

THESIS

AN INVESTIGATION INTO THE PROBLEMS OF DEVELOPMENT OF OLD AND  
SMALL MUNICIPALITIES OF BANGLADESH — CASE STUDIES OF  
KOTCHAHATPUR, RAJITPUR AND BALCHITTY

By

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16th September, 1978.



Certificate of Thesis Work

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## CONTENTS

ACKNOWLEDGEMENTS	PAGE
CONTENTS	i
LIST OF TABLES	ii
LIST OF MAPS	iv
ABSTRACT	vi
<b>CHAPTER</b>	
<b>I INTRODUCTION TO THE PROBLEM</b>	<b>1</b>
1.1 Introduction	1
1.2 Definition	1
1.3 Note on selection criterion	2
1.4 Objectives of the Study	4
1.5 Methods of the Study	4
1.6 Contribution and limitation	6
<b>II URBANISATION AND MUNICIPAL GOVT.</b>	<b>7</b>
2.1 Urban Heritage and Municipal Government in Bangladesh	7
2.2 Urbanisation and Small Municipalities	8
2.3 Factors Responsible for the Creation of and Small Municipalities	11
2.4 Role of Small Municipalities for Regional Planning and Rural Development	15
<b>III ORIGIN GROWTH AND DEVELOPMENT OF THREE MUNICIPALITIES</b>	<b>18</b>
3.1 Katchandpur	18
3.2 Rajitpur	22
3.3 Malchity	25
<b>IV EXISTING PHYSICAL CONDITION</b>	<b>28</b>
4.1 Physical condition	28
4.2 Distribution of General landuse category	30
4.3 Distribution of land use (Builtup area)	32
4.4 Gross Density of population	35
4.5 Residential landuse	35
4.6 Commercial land use	35
4.7 Industrial landuse	35
4.8 Land under water bodies	36
4.9 Transport and communication	37
4.10 Criticism	39

<b>CHAPTER</b>	<b>Page</b>
<b>V POTENTIALS OF DEVELOPMENT</b>	<b>40</b>
3.1 The source of stability	40
3.2 The sources of reinforcement	40
3.3 Big push	41
3.4 Economic Base (Basic/Non basic)	41
3.5 Commercial Services	42
3.6 Principal Institutions	43
3.7 Agriculture	44
3.8 Power pumps	46
3.9 Horticulture	47
3.10 Livestock Based Industries	48
3.11 Small-Scale Industry	48
3.12 Light Engineering Manufacturing	49
3.13 Large scale Industry	50
<b>VI POLICY PROPOSALS FOR DEVELOPMENT</b>	<b>51</b>
<b>BIBLIOGRAPHY</b>	<b>55</b>
<b>APPENDIX</b>	<b>62</b>

PAGES

LIST OF TABLES



1. Decennial changes of Population of these three Municipalities	3
2. Distribution of population in six large urban cities of Bangladesh	9
3. Population of small Municipalities	10
4. Population change of the three Municipalities over the last seven decades	11
5. Distribution of land use in the three study Municipalities	29
6. Distribution of land use in the three study Municipalities (Built-up areas)	32
7. Distribution of Population Densities in Towns of Bangladesh	33
8. Density of Household in Different Small Towns	34
9. Industrial Landuse in three study towns	36
10. Urban Land occupied by water bodies in three towns	37
11. Distribution of Land use covered by Transportation	38
12. No. of fully and partially development villages with areas and population of each of the study towns	43
13. Distribution of Deep and Shallow Tubewells in Three Study Municipalities	45
14. Distribution of the Existing condition of Tubewell facilities under the scheme of Irrigation in the Three Study Municipalities	45
15. Distribution of Power pumps in Thanawise	46
16. Distribution of Shallow Tubewells in Thanawise	46

LIST OF MAPS

	PAGES
1. Map of Bangladesh showing the Locations of the Three Study Towns	2A
2. Land-use Map of Kotchandpur Municipality, 1977	29A
3. Land-use Map of Rajitpur Municipality, 1977	28B
4. Land-use Map of Nalchity Mouza 1977	29C



ABSTRACT

The old and small municipalities of Bangladesh, which were created in and around the third quarter of the 19th century, are now beset with a series of problems. Their rates of growth of population have been very insignificant, and some of those even experienced a negative growth. This was largely because of lack of transport and communication facilities and weak economic base including trade and commerce.

The following methods of study have been adopted :

(i) historical perspective, (ii) socio-economic investigation and (iii) land use survey. The findings of the study in brief, suggest us that (i) those old and small municipalities do not altogether lack in potentiality, (ii) but those latent potentialities need to be harnessed in order to meet the existing demand for development.

A set of policy-proposals for future development of those areas have been put forward : They are;

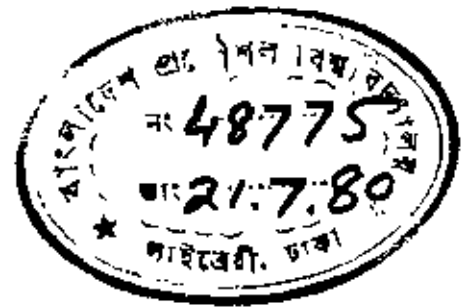
1. redistribution of population from large urban centres to small towns;
2. improvement of the economic base of the hinterland of those small towns,  
and
3. making the environment of those towns more livable.

Our conclusion is that the development concept of small towns should be conceived as a complementary system of rural-urban development.





CHAPTER - I  
INTRODUCTION TO THE PROBLEM



1.1. Introduction

In keeping with the growing importance of urbanisation in the modern world, urban study has recently increasingly drawn attention to policy makers, administrator and scholars of various related disciplines. The old and small municipalities of Bangladesh are associated with a host of problems : social, economic, environment, administrative and so on.

Development of urban centres in Bangladesh through planning even in its rudimentary form is rather a new phenomenon and is limited only to a few big cities, like Dacca, Chittagong and Khulna. The growth pattern of other medium and small size towns are, needless to say, unplanned, haphazard and chaotic. In other words, these are left unto themselves. This uncared and let alone situation have posed serious obstructions in the process of functional growth of many urban centres. The situation has also generated stagnation and or decay particularly for some small and old municipal towns of Bangladesh.

1.2. Definition

Old municipalities in the present study are those which were established in and around the third quarters of the 19th century. There are other two criteria which may be set for the small municipalities in Bangladesh. These are :

- i) Size of the population is less than 20,000 by 1974, and
- ii) Annual income from various sources is less than Tk. 3,00000.

These municipalities were created long before 1900 A.D. but it is evident that their rates of growth have been very insignificant over the century. Some of them even experienced a negative growth. Walchity, Mahespur and Debhata are examples to this point. It had been started decaying for a long time, and, finally was declassified as rural areas on 1965. In our present study, we have taken Walchiti into account as a lost case of a small municipality. In our foregoing discussion we would call Walchity as a small municipality, though in reality it is not. For the purpose of our study we have used the term; and, readers may not be confused with two other municipalities.

### 1.3. Note on Selection Criteria :

One thing may be pointed out here about the rate of growth of population both in Kotchandpur and Rajitpur. It was remarkably high only during the last intercensal periods (1961 - 1974); still the rates (76% for Kotchandpur and 14% for Rajitpur) fall below the average rate of national urbanisation (137.61) and the growth in cases of Kotchandpur and Rajitpur is only a phenomenon of last decade, before that, there has been continuous stagnancy or decay (Table : 1). It also indicates that in the process of national urbanisation these small municipalities could not play their role properly which is largely because of lack of transport and communication facilities, weak economic base (including trade and commerce), lack of non-agricultural employment opportunities, and a minimum provision for civic facilities.

These three towns are situated in different areas of Bangladesh. There are many point of similarities and some points of differences between them. This is helpful to the researcher and may be interesting to the readers.

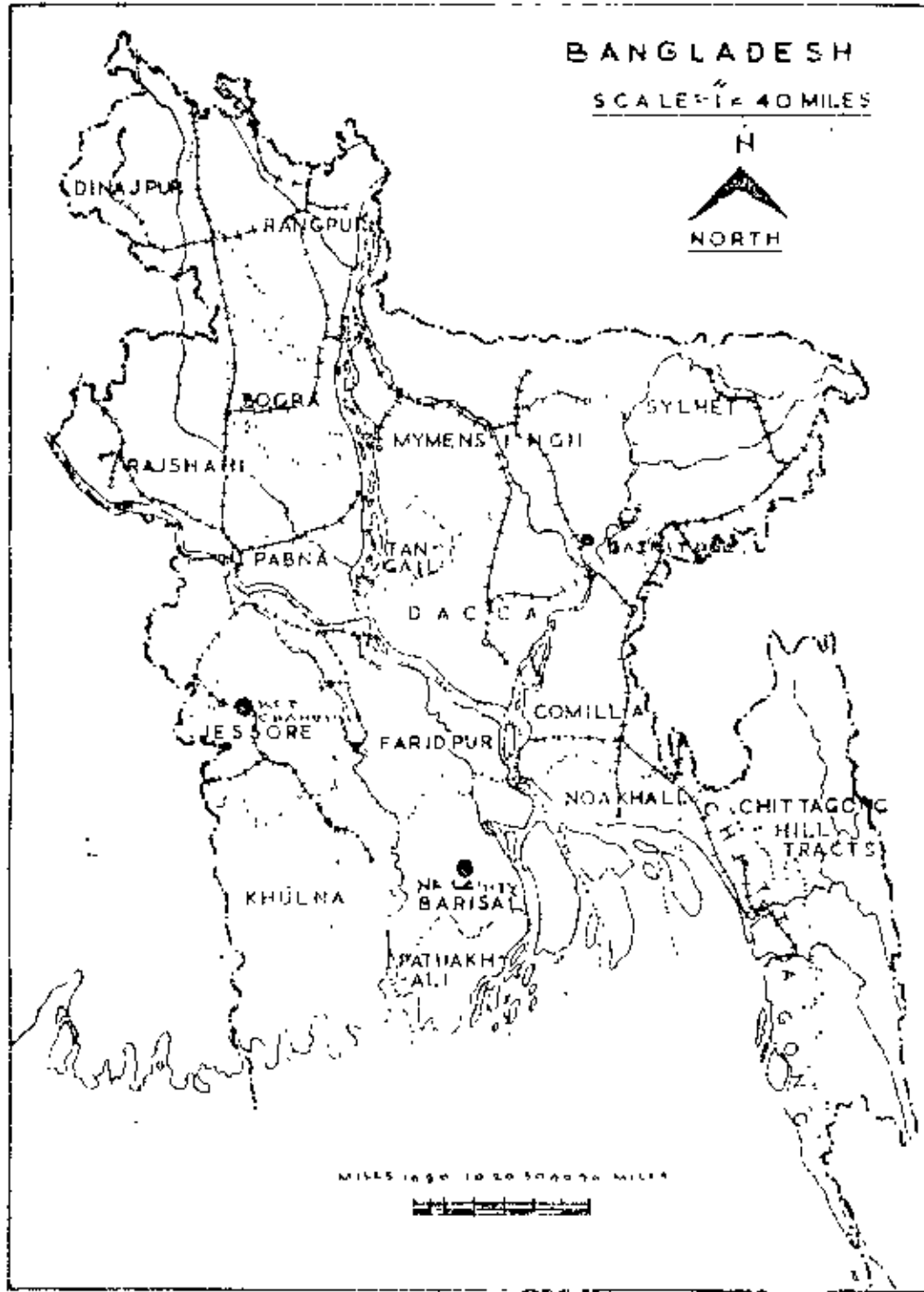


TABLE NO. 1

Decennial Changes of Population of these three Municipalities  
(From - 1881 - 1974 )

Year	Kotchandpur		Bajitpur		Walchity	
	Popula- tion	P.C. % Varia	Popula- tion	P.C. (%) Varia	Popula- tion	P.C. (%) Varia
1881	9,231	-	4,641	-	Under 500 (1869-'70)	-
1891	9,502	2.93	8,399	152.52	-	-
1901	9,065	-4.82	10,027	6.68	2,240	-
1911	8,076	-10.9	10,839	8.0	1,953	-12.8
1921	7,545	- 6.5	11,568	6.7	1,885	- 4.8
1931	6,115	-18.9	11,650	0.7	1,946	4.7
1941	6,418	4.9	14,394	23.5	1,953	0.3
1951	6,004	-6.4	13,111	- 8.9	2,248	15.0
1961	8,737	4.6	12,097	- 8.38	2,314	3.0
1974	15,411	76.4	14,272	11.80	2,609	12.74

Source : Decennial Census Report : India (1881 - 1941) Pakistan  
(1951-61) and Bangladesh 1974.

#### 1.4. Objectives of the Study :

The objectives of the study are as follows :-

- i) To identify the various forces which worked in favour of the creation of these small municipalities in the past;
- ii) To trace the origin, growth and development of these municipal towns;
- iii) To investigate into the socio-economic and physical planning problems of these municipalities.
- iv) To find out the various potentialities for their future growth and development.
- v) Finally, to develop a set of policy proposals in removing those problems, and, for paving the way for future development of these municipalities.

#### 1.5. Methods of the Study :

The study is comprised of four parts :

- a) Historical background
- b) Socio-economic investigation
- c) Land use survey and
- d) Potentiality survey of these three study - municipalities.

1.5.1. Historical study : The historical study is comprised of the identification of various forces which worked for the creation of these small municipalities over the century ago. Moreover, the investigation is also made to find out the various process and circumstances that led them to reach in the present

condition. This study has been made through collections of various facts and information from different books, including some of the rare books, journals, and public documents, and scientific interpretations of local legends from old people in the study areas.

1.5.2. The socio-economic investigation : The socio-economic investigation is carried on to get information about the socio-economic conditions of the inhabitants of those municipalities. For this purpose, a set of appropriate questionnaires is prepared. The survey is completed by interviewing approximately 10% of the total households in each study area. The survey is done on the basis of random sampling with the help of random table.

1.5.3. Land use survey : The survey is carried on in order to determine the urban land-use patterns as well as spatial structures of these municipalities. To be more specific, the land use survey reveals the land use patterns for different purposes, such as, residential, commercial industrial, educational, recreational etc. From the land-use survey maps, we can see the rational or irrational uses of lands which are in existence. This is a key work for town planning.

1.5.4. Potentiality Survey : Potentiality survey has been made in order to find out the different resource-bases in each of the study areas. Attempts have also been made to find out those potentialities which have remained unexplored due to the lack of proper initiative both from the Government and local authority.

The survey was conducted first by taking inventory of the existing resources, and, secondly, interviewing a sample population directly related to the use of these resources.

For this purpose, the researcher visited different offices, educational institutions, banks, charitable dispensaries, hospitals, and various commercial establishments of the study-areas, and talked to the persons concerned.

1.6. Contribution and limitations :

The present study has restricted its scope according to time and resources made available to it. However, attempts have been made in this study to clear a few points as follows :

- (a) the small and old municipalities of Bangladesh are beset with a series of social, economic administrative and physical planning problems;
- (b) they do not altogether lack in potentiality, but those latent resources need development, and,
- (c) in order to stop further decay, a comprehensive planning for the development of these areas is a must. Sooner it is done, better for the people.

CHAPTER - II  
URBANISATION AND MUNICIPAL GOVERNMENT

2.1. Urban Heritage and Municipal Government in Bangladesh. The urbanization in Bangladesh has evolved through some distinct phases, and, it can be historically traced back to the 3rd century, B.C. There existed a few planned cities with complex structures even in the remote past. During the medieval times, there were towns of considerable size which served as centres of administration, commercial activities and religious festivities. But even though these towns had considerable population, their impact on the overall urbanization of the country was very insignificant and soon they declined. For example, the famous town of Mahastangarh, about 7 miles north of Bogura has been identified as the old city of Paundravardhana. Paharpur (or Shamapura) in Rajshahi District, Panchanagari in Dinajpur (A.D. 448), Vikrampur of the Sena kings in Dacca District, Mynamati near Comilla may be regarded as the ancient cities of Bangladesh. The archaeological finds at Maimamati reveal that Maimamati was the capital of Chandra kings who were Buddhists, and, ruled from 900 A.D. The Mazar (holy tomb) of Hazrat Shah Jalal of Sylhet and Mazar of Hazrat Khan Jahan Ali at Bagerhat still bear the testimony of religious places flourished during the medieval period.

With that urban heritage, the present urban centres, (nearly 120 in number) started developing since mid 19th century due to more than one socio-economic and political forces. In some cases only a single force was strong enough to give fillup the growth of existing town centre. On other cases more than one factor operated combinedly behind the process of growth and development. One very interesting point is noticed that it is the location of 'regional capital' and administrative headquarters which acted as a prime mover behind the growth



of the particular urban centre. When the capital was shifted the glory of the urban centres started shrinking. The rise and fall of Dacca city is a good example to this point.

## 2.2. Urbanization and Small Municipalities :

2.2.1. Urbanisation in real sense is a new phenomenon in Bangladesh. Until 1901, the percentage of urban population in this part of the Sub-continent 2.4 percent and this was almost static till 1920. In 1941, the percentage of urban population rose to 3.36 while the urban population of the whole subcontinent was around 12 to 13 percent. The trend of urbanisation accelerated after the partition of India in 1947. The process of urbanisation was accelerated mainly due to the following factors :

First, the large scale migration of the Muslims from India in 1947 and afterwards;

Secondly, development of new centres of trade, commerce, industries and administration in the Bangladesh region after it attained a new political status in 1947.

Thirdly, the continuous migration from rural to urban areas of Bangladesh in search of better prospect of life and living; and,

Finally, the natural growth of the urban population itself. The highest rate of growth of urban population in Bangladesh has occurred during the last intercensal periods (1961-1974) to the tune of 136 per cent. This is partly because of urban pull, i.e. the scope of employment and civic facilities exist here but mostly because of rural push due to extreme poverty and repeated visit of natural calamities persist there. Ultimately 38 percent

of the total urban population according to 1974 census have been estimated to have come from rural areas.

According to the census 1974, there are 108 urban centres including 79 municipalities of which 6 can be classified as large urban centres or cities, population of these cities having more than one lakhs. These cities are Dacca, Khulna, Chittagong, Mymensingh, Narayanganj, and Rajshahi and they together constitute about 37.26 percent of total urban population of Bangladesh. Among the cities again, only the three cities -- Dacca, Chittagong and Khulna account for as much 33.75 percent of total urban population. The rate of increase of population of the 6 cities may be shown the table 2 below.

TABLE - 2  
DISTRIBUTION OF POPULATION IN SIX LARGE URBAN  
CITIES OF BANGLADESH

City	Percentage increase of Population (from 1961 - 1974 )
1. Dacca	222.6
2. Chittagong	144.3
3. Khulna	241.7
4. Mymensingh	242.00
5. Narayanganj	67.00
6. Rajshahi	133.7

Source : Census Report : 1974.

H.R.C. Chowdhury - "Management of Immigrants to urban regions of Bangladesh"  
in National Report of Human Settlement Govt. of Bangladesh 1976- p.85. 114.

Whereas population growth in the small urban centres for the same years were seen to be very insignificant as compared to the six cities. If we compare them with those of medium sized urban centres, picture would not be different. The following table shows the rate of growth of population of 3 small municipalities of Bangladesh.

TABLE - 3  
Population of Small Municipalities

Municipality	Percenta Increase of Population (between 1961-74)
1. Kotchandpur	76.4
2. Bajitpur	11.80
3. Halchity	12.74

Source : Bangladesh Population census, 1974, National volume.

E.2.2. One thing should be pointed out here that the rate growth of population in Kotchandpur is found to be quite high during the two last decades. But this does not go against our original proposition that the growth and development of old and small municipalities of this country are either static or insignificant. The table given below will show that the rate population growth of the three municipalities under study and the other municipalities of the same structure over the last few decades is very slow, static and in some cases even negative. The sign of positive growth is recorded on after 1961, and that is even not very significant, except in few cases, one such is Kotchandpur.

**TABLE - 4**  
**Population Change of 3 Municipalities over the last seven Decades**

Year	KOTCHANIPUR		BASITPUR		NALCHITY	
	Popu- lation	P.C. (%) Vari.	Popula- tion	P.C. (%) Variation	Popula- tion	P.C. (%) Variation
1901	9,065	-	10,027	-	2,240	-
1911	8,076	-10.9	10,833	8.0	1,953	-12.8
1921	7,545	- 6.5	11,568	6.7	1,085	- 4.8
1931	6,115	-18.9	11,650	0.7	1,646	4.7
1941	6,414	4.9	14,394	23.5	1,959	0.3
1951	6,004	- 6.4	13,111	-8.9	2,248	15.0
1961	8,737	46.0	12,097	-8.38	2,314	3.0
1974	15,411	76.4	14,272	11.80	2,609	12.74

Source : Population Census : 1974.

### 2.3. Factors Responsible for the Creation of Old and Small Municipalities :

The first legislation to permit for the creation of Municipal bodies in Bengal was passed in 1842 by the Act XV of 1842. Through this Act, the initiative for the creation of a Municipality rested with the householders of the town and that if only two thirds of them so desired. The next municipal law was enacted by the Bengal Council as Act III of 1864 and was called the District Municipal Improvement Act of 1864. Under this Act, several district head-quarters towns including Dacca formed Municipal bodies of their own. But Municipal bodies

were created in the small town during the periods 1869 to 1884.<sup>1</sup> The following factors fostered the creation of Municipalities in these small towns :

### 2.3.1. Economic Base :

The small towns were flourishing during the periods 1850 to 1920 due to the growing commercial and industrial activities there. The sugar industry of Kotchandpur, Muslin manufacturing of Rajitpur, Oil mills of Malchity may be set as examples. All the three towns were also flourishing as trade centres of the respective regions.

### 2.3.2. Interest of the Local People :

Interested people of the respective localities realized the need to create Municipality of their own areas. The inhabitants of small towns in Bengal as record show, applied to the Government around 1960's praying for the extension of Municipal Act, 1850 to their towns, As<sup>a</sup> result municipalities were created.<sup>2</sup>

### 2.3.3. Easy means of Transportation :

From our locational study we have seen that most of the towns and cities which started developing in the medieval times were the centres of trade and commerce as well as providing facilities for some sort of transport and communication. They were located closed to the banks of rivers and took advantages of cheap water transport facilities.

### 2.3.4. Administrative Forces :

In order to safeguard the interest of British business functioning in and around our study towns, and strengthen the British administration over the whole of Bengal, which was altogether a troubled spot for colonial rules,

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1. F.A. Khan : New Architelogical Discoveries in East Pakistan Dacca, (Sub-Deptt. Govt. of East Pakistan 1955) P. 4, 5.

2. F.A. : Sachse (1917) : Bengal District Gazetteers, Nymensingh, Secretariate Book Depott. Calcutta. 1917.

the government put a series of administrative functions over their. And the administration brought a set of administrative elites who needed most the municipal facilities for a civilised society.

### 2.3.5. Centre of Pilgrimage and Religion :

It is also known that some of towns and cities are attached with the emotional sentiment of our credulous people. Bayajid Khan the former ruler of Rajitpur and Chand Khan, the former ruler of Kotchandpur, were supposed to be very pious men. Their personalities made those areas as holy places and attracted attention of the people and authority alike which helped develop those areas.

### 2.3.6. Initiative of Local Zamindars (Landlords) and Interest of the British Rule :

The local Zamindar (most of them were absentee Hindu landlords) were much interested to create Municipality in their own areas because they wanted to avail themselves of such civic facilities. Sharpur, Gouripur (Hymensingh), Halchity (Barisal) may be referred to as examples. In most of the small and old municipalities it can be observed that local Hindu Zamindar was the Chairman of the Municipality and the post of Chairmanship more or less hereditary for the zamindar family.<sup>1</sup> In Kotchandpur, we see that British people settled here for commercial and business purpose and they established a number of sugar refinery factories including one big factory equipped with new machinery in Kotchandpur. The British people asked the local people to cultivate indigo in Kotchandpur and its suburbs. A high quality of indigo was produced at the western part of Jessore and Kushtia District. So the economic reason was another factor responsible for the growth of Kotchandpur as an urban centre.<sup>2</sup> In case of two other urban centres, they were sub-divisional headquarters. Some important administrative functions were there along with

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1. F.A. Sachse : Bengal District Gazetteers, Hymensingh, Secretariate Book Depot, Calcutta, 1917.

2. L.S.S. (D) Malley : Bengal District Gazetteers, Jessore, Secretariate Book Depot, Calcutta, 1912.

some civic and community facilities. The agglomeration with the opportunity of administrative and communication facilities contributed to a great extent towards the development of trade and commerce. Nalchity became more prominent as a trade centre rather than administrative headquarters.

2.3.7. Some of the important commercial towns, in Bangladesh including Nalchity started decaying from the first decade of the twentieth century reasons being the followings :

- i) Shifting of economic activities
- ii) Adverse effect on reversing transport due to bank erosion and river bed siltration
- iii) Change over the orientation of trade and commerce
- iv) Large-scale migration of Hindu population, some of them were entrepreneurs.
- v) Transfer of capital
- vi) Change over the pattern of trade and commerce.

The factors as mentioned above were mainly responsible for the stagnation or decaying conditions of the old and small towns during the periods from the 1st decade of twentieth century to mid of the 20th century. Kotchandpur and Rajitpur may be put into this category. In case of Nalchity, Dehatra and Maheshpur the rate of decaying become faster since 1950s. Under such circumstances the survival of those towns as a municipal town became at stake, and ultimately were declassified as rural areas by 1965.

2.3.8. In conclusion, it may be stated that the small and old municipalities of Bangladesh were created in and around the third quarters of the 19th century.

The reasons behind the creation of those municipalities may summarized as follows :

1. Economic basis (i.e. economic potentialities) of those areas;
2. Interest of the local influential people, particularly of the zamindars;
3. Easy means of transport, particularly the riverine transport;
4. Administrative functions put over there;
5. Advantageous geographical location
6. Centre for religion and pilgrimage

Urban functions on our study towns seemed to be imposed from outside for administrative necessity and for the interest of the vested interest groups. The prosperity of those urban centres were limited to a small elite (administrative, business and absentee landlord) section of the people, and not distributed over the common masses.

#### 2.4. Role of Small Municipalities for Regional and Rural Development :

- 2.4.1. The unplanned urbanization in Bangladesh has created a host of problem both in the small towns and cities. But the problems are more acute in the large urban centres or cities compared to small towns. The problems of squatters and slum proliferation, housing crisis, inter-urban and intra urban transportation, lack of providence of basic utility services including water, etc. have already been serious enough in the cities. Under this circumstances, it comes obviously to one's mind that the revitalization of small municipalities/towns may contribute a positive role to improve the situation to a great extent. This



revitalization will help regional and rural development by reducing the gaps between the regions. It has been shown in the following paragraphs that how the small towns or municipalities can help regional and rural development in different ways :

- 1) Revitalization of small towns will reduce the abnormal growth of population in big cities, through reducing in-migration to these big urban centres.
2. These small towns serve as the service centres of social facilities to its hinterlands. The providence of social facilities such as education, health, administration , recreation etc. which are made available not only the inhabitants of the respective towns but also to the people living within the close range of the respective centres. Normally the range of service areas as evident from our investigation, vary from 100 sq. miles to 200 sq. miles. All of these small towns are situated in the headquarters of the thanas. Normally the service areas of the small towns are limited within its thana boundary, but in some cases it exceeds the thana boundary. These small towns are the focal points of economic activity for the rural areas around. With the growth of agricultural production, small towns will assume greater responsibility to cater the needs of rural people.
3. The volume of trade in these market towns grows with the availability of larger agricultural surpluses. The demand for consumer goods, intermediate goods of industrial origin and facilities for servicing of agricultural tools and machinery will also be increased. A careful planning of such small towns should be done if the impulse for the technological change in the countryside is not to be frustrated due to farmers' lack of contact with new innovations and larger markets.

4. From regional point of view, the small towns play significant role. The small towns are already providing some social and economic services, such as general administration, education, public health, economic and recreation facilities to their respective and adjacent thana regions. To be more specific, the civil court of Rajitpur,, Agricultural Officer of Rajitpur Agricultural Bank of Rajitpur, Circle Inspector (C.I.) of Police etc. are providing services to the adjacent five thanas of Rajitpur such as Austogram, Nikli, Khairab, Kuliar Char and Itna. People of adjacent thanas are also dependent on Rajitpur for education, public health, trade and commerce and as well as recreational purpose. Similar is the case of Kotchandpur. The C.I. of Police Officer, Agricultural Bank of Kotchandpur and other educational, recreation and trading facilities are providing services to the adjacent thanas of Kotchandpur such as Kaliganj, Maheshpur and to some portions of Jibanagar and Jhinklargacha.

5. The national population policy should also be supplemented by national population distribution policy linked to a system of human settlements. As already noted before the present imbalance of urban population between the capital region and rest of Bangladesh has resulted in exploding capital city, Dacca. This imbalance should be corrected by a proper redistribution of population and functions among the medium and small towns by making them attractive and efficient for human settlements. This would help change the trend of migration, and bring a more balanced development between and among different hierarchies of settlement system.

## CHAPTER - III

### ORIGIN, GROWTH AND DEVELOPMENT OF THE THREE MUNICIPALITIES

#### 3.1. Kotchandpur :

Kotchandpur is situated on the bank of the river Kabdak, 26 miles from north-west of Jessore and 18 miles from south west of Jhenidah (ref. Map. 1). The name of the town Kotchandpur according to local legends, is derived from two sources-first is 'Kot' and the second is 'Chandpur'. The term 'Kot' is apparently due to the fact that under the Mughal Governments, Subedar Islam Khan appointed a Faujdar at Kotchaddpur and established a 'court' here for efficient administration of the parganas adjacent to Kotchandpur. During the British rules, it was a Thana in 1814 and in 1861, it was made the head-quarters of a sub-division. The site was at first a parcel of land between Kotchandpur and adjacent village Sulaimanpur but subsequently this was abandoned in favour of a place on the high bank of the river Kabaka, where a masonry Katchary (office) building was erected. The Sub-division was abolished in the rearrangement made in 1863, and the building was subsequently utilized as a school house.<sup>1</sup> With the abolition of sub-division headquarters from Kotchandpur, the 'court' also stopped functioning but the name remains. The word 'Chandpur' is called after the name of 'Chand Khan', the leader of a group who first settled at Kbtchandpur as a Pilgrimage. The grave yard of 'Chand Khan' which is located close to the marked place of the town, still bears the memory of Chand Khan, Kotchandpur and its suburbs were formed into

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1. L.S.S. O' Malley Bengal Dist. Gazetteers, Jessore. Bengal Secretariate Book Depot, Calcutta, 1912.

a municipality on 1st April, 1884. The limits of the municipality not only include Kotchandpur, but also the neighbouring village of Haro-bangdaha, Bhawanipur, Dudsara and Sulaimanpur. The town was also a bench of Municipal Magistrates. The following factors worked in favour of the creation of Municipality at Kotchandpur.

1) Economic Forces :

From our historical study it is known that most of the towns and cities in Bangladesh have grown up as the centres of trade and commerce. The history of Kotchandpur reveals that it was famous for sugar industry and sugar trade during the recent past. A good number of people from different parts of India were engaged in sugar-manufacturing and sugar trade. This sugar was manufactured not from sugarcane, but from plant date juice. In 1889, there were as many as 78 Karkhanas or refineries, big and small, which produced 1,75,000 maunds of sugar yearly and yielded according to income tax returns a profit of Rs. eight or nine lakhs annually. In the first half of the 19th century the establishment of European factories at Kotchandpur gave a considerable impulse to the manufacture of sugar. The European companies had many factories for sugar manufacturing including a big factory at Kotchandpur which was equipped with modern technology. The factory of Kotchandpur afterwards, passed on to the hand of Messers Newhouse, who brought out the first vacuum pan of the sugar manufacturing factory.<sup>1</sup>

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1. L.S.G.O' Malley : op.cit.

## 2) Political Forces :

The political forces which worked behind the creation of Kutchandpur Municipality can be easily understood from the history of Kutchandpur. During the regime of Islam Khan on 1610 Raja Pratapaditya was one of the powerful chiefs among the Barabhuiyas of Bengal. In order to control the Barabhuiyas, Subedar Islam Khan appointed a 'Faujdar' at Kutchandpur and established a court here for proper administration. To protect the area he erected a strong wall or Kot. In urdu language 'Kot' means wall. In 1863, the head quarters of the Sub-division was established at Kutchandpur for efficient administration. But in the later days, the headquarter of the Sub-division as well as the civil court was abolished.

## 3) Easy Means of Transportation :

Easy means of transportation is an essential condition for efficient functioning of trade and commerce. The trade and commerce at Kutchandpur flourished rapidly due to its easy means of transportation with the rest of the country. Although at present the river Kabadak is not navigable due to sedimentation, but in the past it was fairly navigable and a large number of boats, launches and steamers were plying over the river for different business. The Kabadak river connects a number of important commercial places such as Chaugacha, Jhinkergacha, Trinohini. Moreover, a pucca road connected Kutchandpur with Calcutta via Chankhais and Majdia. With such easy transportation system, a large number of sweet makers from west Bengal (now in India) began to make trade in this area, and some of them, ultimately settled here. These sweet makers also started sugar business and exported sugar to the different commercial places of India.)

#### 4) Interest of the British Rule :

The British businessmen began to start indigo cultivation in the adjacent areast of Kotchandpur. They established some sugar refinery factories at Kotchandpur equipped with English machinery and exported this sugar outside India. The British people began to earn profits from sugar industry as well as sugar trade and indigo cultivation. Gradually the hats (local markets) and bazars came into being to pave the way for further development. These local businessmen, old Zamindars and the new British traders felt the necessity of improving their living environment through creation of a civic body, like Municipality. And the Kotchandpur Municipality was established in the year 1884 with Lord Neckled as its first Chairman.

#### 3) Seat of Pilgrimage :

As stated earlier that 'Chand Khan' the leader of the group came here for a pilgrimage but settled here permanently. This gave Kotchandpur a status of holly place, and also help establish a Municipality. However, simple the establishment of Municipalities did not bring any significant development of Kotchandpur. For the last one hundred years its growth remained either static or has become negative. Only during the last decade (1961-74) a high rate of population growth is noticed. The municipality is associated with so many problems otherwise its rate of growth would have been much higher than what has been during the same periods. The existing problems will be discussed in detail in the chapter (4).

### 3.2. Bajitpur :

Bajitpur is situated in the district of Mymensingh, 16 miles from Kishorganj, the sub-divisional headquarter of Bajitpur. It is one of the oldest municipalities in the eastern region. The name of Bajitpur is called after the name of Bayajit Khan, the subadar of Isha Khan of Bengal. Isha Khan appointed Bayajit Khan to look after the administration of the parganas of this region.

Bajitpur was famous in the old days for its muslin manufacturing. The East India Company had established a cloth factory at Bajitpur. In the middle of the 19th century, Kishorganj, Bajitpur and Tangail produced embroidered Shari of a high quality. Saries from Bajitpur had a ready market in Calcutta. But the materials- used in the muslin manufacturing was entirely of British yarn. Due to non-availability of British yarn ultimately this muslin manufacturing was abolished with the end of British rule in India.<sup>1</sup>

When Reynolds was collector the only municipal town in the district of Mymensingh was Kasirahad (present Mymensingh). The inhabitants of Bajitpur applied to the Government of India in the year 1857 praying for the extension of the Municipal Act XXVI of 1850 to the town. After the usual notices and proclamations, the Act was formally introduced in July 1855 and a code of rules for working of the act was framed and approved by the Government.

#### 1) Trade and Commerce :

From our historical study, it is evident that Bajitpur was famous in the old days for its muslin manufacturing and embroidered shirts and saries. The East India Company had a factory at Bajitpur. Saries and embroidered shirts of Bajitpur still have a demand in Dacca market.<sup>2</sup>

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<sup>1</sup> F.A. Sachse Bengal District Gazetteers, Mymensingh.

<sup>2</sup> F.A. Sachse : Bengal District Gazetteers, Mymensingh.

## 2) Administrative Forces :

For administrative purposes, Bajitpur had advantage for future urbanisation. There were some offices which had been functioning since the British rule. Civil Court, Zonal Agricultural office, Circle Inspector of police etc. are the examples to this point. These offices had been functioning as the headquarters of adjacent thahas-such as Kulfarchar, Bhairab, Austagram, Bajitpur, Nikli and Itna. A large number of people are engaged in different services of these offices. So administrative forces put forward Bajitpur for having a municipality.

## 3) Influential people :

Local influential people including the advocates of the local Bar Association were interested in and contributed much to the creation of the municipality at Bajitpur.

## 4) Easy Means of Transportation :

Although Ghorantra river is two miles off from Bajitpur still it was navigable in all seasons. There was a canal connected the river with Bajitpur. Although at present the canal is not a navigable during the winter and summer seasons, but in the old days the canal was navigable for all seasons. Due to easy means of transportation people from different parts of the country, including Calcutta, used Bajitpur as a centre of trade and commerce.



### 5) Centre of Pilgrimage and Religion :

Bajitpur was named after the name of Bajasjit Khan who first settled here as a Jaigirdar which means the owner of a pargana. Isa Khan appointed him for proper administration of this area. Moreover, the ruinous buildings of Bhagalpur Dewan family still bears the memory of Pagla Dewan the ancestor of Isa Khan, the powerful Barabhojans. The mosque of Pagla Dewan and his graveyard are still a religious place for the muslims.

But due to 'some adverse forces' the important business centre, old and famous municipality of the eastern region, Bajitpur passed its critical periods from the 1st decade of twentieth century to mid twentieth century. The adverse forces may be identified as follows :

- i) Shifting of trade, commerce and industry
- ii) Change over the pattern of trade and commerce
- iii) Migration Hindu population
- iv) Transfer of capital
- v) Lack of adequate transport and communication
- vi) Proper leadership
- vii) Change over the orientation of trade and commerce

During the inter censal periods (1961-74) the rate of growth of population is only 11.80 percent i.e. far below the average rate of urban growth (136%) of Bangladesh. There are some problems which hinder the growth of Bajitpur to a great extent and these will be illustrated in detail in the chapter IV.

### 3.3. Malchity :

Malchity is situated on a river Malcha by name belonging to the district of Barisal. It is situated at a place which is five miles from Jhalkati and nine miles from Barisal town.

The Malchity town via Malchity Thana was included in the Pargana of Shahzadpur, and, according to historians, the owner of the Pargana was a Hindu Zaminder. The Zaminder first set up a hat (a village market) at Malchity and ultimately this that came into existence as a municipality in 1875.

Probably the Portugues were the first Europeans or quasi-Europeans who engaged in the trade at Bakerganj. They came from west Bengal and Goa and settled at Shibpur, about five miles from Bakerganj towards the middle of the last century. The first British settler in the district was apparently a Scotman named William Robinson, who established himself at Madhupur, in the neighbourhood of Baroi Gram and Malchity in 1766, and lived there for about thirty years.<sup>1</sup> The area attracted the attention of the British on account of its great production of rice and betelnut. As early as 1781, a civil judge with magisterial powers was appointed with his seat at Baroikarga, 3 miles from Malchity. In 1792, the head quarters of these officials were transferred to Bakerganj, which was constituted a separate district in the year 1797 regulation VII of this year.<sup>2</sup>

<sup>1</sup> F.A. Sachse F.A. : Bengal District Gazetteers, Mymensingh.

<sup>2</sup> H. Beveridge, B.C.S. Magistrate and Collector of Bakerganj. The District of Bakerganj, its History and Statistics, London. 1876.

The following forces which were in favour for the creation of a municipality at Malchity in 1875.

1) Historical Forces :

According to historians, the head quarters of the district was established at Baraigram, three miles from Malchity. But at that time Malchity was not so important due to Baraigram, when in the later, the head-quarters of the district was shifted from Baraigram to Bakerganj the neighbouring bazar Malchity began to flourish. The police station was removed from Baraigram to Malchity on 1825. In this way Malchity was established in 1876.

2) Trade and Commerce :

The District of Bakerganj was famous for its great production of rice and as a centre of the manufacture of salt. Next to rice, betelnut was the main cash crop of Bakerganj. It is grown intensively in the Dakshin Shahzadpur, and the northern and eastern part of the district. So the district attracted the attention of the British, the Burmese and the Chinese. The chief trade centres were Daulat Khan, Lalganj, Mehediganj and Malchity. The Mugs, Burmese and Chinese came to Malchity to purchase betelnuts. There is a place at Malchity called Muggara because it was chiefly occupied by Mugs engaged in the betelnut, trade and in the rainy season there were always a number of Mug boats moved along the bank there. The betel nuts were sometimes carried directly from Malchity to Chittagong but frequently they were taken to Calcutta, and then exported to the outside world.

3) Easy Transportation system :

The Malchity river was navigable during the old days. Due to easy means of transportation system even the people out side the country such as Burmese, Chinese and British were attracted to come here for trade and commerce..

#### 4) Industrial Centre :

The Nalchity oil Mills was famous during the British rule. Thousands of people were engaged in the mills for their livelihood. People from different districts were engaged in the business of mustard oil at Nalchity.

#### 5) Contribution of the Interested People :

The local people were very much interested in the creation of a municipality at Nalchity. The merchant group of Nalchity was united and worked for a number of social welfare activities including building up schools, roads and bridges. The Merchants' High school of Nalchity still bears the memory of the late merchants of Nalchity.

Like other old and small municipalities of Bangladesh Nalchity also was faced by the same problems from the 1st decade of twentieth century to in and around 1960. The following factors were more or less responsible for her such stagnant or decaying position :

- i) Shifting of trade and commerce
- ii) Change over the pattern of trade and commerce
- iii) Change over the orientation of trade and commerce
- iv) Migration of Hindu people from Nalchity
- v) Transfer of capital
- vi) Lack of proper leadership
- vii) Lack of hinterland and shadow effect of a big town
- viii) Continuous soil erosion.

All these circumstances taking together continued upto 1965 till its status was demoted to a rural union council.

CHAPTER. IV  
EXISTING PHYSICAL CONDITION

4.1. Physical Condition:

An urban area or a town is a complex organism which is characterized by various socio-economic activities. These activities are reflected to the physical entities like residential Commercial, administrative areas, park and play grounds etc. all of which are inter connected with circulation system.

Uses of urban land are varied in their purposes, such as, residence, commerce, industry, street parks, playgrounds, schools, terminals etc. Unless the principles of design, co-ordination, and adjustments are applied in determining their location and extent in relation to one another, and unless all these accord to some general plan for over all development of the community, all sorts of mal-adjustments and deficiencies are likely to ensue.<sup>1</sup>

The description of land-use in the cities of developing countries as given by Breeze bears a striking resemblance to that of ours. Moreover, western conditions do not have full relevance to our socio economic situation and as such classification used for western towns cannot be directly applied to the towns of our country.<sup>2</sup>

The classification scheme used in the present study has been adopted carefully after consulting the related literature. The major functional categories have further sub-divided on the basis of their quality and/or such type.

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1. L.C.S. Chandra Sekhara "Role City Planning Improving City Govt. (New Delhi - Indian Institute of Public Administration, 1958) P. 83.

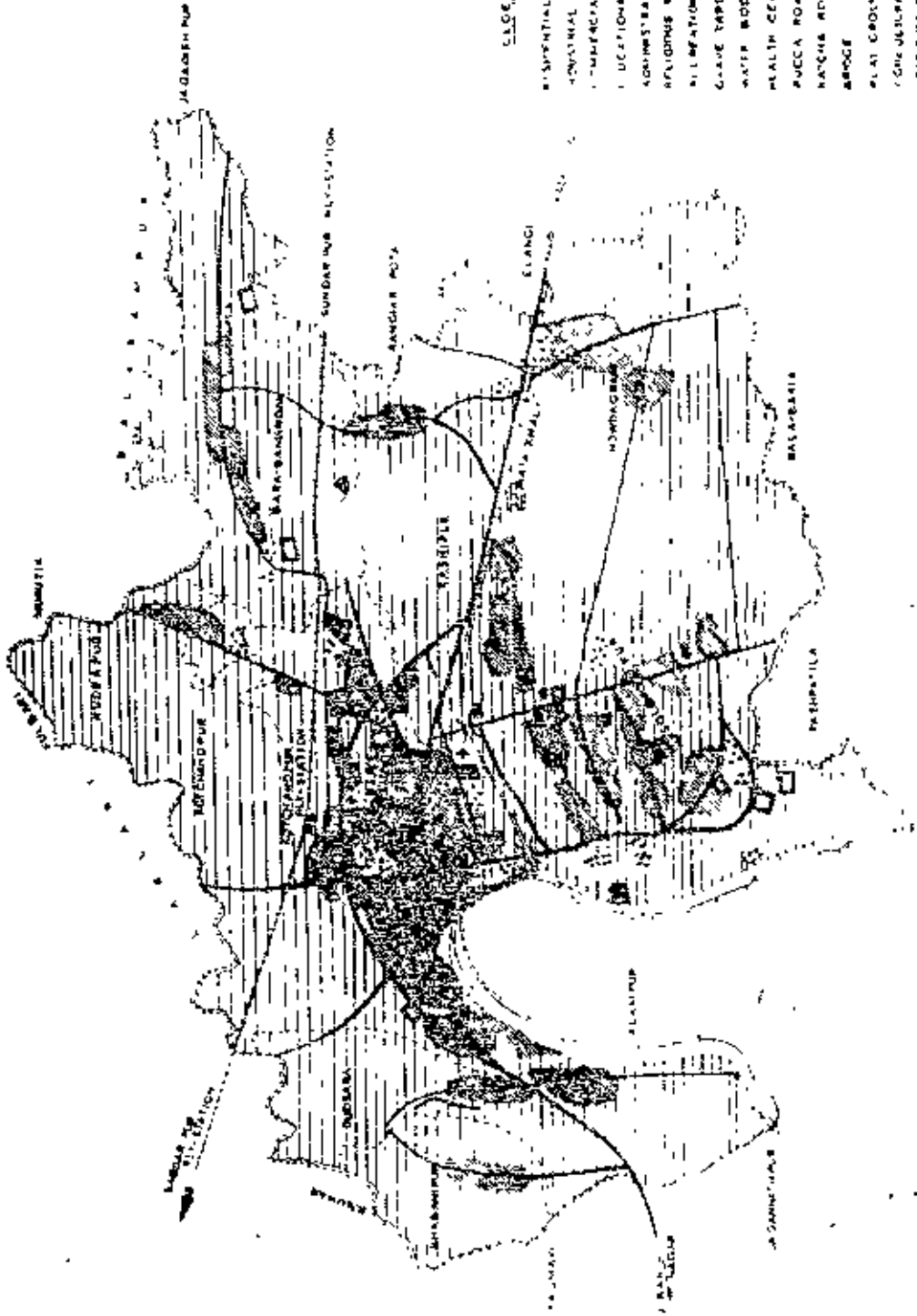
2. Gerald Breeze, "Urbanisation in Newly Developing Countries". (London, prentice Hall International 1966, p. 116.

TABLE NO. 5  
DISTRIBUTION OF LAND-USE IN THE THREE STUDY MUNICIPALITIES

Landuse classification	KOT CHANDPUR		RAJITPUR		NALCHITY	
	Total area (in acres)	P.C.(%) of the total urban land	Total Area (in acres)	P.C.(%) of the total urban land	Total Area (in acres)	P.C. (%) of the total urban land
1. Transportation	123.11	2.79	72.54	3.014	14.85	3.56
2. River, Canal, Tank & other water bodies	123.50	2.80	78.78	3.274	41.65	9.40
3. Religious Inst.	2.75	0.062	2.25	0.083	.70	.15
4. Office	12.50	0.28	16.58	0.667	17.29	3.902
5. Education	23.58	0.53	21.93	0.911	13.12	2.961
6. Commerce	43.00	.978	17.25	0.716	10.25	2.317
7. Residential	424.70	9.676	424.89	17.55	50.12	11.313
8. Horticulture (Including miscella)	5.75	.13%	20.89	.868	-	-
9. Recreation	2.50	.056%	1.50	0.062	.50	.11
10. Industrial (light)	2.50	.056	1.80	0.074	9.50	2.14
11. Brickfield	4.00	.090%	5.60	0.23	-	-
12. Hospital (Medical services)	1.50	.034	5.50	.232	5.36	3.56
13. Playground	6.00	0.13	4.50	0.187	4.50	10.15
14. Graveyard and Burning ghat	6.40	0.145	4.25	0.18	6.81	.18
15. Agricultural	3625.93	82.245	1728.81	71.85	274.65	61.99
	4409.72	100	2406.07	100	445	100

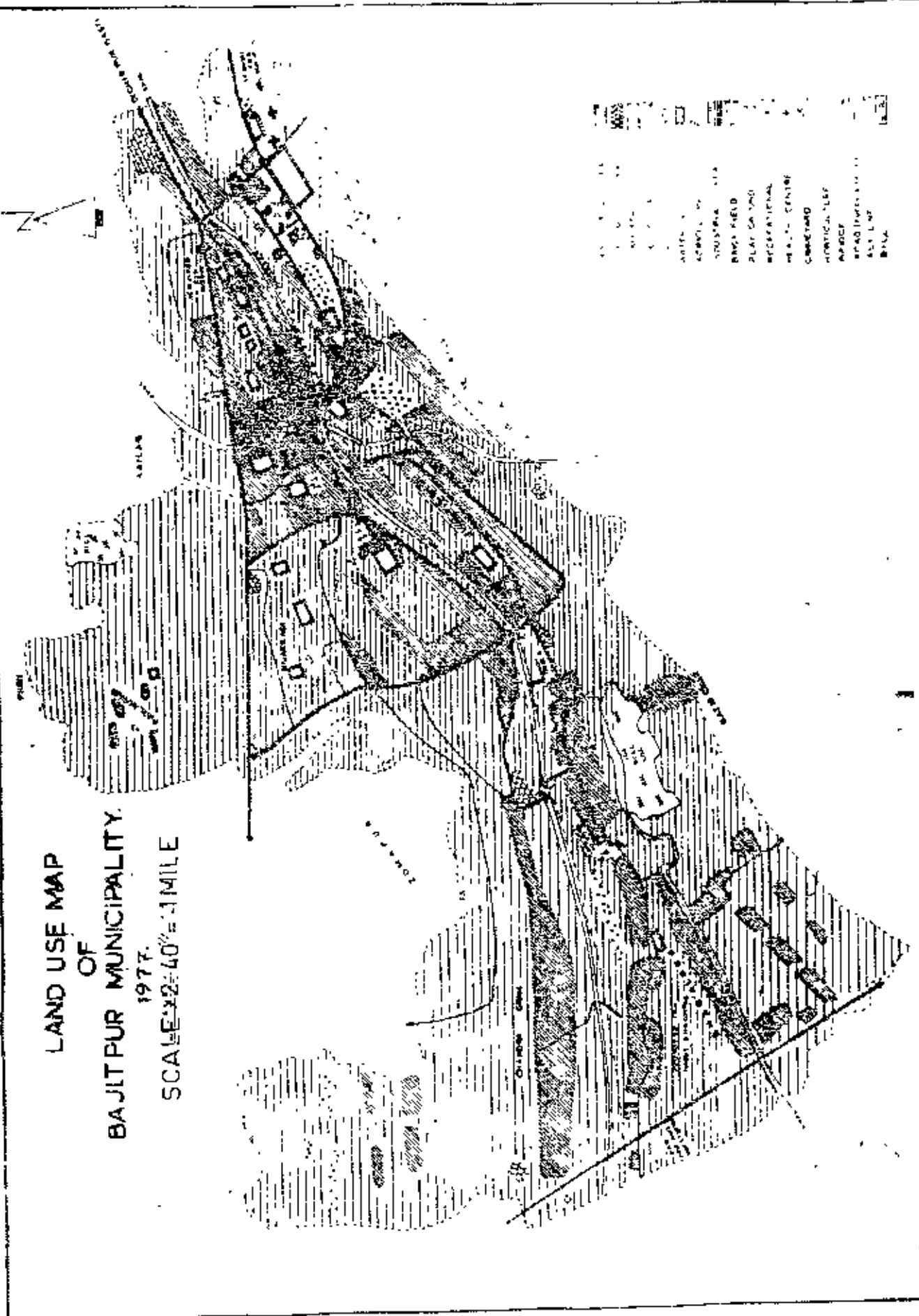
Source : Plot to plot land-use Survey of Rajitpur, Kotchandpur and Nalchity, 1977.

**LAND USE MAP  
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KOTCHANDPUR MUNICIPALITY, 1977**  
SCALE - 1:50,000 MILE



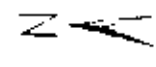
- LEGEND**
- RESIDENTIAL AREA
  - COMMERCIAL AREA
  - INDUSTRIAL AREA
  - EDUCATIONAL AREA
  - ADMINISTRATIVE ZONE
  - AGRICULTURAL AREA
  - GRAVE YARD
  - WATER BODIES
  - HEALTH CENTRE
  - FEUCA ROAD
  - NATURAL ROAD
  - BRIDGE
  - PLAT CROSSING
  - AGRICULTURAL LAND
  - HORTICULTURE
  - FLY ASH & SILTATION
  - OPEN SPACE

LAND USE MAP  
 OF  
 BAJITPUR MUNICIPALITY.  
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 SCALE: 2" = 1 MILE

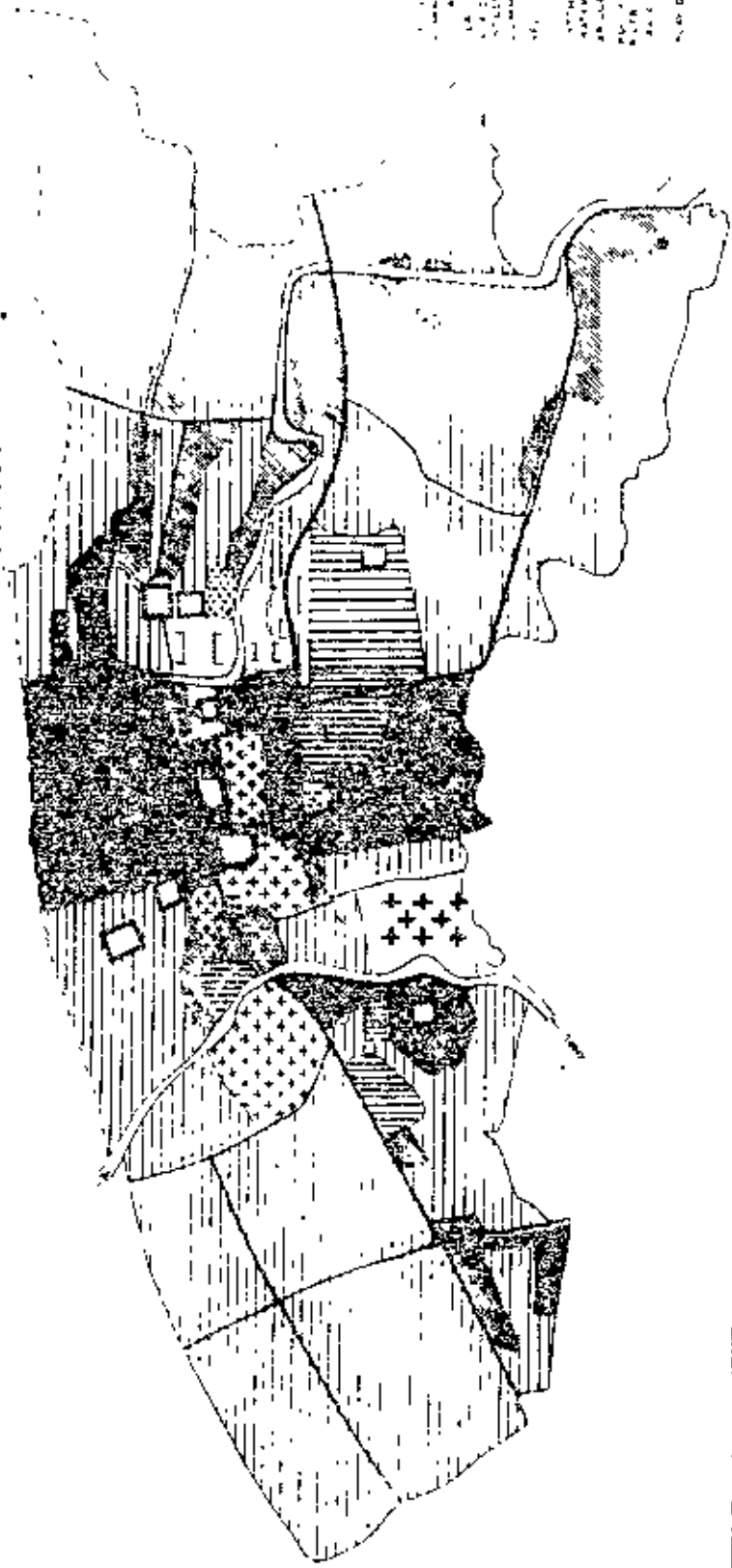




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NALCHITY MOUZA  
 LAND USE MAP OF 1977  
 SCALE: 5.63" = 1 MILE



#### 4.2. Distribution of General Land-use Category :

Table No. 3 shows the distribution of the major land use categories as classified on the plot to plot survey. It may be seen from the land-use maps of the three towns that the highest percentage of land is used for agricultural purposes in the three study areas. Although there are some differences regarding land-uses for agricultural purposes among the three towns. In Kotchandpur 82.25% out of total land is used for agricultural purposes. In Rajitpur and Naichity the percentages of this category of land are 71.85% and 62.45% respectively. This is not peculiar to these three towns only but this is the common features in almost all the small towns of Bangladesh. The second highest category is residential land-use. Although most of the large towns and cities of Bangladesh which comprise residential land-use as the major component according from 32% to 40% of the urban area. But in the case of old and small towns land uses for agricultural purposes comprise of the highest component. This is because of the fact that these small municipalities are constituted with surrounding villages adjacent to these small towns. The economic activities of the people of these areas are agriculture but small and medium size business based on agriculture are also found. The residential land use in Kotchandpur is 9.67%, Rajitpur it is 17.65% and in Naichity it is 11.31%. The third highest category is waterbodies comprising of river, canal, tank, haor, hill etc. The commercial land use is the fourth position in order of area occupying by the different categories of land-use. The lowest percentage of land uses of the three towns is for recreation.

Comprising of 0.86% in Kotchandpur, 0.62% in Rajitpur and .11% in Naichity. These will be more clear from the table No. 5. The spatial pattern of the distribution of the various land use categories is shown in the land use maps of the three municipalities. It may be seen that the major commercial

core of the town is located on the river side or on the canal side or by the side of a high way. The growth of few outlying commercial centres which have developed as a result of more recent extension of towns and new routes for transportation. It may be easily seen from the land-use map of Kotchandpur that how the newly growing commercial centre is expanding towards the new high way or towards the railway station. The absence of such outlying centre on the northern side of Kotchandpur reflects that the town did not extend on that side in earlier periods.

The residential area is found in a wide zone surrounding central commercial area while the agricultural land is mainly found in peripheral localities. The major block office and institutional land-use covers on the north east and central areas of Kotchandpur, east, central and western side of Rajitpur, middle and southern side of Naichity. But there are some offices and educational institutions which are situated in a scattered manner. The land use map of each of the Municipalities will reveal clear pictures to this point. (Ref. land use maps).

TABLE NO. 6

Distribution of land use in the three study Municipalities  
(Built-up areas)

KOTCHANPUR	BAJITPUR				MALCHITY	
Land-use classifi- cation	Total Area (In acres)	P.C. (%) of the area	Area in (Acres)	P.C. (%) of the area	Total area (In acres)	P.C. (%) of the area
1. Residential	178.00	38.191	190.49	35.415	37.12	30.154
2. Commercial	43.00	9.226	17.25	3.077	10.25	8.325
3. Industrial	2.50	0.536	1.80	0.321	7.90	6.092
4. Education	21.00	4.505	21.23	3.791	13.12	10.658
5. Govt. Office	12.50	2.682	15.58	2.779	17.29	14.043
6. Transporta- tion	64.97	13.939	36.00	6.423	8.00	6.498
7. Medical services	1.50	0.021	3.50	.891	5.96	4.516
8. Open space and recrea- tion	1.50	0.021	1.50	0.267	0.50	0.406
9. Playground	5.00	1.072	0.50	0.802	3.00	2.437
10. Water bodies	31.80	6.823	49.56	8.844	8.06	6.547
11. Religious Inst.	1.60	0.386	1.50	0.267	.70	0.568
12. Graveyard	2.00	0.429	2.50	0.446	.31	0.251
13. Brickfield	2.00	0.429	4.00	0.784	-	-
14. Horticulture	-	-	10.00	1.784	-	-
15. Agriculture	107.50	21.56	192.00	34.25	11.69	9.496
	466.07 =10.569%	100 P.C.(%)	560.46 =23.293	100 P.C.(%)	123.10 = 27.757	100 P.C. (%)
	Of the total Municipal Area		Of the total Municipal area		Of the total Municipal area	

\* Source : Land use survey of Kotchandpur, Bajitpur and Malchity, 1977.

4.4. It may be understood from the table No. 7 that how gross density of population in small towns differs from those of large towns or cities in Bangladesh.

TABLE - 7  
Distribution of Population Densities in Towns of Bangladesh

Name of the Town	Gross density of population per acre 1974
1. Jessore	26.44
2. Mymensingh	53.25
3. Barisal	17.03
4. Saidpur	17.60
5. Nrhripur	4.74
6. Kotchandpur	3.49
7. Rajitpur	5.93
8. Mahesipur	5.88

Source : Bangladesh Population census, 1974, National Volume.

The table No. 8 shows how the density of households varies from Built-up area of the respective towns and outside the town or peripheral areas of the municipalities of our study towns.

TABLE NO. 8  
Density of Household in Different Small Towns

Municipality	Built up area (Density of Households Per Acre)	Density of Household Outside the town (Peripheral area per acre)
1. Kotchandpur	11	5
2. Bajitpur	7	6
3. Malchity	9	8

Source : Plot to plot land-use survey of the three Municipality, 1977.

From the above tables it is seen how the density of household varies to a great extent from the built up areas of the towns with their respective peripheral areas. But the case of Malchity is different from these of Kotchandpur and Bajitpur. This is because there is not other mouza within Malchity except Malchity itself. So, in Malchity, the density is more or less same between the built up areas of the town and outside the town. But both Kotchandpur and Bajitpur municipalities are comprised of a number of villages with mostly agricultural lands. It has already noted that agricultural land occupies the highest portion among all the classification of land-use of our study towns.

#### 4.5. Residential Land-use

Generally, the residential use of land constitutes of the single largest category of land use in all the large and medium size towns and cities. The average proportion of residential area to the built up areas in our study town comprise of 30 to 40 per cent.

#### 4.6. Commercial Land Use :

The commercial land use of any town is dependent on its pattern of development, commercial function and residential density. The quantum of land, however, does not give an adequate indication about the level of commercial activity in a town. The town with a market located at a strategic place for retail business, usually have a large commercial area. The commercial area varies due to nature of trade and commerce. The towns which function as important collection and distribution centre owing to their advantageous situation usually have a high proportion of the built-up areas under commercial use. Those towns usually have large markets and specialise in specific merchandise like, cloth, grain and food. The higher the density of population, the lower is the available area under commercial use per unit of population.

The commercial land-use constitute .978% in Kotchandpur, .716% in Bajitpur and 2.31% Naichity among the total area of each of these municipalities and percentage of 9.22% in Kotchandpur, 3.07% in Bajitpur and 6.32% in Naichity among the built up areas of the respective towns.

#### 4.7. Industrial Land-Use.

There is no industry both at Kotchandpur and at Bajitpur in strict sense of the term . There are only some cottage and light manufacturing industries which include rich banking machines, flour mill, printing press, saw mill,

icecream factory and hand loom manufacturing both at Kotchandpur and Rajitpur. But icecream factory and saw mills are absent from Rajitpur. In Raichity, the oil mills were established during the British rule. In the past these oil mills were very popular.

TABLE NO. 9  
Industrial Landuse in Three study Towns

Municipality	P.C. (%) within total Municipal Boundary	P.C. (%) within Builtup areas
Kotchandpur	.056	.53
Rajitpur	.076	.32
Raichity	1.69	6.09

Source : Land use survey of the Municipalities, 1977.

#### 4.8. Land Under Water Bodies :

Water bodies include river, canal, tank, hills, or other water with fixed boundaries. It covers a significant percentage of urban land. The following table shows the area under water bodies of the three study areas.

TABLE NO. 10  
Urban Land Occupied by Waterbodies in Three Towns

Municipality	P.C. of total area of the Municipality	P.C. of built-up area of the municipality
Kotchandpur	2.80	6.82
Rajitpur	3.27	8.84
Raichity	9.40	6.54



#### 4.9. Transport and Communication :

The transportation of the study areas may be classified in the following broad categories :

##### A. Road.

- i) Pucca
- ii) Semi pucca or Kutchha
- iii) Kutchha

##### B. Railway

##### C. Waterways

As mentioned earlier, the three study areas located in different geographical regions and that is why three modes of transportation are used. A particular town has no absolute advantage of the three types of transportation for example, Kotchandpur has absolute advantages on the two types of transportation roads and railways. But regarding waterways she has no such transportation facilities. Though Kotchandpur is situated on the bank of the river Kabidak, still water transportation is almost out of operation due to inadequate depth of water in the river in all the seasons. Table No. 21. below shows the area covered by roads, railways and other transport services in each of the towns.

**TABLE 8F**  
**Distribution of Land use covered by Transportation**

Municipality	P.C. (%) of the total area	P.C. (%) of the developed area
Kotchandpur	2.79	13.94
Bajitpur	3.01	6.42
Nalchitj	3.56	6.49

Source : Land-use survey of the three study areas- 1977.

The other types of land use found in these small town are not very significant, except agricultural use. Health, education, recreation and administrative functions of the towns usually do not claim for a large percentage of built-up urban land. In our cases their percentages as evident from Tables 5 and 6 are not high.

The interesting thing about land-use study in our case-towns is that nearly 20-40 per cent urban land belongs to the category of agricultural use. It poses a serious question to the very nature of definition and concept of an urban area. Because all know that urban area indicates a non-agricultural type of settlement. The fact behind the existence of such a large parcel of agricultural is in brief as follows :

- (a) During the last decade, those small municipalities have extended their jurisdiction over the surrounding rural, agricultural land in order to improve revenue situation;
- (b) Those towns have inherited large areas of agricultural land long before belonged to the central zone of the towns; and
- (c) In some cases, sprawling growth the town occupying virgin agricultural lands.

#### 4.10. Criticisms :

From Planning point of view :

- (a) It is a sheer wastage of scarce agricultural land;
- (b) It becomes uneconomic to put services facilities for maximum number of people.
- (c) It causes disadvantages for movement from one point to another;
- (d) It also gives a false look about urban areas;
- (e) Taking together, it leads to an inconvenient urban living, that must be controlled through proper planning.

CHAPTER - V  
POTENTIALS OF DEVELOPMENT

The potentials of development of a town or a particular area can be judged from the following criteria.

5.1. The Sources of Stability :

There should be one or more industries or institutions that provide the sources of stability to the economy of that area and that community in particular. Employment in that industry or industries should be intermittent and continuous through out the year. A big government administrative organisation, an educational institution-- a school or a college or a university with several hundred persons in the pay roll or a big industrial or commercial establishment with a very large number of employees may be quoted as examples of the sources of stability. One definite indication of the relative importance of a locality and a possible sources of stability is the net increase in the population of that community over a number of years.

5.2. The Sources of Reinforcement :

The town should also possess a few additional sources of that strength. It may be a community that is already well developed or likely to be expanded in view of some development project located near by, i.e. the irrigation, or land reclamation schemes, etc. which may be in the process of being completed. The improved means of communication, a high way passing through that area or an intersection of high ways, freight terminals, exhibitions, availability of the sites for the location of additional production units, may be some of the factors that provide the needed adding reinforcement to the significant

location of the growth point. The availability of raw materials in the hinterland, nearness to the markets, location between or near the continuous chain of urbanisation may also be considered as an additional advantage for the town.

5.3. There should also be some potentials in the area for a major break through or a big push to provide the necessary boost up to the area. The sources of stability and those of providing the reinforcement consolidated the significance of the town. The town may lose its significance if there are no or declining opportunities in the industrial, commercial, administrative, recreation or any other conceivable fields. The potentialities of the three towns of our study may be judged in the light of the discussions made above. But this analysis may be more significant if the examples are expressed in terms of basic and non-basic activities which the urban centres are already providing for their respective municipal areas and also out side the municipal boundaries. Now we shall try to explain the concept of basic and non-basic activities and also to explain how these concept of basic and non basic activities are being carried on in these towns to provide for different goods and services. Basic activities of the towns are those which provide goods and services outside their respective locality or municipal boundary. On the other hand the non-basic activities of the towns are those which provide goods and service only for their local environs or municipal areas. But some activities which provide facilities both within and out side local areas may be called partly basic and partly non-basic. For example, the functions of a bank, or a doctor or an educational insitution etc. may be partly basic and partly non-basic. From the following paragraphs, the basic activities and as well as partly basic activities may be more clearly.

Now we shall try to explain the fully and partially dependent villages of the respective towns. For our convenience, we have selected 15 kinds of service facilities. Under two broad service facilities i.e. Economic base social and community resources. These three small towns are already providing the service facilities among their respective hinterlands.

#### 3.4. ECONOMIC BASE (BASIC/NON BASIC)

The study areas with their respective rural hinterlands have some prospects for future development in the following fields of economic activities.

These are as follows :

- i) Commercial services
- ii) Financial Institutions
- iii) Agriculture
- iv) Horticulture
- v) Livestock
- vi) Fisheries
- vii) Small Scale Industries
- viii) Light Engineering Manufacturing
- ix) Large Scale Industries

#### 3.5. COMMERCIAL SERVICES

As already stated, these three towns are not only the Chief Commercial centres of the respective thanas but in some cases, the people of the adjacent thanas also avail themselves of these facilities. A detail list of the commercial establishments in each town can be easily seen from the table No. V-1 (appendix). In addition, some selected and essential commercial service facilities, the average and maximum range which vary among the towns. In

Kotchandpur, the range of such activities are being 5 miles on average and 10 miles in maximum except weekly market. In Bajitpur, the range of such facilities are being 4 miles on average and 10 miles in maximum except weekly market, hotel and restaurant. In Nalchity, the range of such facilities are being 3 miles on average and 6 miles in maximum. But the range of other facilities like weekly market, hotel and restaurant etc. of the towns vary between 6 miles on average and 15 miles in maximum. Table No. 12 shows the number of fully dependent and partially dependent village with areas and population of each of the study areas.

TABLE - 12

No. of fully and partially development villages with Areas and Population of each of the Study Towns

Sl. No.	Municipality	Fully dependent settlement	Partially dependent settlement	Total area served (in sq.miles)	Population
1.	Kotchandpur	56	214	240	3,37,785
2.	Bajitpur	40	376	2300,250	3,38,250
3.	Nalchity	27	523	90	1,49,454

Source : Survey of the study towns, 1977.

#### 5.6. Principal Institutions :

Regarding the financial institutions, the table No. V-2 (appendix) shows the total number of accounts of the respective bank in each towns the percentage of these accounts are owned by the inhabitants within and outside the municipal areas. It is interesting to note that those accounts. It reveals from the table that 25% to 33% of the savings accounts of the

schedule banks of the towns are owned by the inhabitants of the municipal areas and the rest of the accounts are owned by the inhabitants out side the municipal areas. The service areas for the banking facilities very ranging from six miles on average and 20 miles in maximum. But in the case of fixed accounts and current accounts, it is seen that 66% to 100% of these accounts are owned by the inhabitants within the municipal areas. But in the case of agricultural bank, it is observed that only 1% of the total accounts are owned by the inhabitants within the municipal areas and the rest 99% of the accounts fall out side the municipal areas. The Agricultural Bank of Kotchandpur is functioning as the distributor of credit among the farmer of three thesas- Kaliganj, Kotchandpur and Mohespur. The service areas are more in agricultural bank than the schedule banks located in the towns.

### 5.7. Agriculture :

As already mentioned, 82% land of Kotchandpur, 71,85% land of Bajitpur and 62% land of Halchity are used for agricultural purposes. The trade commerce of the areas are mainly dependent on agricultural products. So agriculture plays an important role in the economy of the study areas. But cultivation within the study areas as well as out side their respective hinterlands are done with primitive methods like other parts of the country. However, recently, irrigation system has been adopted by many farmers in the study areas. The following tables shows the various methods of irrigation system in the study areas, during April, 1978.



TABLE - 13

Distribution of Deep and Shallow Tubewells in  
Three Study Municipalities

<u>Municipality</u>	<u>Deep tube well (method)</u>	<u>Total area under cultivation (in acres)</u>
1. Kotchandpur	5	154
2. Rajitpur	N.A.	N.A.
3. Raichity	Nil	Nil

Shallow Tubewell

1. Kotchandpur	2	12
2. Rajitpur	N.A.	N.A.
3. Raichity	Nil	Nil

Source : Thana Agricultural Office, (Kotchandpur, Rajitpur, Raichity). Total number of Deptubewells with total area under Irrigation scheme in each of the hinterland areas of the respective towns. Thana wise distribution of deep-tubewell may be seen from table.

TABLE - 14

Distribution of the Existing condition of Tubewell facilities  
under the scheme of Irrigation in the Three study Municipalities

<u>Thana wise</u>	<u>Sunk</u>	<u>Can work</u>	<u>Working</u>	<u>Area under scheme (in acre)</u>
1. Kotchandpur	36	30	30	1770
2. Rajitpur	53	42	39	2025
3. Raichity	Nil	Nil	Nil	Nil

Source : D.A.D.C. Head Office, Motighesi, Dacca. (Section-Deptubewell, Shallow Tubewell & Power Pump ) Report on 30th April, 1978.

### 5.8. Power Pumps :

Total number of power pumps with total area under Irrigation scheme in each of the hinterlands of the three towns may be understood from table, as below :

**TABLE - 15**  
**Distribution of Power Pumps in Thanawise**

<u>Thana wise</u>	<u>Total No. of Power pumps</u>	<u>No. of power pumps under Repairable</u>	<u>Total Area (In Acres)</u>
1. Kotchandpur	13	-	665
2. Hajitpur	189	12	8135
3. Malchity	116	14	3420

Total number of Shallow Tubewells with area under Irrigation scheme can be seen from table No. 48 below.

**TABLE NO. 16**  
**Distribution of Shallow Tubewells in Thanawise**

<u>Thana wise</u>	<u>Total No. of Shallow</u>	<u>Total Area (In acres)</u>
1. Kotchandpur	3	19
2. Hajitpur	5	72
3. Malchity	Nil	Nil

Source : B.A.D.C. Head Office, Motijheel, Dacca.

( Section - Deep tubewell, shallow tubewell and power pump)

In addition, Barisal Irrigation Project (BIP) has taken a programme for the irrigation of the four thanas of the district including Balchity. It may be mentioned here that BIP has already acquired 7.27 acres of land at Balchity Mouza to establish its office and operational activities. The ultimate aim of this programme is to irrigate the acres through the powerpumps from the river water. The project started in the last year (1977). The project is being executed by the Water Development Board and Financed by the U.S. Aid. The Project will be completed by 1980. When the Project will be completed the yield per acre may be 74 maunds of paddy.

#### 5.9. HORTICULTURE :

Due to its varied climate and altitude as well as soil condition Kotchandpur is ideally suited for the development of horticulture. The important horticulture crops grown in the area are mango, jack fruit, litchas, papaya, potato and vegetables. As there is not much local demand and no such cold storage facilities available those crops get waste due to perishable nature of the crop. So the good prospects of horticulture of Kotchandpur may be developed under the following conditions

- i) All orchard and incidental spaces should be taken under cultivation on a large scale.
- ii) For development fruit production, good quality seeds, pesticides and fair-price market should be ensured.
- iii) A liberal loan policy is essential to enable the farmer to tide over the period of waiting and also to help for fruit marketing.

iv) Considerable quantities of fruits go under waste during the peak season. To save this waste the fruit preservation laboratory and cold storage should be established.

#### 5.10. LIVESTOCK BASED INDUSTRIES :

There is a great demand for fish and milk both in the internal and external market. So the existing grazing field and waterbodies can be used for the purpose of producing dairy products and fish culture. Small scale industries such as meat canning, fish processing factory, ice factory, dairy farm may be suggested to set up in these towns. However, veterinary and live stock service facilities should be improved to cater to the needs of the rural areas surrounding these towns.

#### 5.11. SMALL SCALE INDUSTRY :

Agriculture plays an important role in the study areas although business occupies the highest percentage of the employments and occupations of the people. But business of various sizes are mainly agrobased. There is no large or small scale industry in the areas. There are some small scale, cottage industries, but these are mostly confined to traditional units, such as rice and flour mills, cane bamboo products, hand weaving, saw mills, ice factory etc. A medium size oil mill is in existence at Nalchity but it is beset with so many problems and ultimately it is not functioning efficiently.

Investigating the potentials for different small scale industries, the following may be suggested for the study areas.

a) The Agro-based Industry : The agro-based small scale industries consist of oil and rice mills, flour mills, etc. There is a good prospects for the growth of agro based industries in the study areas.

b) Mineral based Industries : The mineral based small scale industries produce bricks, tiles and process of glass products. The demand for these goods is increasing continuously. Although, there are two brick industries at Kotchandpur and one at Rajitpur and these are mostly primitive type. So there is a great scope for mineral based industries like brick and tiles both the areas of Kotchandpur and Rajitpur.

c) The existing hand weaving cottage industries should be recognised and new small industries such as cotton, jute and silk processing and weaving units. Although there is no raw materials for silk and cotton processing in the study areas, but there is high demand for these goods.

d) Moreover, there are a number of working and experienced labour force of these hand weaving cottage industries of the study areas specially Kotchandpur and Rajitpur. It may be noted that during the British regime, Rajitpur was famous for its muslin manufactures (as already mentioned) but due to various reasons the famous muslin manufacturing have been stopped. So the experienced labourers can be more effectively used for the cloth factories both at Rajitpur and Kotchandpur.

#### 5.12. Light Engineering Manufacturing :

There are some local need based factories such as manufacturing of agricultural implements, by-cycles and rickshaws, and modern engineering works.

### 5.13. LARGE SCALE INDUSTRY :

Depending upon the local potentials and other facilities available, it may be suggested two large scale industries: one paper mill at Katchandpur another is a jute mill at Rajitpur. Both of these industries have much potentialities to be established there. In the following points, a paper mill and a jute mill are justified to set up at Katchandpur and Rajitpur respectively :

- i) Availability of raw materials .
- ii) Easy means of Transportation network
- iii) Availability of power supply
- iv) Availability of local labour force

**CHAPTER 3 VI**  
**POLICY PROPOSALS FOR DEVELOPMENT**

6.1. As an outcome of our discussions in previous chapters for future development of the study areas we have put forward some policy-guidelines in this chapter. It has been mentioned earlier that the three study areas are not only the head-quarters of each thana but in some cases they play the role of the head-quarters of some adjacent thanas. Moreover, both Kotchandpur and Rajitpur have enough promise for the Creation of Sub-divisional head-quarters in their respective areas. The inhabitants of the two areas have been trying to get the status of the two towns as two new sub-divisional head-quarters.

As analysed before the various potentialities and possibilities for development of these urban centres in the context of their various functions, the sector-wise development policy-proposals may be considered for immediate future. This policies are as follows :

Though the urban population, both in Kotchandpur and Rajitpur though has increased significantly still its rates of growth falls below the average rate of national urbanization which is around 136% over the process of national urbanization these small urban centres could not play their role properly which is largely because of lack of non-agricultural employment opportunities and civic facilities available in those towns. People have moved to the larger urban centres at the rate of more than two hundred percent leaving their close urban centres almost uncared. So from the point of view of more balanced distribution of population over the national space it is imperative to take care of these small urban centres providing them with more employment opportunities and basic civic facilities.

6.2. The question of balanced vs. imbalanced growth has come to a long debate and nothing has come conclusive.<sup>7</sup> But the experience of development strategy followed during the last two decades (1951-74) by different L.D.C's has shown one thing very clearly that instead of significant rise in G.D.P. or for that matter, per capita income, the total number of people living near or below subsistence level has also increased significantly. And increase of Bangladesh, this increase has made record some 90% over the last decade. This cruel reality bears ample reasons in favour of reconsidering our growth strategy which will shake equally the traditional concept of sectoral and spatial allocation of resources. After all, what regional and interpersonal disparity in the level of income and welfare of the people? If we accept the definition of regional planning where these small town centres are set with tremendous growth potentials, the policy proposals will obviously follow the path of redistribution of population along the functions from primate and large cities to medium and small urban centres of the country. There are some problems in the process of that transfer particularly like economics of scale which is more profitably accrued by the former types (big cities) and a built-in lobby in favour of them. In that case, it seems to be more prudent that along with the efforts towards redistribution of growth the urban environments of these small urban centres should be made more liveable. It requires the providence of more civic amenities and necessary facilities as well as the improvement of economic base of those urban centres. It will be unwise if we do not take proper care to improve the economic base of the hinterlands as well.



6.3. Like other urban centres of Bangladesh, the land-use of the study areas give a depressing picture because they have been growing without any physical planning and development control over the use and misuse of land. The use area-limitation which are usually maintained in western cities through zoning regulations for different purpose of uses such as residence, commerce, industry, office, recreation etc. hardly exists in our towns.

This is more true in case of our study towns. In the absence of any effective control in those areas, there are lots of incompatible land uses, for example, residential areas are sharing with other types of use like commerce, business, education etc. This may be regarded as one of the characteristics of land uses in the small towns. Reasons being that industrialization and urban development in these towns have taken place at a very low rate. So the segregation has not been marked at any significant rate. But now some kinds of economic activities (with machine and workshops) are taking place which are bound to disturb the environmental quality if not properly planned before hand.

The policy proposals include a comprehensive land use survey and a broad based survey on future potential use for different purpose. On the basis of the findings of those surveys, a general development plan (incorporating compatible land use plan, housing and civic facilities, and an efficient transportation system should be developed both for present and future development of these towns.

6.4. One interesting thing is apparent from the landuse map that huge chunk of urban land is being utilized for non-urban i.e. agricultural use. Residential density in these towns are low in comparison to the density pattern of other medium size urban centres, not to speak of large urban centres of the country.

It may be noted that the pattern of agricultural use of land in particular falling within the built-up areas is again not intensive. These lands in most cases lying vacant giving benefit only to the speculator through continuous soaring up of urban land value. It has also been observed through the study of official records and field investigation that the two study areas namely Kotchandpur and Rajitpur municipalities have been enlarged by acquiring more peripheral agricultural land and surrounding rural settlements. These lands should be transferred in no time into agro-industrial production field. Poultry and other commercial type of agricultural practice may be a possibility there. But whatever may be type, it must be intensive in nature of use.

- 6.5. Business is the main occupation of the study areas. It occupies highest percentage of employment of the working people, but business of the area is again primarily dependent upon the agriculture of their respective hinterlands. So the improvement of these small towns should be thought of in terms of the improvement of the agriculture of the hinterlands. And this can be done through the efficient supply of inputs, credit and necessary technology. These small towns, should work as good service centre to that end. Here the development concept of small town should be conceived of as a complementary system of rural-urban development, rather than in isolation of any one.

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APPENDIXTABLE 1

Distribution of Households by place of Birth

N= 600

	URBAN		RURAL		Migrated from India	Total & 70 (100)
	Local	Others	Local	Others		
Kotchandpur (N=270)	176 (65.18)	3 (1.11)	44 (16.29)	21 (7.77)	26 (9.62)	
Rajitpur (N=260)	260 (79.23)	4 (1.53)	22 (8.46)	26 (10)	2 (0.76)	260 (100)
Walchity (N=70)	32 (45.71)	-	35 (50)	3 (4.28)	-	70 (100)
Total (600)	414 (69)	7 (1.16)	101 (16.83)	50 (8.33)	28 (4.66)	600 (100)

TABLE 2

DURATION OF LIVING ( IN YEARS)

Distribution of Households by Duration of Living here  
N=600

The Municipal	By Birth upto						Total
	upto 10	10-20	21-50	51-100	100+AB		
Kotchandpur (N=270)	176 (65.18)	33 (12.22)	31 (11.48)	26 (9.62)	3 (0.11)	1 (0.37)	270 (100)
Rajitpur (N=260)	206 (79.23)	21 (8.07)	22 (8.47)	11 (4.23)	-	-	260 (100)
Walchity	32 (45.71)	14 (20)	8 (11.42)	15 (21.42)	1 (1.42)		70 (100)
Total	414 (69)	68 (11.33)	61 (10.16)	52 (8.66)	4 (0.66)	1 (0.16)	600 (100)

\* N= Sum of the Sample Households of the three Municipalities.

\* N= Sum of the Sample Household of the respective Municipalities

\* - The Figures within Parenthesis indicate percentages.

Source : Socio-economic Survey of the Study Towns.

**TABLE -3**  
Distribution of Households by Rural-Urban Relationship  
N= 600.

Name of the Municipality	Gothelp from village	Sendhelp from village	Total
Kotchandpur (N=270)	46 (17.03)	26 (9.62)	270 (100)
Bajitpur (N=260)	10 (3.48)	7 (2.69)	260 (100)
Nalchity (N=70)	45 (64.24)	6 (8.47)	70 (100)
<b>Total (N=600)</b>	<b>101 (916.83)</b>	<b>39 (16.5)</b>	<b>600 (100)</b>

**TABLE IV. 1**  
Distribution of Total Population by Different age Group  
N=4128 (Age in years)

Municipality	0-5	5-15	15-30	30-45	45-60	Above 60	Total
Kotchandpur (N=1867)	353 (18.90)	496 (26.56)	457 (23.44)	295 (15.85)	183 (9.80)	64 (3.42)	1867 (100)
Bajitpur (N=1740)	295 (26.24)	455 (26.24)	399 (22.93)	296 (17.01)	207 (11.89)	88 (5.05)	1740 (100)
Nalchity (N=521)	98 (18.80)	146 (28.72)	109 (28.72)	93 (17.85)	70 (13.43)	6 (1.15)	521 (100)
<b>Total (4128)</b>	<b>746 (18.07)</b>	<b>1097 (26.57)</b>	<b>982 (23.78)</b>	<b>685 (16.59)</b>	<b>460 (11.14)</b>	<b>198 (3.82)</b>	<b>600 (100)</b>

\* Source : Socio-economic survey of the study towns.

48775

**TABLE- IV-2**  
**Sex-wise Distribution of Population of the three Municipalities**  
**N= 4128**

Municipality	Male (Total)	Female (Total)	Total
Kotchandpur (N=1867)	967 (51.79)	900 (48.20)	1867 (100)
Rajitpur (N=1740)	930 (53.44)	810 (46.55)	1740 (100)
Walchity (N=521)	264 (50.67)	247 (49.32)	521 (100)
<b>Total (4128)</b>	<b>2161 (52.34)</b>	<b>1967 (47.65)</b>	<b>4128 (100)</b>

**TABLE- IV- 3**  
**Distribution of the Households on the basis of Family Type**  
**N= 600**

	Nucle Ared	Exten Ded	Total
Kotchandpur (N=270)	221 (81.85)	49 (18.14)	270 (100)
Rajitpur (N=260)	220 (84.61)	40 (15.38)	260 (100)
Walchity	60 (85.71)	10 (14.28)	70 (100)
<b>Total (600)</b>	<b>501 (83.5)</b>	<b>99 (16.5)</b>	<b>600 (100)</b>

\* Source : Socio-Economic Survey of the Study Towns.

**TABLE IV-4**  
**Distribution of Population by Marital Status**  
**N= 4128**

Municipality	Unmarried	Married	Widow	Divorced	Total
Kotchandpur (N=1867)	1129 (60.47)	660 (35.35)	75 (33.35)	3 (0.16)	1867 (100)
Bajitpur (N=1740)	1038 (60.65)	607 (34.88)	93 (60.34)	2 (0.11)	1740 (100)
Naichity (N=521)	340 (65.25)	158 (30.32)	17 (3.26)	6 (1.15)	521 (100)
<b>Total</b> (N=4128)	<b>2507</b> (60.73)	<b>1425</b> (34.52)	<b>185</b> (4.48)	<b>11</b> (0.26)	<b>4128</b> (100)

\* Source :

**TABLE IV-5**  
**Distribution of Households by Daily Mobility Pattern**  
**N=600**

Municipality	On Foot	Bicycle	Rickshaw	Bus/Train	Motor Cycle	Car	Launch	Total
Kotchandpur (N=270)	146 (54.07)	92 (34.07)	19 (7.03)	8 (2.96)	4 (1.48)	1 (0.37)	-	270 (100)
Bajitpur (N=260)	209 (80.38)	18 (6.53)	8 (3.07)	8 (3.07)	2 (0.76)	1 (.38)	15 (5.76)	260 (100)
Naichity (N=70)	50 (71.42)	6 (8.57)	†	-	-	-	14 (20)	70 (100)
<b>Total</b>	<b>405</b> (67.5)	<b>115</b> (19.16)	<b>27</b> (4.5)	<b>16</b> (2.66)	<b>6</b> (91)	<b>2</b> (0.23)	<b>29</b> (4.83)	<b>600</b> (100)

\* Source : Socio-Economic Survey of the Study Towns.

**TABLE IV. 6**  
**Distribution of Population by Education**  
**N= 4128**

Name of the Municipality	Primary	Secondary	Higher Secondary	Degree	Master Degree	Total
Kotchandpur (N=1867)	511 (27.37)	243 (13.01)	85 (4.55)	38 (2.03)	21 (1.12)	1867 (100)
Bajitpur (N=1740)	462 (26.55)	238 (13.67)	77 (4.42)	24 (1.37)	8 (0.45)	1740 (100)
Nalchity (N=521)	142 (27.25)	77 (14.77)	23 (4.41)	12 (2.30)	6 (1.15)	521 (100)
<b>Total (N=4128)</b>	<b>1115 (27.01)</b>	<b>558 (13.51)</b>	<b>185 (4.48)</b>	<b>74 (1.79)</b>	<b>35 (0.84)</b>	<b>4128 (100)</b>

\* Source :

**TABLE- IV. 7**  
**Distribution of Households on the basis of**  
**Monthly Income**  
**N=600 (Income in Taka)**

Name of the Municipality	Tk. -0- 250	Tk.25- 300	Tk. 501- 750	Tk.75- 1,000	Tk.1001- 2000	Tk.2001- 5000	Above Tk.5000	Total
Kotchandpur (N=270)	37 (13.70)	115 (42.59)	27 (10)	47 (17.40)	32 (11.85)	10 (3.70)	2 (0.74)	270 (100)
Bajitpur (N=260)	49 (18.84)	101 (38.84)	33 (12.69)	38 (14.61)	30 (11.53)	7 (2.69)	2 (0.76)	260 (100)
Nalchity (N=70)	2 (2.85)	10 (14.28)	18 (25.71)	18 (25.71)	31 (30)	1 (1.42)	-	70 (100)
<b>Total (600)</b>	<b>88 (14.66)</b>	<b>266 (37.66)</b>	<b>78 (13)</b>	<b>103 (17.16)</b>	<b>83 (13.83)</b>	<b>18 (3)</b>	<b>4 (0.66)</b>	<b>600 (100)</b>

\*Source : Socio-economic Survey of the Study Towns.

**TABLE IV. 8**  
**Distribution of Households by Monthly Expenditure**  
**N= 600 ( In Taka)**

Municipality	Tk. upto 250	Tk.251- 500	Tk.501- 750	Tk. 751- 1,000	Tk.1001- 2000	Tk.20001- 5,000	Above 5000	Total
Kotchandpur (N=270)	36 (13.33)	118 (43.70)	37 (13.70)	40 (14.81)	30 (11.11)	7 (2.59)	2 (0.74)	270 (100)
Bajitpur (N=260)	43 (16.53)	107 (41.15)	37 (14.23)	35 (13.46)	31 (11.92)	6 (1.92)	2 (0.92)	260 (100)
Walchity (N=70)	2 (2.85)	13 (18.57)	20 (28.57)	28 (25.71)	16 (22.85)	1 (1.42)	-	70 (100)
<b>Total</b> (N=609)	<b>81</b> (13.5)	<b>238</b> (39.66)	<b>94</b> (15.66)	<b>93</b> (25.3)	<b>77</b> (12.83)	<b>13</b> (2.16)	<b>4</b> (0.66)	<b>600</b> (100)

**TABLE - IV -9**  
**Distribution of Households by Modern Households good possessed**  
**by them**

Name of the Municipality	T.V.	Freeze	Tele- phone	Car	Motor cycle	Radio	News paper	Mag- zine	Total
Kotchandpur (N=270)	1 (0.37)	-	3 (1.91)	1 (0.37)	4 (1.48)	20 (7.69)	71 (26.29)	38 (14.07)	100
Bajitpur	-	-	-	1 (0.38)	2 (0.76)	13 (5.76)	74 (28.46)	46 (17.69)	100
Walchity	-	-	-	-	-	6 (1.13)	46 (8.82)	5 (0.93)	100
<b>Total</b> (N=600)									

\* Source : Socio-economic of the Study Towns.

TABLE NO. IV-10

Distribution of Population by Employment and Occupation

Name of the Municipality	Agriculture	Business	Service	Labour	Student	Others House-holds	Unem-ployed	Child Min.	Old Ret	Total
Kotchandpur (N=1867)	105 (5.62)	157 (8.40)	89 (4.76)	66 (3.53)	623 (33.36)	408 (21.85)	81 (4.33)	315 (16.87)	23 (1.23)	1867 (100)
Bajitpur (N=1740)	141 (8.50)	388 (22.29)	67 (3.85)	591 (33.96)	376 (21.60)	325 (18.70)	268 (15.40)	237 (13.62)	37 (2.12)	1740 (100)
Malchity (N=521)	17 (3.26)	82 (15.73)	9 (1.72)	1 (0.19)	225 (43.18)	97 (18.61)	98 (18.83)	67 (12.85)	15 (2.87)	521 (100)
Total (N=4128)	263 (6.37)	307 (7.43)	165 (3.99)	158 (3.82)	1424 (34.49)	880 (21.31)	157 (3.80)	919 (22.26)	75 (1.81)	4128 (100)

\*Source :

TABLE NO. IV-11

Distribution of Population by occupation and skill  
N= 4128

Name of the Municipality	Unskilled Manual	Skilled Manual	Lower non-Manual	Higher Non-Manual	Total
Kotchandpur (N=1867)	144 (7.71)	31 (1.66)	178 (9.53)	64 (3.42)	1867 (100)
Bajitpur (N=1740)	214 (12.29)	12 (0.68)	182 (10.45)	39 (2.24)	1740 (100)
Malchity (N=521)	17 (3.26)	1 (0.19)	79 (15.16)	13 (2.49)	521 (100)
Total (N=4128)	374 (9.06)	44 (1.06)	439 (10.63)	116 (2.81)	4128 (100)

\* Source : Socio-economic of the Study Towns.



**TABLE NO. 12**  
**Distribution of Business Types**  
**N= 387**

Name of the Municipality	Small Business	Medium Business	Big Business	Total
Kotchandpur (N=157)	71 (45.22)	49 (31.21)	37 (23.56)	157 (100)
Rajitpur (N=148)	100 (67.22)	46 (31.08)	21 (14.18)	148 (100)
Malchity (N=82)	30 (36.58)	43 (52.33)	9 (10.97)	82 (100)
<b>Total (N=387)</b>	<b>182 (47.02)</b>	<b>138 (35.65)</b>	<b>66 (17.31)</b>	<b>387 (100)</b>

\* Source :

**TABLE NO. 13**  
**-Distribution of Households by ownership and Tenancy**  
**of the House of Three Municipalities**  
**N=600**

Municipality (1)	Owned (2)	Rented		Total	
		Private (3)	Public (4)		
Kotchandpur (N=270)	240 (91.85)	17 (6.296%)	6 (1.851%)	22 (8.14)	270 (100)
Rajitpur (N=260)	251 (96.53%)	6 (2.59%)	3 (1.153%)	9 (3.46)	260 (100)
Malchity (N=70)	64 (91.42%)	5 (7.42%)	1 (1.428%)	6 (8.36)	70 (100)
<b>Total (N=600)</b>	<b>(93.833%)</b>	<b>(4.666%)</b>	<b>(1.5%)</b>	<b>(6.16)</b>	<b>(600)</b>

\*Source : Socio-economic Survey of the Study Towns.

**TABLE IV- 14**  
**Distribution of House Rent in Private Houses**  
**of the Three Municipalities**

N= 28 (Rent in Taka)

The Municipality	0-50	51-75	76-100	100+	Total
Kotchandpur (N=17)	7 (41.176%)	2 (11.176%)	4 (23.52%)	4 (23.52%)	17 (100)
Bajitpur (N=6)	1 (16.666)	2 (33.33)	2 (33.33)	1 (16.666)	6 (100)
Malchity (N=5)	2 (40.00)	3 (60.00)	-	-	5 (100)
<b>Total = 28</b>	<b>10</b> (35.71)	<b>7</b> (25.00)	<b>6</b> (21.42)	<b>5</b> (17.85)	<b>28</b> (100)

\* Source :

**TABLE IV - 15**  
**Distribution of the plots size of the Households of the**  
**Three Municipalities**

N= 600

Name of the Municipality	Less than 05	05-10	11-20	21-50	51-1-00	Above (1-00) 1.00	Total
Kotchandpur (N=270)	21 (7.777)	67 (24.814)	90 (33.33)	74 (27.407)	13 (4.814)	5 (1.851)	270 (100)
Bajitpur (N=260)	18 (6.923)	68 (26.53)	84 (32.307)	52 (20.00)	29 (11.133)	9 (3.461)	260 (100)
Malchity (N=70)	2 (2.857)	19 (27.142)	19 (27.142)	15 (21.428)	7 (10.00)	8 (11.428)	70 (100)
<b>Total</b> (N=600)	<b>41</b> (6.833)	<b>154</b> (25.666)	<b>193</b> (32.166)	<b>141</b> (23.5)	<b>49</b> (8.166)	<b>22</b> (3.666)	<b>600</b> (100)

\* Source : Socio-economic Survey of the Study Towns.

TABLE IV- 16

Distribution of the Built-up Areas of the Households  
of the Three Municipalities (In decimal).

N= 600

Name of the Municipality	Less than 05	0-5-10	11-20	21-50	51-1.00	1.00+	Total
Kotchandpur (N=270)	218 (80.74)	35 (12.962)	15 (5.555)	2 (0.740)	-	-	270 (100)
Rajitpur (N=260)	237 (91.153)	17 (6.538)	6 (2.307)	-	-	-	260 (100)
Halchity (N=70)	65 (92.857)	5 (7.142)	-	-	-	-	70 (100)
Total (N=600)	520 (86.666)	57 (9.5)	21 (3.5)	2 (0.333)	-	-	600 (100)

Source :

TABLE IV- 17

Distribution of the Incidental spaces of the Households  
of the Three Municipalities

N=233

Name of the Municipality	Less than 05	05-10	11-20	21-50	51-1.00	1.00+	Total
Kotchandpur (N=89)	17 (19.10)	32 (35.95)	19 (21.35)	15 (16.85)	3 (3.37)	3 (3.37)	89 (100)
Rajitpur (N=116)	38 (32.75)	17 (14.65)	14 (12.06)	18 (15.517)	23 (19.82)	6 (5.17)	116 (100)
Halchity (N=28)	4 (14.28)	4 (14.28)	3 (10.74)	10 (35.71)	6 (21.42)	1 (3.57)	28 (100)
Total (N=233)	49 (21.030)	53 (22.74)	36 (15.45)	43 (18.45)	32 (13.73)	10 (4.29)	233 (100)

Source : Socio-economic Survey of the Study Towns

**TABLE IV -18**  
**Distribution of the open spaces of the Households;**  
**of the Three Municipalities**  
**(in decimal)**  
**N= 600**

Name of the Municipality	Less than						Total
	05	05-10	11-20	21-50	51-1.00	100+	
Kotchandpur (N=270)	46 (17.03)	71 (26.29)	101 (37.40)	38 (14.07)	1 (3.70)	4 (1.48)	270 (100)
Rajitpur (N=260)	39 (15.00)	93 (35.76)	79 (30.38)	44 (16.92)	3 (1.15)	2 (0.76)	260 (100)
Malchity (N=70)	14 (20.00)	18 (25.71)	25 (32.85)	15 (21.42)	-	-	70 (100)
<b>Total (600)</b>	<b>99 (16.5)</b>	<b>182 (50.33)</b>	<b>203 (33.83)</b>	<b>97 (16.16)</b>	<b>13 (2.16)</b>	<b>6 (1.00)</b>	<b>600 (100)</b>

\*Source :

**TABLE IV. 19**  
**Distribution of the Price of the Houses According**  
**to the Current Valuation**  
**N=600**

Name of the Municipality	Less than 1000	1000	3001-	5000	10000	20000	50000	Above 100000	Total
		3000	50000	10000	20000	50000	100000		
Kotchandpur (N=270)	44 (16.29)	69 (25.55)	27 (10.00)	28 (10.37)	31 (11.48)	33 (12.22)	24 (8.88)	14 (5.18)	270 (100)
Rajitpur (N=260)	55 (21.15)	77 (29.61)	29 (11.15)	36 (13.84)	25 (9.61)	26 (10.00)	10 (3.84)	2 (0.76)	260 (100)
Malchity (N=70)	1 (1.42)	6 (8.57)	2 (2.85)	11 (24.28)	17 (24.28)	20 (28.50)	5 (7.14)	2 (2.85)	70 (100)
<b>Total (N=600)</b>	<b>100 (16.66)</b>	<b>152 (25.33)</b>	<b>58 (9.66)</b>	<b>81 (13.5)</b>	<b>73 (12.16)</b>	<b>79 (13.16)</b>	<b>39 (6.5)</b>	<b>18 (3.00)</b>	<b>600 (100)</b>

\* Source : Socio-economic Survey of the Study Towns.

TABLE - V-1

Distribution of the Houses According to the Building  
Materials Used for Roof

N=600

Name of the Municipality	Concrete	Tin	Thatch	Total
Kotchandpur (N=270)	119 (44.07)	58 (21.48)	93 (34.44)	270 (100)
Bajitpur (N=260)	11 (4.23)	210 (80.76)	39 (14.23)	260 (100)
Malchity (N=70)	3 (4.28)	63 (90.00)	4 (5.71)	70 (100)
Total (N=600)	133 (22.16)	331 (55.16)	136 (22.66)	600 (100)

Source :

TABLE - V-2

Distribution of the Houses According to the Building  
Materials used for wall

N=600

Name of the Municipality	Brick	Tin	Wood	Thatch	Mud	Total
Kotchandpur (N=270)	142 (52.59)	01 (0.37)	3 (1.11)	40 (14.81)	84 (31.11)	270 (100)
Bajitpur (N=260)	21 (8.07)	107 (42.13)	20 (7.69)	112 (43.07)	-	260 (100)
Malchity (N=70)	8 (11.42)	53 (75.42)	4 (5.71)	5 (7.14)	-	70 (100)
Total (N=600)	171 (28.83)	161 (26.83)	27 (4.5)	157 (26.16)	84 (14.00)	600 (100)

\* Source : Socioeconomic Survey of the Study Towns.

TABLE V.3

Distribution of the Houses According to Building Materials used for floor

N= 600

Name of the Municipality	Brick	Wood	Mud	Total
Kotchandpur (N=270)	139 (51.48)	2 (0.74)	129 (47.77)	270 (100)
Bajitpur (N=260)	47 (18.07)	-	213 (81.92)	260 (100)
Malchity (N=70)	24 (34.28)	28 (40.00)	18 (25.71)	70 (100)
Total (N=600)	210 (35)	30 (5)	360 (60)	600 (100)

Source :

TABLE V.4

Distribution of Houses According to the Nature of Entrance to the Main Building

N= 600

Name of the Municipality	Primary Road	Secondary Road	Lane	By lane	Total
Kotchandpur (N=270)	110 (40.74)	84 (31.11)	63 (23.33)	130 (48.81)	270 (100)
Bajitpur (N=260)	108 (41.53)	77 (29.61)	45 (17.88)	30 (11.59)	260 (100)
Malchity (N=70)	21 (30)	42 (60)	5 (7.14)	2 (2.85)	70 (100)
Total (N=600)	239 (39.83)	203 (33.83)	113 (18.83)	45 (7.5)	600 (100)

Source : Socio-economic Survey of the study Towns.

TABLE IV-5

Distribution of Households According to the  
Nature of Sewage Disposal

N= 600

Name of the Municipality	Sanitary Latrine	Pit/well Latrine	None	Total
Kotchandpur (N=270)	45 (16.66)	130 (48.14)	95 (35.18)	270 (100)
Rajitpur (N=260)	14 (5.38)	142 (54.61)	104 (40)	260 (100)
Malchity (N=70)	8 (11.42)	51 (72.85)	11 (15.71)	70 (100)
Total (N=600)	67 (11.16)	323 (53.83)	210 (35)	600 (100)

TABLE IV-6

Distribution of Households According to the  
Nature of Garbage Disposal

N=600

Name of the Municipality	Self	Open	Total
Kotchandpur (N=270)	208 (70.03)	62 (22.96)	270 (100)
Rajitpur (N=260)	222 (85.38)	38 (14.62)	260 (100)
Malchity (N=70)	65 (92.86)	5 (7.14)	70 (100)
Total (N=600)	495 (82.5)	105 (17.5)	600 (100)

Source : Socio-Economic survey of the Study Towns.

**TABLE 7-7**  
**Distribution of the Households According to the**  
**Nature of Indoor Lighting**  
**N= 600**

Name of the Municipality	Electricity	Hurricane	Lamp	Total
Kotchandpur (N=270)	33 (12.22)	204 (75.55)	33 (12.22)	270 (100)
Bajitpur (N=260)	15 (5.76)	190 (73.07)	55 (21.15)	260 (100)
Malchity (N=70)	5 (7.14)	63 (90)	2 (2.85)	70 (100)
<b>Total (N=600)</b>	<b>53 (8.83)</b>	<b>457 (76.16)</b>	<b>90 (15)</b>	<b>600 (100)</b>

\*Source : Socio-economic survey of the Study Towns.

**TABLE 7-8**  
**Distribution of the Houses according to the condition**  
**N=600**

Name of the Municipality	Good	Tolerable	Deplorable	Total
Kotchandpur (N=270)	62 (22.96)	168 (62.22)	40 (14.81)	270 (100)
Bajitpur (N=260)	58 (22.30)	186 (71.53)	56 (21.53)	260 (100)
Malchity (N=70)	19 (27.14)	48 (68.57)	3 (4.28)	70 (100)
<b>Total (N=600)</b>	<b>139 (23.16)</b>	<b>362 (60.33)</b>	<b>99 (16.5)</b>	<b>600 (100)</b>



TABLE V-1

Basic-Non basic Activities of the Educational Institutions of the Municipalities  
(On the basis of total No. of Students)

Municipality	Boy's High School		Girls High School		College			Madrasa				
	Total Students	Within Municipality	Outside Municipality	Total Student	With in Munic.	Out side Munic.	Total student	With in Muni.	Out- side student	Total student	With in Muni.	Out side
Kotchandpur	430 (100%)	270 (40%)	180 (40%)	225 (100%)	146 (64.88)	79 (35.11)	450 (100)	180 (40)	270 (60)	379 (100)	107 (28.23)	272 (71.76)
Bajirpur	700 (100)	420 (60)	280 (40)	375 (100)	337 (89.86)	38 (10.13)	400 (100)	200 (50)	200 (50)	-	-	-
Halchity	425 (100)	245 (57.64)	180 (42.35)	175 (100)	158 (90)	17 (10)	200 (100)	100 (50)	100 (50)	122 (100)	38 (25)	114 (75)
Average	1575 (100)	935 (59.36)	640 (40.63)	775 (100)	641 (82.70)	134 (17.29)	950 (100)	520 (54.73)	430 (45.27)	531 (100)	145 (27.30)	386 (72.69)

Source : Admission Register of the Different Educational Institution of the Study Towns 1977.

TABLE V-2

Basic-Non basic functions of the financial institutions of the Three Municipalities  
(On the basis of total no of Accounts)

Name of Banks	Kotchandpur			Bajirpur			Halchity			
	Name of A/C	Total A/C	With Municipality	Out side M/C	Total A/C	With in M/C	Outside Municipality	Total A/C	Within Municipality	Outside Municipality
Sonal Bank	Current	-	-	-	150 (100)	100 (66.66)	50 (33.33)	51 (100)	31 (60%)	20 (40%)
	Saving	4578 (100)	1147 (25%)	3431 (75%)	2400 (100%)	800 (33.33)	1600 (66.66)	3700 (100)	1110 (30%)	2590 (970%)
	Fixed	- (100)	-	-	10 (100)	10 (100)	-	10 (100)	10 (100)	-
Rupali Bank	Cur.	152 (100)	150 (98.66)	2 (1.33)	-	-	-	-	-	-

Contd. Table VI

Name of Banks	Kotchandpur		Bajitpur				Halchity			
	Name of A/C	Total A/C	With Municipality	Out side M/C	Total A/C	With in M/C	Outside Municipality	Total A/C	Within Municipality	Outside Municipality
	Saving	1767	500	1267	-	-	4	-	-	-
	Fixed	10	10	10	-	-	-	-	-	-
Agricultural Bank	Cur.	152	150	-	-	-	-	-	-	-
	Saving	5000 (100)	50 (10)	4500 (99)	2123 (100)	21 (1)	2102 (99)	-	-	-
	Fix.	-	-	-	9 (100)	8 (8.77)	1 (11.12)	-	-	-

Sources : Records of the Banks of the Study Towns on 30.6.77.

**TABLE VI**  
**STATEMENT REGARDING THE TOTAL NUMBER OF COMMERCIAL ESTABLISHMENTS IN THE STUDY TOWNS, 1977**

Sl. No.	Name of the Establish	Kotchandpur	Rajitpur	Malchity
1.	Grocery	43	35	30
2.	Cloth Store	32	30	14
3.	Arth (Food Grains & Others)	62	40	12
4.	Tailoring	15	40	4
5.	Hard ware	4	2	2
6.	Dealer (G.E.R. C. & M.R.)	23	15	18
7.	Stationery	11	15	4
8.	Crockery	10	4	5
9.	Whole Sale Dealer (K.Oil & Sr.)	3	2	-
10.	Medicine	25	16	10
11.	Book Library	4	1	4
12.	Building Materials	4	2	-
13.	Black Smith	7	3	10
14.	Shoe Store	8	10	3
15.	Hotel and Restaurant	25	33	10
16.	Salun	7	5	5
17.	Cycle Repairing	20	10	2
18.	Laundry	8	4	3
19.	Bidi Manufacturing	4	1	-
20.	Furniture	6	15	1
21.	Gold Smith	13	25	2
22.	Light Engineering	11	5	5

Source : Field Survey of the study towns.

**TABLE V<sub>4</sub>**  
**ADMINISTRATIVE SERVICES**

Facilities	Kotchandpur Range in Miles		Bajitpur Range in Miles		Naichity Range in Miles	
	Average	Maximum	Average	Maximum	Average	Maximum
Official Functions						
All thana Level Offices	5	10	6	12	6	10
Outside Thana Level Offices						
Civil Court	-	-	15	30	-	-
Agricultural Office	-	-	10	15	-	-
Fishery Dept.	-	-	10	15	-	-

**TABLE V<sub>5</sub>**  
**HEALTH FACILITIES**

Hospital Charitable	-	-	6	13	-	-
Dispensary	5	8	6	10	2	4
Sanitary	5	8	6	13	2	8
Animal Husbandary	5	8	6	13	5	10

**TABLE V<sub>6</sub>**  
**EDUCATION**

Secondary For Boys	4	6	4	5	2	4
Secondary For Girls	3	4	2½	3½	2	2½
College						
(Fixed)	4	15	4	10	2	4
Madrasah	5	10	-	-	2	4

Source : Potentiality survey of the study areas.

**TABLE V-1**  
**TRANSPORTATION FACILITIES**

Sl. No.	Facilities	Kotchandpur		Rajitpur		Salchity	
		Average	Maximum	Average	Maximum	Average	Maximum
1.	Railway (Station)	5	15	5	15	-	-
2.	Bus Stop	2	8	5	15	-	-
3.	Waterways	-	-	Not all times		2	3

**TABLE V-2**  
**COMMUNICATION FACILITIES**

1.	P.C.O. (Public Call Office)	5	8	5	10	3	6
2.	Telegraph	5	8	5	10	3	4
3.	Post Office	3	4	5	4	2	4

**TABLE V-3**  
**RECREATIONAL FACILITIES**

1.	Public Library	3	4	3	4	2	3
2.	Community centre	3	4	3	4	3	3
3.	Cinema Hall	5	15	4	15	-	-

Source : Potentiality survey of the study Areas.

TABLE VI-10  
SMALL MANUFACTURING INDUSTRIES

Sl. No.	Facilities	Kotchandpur		Bajitpur		Malchity	
		Range in Miles		Range in Miles		Range in Miles	
		Average	Maximum	Average	Maximum	Average	Maximum
1.	Handloom or Weaving Factory	4	6	4	5	2	3
2.	Rice/Atta/ Mills	4	8	4	6	2	4
3.	Saw Mills	5	15	-	-	-	-
4.	Icecream	5	15	-	-	-	-

TABLE VI-11  
AGRICULTURAL EXTENSION SERVICES

1.	Fertilizer	5	8	6	10	6	10
2.	Seed Store	5	8	6	10	6	10
3.	Pesticides	5	8	6	10	6	10

TABLE VI-12  
BANKING FACILITIES

1.	Sonali Bank	5	8	5	10	2	8
2.	Rupali Bank	5	16	-	-	-	-
3.	Agricultural Bank	10	25	10	20	-	-

TABLE VI-13  
PROFESSIONALISTS SERVICES

1.	Doctor	5	10	6	12	4	6
2.	Lawyer	-	-	15	30	-	-
3.	Engineer	-	-	-	-	-	-

Source : Potentiality survey of the study areas.

