxmipur, Guha Luxmipur and some other part of Kamapur and Tepakhola. These are usually newly built up areas by the poor migrants from the villages. Along the northern side of the old Faridpur Khal and urban slum has been developed there; a sweeper colony also exists now. The Mridhapara, Chokderpara in the southern part of the town are the extensions of the lower class residential areas.

In these linearly built-up urban villages roads are narrower having no pavement or any other urban facilities. These areas are mostly inhabited by the day labourers and poor working class of people. The percentage of the lower class residential zones of the total housing areas of Faridpur town is 31.5%.

3.2. Commercial Landuse:

The commercial landuses of Faridpur town are mainly located along the Mujibsarak the principal throughfare of the town. Chawk-bazar is said to be the oldest market place in the town located along the Mujib sarak and on eastern bank of river Kumar. The business centres of the town may divided into two main groups:

- (a) Retail trade
- (b) Whole sale trade.

The retail trade centres may again be sub divided into two groups.

- (i) The central business district
- (ii) Outlying retail business centres.

The wholesale business areas are clustered mainly on the north-south road (see map No.7) of the Chawkbazar extending upto the river Kumar.

3.2.1. The Central Business District.

The central business district (CBD) is the heart of the town's commercial life. The concentration of all the major business activities are located here. Chawkbazar is the centre place of

3.2.2. Outlying Business Centres

The outlying business centres of Faridpur town are Jhesltuly, East Khabashpur, Luxmipur have been developed along the major sub arterial roads.

The outlying business centres may be divided into

- (a) Principal business centres.
- (b) Neighbourhood business centres.
- (c) Tepakhola shopping centre.
- (d) Station road business area.

(a) Principal business street :

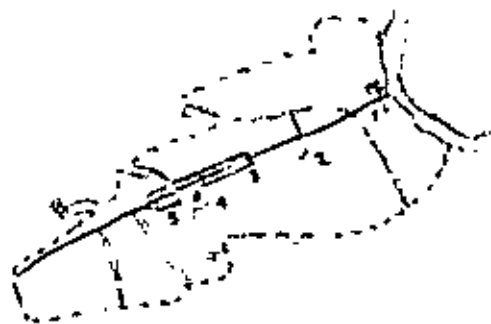
This type of street has concentration of business activities and heavy flow of traffic. Large, widely spaced shops and other common goods stores are found here. Heavy flow of pedestrian and vehicular traffic are normally found in these types of business street. West Kaulapur road and Goalchamat road are the examples of such business street.

(b) Neighbourhood business centre:

The neighbourhood business centres of Faridpur town are developed primarily for the household goods, people from walking distances avail themselves of the services of such neighbourhood centres.

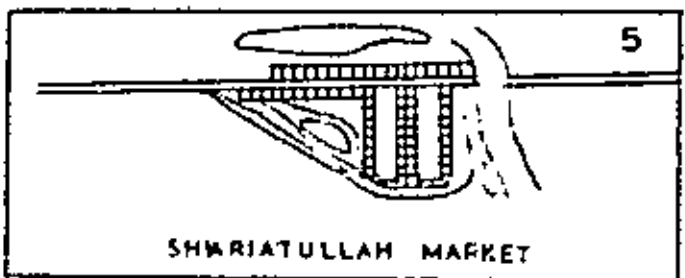
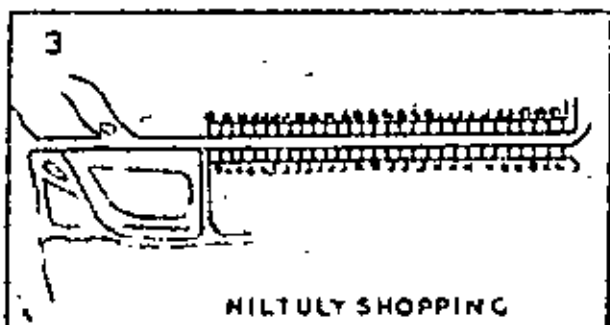
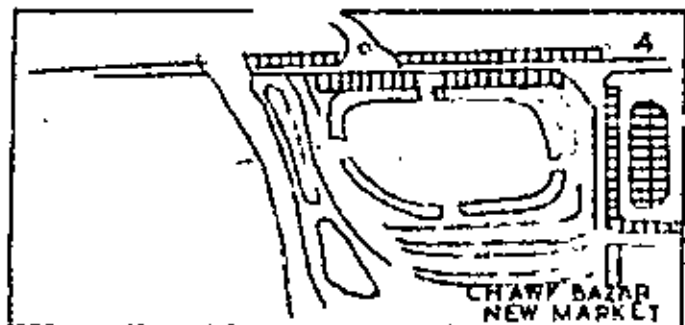
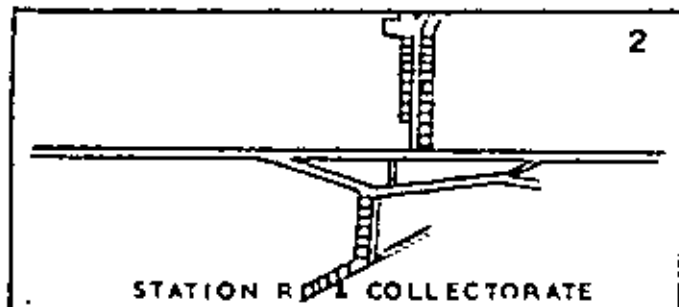
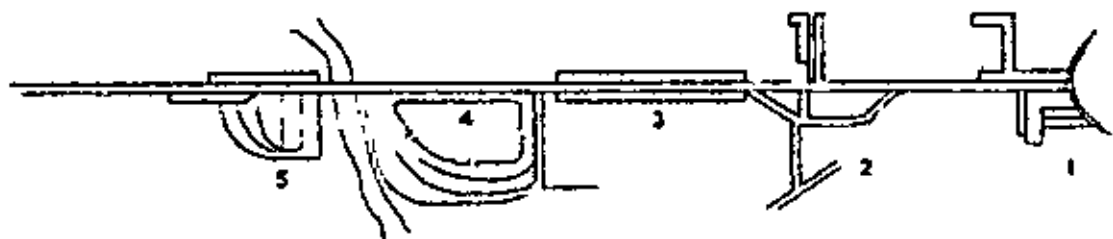
(c) Tepakhola shopping centre :

Tepakhola shopping centre is popularly known for big cattle market which is close to the western bank of the river Bhuvaneswar.



INDEX & LOCATION OF
SHOPPING CENTRES

FARIDPUR TOWN
BUSINESS AREAS
SCALE: 1" = 200 YARDS



C	CLOTH	J	JEWELLERY
F	FOOTWEAR	R	RESTAURANT
G	GROCERY	Q	GENERAL
H	HOTEL	O	OTHERS

the town, and it draws largest volume of pedestrian and vehicular traffic, commercial offices, banks, hotels, restaurants and all other large business establishments are concentrated here. The book shops, drug stores, sweetmeat shops, and general stores are being developed.

Chawkbazar being the earliest nucleus of the town has now been turned into wholesale shopping area. A part of Chawkbazar called Moyrapatty has been eroded away by the river Kusar in the year 1974-75. The tendency of urban expansion to the South Western part of the town could not be possible due to erosion of the river Kusar.

The principal retailing centres lying along the Riltaly road and Mujibsarak are the quite thriving commercial areas. The Mujib sarak and the Riltaly areas upto the "Aurora Talkies" offers a variety of Jewellery shops, residential hotels, printing presses and many drug stores. The concentration of business activities along both side of Mujib sarak have formed a linear pattern of development.

The CBD and other commercial areas draws people from the surrounding areas of the town as well as from the rural areas.

Office record, Faridpur District Council. (Unpublished record from the Faridpur District Council Office).

Considerable amount of business transaction takes place in this market. Once Topakhole was the gateway of Faridpur town, the port of Faridpur was there and it would serve the catchment areas of the town. But now, due to the change of the river course, the whole commercial system have been disrupted. Hence, Topakhole as shopping centre has lost its importance.

(d) Station road business area:

Station road business centre is one of the important areas of specialized professional services. Lawyers, doctors and engineers carry on their activities here. Some other Government and semi-government offices, institutions are located in the civil-lines nearby. There is also a big kachha bazar (green market) in this station road business area.

3.3. Industrial Landuse:

Faridpur town is not rich in her industrial establishments. The town is mainly residential and administrative in character. Due to many reasons, the industrial activities could not flourish in this town. The majority of urban dwellers are of lower income group engaged predominantly in primary and secondary activities. Investment in industries is very meager to provide enough employment for the urban population. There are only few flour mills, rice mills, oil mills and some other manually operated factory establishments at Faridpur town.

The activities in industrial sectors were further deteriorated due to non accessibility of raw materials for want of good transportation network and storage facilities.

Sugarmills at Modhukhali, Goalmanda textile mills and Takerhat milk processing factories are located at least thirty miles away from the town but their head offices are located in the Faridpur town. These large scale industries on the whole have very limited impact on the total industrialization of the town. The town as a whole is backward in her industrial developments. Jute, sugarcane milk and other industrial raw materials are available in this district, but due to the shortage of capital and other infrastructural facilities, the industrial activities would not have flourished here. Nearly 30 acres of land is covered by the industrial establishments and the percentage is only .87% of the total urban land of the Faridpur town.

3.4. Circulation Use.

3.4.1. Road Patterns

Inadequate and narrow road networks are the dominant features of Faridpur town. The following classifications of the roads in the town based on their functions.

- (a) Arterial roads
- (b) Sub arterial roads
- (c) Neighbourhood roads.

3.4.2. Railway in Faridpur Town.

Railway line reached Faridpur town as early as 1915. Considerable volume of goods and passenger traffic utilise this mode of transportation in order to reach various destination within the country. The railway station itself has produced various activities in it. Due to uncertainty of the location of river ghata and subsequent changes of ghats from one place to another have made the railway transport more important. The future provision of Barisal Faridpur link by railway line will further influence the growth of Faridpur town.

3.4.3. Water transportation of Faridpur Town.

River Kumar and Bhaveneswar are the two important rivers which have been responsible for the growth of Faridpur Town. These rivers were used to be main transportation routes for the movement of passengers and goods by country boats. Launches, mechanized vessels etc. Due to the retreat of water in the upper courses of the padma, both the rivers namely kumar and Bhaveneswar have been dried up and remain navigable only for rainy seasons.

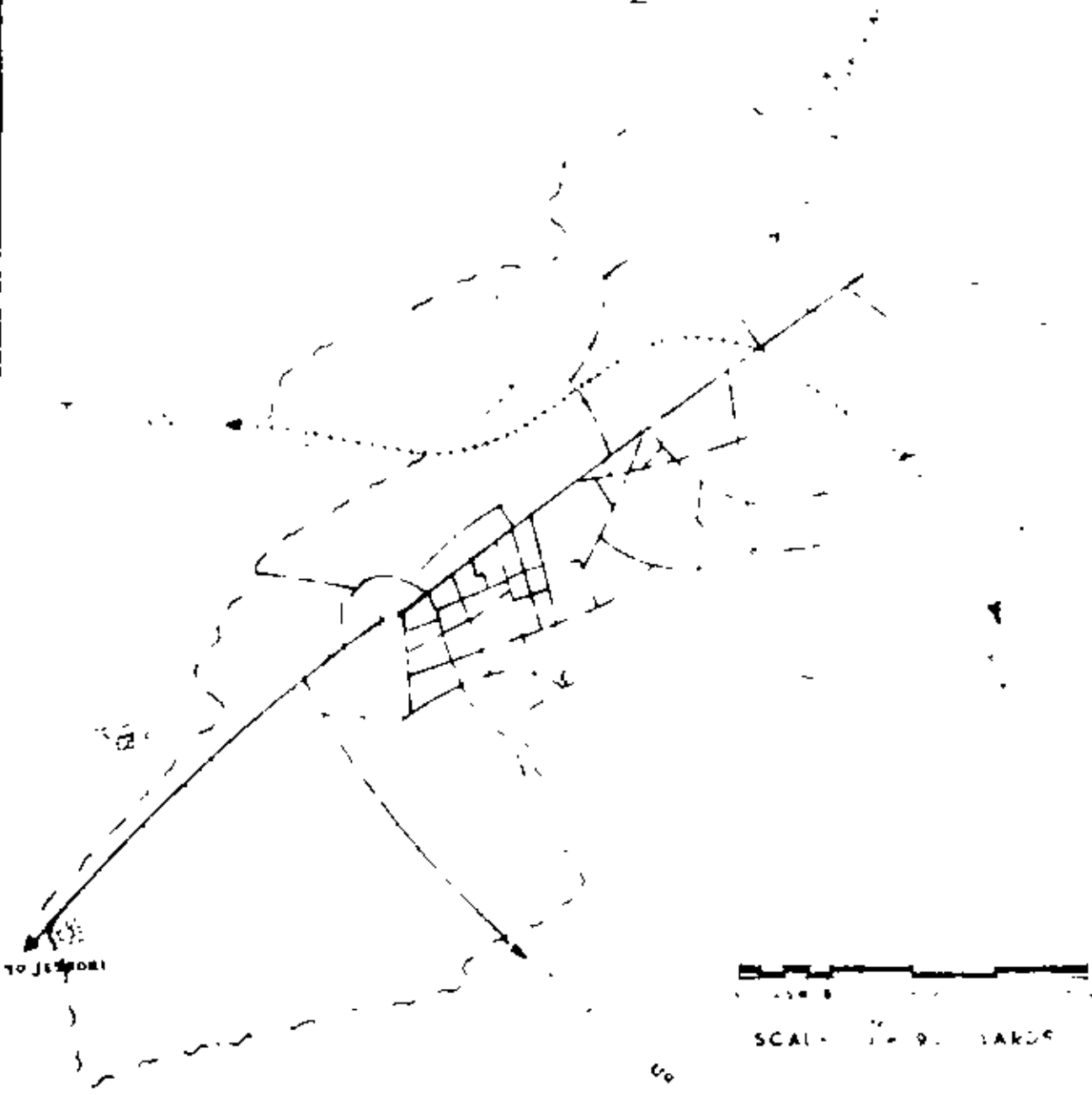
C & B ghat at Padma about ten miles north from the Tepakhole embankment is the only point which connects Faridpur town with various places in the country by road and water transport.

Distribution of land for circulation use in Faridpur town is given below :

Metalled Road - 92.5 acres = 58.12% of the total Road and Streets.
 Non Metalled Road - 52.5 acres = 32.50% of the total Roads and streets.

FARIDPUR TOWN

ROAD NETWORK AND CIRCULATION SYSTEM
1977



- | | |
|---|--|
|  METALLED ROAD |  EMBANKMENT |
|  NON METALLED ROAD |  RAILWAY LINE |
|  KUTCHA ROAD |  RIVERS |

(a) Arterial roads :

Arterial roads are the main roads of the town such as Ambicapur road and roads running upto C&B Ghat and Tepakhola Ghat (see map No. 30). They connect Faridpur town with its surrounding regions. These roads mainly facilitate inter region and inter regional transport of passengers and commodities within and outside of the town.

(b) Sub arterial road:

The important sub arterial roads of Faridpur town are alimuzzaman road, Kabi Jusaidin Road, Justice Ibrahim Road, College Road, and collectorate road (see map on page No.30). These roads carry the major portion of the intracity traffic. Different landuses specially commercial uses of the town have grown and developed along these important sub arterial roads. Average width of these roads is 20 feet having bituminous surface all along. Usually they remain above the normal flood level.

(c) Neighbourhood road:

These roads being the lowest in the hierarchy of road net works, connect the different neighbourhoods and areas of the town with the subarterial and arterial roads. These are comparatively narrow having average width of ten feet. Usually they are non metalled roads. Most of them remain above flood level during monsoon. Rickshaws and bicycles are commonly found running on these roads.

Kutchha Road -- 15 acres = 9.38% of the total Road and Streets.

Railway line -- 2.5 linear miles, approximately.

Embankment -- 1000 yards approximately.

Rivers in the municipal limit -- 228 Acres. approximately with canals.

3.5 Educational and Institutional Landuses.

Faridpur town has also its reputation as a seat of learning. The main educational institutions of the town are scattered in different areas of the town. Government Zilla school, Faridpur High School, Ishan High School, Government Rajendra College and Yasin College are the principal educational institutions. Polytechnic institute and Baitul Aman Complexes are the important new additions to the town. These institutions serve the populations of the town as well as surrounding regions. Landuse under this category may be identified as educational institutions plus health recreational facilities which comprises of 197 acres or 5.76 percent of the total area under study.

3.5.1. Primary schools:

The primary schools are distributed scatteredly in almost all the administrative units (blocks). The number of students in primary schools of the town is about 6,500. These school buildings are usually of semipucca¹ and Kutchha² construction. Almost all of the schools have play fields and open spaces.

1. Semipucca means the Building of pucca floor with brickwall and roof of C.I.sheet.

2. Kutchha means the building of mud floor with thatched wall made of barbon mats and roof of C.I.sheet.

3.5.2. Secondary Schools.

The secondary schools are mainly located between the railway line and Mujib sarak. Important secondary schools are Government Girls' High School, Government Zilla School, Faridpur High School. Space available for these schools are not adequate. These three schools having fifteen acres of land constitute 15.42 percent of the total educational and institutional landuses.

Distribution of land for the three important high schools is given below :

The Government Zilla School	---	---	7.00 acres
Faridpur High School	---	---	4.25 acres
Government Girls' High School	---	---	3.75 acres.

3.5.3. Colleges

The colleges are the highest seat of learning in Faridpur town. The Government Rajendra College, Yasin College, Sarada Sundari Girls' college, are functioning with a huge number of (3500+) coming from different corners of the district. These institutions again do not have sufficient space for their proper functioning.

3.5.4. Technical Colleges :

A new degree college and Technical training complex have been established beyond the Bilinazadpur, about two miles away from Kamlapur. There is a possibility of further extension of the town upto the area because of the availability of buildable land towards that direction.

The vocational and other training centres are located in various places of the towns. Alipur training centre, Goalchanat deaf and dumb school, primary training institute at Khabashpur are important establishments.

Madrasha education is an important part of the total educational system of the town. Every mosque usually offers Hafizia and Forkania courses along with many other religious learnings. The Khabashpur madrasha, Tepakhola madrasha and the Faridpur Hafizia Madrasha offer diplomas for religious studies. These important and large mosques and madrasha constitute 12.43% of the total educational and institutional landuses.

3.5.5. Institutional Landuses.

Islamic academy, Shilpakala parishad, Faridpur academy, Tarar Mela, Shabuz Sona and many other establishments are the cultural institutions of Faridpur town. All these institutional landuses are insignificant in the context of the total landuses of Faridpur town. These offices and organizations usually occupy small rooms in the buildings of the different areas of the town.

Apart from the institutions, there are places of social, recreational and open spaces for the people of different walks of life. Faridpur town hall, Ambicahall, Alimuzzaman hall, Kabi Jasimuddin hall and a number of different academic and recreational institutions are scatteredly located within the walking distances from the C.B.D.

3.6. Health Facilities:

The ninety bed Faridpur Sadar Hospital is the largest medical centre in the district. It is centrally located near the Aurora Cinema hall and the Faridpur municipality office. The hospital occupies about twelve acres of land which is 30.82% of the total land use for the health facilities.

The maternity and child health clinic is situated nearby the Telephone and Telegraph office. The tuberculosis hospital has been established at Topakhola about three miles away from the C.B.D. Recently a medical school has been started in the Ishan school building. This is an important addition for quick training programs of the para medical attendants for the different hospitals in the district.

Most of the health centres, hospitals and clinics are located in busy areas of the town.

Acres and percentage of Areas under different health facilities are as follows:

	<u>Acres</u>
1. Faridpur Sadar Hospital	12.00 - 30.82%
2. Tuberculosis Hospital	9.00 - 23.08%
3. Maternity & Child Health Complex	5.50 - 14.12%
4. Family Planning Hospital B.A.V.B.	3.50 - 8.90%
5. Red Cross Hospital	2.00 - 5.10%
6. All others	7.00 - 17.98%
	39.00 - 100%

3.7 Other landuses:

Other important elements in the landuse of Faridpur town which do not occupy significant space in spatial distribution area as follows:

3.7.1. Utility Services:

Electricity: 37% of the households in Faridpur town use electricity for domestic lighting and 49% use hurricane for the same. 162 applications (1977) for new electric connections are under consideration. It sometime becomes burdensome on the part of the consumer to obtain fresh domestic connections due to high installation cost involved in to. The central power generating plant also frequently faces mechanical troubles due to absence for proper maintenance and spare parts, 13.50 acres of land is occupied by the central power house and its surrounding.

3.7.2. Water Supply:

Main responsibility of water supply in Faridpur town lies with municipality. It has only one overhead tank with a capacity of fifty thousand gallons for the whole municipal population. Other source of water supply in the town are tubewells, wells, ponds, ponds, rivers etc. Except tap-water and tubewells all other sources are not hygienic. Some of the tubewells and well also cannot supply water during dry seasons because water table goes down. The supply of tapwater by the municipality is irregular and inadequate.

3.7.3. Petrol filling station:

Petrol, diesel and other lubricants for vehicles are supplied by the two petrol filling stations namely the Meghna and the Jamuna. These petrol filling stations having more or less 3.5 acres of land Petrol being a high priced commodity are now a day consumed in less quantities in Faridpur town. These petrol pumps also act as the dealers of kerosine oil and distributors of the same among the urban dwellers.

3.7.4. Burial ground and burning ghats.

There are four burial grounds and two burning ghats in Faridpur town. The burial grounds are Alipur Kabarkhana, Dakhin Faridpur, Kamalpur and Tepakhola while the burning ghats are Asbicapur and Tepakhola Sasanghata. These areas which are managed and maintained by the municipality altogether comprises of 18.50 acres of urban land.

3.7.5. Waste disposal:

Faridpur municipality provides scavengers services for collection and disposal of human wastes from various parts within its jurisdiction. Usually bullock carts with an oval shape container are being employed for these purposes. Many households specially at the outskirts of the town, make their own arrangements for disposing of human wastes either in nearby tank tanks or in the pits.

Drums and other containers are being placed at various locations in the town for receiving garbage. Usually sweepers who also clean the roads and other areas of the town are employed by the municipality to collect these garbage. They carry the garbage on bullock carts to dump at Maylakhana, a place about one mile north east of the town. There are only 150 lowpaid employees of the municipality who are engaged in collection of human wastes and garbage of the town. This number seems to be quite inadequate for a town having a population of fifty thousand. The ratio of population and sweepers is negligible 3 per thousand.

3.7.6. Water bodies:

There are good number of water bodies in Faridpur town. A part from natural depressions artificial depressions are also created by the dwellers for digging earth in order to raise their homesteads above flood level.

These activities have added considerably to the existing numbers of ponds, depressions etc. The use of these water bodies are mainly confined to washing and bathing. Except fish culture in a few ponds, others are kept unused throughout the years. Usually these waterbodies take discharge of liquid/solid wastes from the nearby household. These activities and lack of necessary a care make the waterbodies of the town unfit for human use and source of diseases.

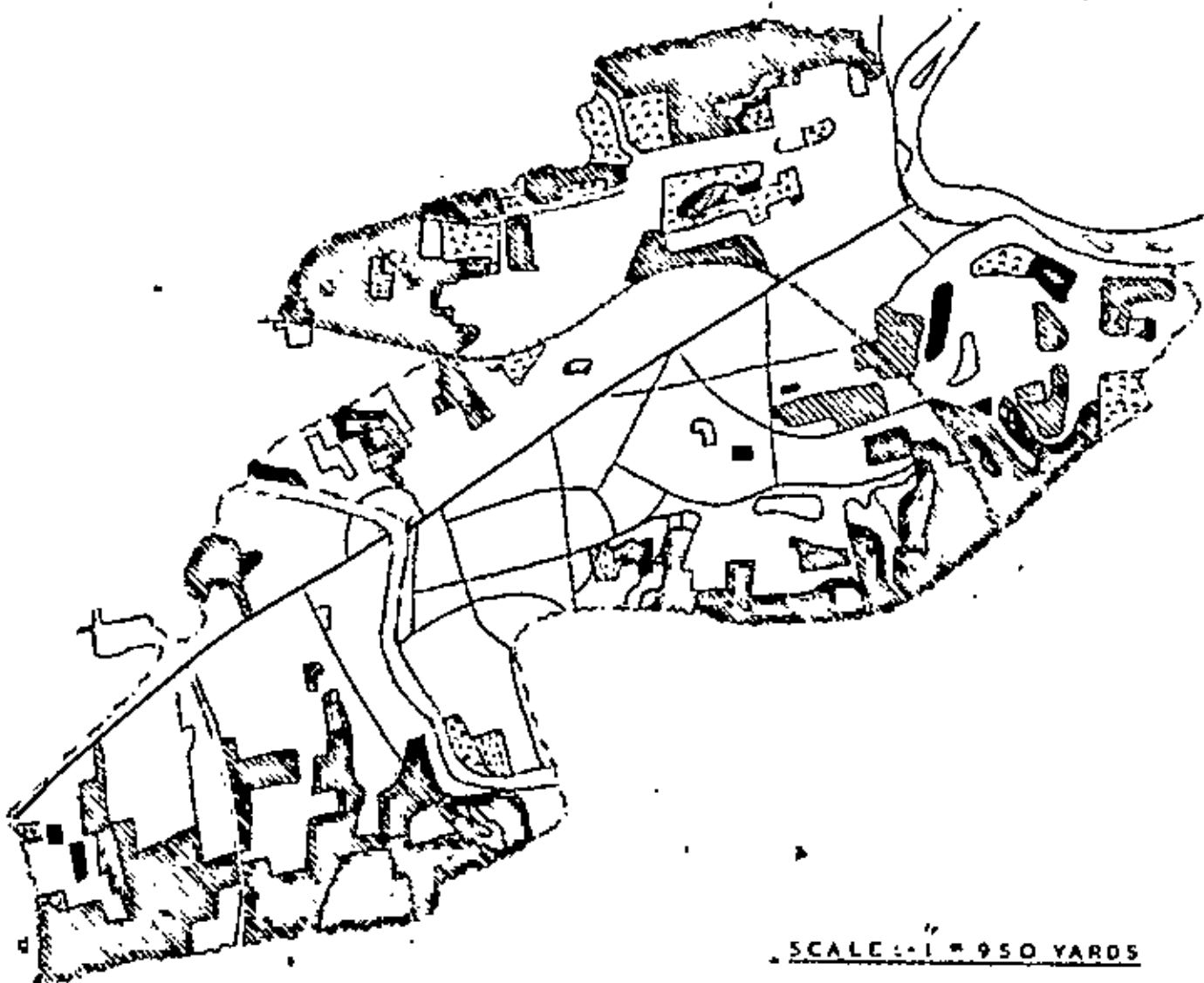
Madartala and Faridpur Khal which were ones navigable channels passing through Faridpur town have now produced only several depressions with stagnant water (see Map No. 30 P). Due to the shortage of water in the main course, many other waterbodies of the town also dry up during winter season. The percentage of land use under waterbodies of Faridpur town is (196 acres or 5.7%) which when filled up with water during monsoon gives the look of a flooded town.

3.8. Agriculture Landuse:





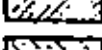

The survey reveals that 892 acres of land (26.12% of total) within Faridpur Municipal boundary is still under agricultural use. This is due to the fact that lowlying areas of the municipality are costly to be made buildable and as such owners have preferred to get return in terms of agricultural crops. Other areas which are not even suitable for agriculture, are kept as vacant land which ultimately become breeding ground of mosquitoes and source of diseases. These agricultural areas within the town give a source of openness.

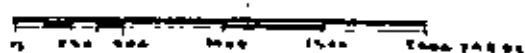
FARIDPUR TOWN

AGRICULTURAL LAND USE AND
UNUSED LANDS
1976



SCALE: 1" = 950 YARDS

-  CROPLANDS
-  HORTICULTURE
-  BUSHES, SHRUBS & HAGES.
-  UNUSED LOW LANDS
-  POULTRY FARM
-  GRAVEYARDS



3.8.1. Unused low lands

About 25% of the agricultural land of Faridpur town are not suitable for cultivation and as such they remain as unused vacant spaces. This category of area is mainly comprised of disches, unused ponds, nolas, khals etc. These areas if put to the uses after proper infills they would add considerable buildable space to the stock of urban land of the town.

CHAPTER FOURSOCIO-ECONOMIC STRUCTURE OF FARIDPUR TOWN4.0. Socio-Economic Structure of Faridpur town

The socio-economic structure of Faridpur town has been analysed based on the following variables.

1. Demography, migration and urbanization.
2. Age and sex structure.
3. Educational attainment.
4. Occupational structure.
5. Income structure.
6. Home ownership.
7. Plots site, spaces and building condition.
8. House rent and age of the building.

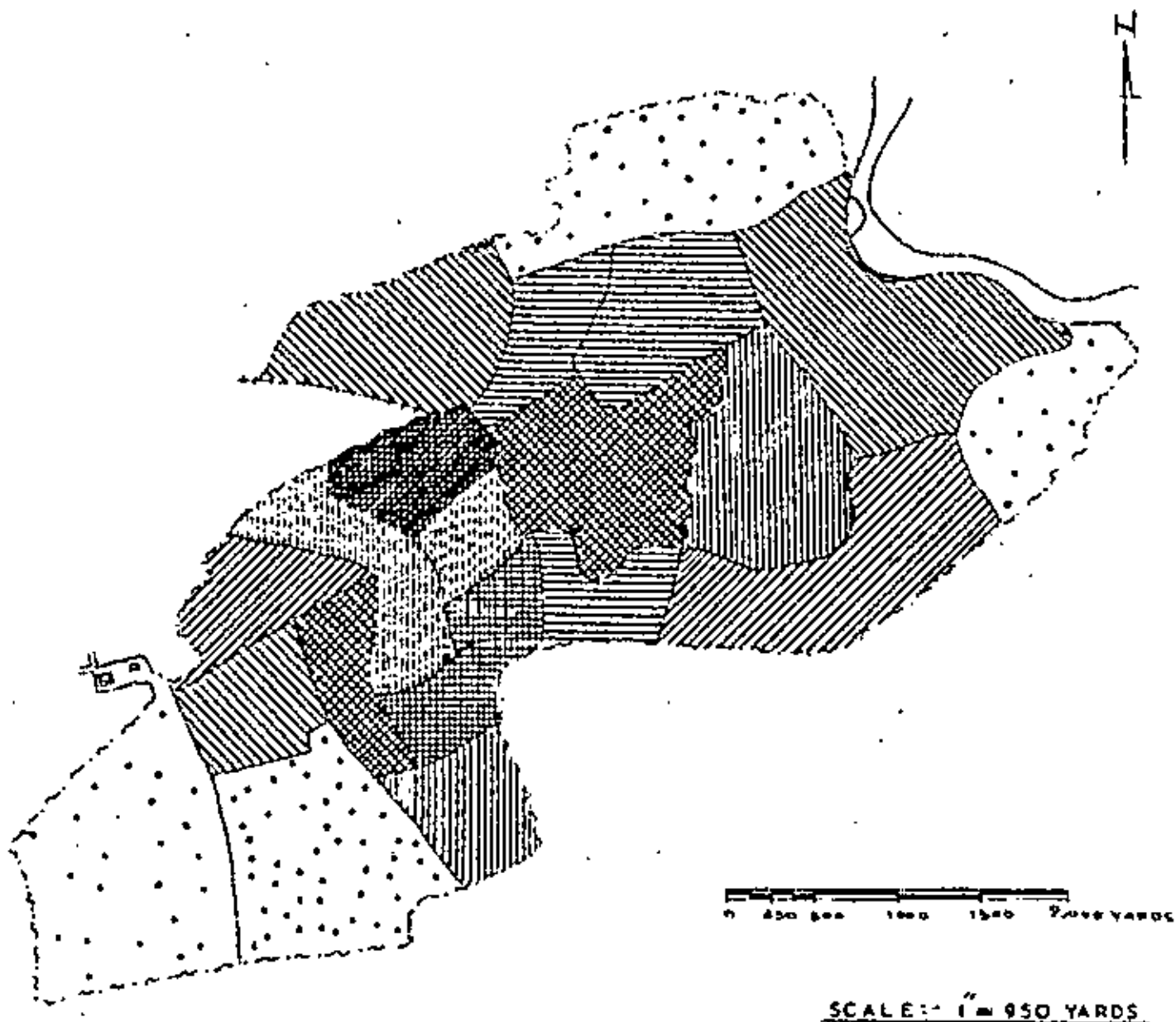
4.1. Demography, migration and urbanization:

The survey reveals that 61% families in Faridpur town are extended while 39% are nucleated 56% of the population in Faridpur town have come from different areas of the district, while 44% have migrated from other places including India. 47% of the residents have been living in this town for less than 20 years, 32% for 21 to 40 years and 21% for more than 41 years (Table 1,2,3,4).












FARIDPUR TOWN

DENSITY OF POPULATION

1961



SCALE: 1" = 950 YARDS

	3 - 4 PERSONS PER ACRE		15 - 16 PERSONS PER ACRE
	5 - 6 PERSONS PER ACRE		17 - 18 PERSONS PER ACRE
	7 - 8 PERSONS PER ACRE		24 PERSONS PER ACRE
	9 - 10 PERSONS PER ACRE		31 PERSONS PER ACRE
	11 - 12 PERSONS PER ACRE		34 PERSONS PER ACRE
	13 - 14 PERSONS PER ACRE		MUNICIPAL LIMIT

4.2. Age and sex structure:

The survey reveals that 38% population are of less than 15 years, while 39% are within 15-45 and 19% are within 46-60 years of age. Only 8% of the surveyed population are above 60 years of age.

The sex ratio of said population is 51% male and 49% female. The distribution of active male population (16-45 years) seems to be within the range of 19% to 19.5% of total urban population.

The marital status of the surveyed population stands as 33% married, 63% unmarried and 3% widowed while 1% is divorced (Table No. 15, 16, 17).

4.3. Educational attainment:

The survey reveals that 611 persons in the sample families of Faridpur town do not have any education at all out of which 8% male and 9% female population. 1973 persons of the area have primary level of education among whom 26% are male and 17% are female.

In between primary and secondary level of education there are 16% of male population and 6% female population representing a total 846 persons. Only 7% male and 4% female have secondary level of education. A small number of persons (2% of the total)

educated people have graduate and post graduate level of education. The combined figure for male and female is 2% while for female are 0.25% only which are needless to say very insignificant.

4.4. Occupational structure:

In the occupational structure of the town, activities were classified under few headings as referred to table No. 18. The category of 'Service' seems to have highest number of persons representing 11% of the population followed by "shopkeepers and businessman representing 7% of the population. Religious worker represents 4%.

"Transport industrial worker and professional service" represents 2% each. However, females are engaged in domestic works ("Self employed" such as housewives etc.). Represents 18% of the population.

Old, invalid children fall under the category of having no occupation seems to be common in all the families and moreover 18% females under the category of "House wives and others" indicate that a vast majority of people do not involve themselves in productive activity. Only 2% of the total labour force are engaged in industrial work which again represents that industries in and around Faridpur town have created a very negligible percentage of job opportunities.

4.4.1. Occupational structure by skills:

The survey reveals that 8% of population in the sample families are unskilled manual workers which are more or less evenly distributed in all the areas. Nearly 10% labour force have some skills in different occupations.

4.5. Income structure:

The monthly income of the head of the families of Faridpur town varies from Taka less than or equal to 400 to 1600. Nearly 78% families fall within the category of less than or equal to 400 taka. 12% within the monthly income bracket of Taka 401 to 800/- and only 8% families belong to the income range of Taka 801 to 1600/-. A microscopic fraction of urban families amounting to only 2% belong to the higher income group i.e. monthly income earns more than 1600/- Taka. It may be mentioned here that this income distribution pattern appears to be similar of all urban average income distribution of Bangladesh.

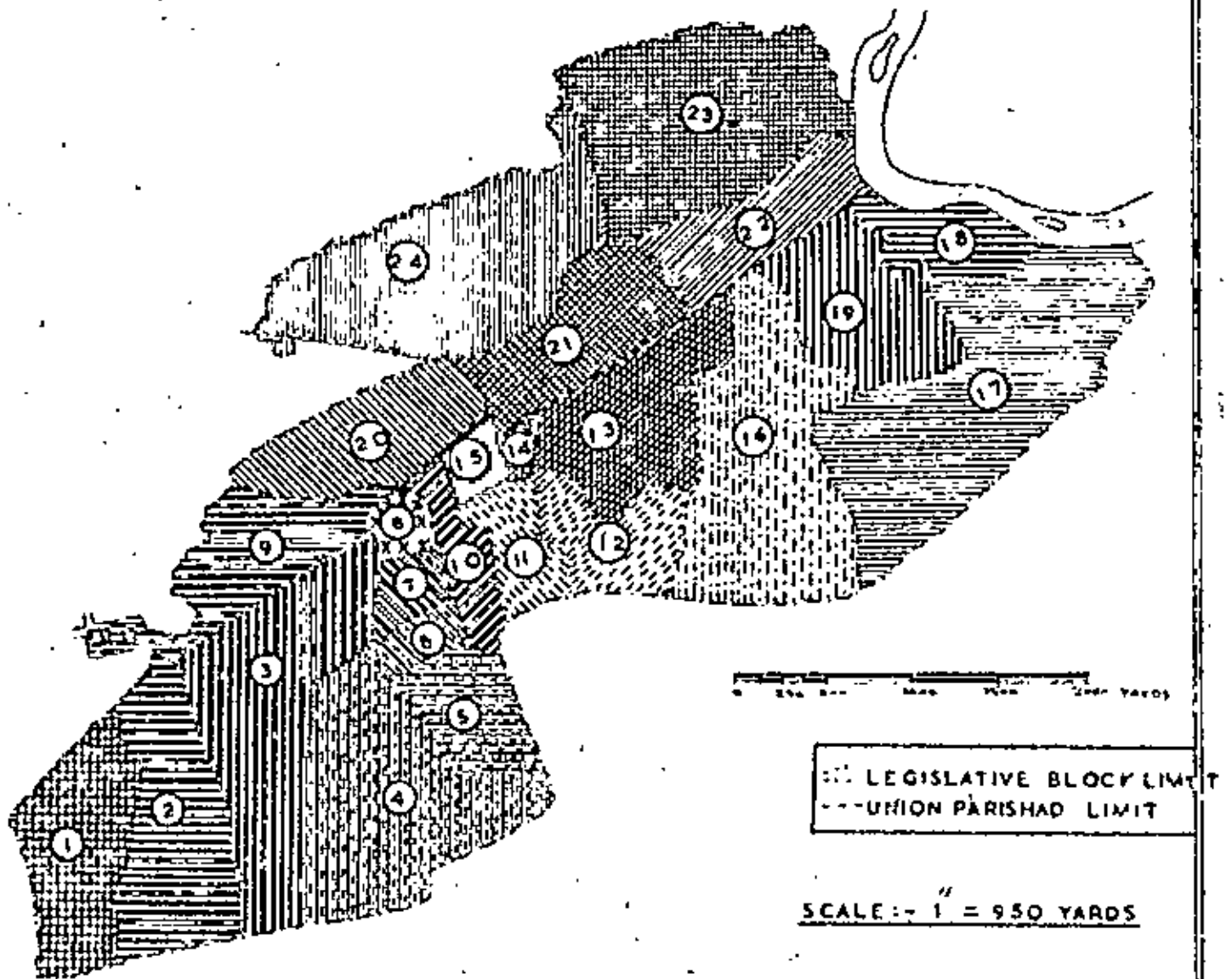
4.6. Home ownership:

Number of owner occupied houses in Faridpur town is 69% which seems apparently to be high. Rented houses are of 24% while the public housing is 7% percent only.

Tables (1,2,3,4) reveal that all the union parishads have substantial number (78%) of owner occupied house. Though all the areas have rented private house carrying from 17 to 27%.

FARIDPUR TOWN

ADMINISTRATIVE UNITS OF
FOUR UNION PARISHADS
1976



GOALCHAMAT U.P.	JHEELTULY U.P.	KAMLAPUR U.P.	LAXMIPUR U.P.
1. PARCHIM GOALCHAMAT	10. JUTATATTY	16. KAMLAPUR	20. ALIPUR
2. PURBA GOALCHAMAT	11. JHEELTULY	17. DAKHIN TEPAKHOLA	21. KUTHIBARI
3. DAKHIN FARIDPUR	12. DAKHINKALIBARI	18. UTTAR TEPA KHOLA	22. HABELIGOPAL PUR
4. KHABASHPUR	13. PURBA KUTHIBARI	19. KAMLAPUR & GOPALPURA EAST	23. BHATILAY MIPUR
5. PURBA KHABASHPUR	14. UTTAR KALIBARI		24. GUHA LAXMIPUR
6. DAKHIN PARA	15. NEELTULY		
7. CHAK BAZAR			
8. MOYRA PATTY			
9. UTTAR FARIDPUR			

4.7. Plot size, spaces and building condition:

The plots of Faridpur town do not offer much buildable land. As in almost all the case artificially raised plate forms are necessary to make the houses above normal flood level. As a result large part of open spaces are in the form of ponds, ditches, depressed land which cannot be brought under immediate use. This has resulted in a discontinuous shape of the residential neighbourhoods in Faridpur town and as such extension of necessary services by the municipality and other agencies to the urban dwellers has become costly.

According to survey data 69% of the plots fall within the range of 6 to 15 Katha, while 40% of the plots are of less than 10 Katha. Rest of the plots (22%) are above 16 Katha among which a negligible percent 4% of the plots are above 20 Kathas (one bigha).

As far as builtup land is concerned, 75% of total plots have builtup areas upto 7.5 Katha, and 48% are within to 7.5 Katha.

4.8. House rent and age of the buildings:

House rent in Faridpur town varies from Taka 100 to 600/- per month. But a great majority of rented houses fall within the range of Taka 100/- to 200/- per month. This indicates that people who live in rented houses in Faridpur town come from low income

group. The survey reveals that 53% of the rented houses are within Taka 100 per month, while the other 24% and 23% are within the ranges of Taka 100/- to 200/- and Taka 201/- to 600/- respectively. As old houses are common Feature in residential characteristic of Faridpur town, ages of structures are important in influencing the house rent market.

Cost of the structure varies in Faridpur town according to the building materials used therein. Gradual increasing trend of value of building materials is reflected high cost of structures in the town (Table 5,6,7).

It is also found that there are good amount of open land available for building and construction. But the problem is that most of those parcels of land are not fit for building without a significant amount of in-fills with is again costly.

According to the survey 19% of the buildable open spaces are within the range of 601 to 800 sqft., while 64% are within 50 to 600 sqft.

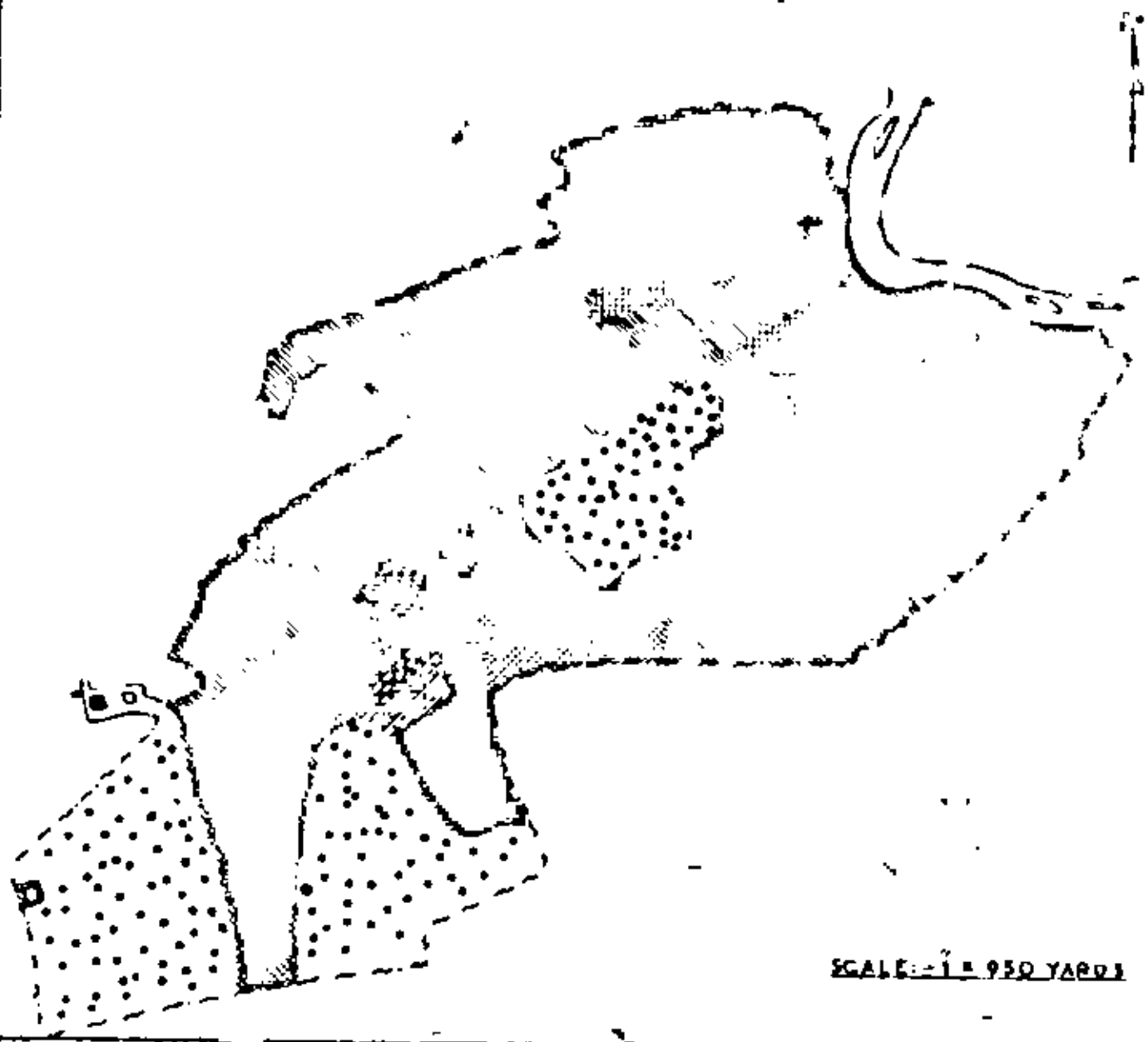
4.9. Age and condition of the building:

The survey reveals that 50% of the structures were built within last 10 years, 42% within 11 to 50 years, while 8% within 51 to 100 years. This indicates that 50% of the structures in Faridpur town were built in the last 10 to thirty years period.


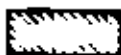




FARIDPUR TOWN

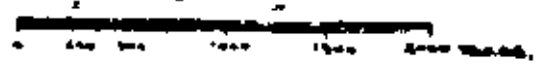
DENSITY OF POPULATION

1974



SCALE: - 1" = 950 YARDS

-  6 - 10 PERSONS PER ACRE
-  11 - 16 PERSONS PER ACRE
-  17 - 22 PERSONS PER ACRE
-  23 - 28 PERSONS PER ACRE
-  29 - 34 PERSONS PER ACRE
-  34 & ABOVE PERSONS PER ACRE



Building condition survey reveals that temporary and semi permanent structures are dominant in Faridpur town. Pucca buildings constitute about 25% of the samples surveyed.

Building materials used in the construction directly influence the age of the structures. Accordingly classifications of the structures under three headings such as "Good" "Tolerable" and "deplorable" were done. Structures having less than 10 years of age were classified as "Good" 10 to 30 years of age were classified to be tolerable which structures with age of more than 30 years were classified to be deplorable (Table Nos. 11,12,13,14).

Drainage system

Regular drainage system in Faridpur town is almost absent. 83% of the households have got only natural drainage and the rest 17% of the households have some kind of Kutcha drainage upto the boundary limit of their housing plots. (Table No. 22,23,24).

4.10. Entrance of the houses:

The survey reveals that 11% of the households are located on the primary road, and the houses usually belong to the wet-to-do families. The entrance of these 11% houses are located on the secondary road.

51% of the surveyed households are located on the lane while 37% are on the by lane.

It seems that large number of urban households e.g. (68%) are located on the lanes and by lanes and the entrance of those houses, in most cases, are inconvenient.

4.11. Water supply:

15% families of the total surveyed households of Faridpur town are dependent on well for their domestic consumption of water.

47% of the families are mainly dependent on tubewells for the safe drinking water.

24% of the families collect their drinking water from road side municipal water tap. While only 14% of the families manage to have the independent water taps on their own.

Table No. 1
Distribution of House ownership
in Faridpur town.

Area Name of Union Parished	No. of Samples	Owner occupied Houses	Rented Houses (Private)	Rented Houses (Public)	Total
Goslahat	185	67%	26%	7%	100
Jheeltuly	93	78%	17%	5%	100
Kamalapur	115	78%	19%	3%	100
Laxmipur	164	62%	27%	11%	100
Total	557	69%	24%	7%	100

Table No. 2
Family type : Faridpur town

Area Name of Union Parished	No. of Sample	Family Type		Total
		Nucleated	Extended	
Goslahat	185	39%	6%	100
Jheeltuly	93	40%	60%	100
Kamalapur	115	41%	59%	100
Laxmipur	164	38%	62%	100
Total	557	39%	61%	100

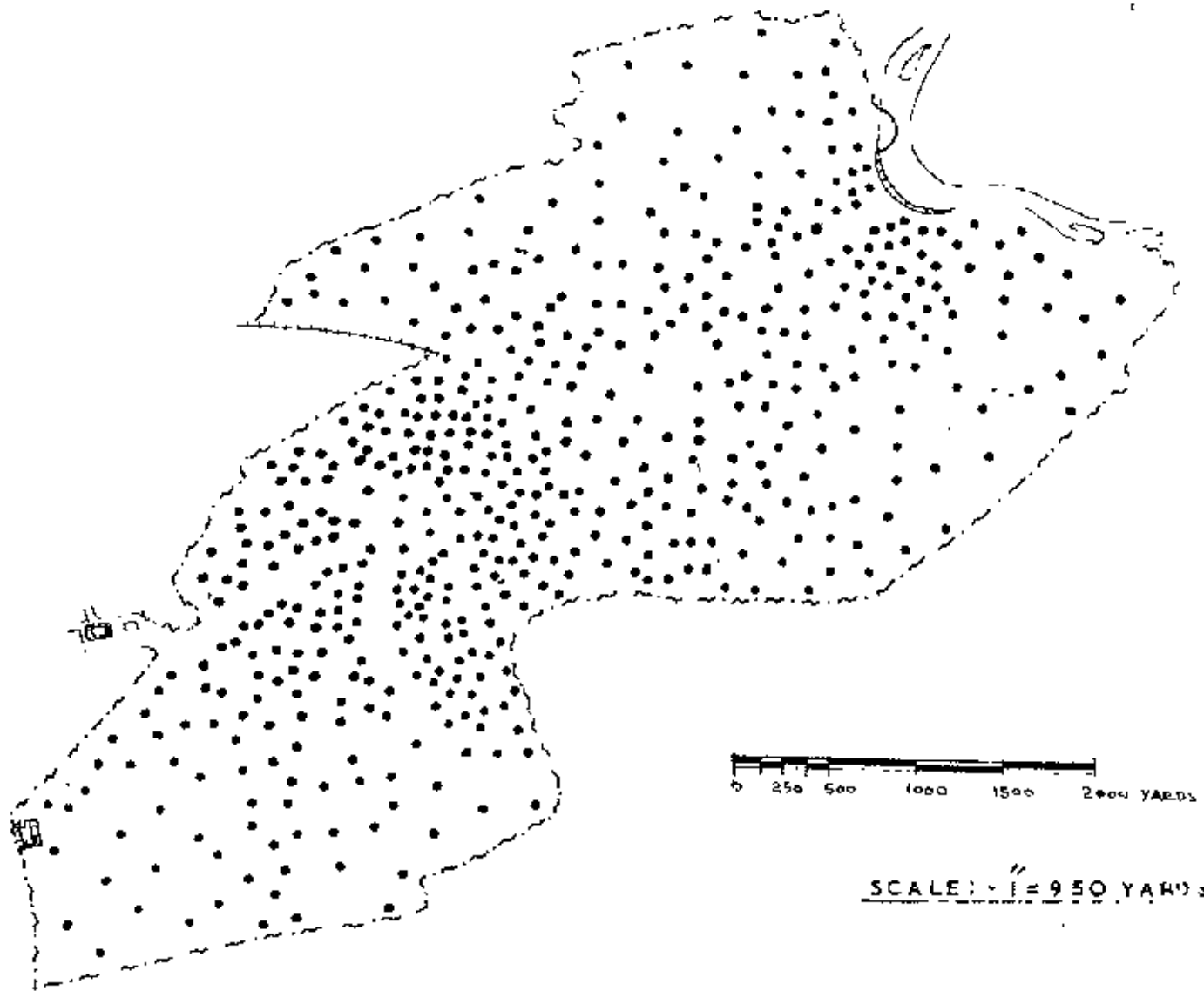
* Nucleated families consists of Husband, wife and children only.

† Extended families consists of more than six members and it includes some other persons than children.

5-4727

FARIDPUR TOWN

DISTRIBUTION OF POPULATION
1974



0 250 500 1000 1500 2000 YARDS

SCALE: 1" = 950 YARDS


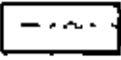
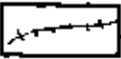

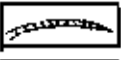
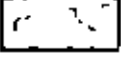
-  ONE DOT REPRESENT 1000 POPULATION
-  MUNICIPAL LIMIT
-  RAIL LINE
-  RIVER
-  EMBANKMENT
-  LIMIT OF THE TOWNSHIP

Table No. 3
Distribution of Heads of the Family
by place of origin

Area Name of Union Parishad.	No. of Sample	Place of origin			Total in percent
		Urban	Rural	Out side Bangladesh	
Goalahmet	185	58%	34%	8%	100
Jheeltnly	93	59%	27%	14%	100
Kawlepur	115	50%	34%	16%	100
Laxmipur	164	59%	32%	9%	100
Total	557	56%	33%	11%	100

Table No. 4

Distribution of Heads of the families
by duration of living in
Faridpur town

Area Name of Union Parishad.	No. of Samples	Duration of Living						Total
		Less than 10 yrs.	11-20 years	21-30 years	31-40 years	41-51 years	More than 50 years	
Goalahmet	185	22%	27%	20%	14%	9%	8%	100
Jheeltnly	93	20%	26%	20%	15%	8%	11%	100
Kawlepur	115	21%	28%	19%	12%	11%	9%	100
Laxmipur	164	29%	28%	19%	12%	11%	9%	100
Total	557	23%	24%	19%	13%	11%	10%	100

Table No. 5

House rent of Privately rented houses in
different areas.

Area Name of the Union Samples Parished.	Nog of Samples	Monthly rent in Taka					Total percent
		Less than 50	51-100	101-200	201-300	301 & above	
Goalchamat	15	13%	40%	26%	13%	8%	100
Jheeltulj	26	12%	38%	26%	16%	8%	100
Kaulapur	32	18%	36%	21%	16%	9%	100
Laxaipur	13	25%	30%	15%	15%	15%	100
Total	86	16%	37%	24%	15%	8%	100

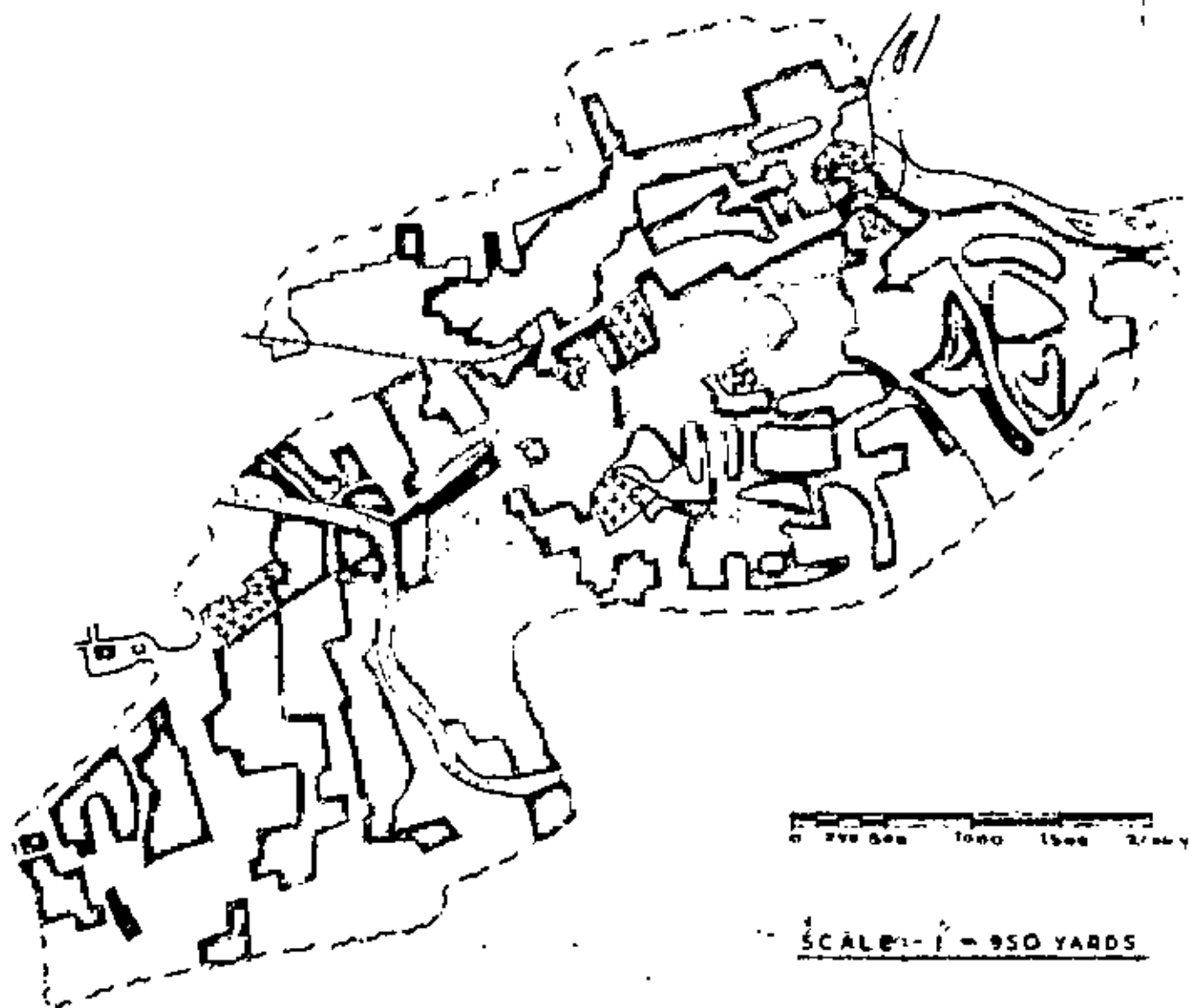
Table No. 6

Cost of the structure in various areas of
Feridpur town

Area Name of the Union Samples Parished.	No. of Samples	Cost of the structures in Taka					In & above Percent
		Less than 500	500- 10,000	10,000- 20,000	20,000- 40,000	40,000	
Goalchamat	185	14%	35%	29%	15%	7%	100
Jheeltulj	93	16%	36%	26%	14%	8%	100
Kaulapur	115	15%	29%	25%	23%	8%	100
Laxaipur	164	16%	34%	30%	17%	3%	100
Total	557	15%	33%	29%	17%	6%	100

* Excluding cost of land.

FARIDPUR TOWN
 TYPOLOGY OF MAJOR LANDUSE
1976






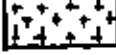
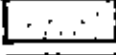

	RESIDENTIAL LAND USE
	ADMINISTRATIVE LAND USE
	COMMERCIAL LAND USE
	EDUCATIONAL LAND USE
	MAJOR RIVERS
	ALL OTHER LAND USE

Table No. 7.

**Distribution of Houses according to
the age of the structures**

Area Name of the Union Parishad	No. of Samples	Age of the structures in years				In percent
		Less than 5 Years.	6-10	21-50	51-100	
Goelchamat	185	15%	35%	28%	13% 9%	100
Jheeltuly	93	15%	37%	25%	15% 8%	100
Kamlapur	115	15%	32%	25%	20% 8%	100
Laxmipur	164	13%	35%	28%	18% 6%	100
Total	557	15%	32%	26%	16% 8%	100

Table No. 8

Distribution of plot size in Faridpur town.

Area Name of the Union Parishad	No. of Samples.	Area of open spaces in Katha.					In percent
		Less than 3 Katha	6-10	10-15	26-20	Above 20 Katha	
Goelchamat	185	9%	26%	42%	19%	4%	100
Jheeltuly	93	9%	36%	31%	16%	5%	100
Kamlapur	115	10%	30%	39%	17%	4%	100
Laxmipur	116	9%	28%	40%	18%	5%	100
Total	557	9%	31%	38%	18%	4%	100

Table No. 9

Distribution of builtup area of the plots in Faridpur Town

Area Name of the Union Parishad	No. of Samples	Area of open spaces in Katha						In percent
		Less than 3 Katha	3.1 to 5	5.1 to 7.5	7.6 to 15	10.1 to 15	15 & above	
Goalshawat	185	29%	14%	49%	24%	13%	1%	100
Jheeltuly	93	14%	38%	21%	15%	9%	3%	100
Kaulapur	115	12%	38%	20%	14%	13%	3%	100
Laxmipur	164	11%	32%	20%	17%	15%	5%	100
Total	557	19%	28%	20%	18%	12%	3%	100

Table No. 10.

Distribution of buildable open spaces available in the housing plots of Faridpur Town.

Area Name of the Union Parishad	No. of Samples	Open spaces/in sq. ft.						In percent
		Less than 200 sq. ft.	201 to 400	401 to 600	601 to 800	801 to 1000	Above 1000 sq. ft.	
Goalshawat	185	12%	55%	28%	16%	10%	72%	100
Jheeltuly	93	11%	4%	30%	22%	10%	6%	100
Kaulapur	115	11%	20%	27%	22%	12%	8%	100
Laxmipur	164	11%	27%	30%	18%	9%	5%	100
Total	557	11%	25%	30%	19%	11%	6%	100

* This open space includes courtyard Kitchen garden and other

Table No. 11

Distribution of Structure according to
Present condition

Area Name of the Union Parishad	No. of samples	Condition of Structures			Present
		Less than 10 years	10-30	Above 30 years	
		Good.	Tolerable	Deplorable	
Goalohamat	185	54%	37%	9%	100
Jheeltuly	93	46%	41%	13%	100
Kamlapur	115	40%	42%	18%	100
Laxmipur	164	54%	36%	10%	100
Total	557	49%	40%	11%	100

Table No. 12

Distribution of the structure according to building
materials used in roof(Main room/shed)

Area Name of the Union Parishad	No. of sample	Materials used in roof			Percent
		Thatch	Tin	Concrete	
Goalohamat	185	10%	10%	18%	100
Jheeltuly	93	8%	55%	37%	100
Kamlapur	115	7%	62%	31%	100
Laxmipur	164	12%	66%	22%	100
Total	557	9%	65%	26%	100

TABLE NO. 13

Distribution of structures according to the Building materials used in wall (Main room/shed).

Area Name of the Union Parishad	No. of samples	Materials used in wall					
		Brick	Tin	Wood	Thatdi	Mud,	Percent
Goalchamat	185	24%	32%	7%	36%	1%	100
Jheeltuly	93	28%	44%	4%	23%	1%	100
Kaulapur	115	24%	27%	8%	41%	-	100
Laxmipur	164	18%	28%	6%	48%	-	100

TABLE NO. 14

Distribution of structures according to the Building materials used in floor.

Area Name of the Union Parishad	No. of samples	Materials used in Floor			
		Brick	Wood	Mud	Percent
Goalchamat	185	35%	7%	58%	100
Jheeltuly	93	30%	19%	51%	100
Kaulapur	115	20%	18%	62%	100
Laxmipur	164	20%	27%	53%	100
Total	557	27%	17%	56%	100

Table No. 15

Distribution of Population in the sample families of Faridpur town by different Age and Sex.

Area Name of the Union Parish- ed	No. of samples	Sex	Age in years					60 & above	Total
			0-5 years	6-15	16-30	31-45	46-60		
Gomlehamat	185 (1265)	M	103 8%	152 11%	104 8%	168 14%	83 7%	49 4%	669
		F	95 8%	129 9%	88 7%	135 12%	106 9%	43 4%	596
Jheeltuliy	93 (608) (608)	M	45 8%	66 11%	45 7%	83 13%	42 7%	24 4%	305
		F	48 8%	71 12%	44 7%	72 12%	50 8%	18 8%	303
Kaulapur	115 (752)	M	60 8%	78 10%	54 7%	90 12%	62 9%	36 5%	300
		F	55 8%	85 11%	63 9%	86 11%	54 7%	29 3%	372
Laxmipur	164 (1096)	M	90 8%	103 10%	86 8%	112 12%	86 8%	35 4%	532
		F	83 8%	115 10%	91 8%	122 12%	90 8%	63 6%	564
Total	557 (3721)	M	298 8%	399 11%	289 8%	453 13%	273 7%	164 4%	1886
		F	281	400	286	415	300	153	1835

* Figure in parenthesis indicate total population in the sample families of different areas.

Table No. 16

Distribution of population in the sample families of Faridpur town by different sex groups (Large age groups)

Area Name of the Union Parishad	No. of Samples	Sex	Age in groups.			Total
			0-5 years	16-45 years	56-45/60 years and above	
Goalchamat	185	M	255	272	132	669
	1265	F	224	223	149	596
Jheeltuly	93	M	111	128	66	305
	608	F	119	116	68	303
Kamlapur	115	M	138	144	98	380
	752	F	140	149	83	372
Laxmipur	164	M	193	198	141	532
	1096	F	198	213	153	564
Total	557	M	697	742	437	1886
	3721	F	681	701	453	1935

Table No. 17

Distribution of population in the sample families
of Faridpur town by marital status.

Area	No. of Samples	Sex	Marital status				Total popula- tion
			Married	Unmarried	widow	Divorced	
Goalchamet	185 (1265)	M	190 15%	448 35%	4 x	1 x	643
		F	228 18%	367 29%	22 2%	5 1%	622
Jheeltuly	93 (608)	M	85 14%	211 34%	2 x	- x	298
		F	119 20%	175 29%	13 1%	3 x	310
Kamlopur	115 (752)	M	113 15%	284 34%	1 x	- x	398
		F	138 18%	203 30%	9 1%	4 1%	354
Laxmipur	164 (1096)	M	152 14%	402 35%	2 x	- x	55
		F	213 20%	207 28%	15 2%	5 1%	540
Total	557 (3721)	M	540 14%	1345 36%	9 x	1 x	1895
		F	698 19%	1052 28%	39 2%	17 1%	1826

Figure in parenthesis indicate the total population
of different areas.

Table No. 18.

Distribution of population by level of Education
in the sample familie's of Faidpur Town.

Area Name of the Union Parishad	No. of samples	Sex	Level of Education						
			None	Primary	School S.S.C	Secondary A.H.S.C.	Graduation	Above	
Goolbaret	185	M	93 8%	264 22%	255 21%	787 7%	47 3%	23 2%	773
	(1265)	F	85 7%	197 14%	127 8%	64 5%	17 2%	2	492
Jheeluly	93	M	56 9%	176 28%	97 17%	35 5%	264 4%	17 3%	407
	(608)	F	62 10%	89 16%	31 6%	9 1%	7	3	201
Kaulapur	115	M	66 9%	216 35%	92 15%	54 8%	21 3%	16 2%	465
	(752)	F	61 9%	145 10%	47 7%	27 4%	6	1	287
Laxmipur	164	M	102 10%	297 29%	133 11%	99 8%	38 3%	24 2%	693
	(1096)	F	86 9%	185 19%	64 5%	51 4%	12 1%	5	403
Total	557	M	357 9%	957 26%	577 16%	275 7%	13 4%	80 2%	2338
	(3721)	F	294 8%	616 17%	269 6%	151 4%	42 1%	11	1383

FARIDPUR TOWN

TOTAL MALE FEMALE LITERACY
OF DIFFERENCE UNION PARISHAD
SHOWN IN RELATIVE VERTICAL COLUMN.

1961

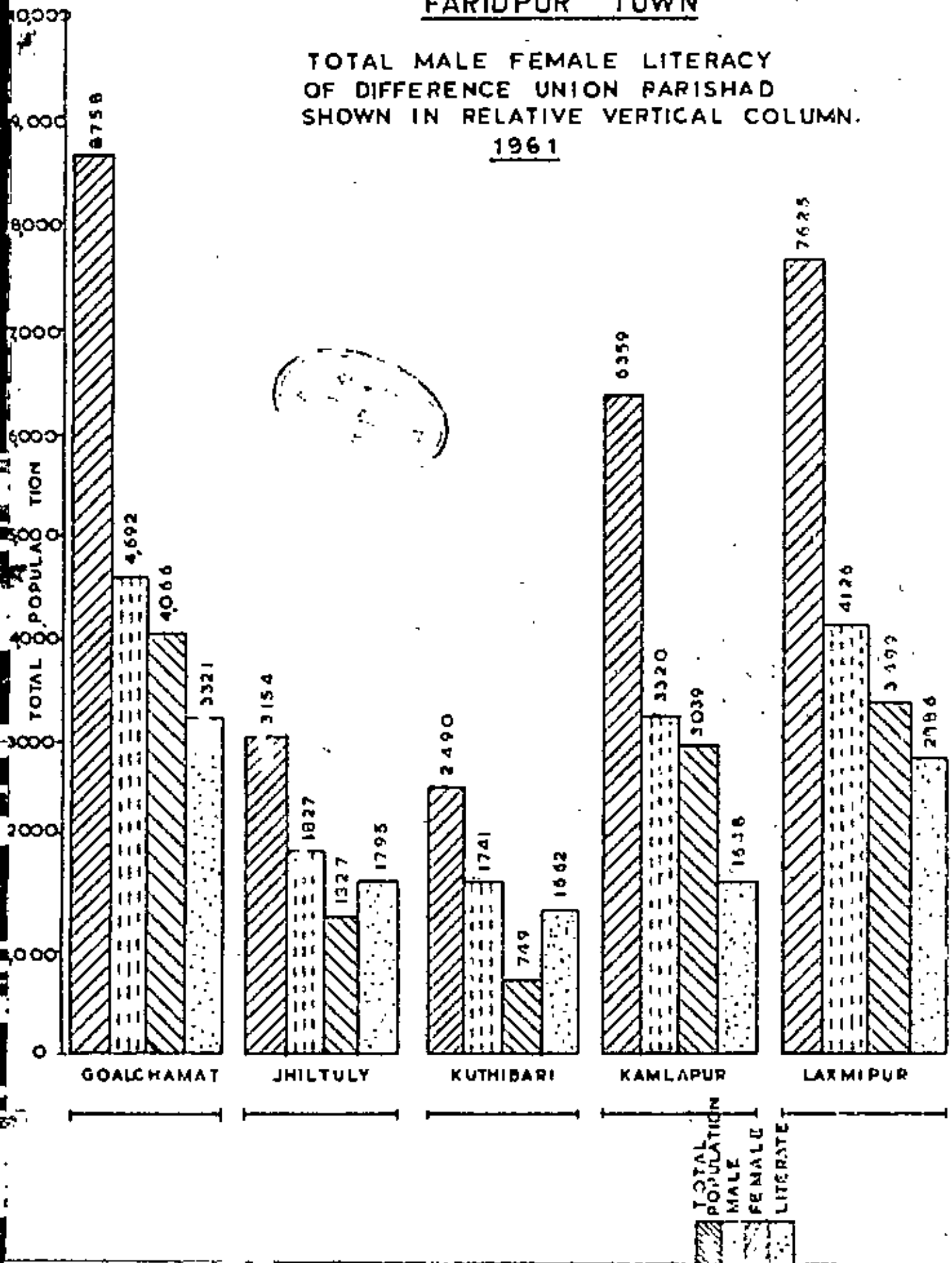


Table No. 19

Occupational structure of the population of
the sample Families of Faridpur.

N = 3721

Occupational Group	Area				Total
	Name of the Union parisheds				
	Goal Chamat	Jheeltuiy	Kamlapur	Laxmipur	
Transport Worker	35 3%	9 2%	23 3%	32 3%	99 2%
Shopkeepers & Business	88 8%	34 5%	45 6%	59 6%	226 7%
Private and Public service	135 14%	44 7%	76 10%	93 8%	348 11%
Professional service	30 3%	19 3%	19 2%	24 3%	92 2%
Religious	48 4%	16 2%	26 4%	33 3%	123 4%
Industrial Worker.	23 2%	13 2%	22 3%	23 2%	81 2%
None.	697 49%	353 59%	359 48%	634 58%	2043 54%
Home wives and others.	209 17%	120 20%	182 23%	198 17%	709 18%
Total	1265 34%	608 17%	752 21%	1096 28%	3721

=100

* This include old, invalids and children under 15 years who do not work.

Table No. 20

Distribution of population by skills in the Faridpur town.

Area Name of the Union Parishad	No. of samples	Poplx by skills					Total
		Unskilled manual workers	Skilled manual worker	Lower non- manual workers	Higher non- manual workers	People do not work.	
	1	2	3	4			
Gaishant	185 (1265)	108 8%	120 9%	96 7	65 18%	876 58%	1265
Jheeltuly	93	36 6%	48 8%	34 6%	35 6%	455 74%	608
Kaolapur	115 (752)	68 9%	87 11%	74 10%	39 5%	484 65%	752
Laxwipur	164 (1096)	88 8%	117 10%	93 9%	51 4%	747 69%	1096
Total	557 (3721)	300 8%	372 10%	297 8%	190 4%	2562 70%	3721

* Population including children, women old and invalids.

1. Domestic servant, Grad, Rickshaw Puller, sweeper, day labour, culturetor, Fishermen.
2. Carpenter, Mechanics.
3. All types of clerical jobs, good writers, small businessmen.
4. Officers, businessman, Doretor, Engineers, and Professional personnel, Teachers.

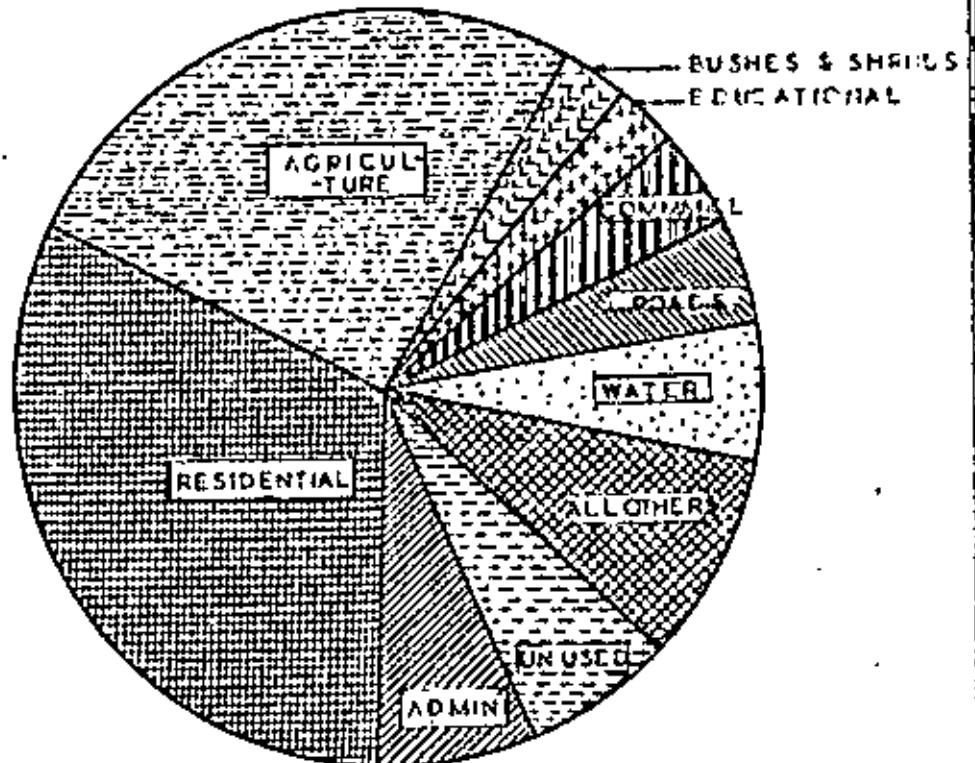
Table No. 21

Distribution of Monthly family income of the
Population of Faridpur town(All earning members)

Sl. No.	Income group	Monthly income (Taka)	Percentage of family.
1.	Lowest and Lower income group.	Less than and equal to 400/-	78%
2.	Middle income group.	401-800/-	12%
3.	Upper middle income group.	801-1600/-	8%
4.	Higher income group.	1600/- and above	2%
		Total	100%

FARIDPUR TOWN

TYPOLOGY OF MAJOR LAND USES AND THEIR COMPARATIVE DIAGRAM 1976



TYPOLGY OF MAJOR LAND USES	SYMBOL	ACRES	PERCENTAGE OF TOTAL
1. RESIDENTIAL		1085	31.77%
2. ADMINISTRATIVE		229	6.71%
3. COMMERCIAL		145	4.24%
4. EDUCATIONAL		97	2.85%
5. BUSHES & SHRUBS		85	2.48%
6. AGRICULTURAL LAND.		892	26.14%
7. ROADS		160	4.60%
8. WATER BODIES		195	5.74%
9. UNUSED LOW LANDS		219	6.43%
10. ALL OTHER LANDUSES		307	5.76%
		3415	100%

Table No. 22

Distribution of houses according to the
nature of entrance from the type of the Road,

Area Name of the Union Parishad	No. of samples	Entrance from the Type of the Road					percent
		Primary Road	Secondary Road	Lane	Bylane		
Goalchamat	185	13%	24%	37%	26%	100	
Jheeltuly	93	8%	24%	41%	27%	100	
Kamlapur	115	9%	24%	38%	29%	100	
Laxmipur	164	11%	18%	34%	37%	100	
Total	557	11%	21%	37%	31%	100	

Table No. 23.

Distribution of household on the basis of source
of Watersupply.

Area Name of the Union Parishad	No. of sample	Source of watersupply					Percent.
		From pond	from well	Tube well	Municipal Tap	Private Family Tap.	
Goalchamat	185	2%	14%	62%	15%	7%	100
Jheeltuly	93	-	14%	27%	40%	19%	100
Kamlapur	115	3%	15%	30%	40%	12%	100
Laxmipur	164	5%	11%	58%	15%	11%	100
Total	557	3%	15%	47%	24%	11%	100

Table No. 24.

Distribution of household according to
Drawing condition.

Area Name of the Union Parishad	No. of samples	Drawing condition				Percent
		Metalled	Non Metalled	Watered	None	
Goalahat	185	1%	5%	76%	18%	100
Jheeluly	93	13%	28%	59%	10%	100
Kamlepur	115	4%	10%	73%	13%	100
Laxmipur	164	4%	12%	73%	13%	100
Total	557	5%	12%	71%	12%	100

Table No. 25.

m Distribution of households of Faridpur town
according to the nature of Garbage disposal.

Area Name of the Union Parishad	No. of samples.	Nature of Garbage disposal		Percent
		Self managed	open street	
Goalahat	185	4%	96%	100
Jheeluly	93	12%	88%	100
Kamlepur	115	7%	93%	100
Laxmipur	164	8	92%	100
Total	557	6%	94%	100

Table No. 26

Distribution of households of Faridpur town according to the nature of Indoor lighting

Area Name of the Union Parishad	No. of samples	Nature of Indoor lighting			Percent
		Electricity	Kerosene	Lamp.	
Goalchhat	185	27%	59%	14%	100
Jheeltuliy	93	69%	22%	9%	100
Kamlapur	115	31%	56%	13%	100
Laxwipur	164	35%	53%	12%	100
Total	557	37%	49%	14%	100

Table No. 27

Distribution of Households by sewage disposal in Faridpur town.

Area Name of the Union Parishad	No. of samples	Sewage disposal			Percent
		Pit/Well Letrine	Sanitary Letrine	Mode of ordinary tin & Bamboo	
Goalchhat	185	25%	7%	68%	100
Jheeltuliy	93	34%	30%	36%	100
Kamlapur	115	20%	15%	65%	100
Laxwipur	164	27%	14%	69%	100
Total	557	26%	15%	59%	100

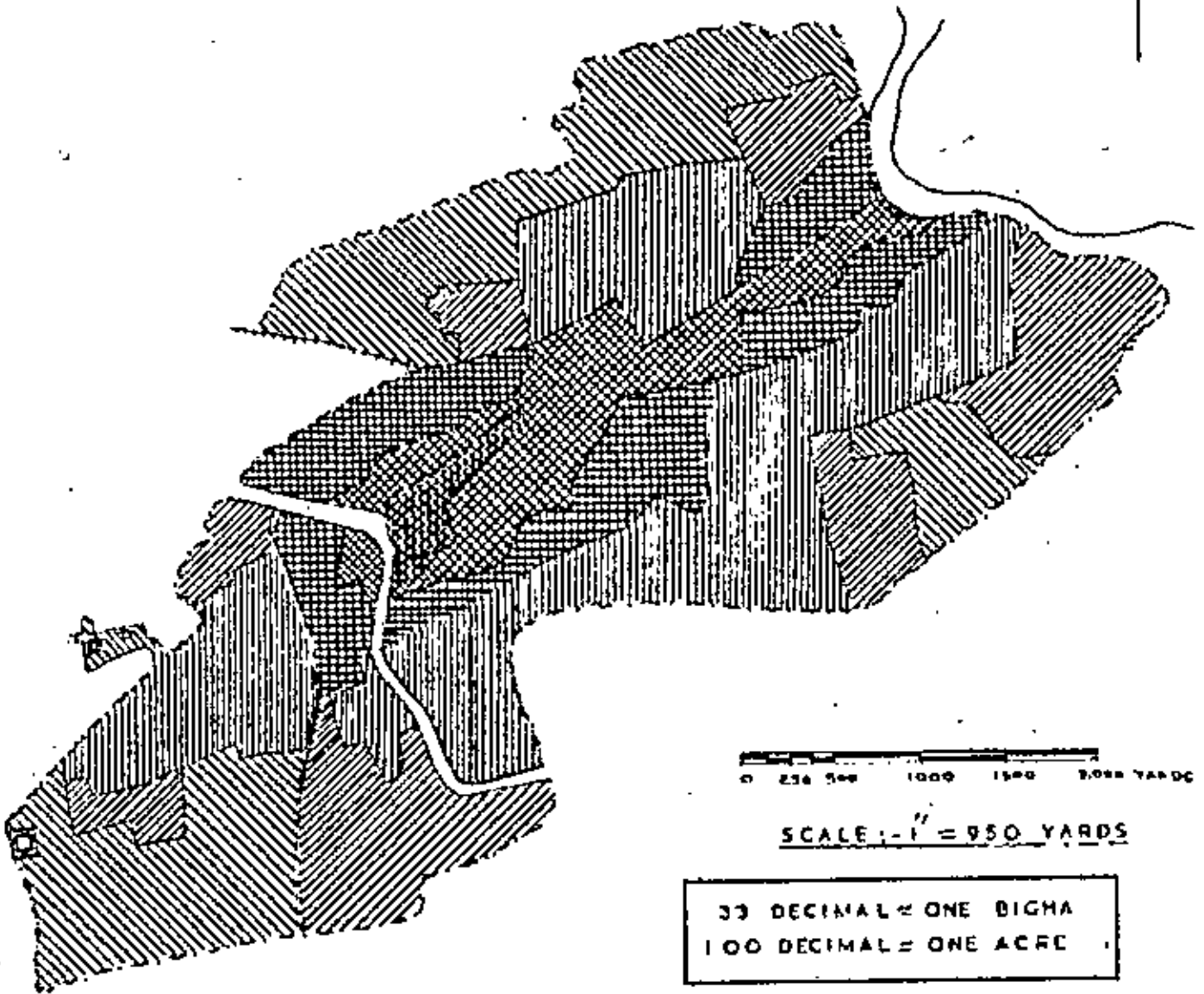
Land value of Faridpur town 1977
Measurement unit, 33, Decimal - One Bigha

Administrative Blockwise.
(Amount in Taka per Bigha)

Name of the Administrative Blocks.	Built up land and Buildable High Land (Amount in Taka)			Cropland or cultivable Mul-land. (Amount in Taka)			Lowlying unused land (AMOUNT IN TAKA)
1. Parahin Goalamat	800	5,000	20,000	300	2,000	8,000	6,000
2. Purba Goalamat	600	6,000	22,000	200	1,200	7,000	5,000
3. Dakhin Faridpur	500	5,000	25,000	300	2,500	8,000	5,000
4. Khabashpur	500	5,000	25,000	400	2,500	10,000	5,000
5. Purba Khabashpur	800	6,000	30,000	500	2,800	12,000	6,000
6. Faridpur Dakhinpara	500	4,500	25,000	500	3,000	12,000	6,000
7. Chowkbazar	1,500	15,000	90,000	-	-	-	-
8. Mbyrepatty	1,500	15,000	90,000				
9. Uttar Faridpur	1,200	12,000	80,000				
10. Mptty Jutspatty	1,000	10,000	75,000				
11. Jheeltuly	1,000	10,000	70,000				
12. Dhkhin Kalihari	1,000	10,000	65,000				
13. Purba-Kulihari	8,000	8,000	60,000			40,000	25,000
14. Uttar Kulihari	8,000	8,000	55,000			30,000	20,000
15. Nee My Neeltuly	1,000	10,000	75,000			50,000	30,000

FARIDPUR TOWN

LAND VALUE
1976



	LESS THAN 5000 TAKA PER BIGHA.
	6 TO 10,000 TAKA PER BIGHA.
	11 TO 15,000 TAKA PAR BIGHA.
	16 TO 20,000 TAKA PER BIGHA.
	21 TO 25,000 TAYA PER BIGHA.
	MORE THAN 25000 TAKA PER BIGHA.

Name of the Administrative Blocks.	Built up and Buildable High land (Amount in Taka)			Cropland or cultive able Nil land, (Amount in Taka)			Lowlying unused land (Amount in Taka)
	1931	1961	1977	1931	1961	1977	1977
16. Utter Kamhapur	800	7,000	50,000	600	6,000	30,000	20,000
17. Dakhin Depakhole	800	7,000	45,000	600	5,000	30,000	20,000
18. Utter Tapakhole	800	8,000	50,000	600	5,000	35,000	20,000
19. Kamlepur East Gopalpur	700	8,000	55,000	600	5,000	30,000	15,000
20. Alipur	1,000	10,000	75,000	800	8,000	50,000	25,000
21. Kuti Bari	1,000	10,000	76,000	700	7,000	40,000	25,000
22. Habeli Gopalpur	700	8,000	55,000	700	6,000	35,000	25,000
23. Hhati Luxwipur	700	8,000	55,000	600	5,000	30,000	20,000
24. Guba Luxwipur	700	8,000	55,000	600	5,000	30,000	20,000

Sources:- ADC. Revenue, Faridpur (District Land

acquisition Office, Collectorate Building Faridpur).

CHAPTER FIVESUMMARY AND CONCLUSION

5.0. The concluding section is based on the survey and investigation on different types of Urban Landness and the socio-economic structure of Faridpur town. The survey was conducted by the researcher himself in between July to November 1977. The statement, therefore, are to be considered against the situation of that period.

Evolution, growth and development

5.1. Faridpur is a sixteenth century district town of medium size. It is unplanned and underdeveloped from the every early period. The present population of the town is about 50,000. with an areal dimension of 345 acres of Urban land.

Landuse characteristics.

5.2. Faridpur is a dispersely settled residential and administrative town. It is devoid of Physical continuity with the adjacent surrounding land. Most of the builtup areas are rural in character. It is a flat land with recent alluvium. Top soil is Fertile enough with sandy clay and oiltious combination. More than 20% of the urban land goes under normal Flood water each year. Croplands and andagricultural fields comprise of 27% of the total municipal land.

Residential Landuse

5.2.1. Builtup, land is almost 60% of the total municipal areas of which 20% land is being used for residential purpose. Most of the households have a major share of unused lowland. The average density of population is about 10,000 per square mile. Cutting and filling may add a few hundred acres of land buildable. But due to the economic hardships of the urban dwellers, the expensive cutting and filling of land is being possible. There is no building industry, housing society or loan giving agency for that purpose.

Administrative Landuse

5.2.2. Administrative building like collectorate, Judgescourt and most of the district level offices are closely located in a small area called civil lines. Which is a distinct identify from other hap hazard landuses. The highly valuable centrally located raised lands are being used for the civilines including municipality and district jail.

Commercial Landuse

5.2.3. The town centre or C.B.D. at Faridpur town is small in size covering only. 03% of the total urban land. Market days cause some special gathering at the heart of the C.B.D. villagers come here to sell their rural commodities and buy the finished Products. This compactly builtup business centre is the area of major concentration of economic activities. Nearly 4.2% of total urban land is being used for commercial purpose. Some dispersely

located smaller business centres have also been development along the neighbourhood roads. No large scale business has yet been flourished at Faridpur town. A substantial part of the central business areas like 'Moyrepatty' and 'Dood bazar' have already been eroded away by the river Kumar.

Transport and circulation Landuse

5.2.4. Faridpur town developed along the main arterial road 'Mujibasarak'. Some sub-arterial roads have also radiat from this arterial road. Other roads are narrow without any footpath. Maximum width of the road is thirty feet. Construction of new road is costly because of the existence of bill and lowlands. Faridpur railway station is not sufficient to meet the demand for volume of passengers and goods originate here. There is no river port at Faridpur town. The only ferry-ghat is again found to be inadequate considering the demand for water transport originate in this town.

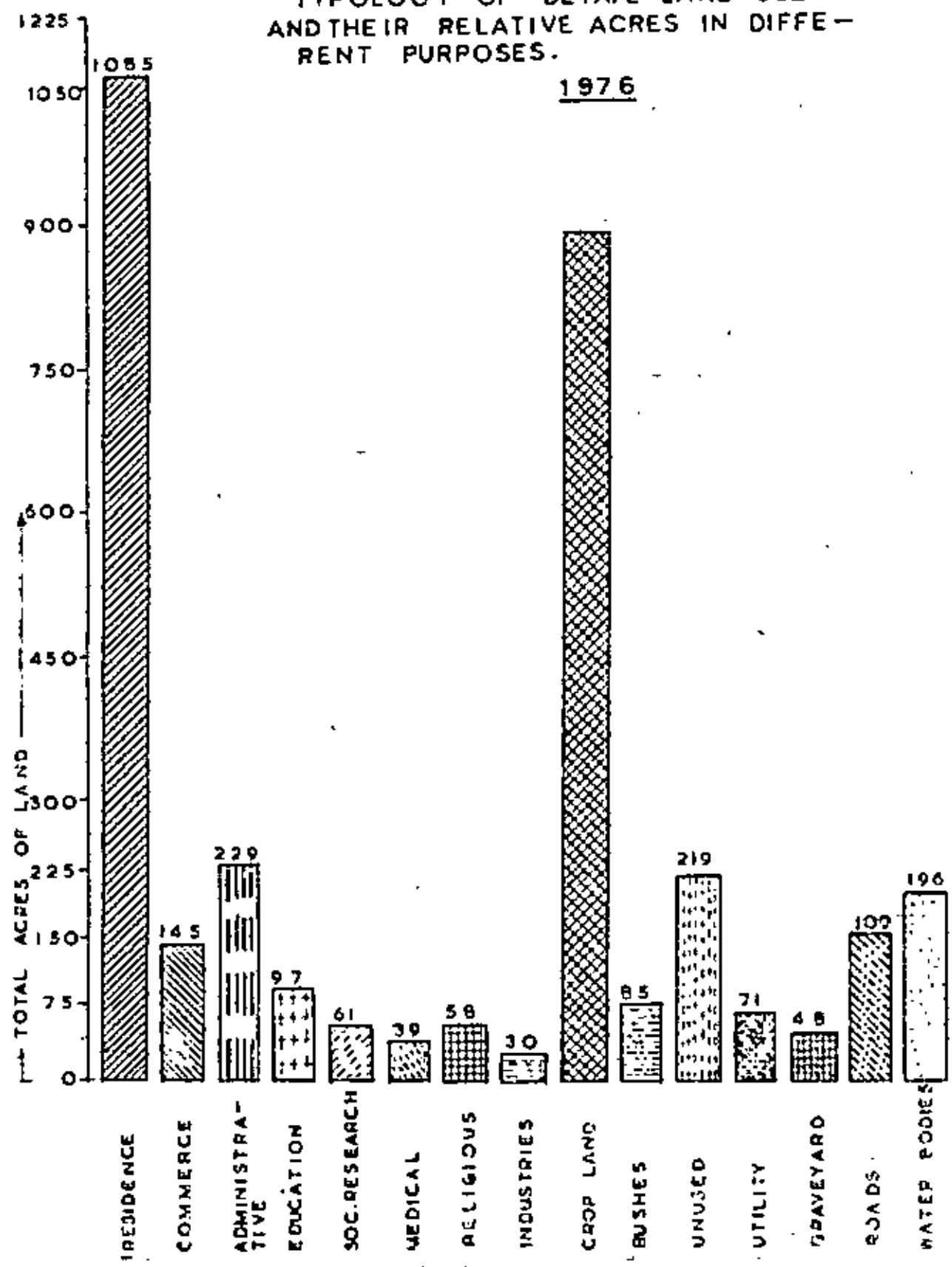
Social, educational and recreational Landuse

5.5.5. Some social organizations are functioning at Faridpur but with a limited scope and opportunities. Educational institutions are located here and there without any conscious locational planning.

FARIDPUR TOWN

TYPOLOGY OF DETAIL LAND USE AND THEIR RELATIVE ACRES IN DIFFERENT PURPOSES.

1976



TOTAL LAND = 3417 ACRES

Recreational facilities are very limited in Faridpur.

An insignificant amount of land is being used for the recreational purpose. The cross section of the General People of the town is living low standard of life. There is not a single standard cinemahall, community centre, theatre hall, or other recreational institutions.

Economic and Industrial:

5.2.6. The whole region of Faridpur is economically depressed and there is little scope for employment. Most of the people are of lower income group with a meagre annual income (see table No.) No large scale or even medium size industry is there. Only .87% land is used for industrial and manufacturing purposes.

Conclusion:

5.3. Land is the commodity in short supply, hence each and every inch of urban land must perform some function in the national economy. Detail survey, study and analysis have been undertaken for the stock taking of the existing landuse of Faridpur town. Admittedly the objectives of the study are very limited in relation to the unlimited problems exists in Faridpur town.

Nevertheless the findings of this study will hopefully make useful contribution in planning and development of the town. There is at present no study of this kind for the town which can be used as a ready reference for the future planning and policy formulation.

Prospect of development:

5.3.1. Faridpur is an under developed town. Its economic base is too weak due to the absence of mills and industries. Employment generation capacity is not enough to attract more people. Out migration from this district is higher, but these migrants normally opted for other cities rather than its own district headquarter. Socio-economic development in and around the town deserves more attention to make efficient use of its local people and other resources.

Landuse problems:

5.3.2. Incompatible landuse pattern is uneconomic and does not commensurate the land scarcity in Bangladesh. The town can accommodate a few times more population than her present strength. Urban infrastructures, sites and services are already there for providing a threshold population size, but due to the lack of proper planning of landuse, the whole processes of urbanization

has been distorted. The real problem of the town among others is the unplanned nature of urban expansion while the density of population within the town (15 persons per acre) is relatively low by all standard. The recent growth and development activities are taking place outside the municipal boundary. This we consider simply a wastage of valuable part urban land, and will contribute the urban economy more dysfunctional and thereby urban living uneconomic. Incompatible landuse with haphazard functional arrangement are hindering the whole processes of growth and development. The western side of the town is being eroded by the river kumar which needs immediate attention of the authority.

A rational approach for the physical and socio-economic development are the prime need at the moment for the town. Therefore, the emphasis of the urban landuse study becomes the first and fundamental step towards the formulation of policy and planning in the future urban growth and development of Faridpur town.

The study therefore would provide us at least with an opportunity to examine the nature of urban landuse problem in its real perspective. It may also be found useful for the future researches as a background work.

1. Gallion B. Arthur and Simon. Eloner : The Urban pattern,
City planning and Design princeton, Van Nostrand, 1963.
2. Khan. F. Karim and Islam, N. : High class residential areas
of Dacca city, The central geographer, Vol.-VIII. No.1.1964.
3. Hoyet. Homer: The structure and growth of residential
Neighbourhoods in American cities, Washington D.C. Federal
Housing administration, 1939.
4. Gruen. Victor : The heart of our cities crisis, Diagonosis
and cure London, 1965.
5. Chapin, F. Stuart and Sion Eloner : Urbal Landuse Planning
2nd Edition, D.Van Nostrand Co. University of Illicis, Urban,
Chicago,London, 1972.
6. Tetlow, J. and Anthony, G. : Homee Towns and Traffic - London,
Faber and Faber 1965.
7. Lynch, K : The image of the city - The M.L.T. Press,
Massachusetts Institute of Technology, Cambridge, Massachusetts,
and London, England, Feb. 1970.
8. Mayer, H.H. and Khan, C.T. : Readings in Urban Geography -
Chicago, 1959.
9. Chambers K.T. : Geographic areas of Cities - Economic geography,
Vol. 7 No.2, April 1931 PP 177 - 188.

10. Atiqullah, M. and Karim, F. : Growth of Dacca City - Population and area (1608 - 1981) social science Research Project, Department of Statistics, Dacca University, Dacca 1965. P.I.
11. Brown, A.J. and Sherrard, H.M. : Town and country planning - Australia, Melbourne University Press. 1959.
12. Carol, H. : Hierarchy of the control function within a City - A.A.A.G. Vol. 50 No.4, 1960 PP 419 - 438.
13. Ratoliff, R.U. : The Dynamics of efficiency in the locational distribution of Urban activities - The Metropolis in modern life edited by R.M. Fisher, New York, Doundy and No.1955, PP 125 - 148.
14. Reiss and Hatt : Cities and Societies - The revised copy, Reader in Urban Sociology, Glouces, III, 1957.
15. Colby, C.C. : Centrifugal and centripetal forces in Urban Geography - A.A.A.G., Vol.23 No.1 March 1933, PP 1 - 20.
16. Ratcliff. R.U. : Internal arrangement of Landuse and Land Economics - New York, N.Y., Grawhill Book Company, 1949, PP 386 - 397.
17. L.D. Stamp : Landuse in Britain its use and misuse.
18. Islam. N: Nature and Determinants of Urban Land Value - Oriental Geographer, Vol. XVI No. 1. 1972.

19. Khan, F.K. and Masood, M. : Urban structure of Comilla Town. - Oriental Geographer, Vol. VI.No.2, 1962 P; - 109 - 136.
20. Dr. H.Rafique. C : Dynamics of migration in a rural area of Bangladesh - Bangladesh Institution of Development studies 1975.
21. Teber : The Definition of Multi Functional Regions - A case study of Bangladesh. Harvard University Studies.
22. Asaduzzaman, M : Draft Master Plan of Comilla Town - An unpublished Report.
23. Urban Development Directorate : Physical Planning Progress - Decade of Development Report. 1968.
24. Harbert. B. Deman and Albert. C. Hinman : Urban Land Economics - M.C. Growth publishing Co. College Park, Maryland.
25. Dr. Narin. A. : An Economics Geography of East Pakistan - 2nd Edition, London, Oxford University Press, 1968.
26. Rashid. H.Er. : East Pakistan - A systematic Regional Geography - Development planning aspects. 2nd Edition, Lahore, Stt. Ghulam Ali and sons 1967.
27. Census Commission Govt. of Bangladesh : Population Census 1974. - Preliminary results 1974.
28. Bureau of Statistics, Govt. of Bangladesh: Statistical Digest of East Pakistan - B.P.G.P. 1966, 1967, 1968, 1969.

29. Physical Planning and Housing Sector, P.P. & H. : Urban Biography, -
P.P. & H. Pakistan Planning Commission, Publication 1968.
30. Ratoliff, R.U. : Demand for Non Residential Space - Urban
Land Economics New York, M.G. Graw Hill Book Company 1949.
31. W. Alonso : Location and Landuse - Harvard University Press
1964.
32. Harris, C.O. and Ullman, El. : The nature of cities -
Readings in Urban Geography, M.C. Graw Hill Book Company,
College Park, Maryland.

APPENDIX ONETABLE A:DECENNIAL CHANGES IN POPULATION SINCE 1901
PARIDPUR TOWN

CENSUS YEARS	TOTAL POPULATION	INCREASE	PERCENTAGE
1901	11649	-	-
1911	13131	1481	12.7
1921	14503	1372	10.4
1931	15156	1013	6.9
1941	25671	10155	15.4
1951	25556	115	0.4
1961	28333	2777	7.6
1974	46232	17899	38.7

* Source : Bangladesh census commission, Dacca.

APPENDIX TWOTABLE: BDECENNIAL CHANGES IN POPULATION SINCE 1901
PARIDPUR DISTRICT.

Census years.	Total Popula.	Increase	Percentage
1901	1781137	-	-
1911	1958039	176902	9.9%
1921	2030378	72339	3.6%
1931	2162657	1.32279	6.5%
1941	2650235	487574	22.5%
1951	2719638	69403	2.6%
1961	3178945	459307	11.5%
1974	4047324	868379	10.2%

APPENDIX THREETABLE: C

THE POPULATION OF FARIDPUR TOWN ACCORDING TO 1961
CENSUS IS 28,333 AND ITS CASTS WISE DETAILS ARE GIVEN BELOW

Name of the Community	Males	Females	Total
Muslims	10712	8282	18994
Caste Hindus	3622	3147	6769
Schedule caste	1193	1088	2281
Christians	146	128	274
Buddists	5	10	15

* The area of the town is $5\frac{1}{2}$ sq.Miles. 3415 Acres.

APPENDIX FOURTABLE D.

Population, literacy and number of households of
Faridpur town. Administrative block wise-1961.

1. GOALGHAMAT UNION COMMITTEE.

Blocks	Total Popul.	Male	Female	Literate	Houses	House hold.
Chawkbazar	893	501	392	440	142	142
Maira patti	277	207	70	181	55	54
Dakhinpara	520	271	249	276	91	91
West Khabashpur.	877	453	394	276	154	154
East Khabashpur	951	500	451	322	186	186
North Faridpur	1147	608	539	555	176	176
South Faridpur	3018	1559	1459	1074	557	557
East Goalchamat	607	321	286	143	113	113
West Goalchamat	468	242	226	54	96	96
Total	8758	4692	4066	3321	1589	1589

2. JHILTULY UNION COMMITTEE

Jhiltuly	1656	924	732	952	256	256
Miltuly	752	429	323	478	128	128
Jutapatty	746	474	272	365	128	128
Total	1554	1827	1327	1795	400	432

* Source : Bangladesh census commission, Dacca.

3. Kuthibari Union Committee.

Blocks	Both sexes	Male	Female	Literates	Houses	House holds
North Kalibari	248	159	89	138	40	40
South Kalibari	1029	597	432	632	151	151
Kuthibari	1213	985	228	692	288	289
Total =	2490	1741	749	1462	288	289

Kamalapur Union committee.

Kamalapur	2645	1297	1248	194	403	403
Gopalpur	1868	947	921	465	332	332
North Tepakhola	448	242	206	122	65	65
South Tepkhola	1398	734	664	147	257	257
Total =	6359	3320	3039	1648	1117	1117

5. Laxmipur Union Committee.

Dhati Laxmipur	1325	686	639	3000	239	239
Guha Laxmipur	1942	100	141	601	334	334
Alipur	2339	1266	1073	903	436	436
Kuthidari	982	561	421	527	157	157
Gopalpur	1037	612	425	555	140	148
Total :	7625	4126	3499	2886	1344	1317

APPENDIX FIVETABLE EDETAILS OF POPULATION, LITERACY AND HOUSEHOLD
STATISTICS OF PARIDPUR TOWN-1974

(ADMINISTRATIVE BLOCKWISE)

Name of locality	Total Peopl.	Male	Female	Literate	House	Household
Parchis Goal Chamat.	983	498	485	169	136	130
Purba Goal Chamat	1437	706	731	550	210	230
Dakhin Paridpur	5390	2782	2608	1886	671	928
Khabashpur	2029	1074	951	743	207	323
Purba Khabashpur	2257	1130	1127	971	161	357
Dakhin para.	675	341	334	365	40	91
Chawkbazar	1187	608	575	835	137	149
Noyrapatty	227	159	68	117	214	48
Uttar Paridpur.	1782	1001	781	1102	74	297
Total :	15967	83031	7664	6638	1850	2553

* SOURCE : BANGLADESH CENSUS COMMISSION, DACCRA.

GOALCHAMAT UNION PARISHAD

Jatapatty	1278	721	557	617	233	148
Jheel tuly	1331	696	635	800	137	199
Dakhin Kalibari	1478	854	624	932	165	195
Kuthibaripurba	1138	785	348	584	189	149
Uttar Kalibari	308	181	127	179	22	53
Hell tuly	1154	654	500	720	193	182

Total.	6682	3891	2791	3832	939	926
--------	------	------	------	------	-----	-----

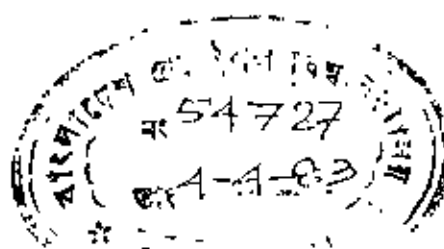
Uttar Kamlapur	4347	2195	2152	1795	393	645
Uttar Tempakhola	1130	564	566	504	163	168
Dakhin Tempakhola	1939	1022	927	844	237	329
Kamlapur & Gopalpur East	3014	1596	1418	1228	360	457

Total :	10440	5377	5063	4271	1153	1597
---------	-------	------	------	------	------	------

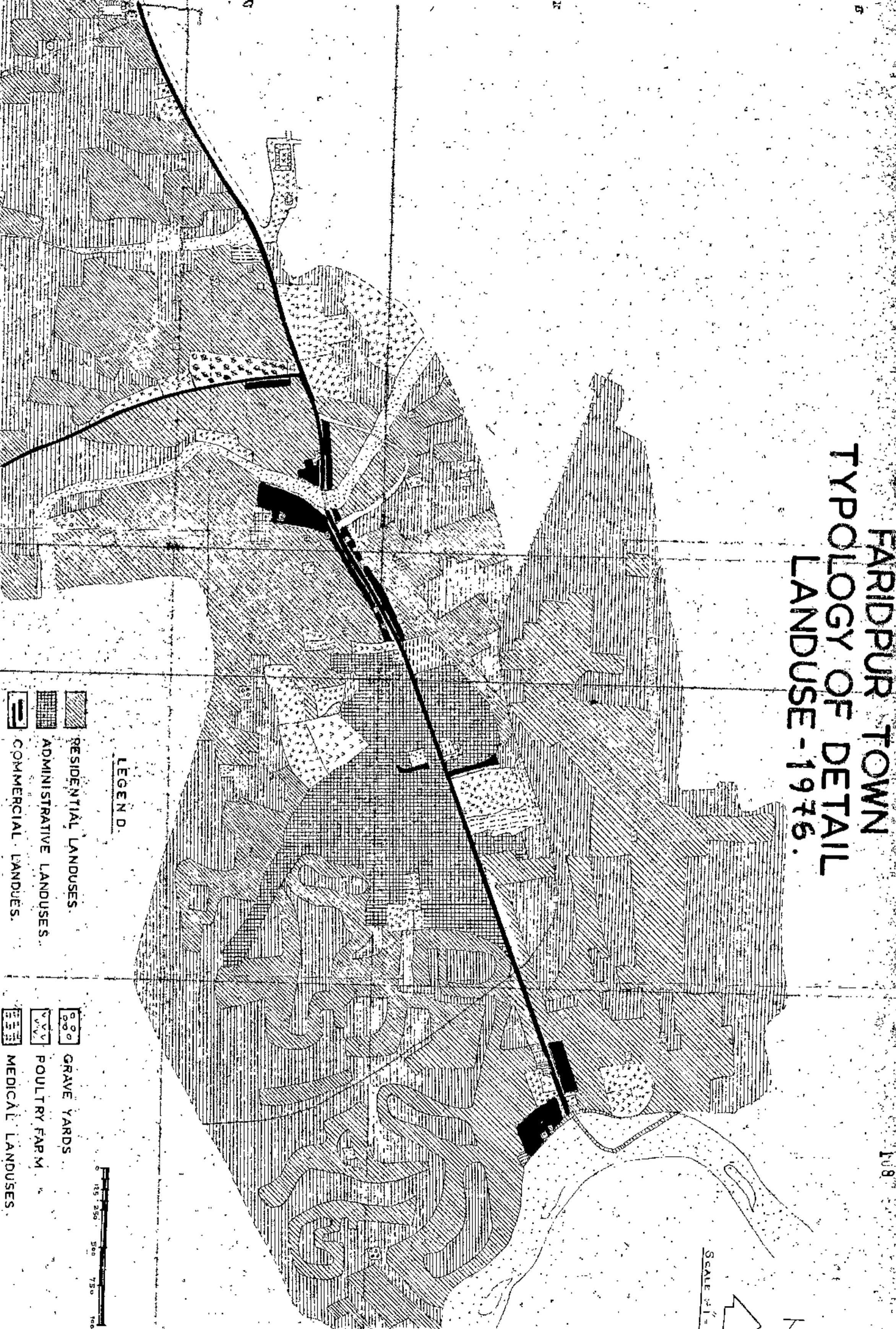
Alipur	3548	1839	1809	1712	339	572
Kuthibari	1848	1003	845	628	364	277
Habeligopalpur	1813	1022	791	841	273	230
Bhatilaxipur	2221	1151	1070	526	268	342
Guhalexipur	3613	1859	1754	1347	405	617
Total Laxipur U.P.	13143	6874	6269	5054	1649	2038

Goalchamat U.P.	15967	8303	7664	6638	1850	2553
Jheeluly U.P.	6682	3891	2791	3832	939	926
Kamlapur U.P.	10440	5377	5063	4271	1153	1597
Laxipur U.P.	13143	6874	6269	5054	1649	2038




Total Paridpur Pourashava.	46232	24445	21787	19795	5591	7114
----------------------------------	-------	-------	-------	-------	------	------

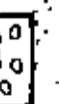
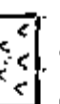
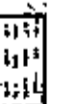


FARIDPUR TOWN TYPOLOGY OF DETAIL LANDUSE - 1976.



LEGEND.

-  RESIDENTIAL LANDUSES.
-  ADMINISTRATIVE LANDUSES.
-  COMMERCIAL LANDUSES.

-  GRAVE YARDS
-  POULTRY FARM
-  MEDICAL LANDUSES.



SCALE 1/16"