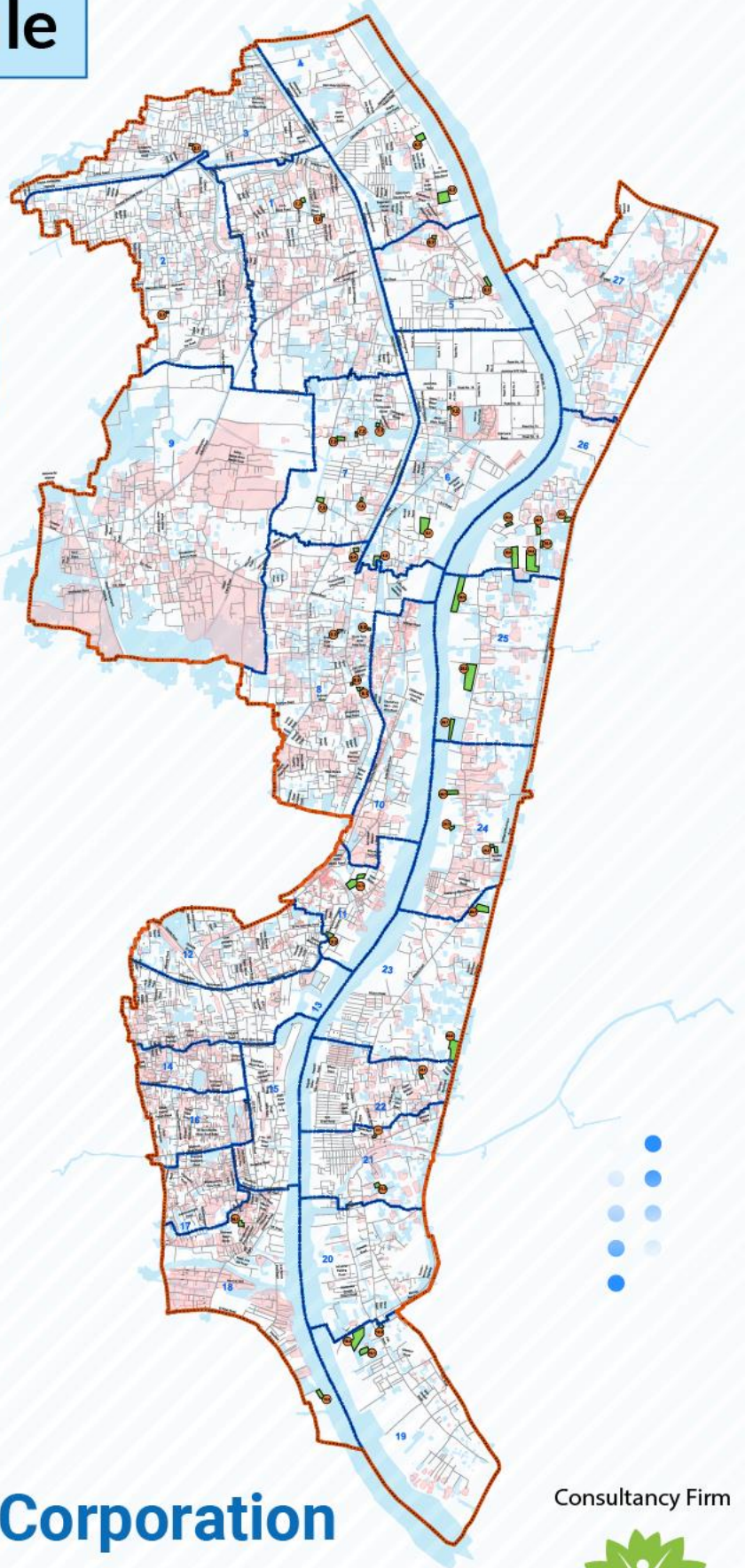


Vacant Land Profile



Narayanganj City Corporation

June 2022

Consultancy Firm



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Acronyms

BBS	Bangladesh Bureau of Statistics
GIS	Geographic Information System
GoB	Government of Bangladesh
JL	Jurisdiction List
LGI	Local Government Institution
LIUPCP	Livelihoods Improvement of Urban Poor Communities Project
LTAP	Land Tenure Action Plan
NCC	Narayanganj City Corporation
NGO	Non-Governmental Organization
UNDP	United Nations Development Programme
VLM	Vacant Land Mapping

Glossary

Geographic Information System (GIS): A system that captures, stores, analyzes, manages and presents data with reference to geographic locations. It can be used for scientific investigations, resource management, and development planning.

JL (Jurisdiction List) Number: Each Mouza under Thana or Upazila is identified by serial number. This number is called JL number.

Mahalla: Lowest urban geographic unit having identifiable boundaries.

Mouza: During the land survey, each Thana area was divided into several units and each unit was identified by serial number. Each such unit in the Thana area is called a Mouza. A Mouza consists of one or more villages or neighborhoods.

Participatory community mapping: Mapping which is carried out with members of a community, people or stakeholders and which can be used to represent the views of some or all of the members of that people, stakeholders or community can be referred to as participatory community mapping.

Secure Tenure: Protection from involuntary and arbitrary eviction.

Tenure: The term used to signify the relationship between tenant and landlord or property owner. Tenure differs from ownership and is used to describe the conditions by which land is occupied or used.

Unused Land: Completely empty land which is not used in any agricultural activities or other purposes and have no permanent structures on the land.

Underused Land: Underused land located in the urban or suburban areas that is not fully used, has more potential than is currently being realized or utilized.

Vacant Land: No formal or standardized definition exists. However, VLM exercise defines both publicly owned (including non-agricultural khas land) and privately-owned vacant land that is either unused or under-used for a long period of time (e.g., minimum 5 years) and the area is not less than one-third an acre.

Vacant Land Information sheet: A well-organized data form used to collect and record required information and characteristics of all identified vacant land parcels across a city/town during field survey.

Vacant Land Mapping: Vacant Land Mapping (VLM) is a process that will help building repository of information which will be used to improve long/mid/short term tenure security, housing, and local economic development for the urban poor. It is a community-led

participatory process. The stakeholders involved in this process are City Mayors, Ward Councilors, Assistant Commissioner-Land, Deputy Commissioner Office, local government officials (e.g., City/Town Planners and Slum Development Officers), local community leaders, local land surveyors, community facilitators and LIUPCP staffs.

Ward: Smallest administrative urban geographic unit comprising of Mahallas and having Ward council institution. (BBS, 2011)¹

¹<http://203.112.218.65:8008/WebTestApplication/userfiles/Image/National%20Reports/Union%20Statistics.pdf>, accessed on June 23, 2022

1 Introduction

1.1 Background of the assignment

Rural-urban migration is becoming more common in Bangladesh for a number of reasons, including the intensification and recurrence of natural disasters, loss of lands and livelihood. This phenomenon is forcing a rapid urbanization process which is largely unplanned and haphazard in manner, as the scale and pace of this process is unprecedented to the country. As a result, urban residents are receiving substandard quality of services despite paying a high price (Preventionweb.net, 2013). While a significant progress has been made in strengthening urban governance and management, much work still remains to be done. Bangladesh's smooth transition from 'low-income' to 'middle-income' country status will be inconceivable if the country's urban poor population is ignored.

The Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), implemented by the Local Government Division (LGD) of the Government of Bangladesh (GoB) together with the United Nations Development Programme (UNDP), has sought to address urban poverty issues, not through direct implementation of infrastructure improvements, or charitable giving to selected urban poor beneficiaries; rather by influencing the environment in which poverty reduction philosophy and policies are shaped, and thereby creating a potentially sustainable impact.

Under the LIUPC project, vacant land mapping (VLM) (October, 2021-March, 2022) was conducted to make available land identified and accessible to the urban poor communities for their land tenure security improvement. VLM is a process that would help building repository of information that will be used by relevant stakeholders to improve long/short term tenure security, housing and local economic development of the urban poor. Vacant land mapping would contribute to poverty reduction by securing land tenure and reducing the threat of eviction, promoting investment potential in infrastructure and housing, supporting industrialization, ensuring participation of the urban poor and assisting in formulation of pro-poor urban strategies. The vacant land mapping has been conducted by UNDP through a consultancy process in five cities—Narayanganj City Corporation (NCC), Chandpur Municipality, Noakhali Municipality, Gopalganj Municipality, and Kushtia Municipality. The task of conducting VLM was assigned to the consulting firm named 'DM WATCH' by UNDP. This report illustrates the city profile of Narayanganj City Corporation (NCC) in the light of identified vacant lands and their characteristics.

Criteria for Vacant Land Identification

UNDP set up some inclusion and exclusion criteria for identifying vacant lands in consultation with the consulting firm.

Inclusion criteria:

1. The land area has to be more than one-third an acre (minimum 29 decimals)²;
2. Publicly (e.g., Government department/Government Khas/LGI) and privately (e.g., Private/NGO/Foundation/Trustee) owned non-agricultural land;
3. Identified vacant land which is either unused or underused for at least 5 years;

Exclusion criteria:

1. If any khas land is already proposed for any government project.
2. If any land is used as an agricultural land, garden or pond.

1.2 Objectives of vacant land mapping

Overall objective

The overall objective of Vacant Land Mapping (VLM) is to facilitate the city/town governments in developing and designing Land Tenure Action Plan (LTAP) for the purpose of making land available and accessible to the urban poor communities for their land tenure security improvement and other pro-poor purposes.

Specific objectives

- To develop an inventory of city/Municipality-wide vacant lands.
- To raise awareness among the city stakeholders about the existence and availability of vacant lands in cities as well as the importance and potentials of the vacant lands for pro-poor purposes, especially for improving land tenure security of the urban poor communities.
- To make vacant land information available to the settlements that face the possibility of eviction, or are vulnerable to climate hazards, might face high risks and may need alternative living spaces for immediate relocation or resettlement.
- To analyze and identify the appropriateness and suitability of vacant lands for housing of urban poor communities. Such analytical approach is important to inform an overall strategy of building climate resilience and reducing urban poverty.
- To support a practical advocacy approach which could accompany the implementation of relocation processes and support vulnerability reduction.

² This assignment has considered the size of the vacant land up to 29 decimals

2 Methodology

To achieve the objectives, a comprehensive methodology was adopted for each of the activities, e.g., desk review, field mobilization for data collection, and participatory consultation with local-level stakeholders, training of Surveyors and Enumerators, and field survey. The whole process of vacant land mapping employed a participatory approach that kept the community people at the center of the process. The participatory approach included community people, Mahalla representatives and City Corporation/Municipality authority (e.g., Mayor, Ward Councilors, Local Government Institution officials). The whole process of vacant land mapping can be described with three phases—the inception phase, implementation phase and concluding phase.

In the inception phase, all the secondary documents were reviewed, shape files and satellite images were collected, and Vacant Land Information (VLI) sheet and orientation and training guideline were prepared by UNDP. After completing the preparation, the team mobilized to the field.

In the implementation phase, a city-level consultation meeting was held to present a brief to the city key stakeholders (Mayor and Ward Councilors including the key LGI officials) about the importance and methodology of VLM assignment. The goal was to provide the key stakeholders with an idea about the importance of VLM outcome, scope, methodology, potential risks associated with it, and mitigation of the risks. Following that, orientation and training workshop was held to familiarize Land Surveyors and Enumerators with the field activities for conducting vacant land mapping. After the orientation workshop, a field test was conducted to make the Surveyors and Enumerators better understand the process. Field survey was conducted in all Wards of NCC. At least 10% of the identified vacant lands were cross-checked during the survey by the field coordinators. All these activities were carried out by UNDP LIUPCP team in 2017.

As the vacant land survey was conducted and the vacant land information was collected by the UNDP LIUPCP team in 2017, there was a possibility that some vacant lands could be replaced by structure or other components. Thus, it was needed to verify the data and check the existence of vacant land in different Wards of NCC. DM WATCH team verified the existence of the identified vacant lands with the support of community representatives (e.g., community facilitator/CDC members/Enumerators) of NCC under the supervision of UNDP NCC Town Team. The Enumerators collected VLI information of all the vacant lands. The representatives of DM WATCH also cross-checked the vacant lands through the latest satellite image and also during the field visit. Then the study team arranged a workshop of land verification with the Ward Councilors to get their feedback and endorsement on the maps. Afterwards, a final list of vacant lands of 27 Wards was prepared. Mouza information against each land was collected from the Surveyors of NCC. It is found that among 187 lands, 142 lands are already occupied within these 5 years. Finally, 45 lands are considered as vacant lands.

The prepared list was sent to the relevant offices (AC Land of Narayanganj Sadar Upazila and

DC Office of Narayanganj) to verify the land ownership and court injunction status on the identified vacant lands.

Finally, the team prepared the digital maps and databases. A result-sharing workshop was arranged and validation of vacant land maps was completed. The methodology of these aforementioned tasks is given in the following figure 1.



Figure 1: Flowchart of different phases of the assignment

3 Findings

Narayanganj City Corporation (NCC) is one of the City Corporation of Bangladesh. The City Corporation was established in May 5, 2011. Before its establishment as City Corporation, it was a municipal corporation. It was formed comprising Narayanganj Town, Siddhirganj Municipal area and Kadamrasul Municipality. At present, it has an area of approximately 72.43 sq kms. Total population of the City Corporation is about 20 lakhs. It consists of 27 (twenty-seven) Wards³.

In this assignment, all 27 Wards were considered in order to verify the locations of vacant lands. Not only is the vacant land verified, but also its size, present usage of the land, surrounding usage of the land, land ownership, land type and quality, land value, services available to the land, and potential future usage of the land are also identified. The identified characteristics of each land have been illustrated in the following sections.

3.1 Vacant land's properties

In NCC, a total of 45 vacant lands have been identified. Among the Corporation's 27 Wards, Ward 26 has the most numbers of vacant lands (6 Vacant lands in the Ward), while Ward 9, 10, 12, 13, 14, 15, 16, 17, 20 and 27 has no vacant lands.

Table 1 shows the total distribution of vacant lands along with their local name, Ward number, location, area, and year vacant stated, whereas, Figure 2 shows the graphical distribution of lands among the 27 Wards. Other information about each vacant land can be found in Annex 7.3 of this report.

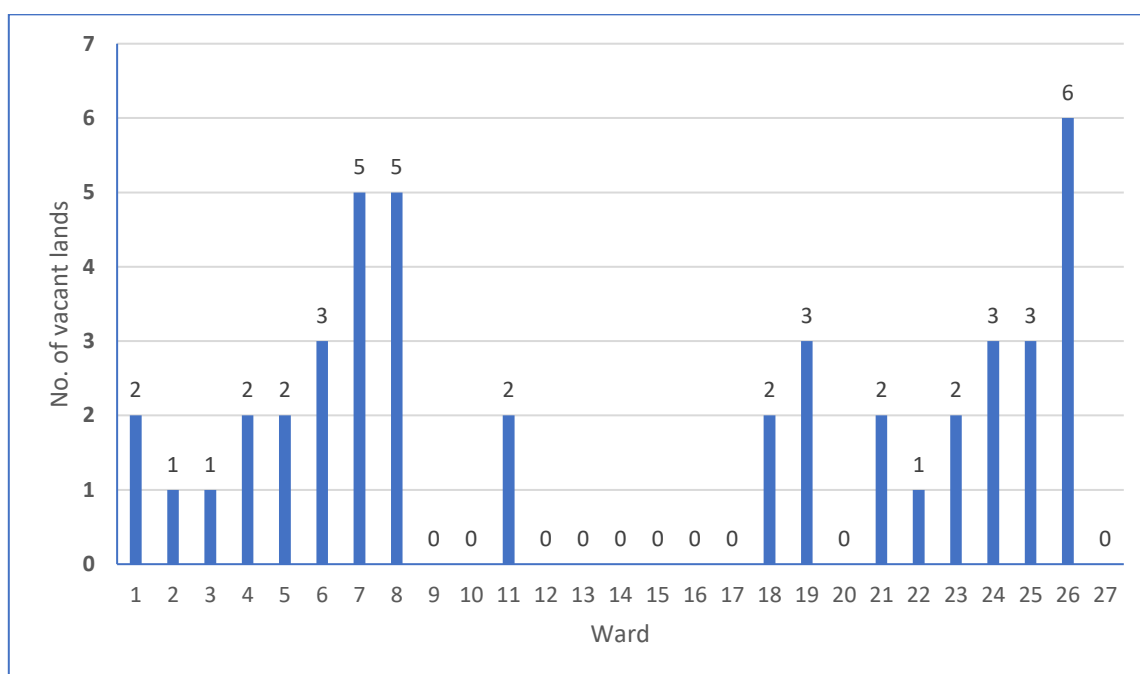


Figure 2: Ward-wise identified vacant lands

³ <https://ncc.gov.bd/site/page/d7dd6dd2-d697-4620-976e-ed6b3485e7f/>, accessed on June 23, 2022

The largest land found was 642.79 decimal (Vacant land ID: 26.2) and the smallest land was 29.15 decimal (vacant land ID: 8.5).

Table 1: Description of identified vacant lands

Sl.	Vacant land ID	Local name of vacant land	Ward	Area (Decimal)	Year vacant stated	Ownership type according to people's perception
1	1.1	Land of Badshah Mia	1	38.74	30	Government Khas
2	1.2	Land of Gias Uddin Saheb		41.32	10	Private
3	2.1	Mizmizi Rahim member's Land	2	52	7	Private
4	3.1	Beside Nimai Kashari Mashjid	3	33.58	50	Government Khas
5	4.1	Land of Monowara Jute Mill	4	54.27	40	Local Government Institute
6	4.2	Ati Kachari Field		288.56	60	Private
7	5.1	Land of Diar	5	55	50	Local Government Institute
8	5.2	Land Beside Moth Bari Bagan Bari		36.73	8	Government Khas
9	6.1	Sustari field	6	30.991	38	Local Government Institute
10	6.2	Bihari Camp		84.71	20	Local Government Institute
11	6.3	Bhangar pul		250.22	50	Private
12	7.1	Kadamtali sara bari boro pukur par	7	41.32	20	Government Khas
13	7.2	Noyapara big pond side		29.67	22	Government Khas
14	7.3	Land on the North side of Kodomtoli Nayapara Sun-Rise KG School		66.74	30	Government Khas
15	7.4	Kodomtoli Dokkhin Para		29.16	20	Government Khas
16	7.5	Vandari Pul er Paschim Matha		31.72	40	Government Khas
17	8.1	CNB Khal	8	34.66	30	Government Khas
18	8.2	Bhuiyan para balur math		400	20	Private
19	8.3	Godanail School land		44.99	60	Government Department/Institute
20	8.4	Vangar pole		59.69	50	Government Khas
21	8.5	Land beside Tatkhana School		29.15	50	No one
22	11.1	Kellar bairer math	11	143.64	50	Government Department/Institute
23	11.2	BIWTA Banglo		87.5	30	Government Department/Institute

Sl.	Vacant land ID	Local name of vacant land	Ward	Area (Decimal)	Year vacant stated	Ownership type according to people's perception
24	18.1	Nulua para balur math	18	77.3	10	Local Government Institute
25	18.2	Negobarer Khet		413.22	15	Government Khas
26	19.1	PM Road Mithai Pukur	19	278.92	15	Government Khas
27	19.2	Middle land of Railline and Bridge		84.34	15	Government Khas
28	19.3	Land beside Lal Sabuj Youth Club		33.12	20	Local Government Institute
29	21.1	Saleh Nagar Road Majar Area	21	46.49	30	Private
30	21.2	Baroi Para Masjid er Dokkhine Khali Poritakto Jaiga		29.16	15	Private
31	22.1	Railway Land	22	53.83	45	Government Khas
32	23.1	Nabigonj Primary School vacant land	23	41.43	30	Local Government Institute
33	23.2	Railway land		415.79	12	Local Government Institute
34	24.1	Rani babur mill 2	24	123.96	15	Private
35	24.2	Dockyard pond		43.42	10	Government Department/Institute
36	24.3	Kadpotti		43.42	15	Local Government Institute
37	25.1	Chowra Para BIWTC Math (Chittoronjin Ghat)	25	239.89	50	Government Department/Institute
38	25.2	Rani babur mill 1		43.42	25	Private
39	25.3	Billal Market Work Shop (adjacent to the Shitalakkhiya river)		309.91	50	Government Khas
40	26.1	Beshorkari Khilkhet (Notun Bazar)	26	137.74	30	Government+Private
41	26.2	Mondir Para Sonachora Masjid Songlogno		642.79	40	Government Khas
42	26.3	Shorkari Khal		173.55	30	Government Khas
43	26.4	Zokkha Vita		32.82	30	Government Khas
44	26.5	Mondir Para Area		324.72	30	Government Khas
45	26.6	School Ghat		41.83	50	Government Department/Institute, Private

On average, the identified lands have been vacant for 30 years. Vacant land-ID no 4.2 (Address: Ati Kachari Field) and vacant land ID no 8.3 (Address: Godanail School land) have been unused for 60 years.

3.2 Elevation typology

Typology is an important factor in determining the potential use of land. Here, typology refers to whether the land is high or low in elevation compared to the adjacent lands or whether it is waterlogged or situated in a flood prone area. The elevation typology was perceived based on observation. The majority of the identified vacant lands (22 out of 45) were found at high elevations. And the majority of the low-elevated lands were found as waterlogged. From field visit it was also identified that, Ward 21 and 24 has the highest concentration of waterlogged lands. In Ward 1, 4, 6, 11, 23, and 25; no lands were found as low or waterlogged. The table below depicts the elevation typology of vacant land by Ward.

Table 2: Type of identified vacant lands in terms of elevation

Ward	Number of vacant lands	High	Low	Waterlogged	Flooding
1	2	2	-	-	-
2	1	-	1	-	-
3	1	-	1	-	-
4	2	2	-	-	-
5	2		2	1	1
6	3	2	-	1	-
7	5	-	3	1	1
8	5	1	3	1	-
9	0	-	-	-	-
10	0	-	-	-	-
11	2	2	-	-	-
12	0	-	-	-	-
13	0	-	-	-	-
14	0	-	-	-	-
15	0	-	-	-	-
16	0	-	-	-	-
17	0	-	-	-	-
18	2	1	-	-	1
19	3	2	1	-	-
20	0	-	-	-	-
21	2	-	2	2	-
22	1	-	1	1	-
23	2	1	1	1	-
24	3	1	2	2	-

Ward	Number of vacant lands	High	Low	Waterlogged	Flooding
25	3	3	-	-	-
26	6	5	-	1	-
27	0	-	-	-	-
Total	45	22	17	11	3

3.3 Land use

“Land use” is the term used to describe the human use of a land. It represents the economic and cultural activities (e.g., agricultural, residential, industrial, recreational, and other uses) that are practiced at a given place⁴. The vacant lands identified in NCC have been analyzed with reference to physical features. In the following map (Figure 3), the land use features are given, and vacant lands are also pointed in the same map. The following are notable findings:

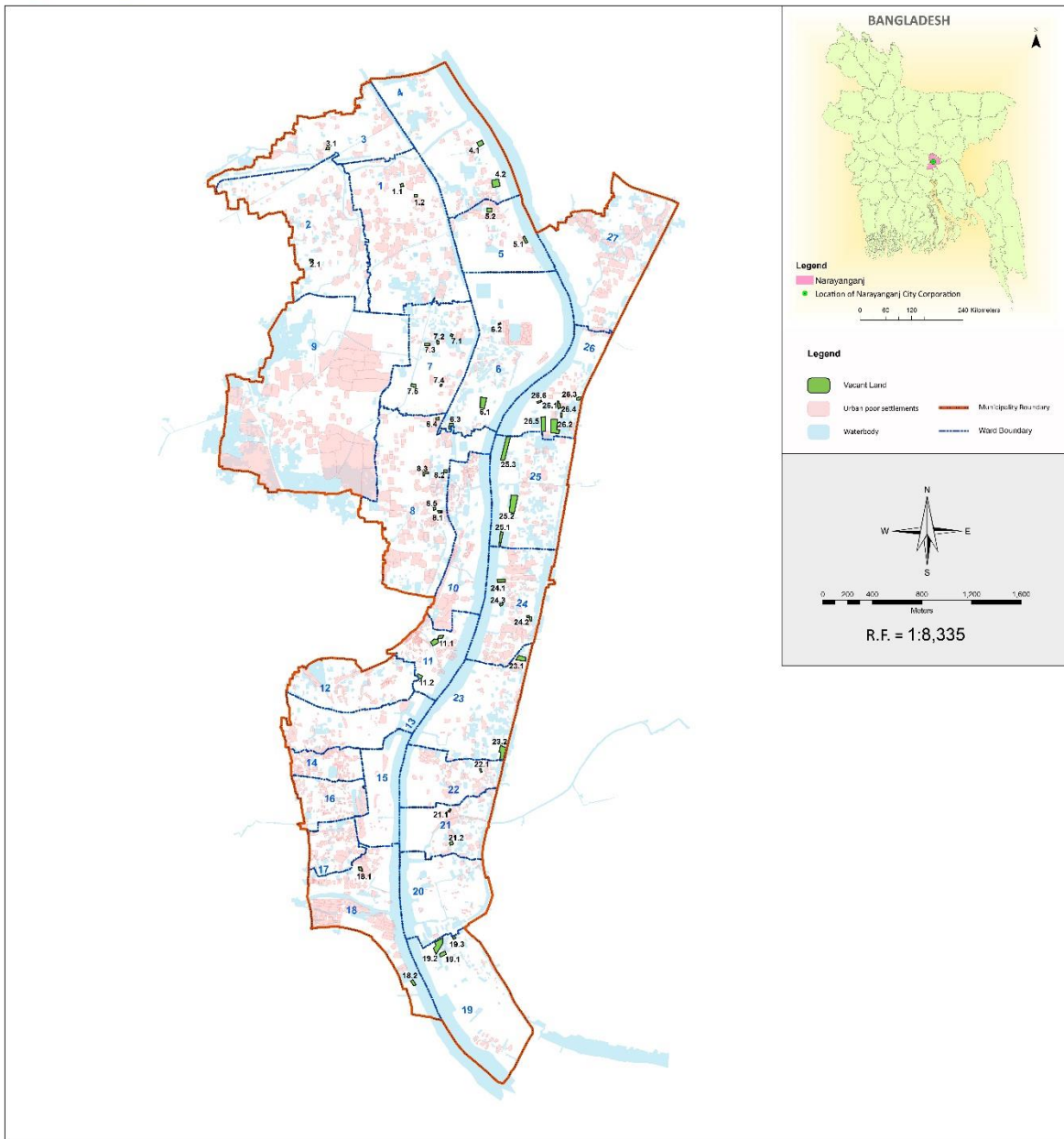
- i) Most of the vacant lands are adjacent to the urban poor settlement.
- ii) Almost all of the vacant lands have access roads and electricity facility.
- iii) Based on perception, most of the vacant lands have potentiality of using as commercial use, especially Ward no. 1, 6, 7, 8, 11, 19, 21, 22, 23, 24, 25 and 26.
- iv) Least number of vacant lands have been found near the river.

⁴ <https://www.epa.gov/report-environment/land-use>, accessed on June 24, 2022



Vacant Land Mapping Narayanganj City Corporation, Narayanganj

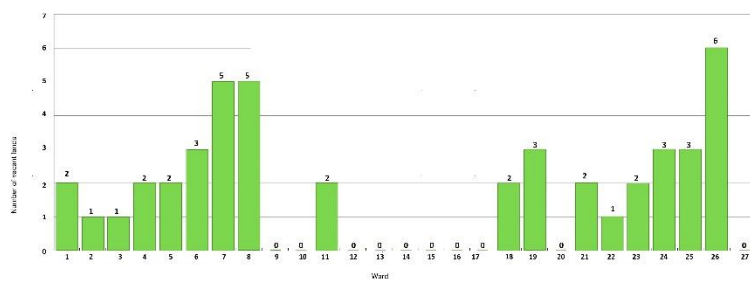
Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



Land ownership	No. of Lands
Government Department/institute	5
Government Khas	19
Local Government Institute	9
Private	9
Other	3
Total	45

Size/Area of the land	No. of Lands
29-50 Decimal	21
51-100 Decimal	10
More than 100 Decimal	14
Total	45

Types of services	Service availability	
	Yes	No
Access road	47	3
Water supply	27	18
Electricity	44	1
Drains	33	12



Source: Participatory Poverty Mapping, 2017 and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)

Figure 3: Land use map of Narayanganj City Corporation

3.4 Land type

One of the criteria for defining vacant land was that the land had to be either unused or underutilized for an extended period of time, which is at least 5 years. Among the identified 45 vacant lands, 34 were found unused. Among 27 Wards, maximum number of unused lands were found in Ward 26, where 5 lands were found unused. The largest vacant land in NCC (Land ID: 26.2) was also found in this Ward and is unused for 40 years. Ward-wise present status of unused and underused lands is shown in the following figure 4. The average lengths and widths of unused lands were 214 ft. and 130 ft., respectively, and the average area was 73.38 decimals.

The quality of vacant land was also observed for the identified vacant lands. Two major categories have been identified, i) compact soil and ii) muddy soil. From field observation it has found that, among 45 vacant lands 15 contain muddy soil, 27 lands are of compact soil and the remaining 3 lands of sandy soil.

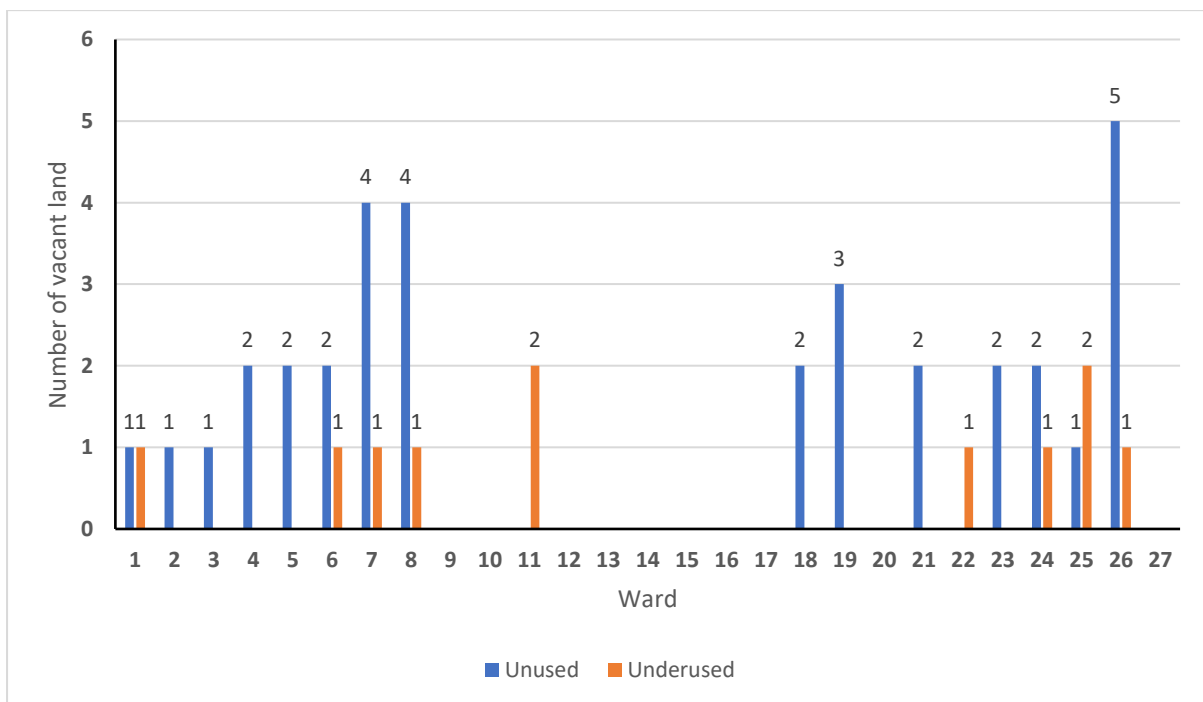


Figure 4: Present status of usage of the identified vacant lands

3.5 Land value

Land value is the worth of a piece of property, which includes both the value of the land itself and any enhancements made to it. There are various factors which control land value, for example, location, access, water, utilities, status of usage etc.⁵ In this assignment, land value was determined depending on the perception of people who were residing surrounding a

⁵ <https://americanforestmanagement.com/about-us/news/top-10-factors-driving-land-value/66>

particular vacant land. They have provided land values in four categories: extremely high, very high, high and low.

Six extremely high value piece of lands were found in NCC. Also, NCC had 6 very high value lands, 16 high-value lands and 17 low-value lands. Ward 25 has the lowest valued land (Billal Market Work Shop; adjacent to the Shitalakkhiya river, Land ID: 25.3), which is government khas land and also under-used. The value of land is also affected by the use of the surrounding land. For example, one of the highest valued land (Land ID: 11.2) is surrounded by factory to the north, BIWTA office to the east, NCC building to the south, and main road to the west. In the field, it was also observed that the lands with more access to community services have higher value, while the land with less accessibility to community services have lower value. Ward-wise trend of the vacant lands value has been shown in the following graph (Figure 5). Details of value for each land is provided in Annex 7.3 of this report.

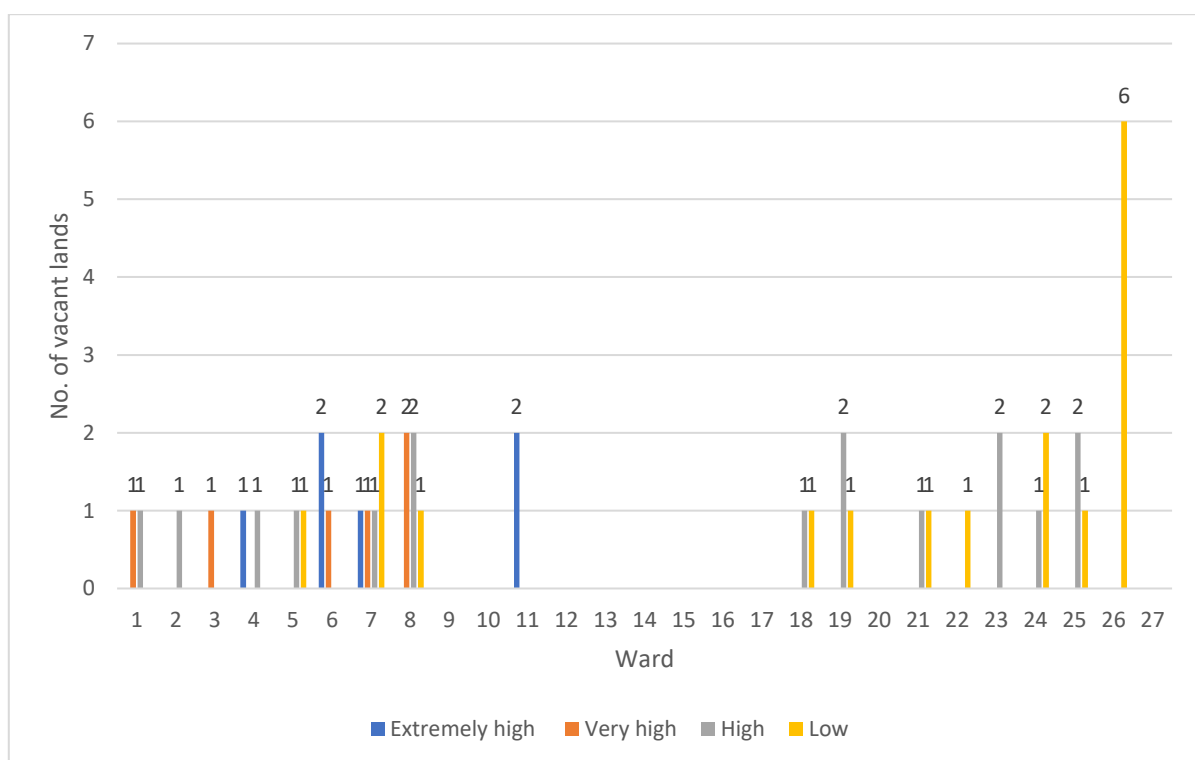


Figure 5: Perception of land value of identified vacant lands

3.6 Land ownership type

There are four types of land ownership found here; they are government khas land, land of any government institution, land of local government and privately owned land. Land that is completely owned by the government is known as government khas land. Government departmental land refers to land owned by various government departments, such as the water development board. The land owned by the City Corporation, Zila Parisad, Upazila Parisad, Poursava, and Union Parisad is referred to as the land of the Local Government Institute. The majority of unused vacant lands (15 out of 45) are government khas lands, which explains the relationship between used and underutilized vacant land and ownership type.

The graph below (Figure 6) depicts the information of number of vacant lands by land ownership type and whether they are underused or unused. Table 3 shows the Ward-by-Ward information.

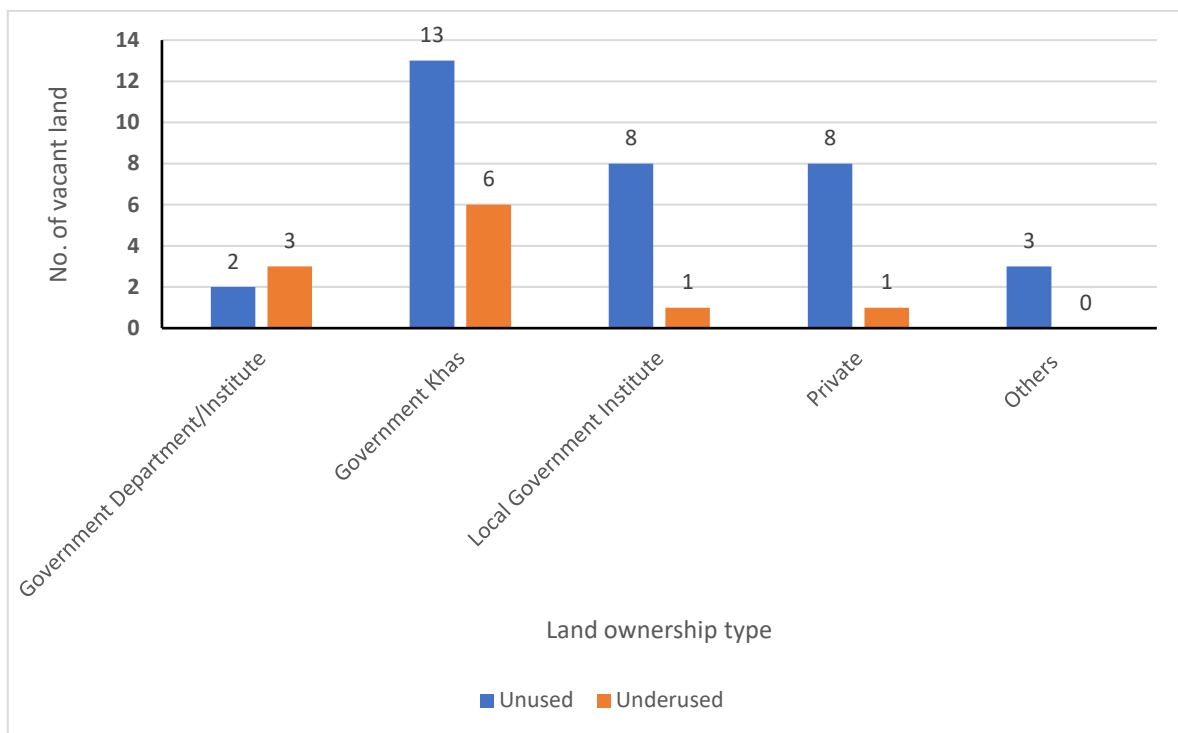


Figure 6: Type of ownership of identified vacant lands

Table 3: Ward-wise details of land ownership pattern of vacant land

Ward	Land ownership					Total
	Government (khas)	Government department	Local Government Institute	Private	Others	
1	1	-	-	1	-	2
2	-	-	-	1	-	1
3	1	-	-	-	-	1
4	-	-	1	1	-	2
5	1	-	1	-	-	2
6	-	-	2	1	-	3
7	5	-	-	-	-	5
8	2	1	-	1	1	5
9	-	-	-	-	-	-
10	-	-	-	-	-	-
11	-	2	-	-	-	2
12	-	-	-	-	-	-
13	-	-	-	-	-	-
14	-	-	-	-	-	-
15	-	-	-	-	-	-
16	-	-	-	-	-	-
17	-	-	-	-	-	-

Ward	Land ownership					Total
	Government (khas)	Government department	Local Government Institute	Private	Others	
18	1	-	1	-	-	2
19	2	-	1	-	-	3
20	-	-	-	-	-	-
21	-	-	-	2	-	2
22	1	-	-	-	-	1
23	-	-	2	-	-	2
24	-	1	1	1	-	3
25	1	1	-	1	-	3
26	4	-	-	-	2	6
27	-	-	-	-	-	-
Total	19	5	9	9	3	45

3.7 Potential use of the vacant lands

People in the surrounding areas of each land were asked about the potential use of that land, including whether it could be used for commercial, residential, or recreational purposes. The responses of the people are depicted Ward-wise in figure 7.

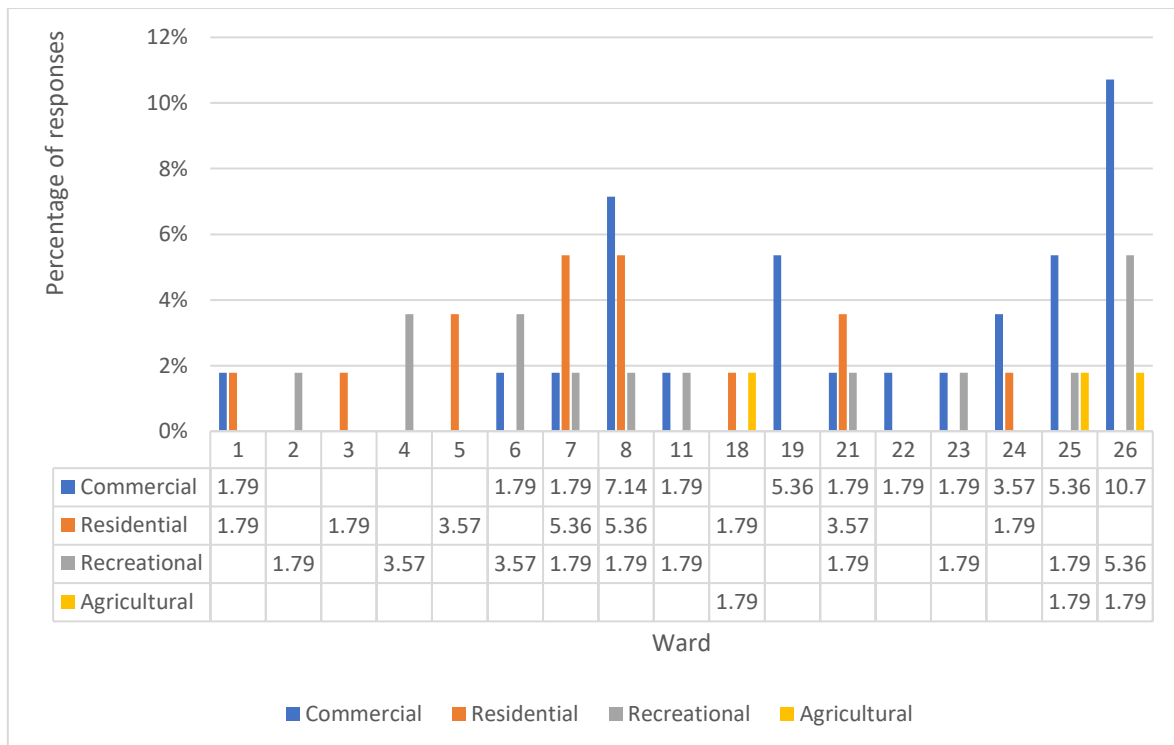


Figure 7: Ward-wise details of vacant lands and their potential use

Local residents think that most of the vacant lands can be used for the commercial purpose. But the vacant lands in Ward 1, 7, 8, 21 and 24 have the most potentiality of residential use as well.

3.8 Access to Services

The manner in which a property is accessed determines how it can be used now and in the future. This assignment explored access to services of vacant lands depending on 4 factors: access road, water supply, electricity, and drainage. The vacant lands identified in NCC were also evaluated to see if they had easy access. Identified vacant lands in Ward 4, 6, 8, 11, 21, 22 and 25 has the most accesses to services.

Table 4: Identified vacant lands and their accessibility to services

Ward	Number of vacant lands	Access road	Water supply	Electricity	Drain
1	2	100%	0%	100%	100%
2	1	100%	0%	100%	100%
3	1	100%	0%	100%	100%
4	2	100%	100%	100%	100%
5	2	100%	50%	100%	100%
6	3	100%	100%	100%	100%
7	5	100%	20%	100%	80%
8	5	100%	100%	100%	100%
9	0	-	-	-	-
10	0	-	-	-	-
11	2	100%	100%	100%	100%
12	0	-	-	-	-
13	0	-	-	-	-
14	0	-	-	-	-
15	0	-	-	-	-
16	0	-	-	-	-
17	0	-	-	-	-
18	2	50%	0%	100%	0%
19	3	100%	66.67%	100%	33.33%
20	0	-	-	-	-
21	2	100%	100%	100%	100%
22	1	100%	100%	100%	100%
23	2	100%	50%	50%	50%
24	3	100%	100%	100%	33.33%
25	3	100%	100%	100%	100%
26	6	66.67%	16.67%	100%	33.33%
27	0	-	-	-	-

3.9 Land ownership and court injunction on identified vacant lands

As a part of this VLM assignment, the legal ownership information and court injunction status on identified vacant lands were collected from the respective land office of NCC. A list of all identified vacant lands along with respective Mouza names and plot numbers was prepared

and sent to be checked with the respective land office to get current ownership information of the vacant land.

To target any vacant land to initiate negotiation with the landowners for improving land tenure security of vulnerable poor communities, confirming information on current ownership of vacant land is not enough. It is also needed to check whether there is any pending court injunction on the land or not as it is logical to choose and target those land parcels that have no court injunction pending on it. It is found that court case exists on two identified vacant lands (Vacant Land ID 7.3 and Vacant Land ID 7.4).

Information on land ownership and court injunction on identified vacant lands are given in annex 7.7.

4 Recommendations

Specific recommendations

Table 5: Specific recommendations for NCC City

Recommendations	Implementation strategy	Strategic and specific actions/activities required to implement the recommendations	Anticipated challenges	Ways to overcome the challenges to implement the recommendation smoothly
<p>Prepare Land Tenure Action Plan (LTAP) for the poor using the Vacant Land Mapping (VLM) data of Chandpur Municipality. 28.9% vacant lands belong to different government khas lands that should be a vital part of the LTAP.</p>	<ul style="list-style-type: none"> ▪ NCC should prepare the LTAP ensuring participation of all relevant stakeholders. The owners of the vacant lands shall be a part of the LTAP process. ▪ NCC may seek technical support from UNDP to prepare LTAP to the local government. ▪ The LTAP should be prepared as soon as possible otherwise the current VLM information will require re-validation due to long gap between completion of VLM and preparation of LTAP. 	<ul style="list-style-type: none"> ▪ Involve key national, and local level stakeholders to accommodate multi-dimensional perspectives in preparation of LTAP 	<ul style="list-style-type: none"> ▪ Vacant lands can be occupied soon ▪ Engaging the relevant government agencies might be difficult in many cases due to their own set of priorities. 	<ul style="list-style-type: none"> ▪ Take necessary initiatives to prepare land tenure action plan as early as possible ▪ Mayor or Sr. Officials should talk to the relevant government agencies to make sure that the agencies are properly engaged in the LTAP process.

Recommendations	Implementation strategy	Strategic and specific actions/activities required to implement the recommendations	Anticipated challenges	Ways to overcome the challenges to implement the recommendation smoothly
	<ul style="list-style-type: none"> ▪ 88.9% vacant lands are unused or underused for more than 10 years, these lands have high potential for LTAP due to their long vacant status. These lands should be specially considered in the LTAP. ▪ Public Private Partnership for successful implementation of LTAP should be explored and incorporate in the LTAP. 			
<p>Make the VLM dataset of the identified vacant lands and LTAP accessible to the relevant government agencies so that the relevant stakeholders can use this list for any development plan as well as for improving long/short term tenure security, housing, and local economic development targeting the urban poor.</p>	<ul style="list-style-type: none"> ▪ NCC should engage the relevant agencies during the Vacant Land Mapping and preparation of the Land Tenure Action Plan process from beginning to the end. ▪ After preparation of VLM dataset and LTAP, NCC will share the Plan and the dataset with the relevant agencies. ▪ If applicable, NCC should upload the VLM dataset and 	<ul style="list-style-type: none"> ▪ Share the dataset and LTAP on public domain including Municipality's website. ▪ Share the dataset and LTAP by individual email communication. ▪ Share the dataset and LTAP by 	<ul style="list-style-type: none"> ▪ Sometimes, City Corporation may have lack of willingness and feel uncomfortable to make the data and Plan public since land is the most complex issue in Bangladesh. ▪ Lack of technical know-how of the person from the LG 	<ul style="list-style-type: none"> ▪ CC officials, Mayor, and the relevant members of the CC council should discuss among themselves and take the decision accordingly regarding making the data and LTAP public. In the discussion other major stakeholders

Recommendations	Implementation strategy	Strategic and specific actions/activities required to implement the recommendations	Anticipated challenges	Ways to overcome the challenges to implement the recommendation smoothly
	<p>the LTAP on their website for wider access.</p> <ul style="list-style-type: none"> ▪ As an active agency in NCC, UNDP may advocate local government authority on urban tenure security considerations and better land governance as it needs to be placed squarely within regional and rural-urban development planning and implementation processes, to ensure more efficient and effective land use and planning, better management of natural resources, and more equitable regional development. 	<p>distributing the hard copies to the relevant agencies.</p> <ul style="list-style-type: none"> ▪ Establishment of effective liaison between all interested parties (target beneficiary groups, government institutions, non-government institutions, private entities). 	<p>Officials responsible might hamper the actions for uploading the data on the web and sharing electronically with relevant individuals.</p>	<p>should also be present.</p> <ul style="list-style-type: none"> ▪ Person responsible for managing IT and website of the NCC should undergo required training. NCC may identify such needs and request relevant projects or government agencies or professional institutes for capacity building training of the concerned staff. ▪ NCC may also have a third party on board to manage their website. The concerned third party may do the uploading on the NCC website.

Recommendations	Implementation strategy	Strategic and specific actions/activities required to implement the recommendations	Anticipated challenges	Ways to overcome the challenges to implement the recommendation smoothly
<p>Ensure proper and justified use of identified vacant lands, aligned with the objective of this assignment. Most of the vacant lands of NCC can be used for the commercial purpose based on the people's perception.</p>	<ul style="list-style-type: none"> ▪ NCC will conduct study further to determine the appropriate use of the identified vacant lands. 	<ul style="list-style-type: none"> ▪ Conduct feasibility study of these vacant lands 	<ul style="list-style-type: none"> ▪ Political pressure and local influence in determining the land use 	<ul style="list-style-type: none"> ▪ NCC should follow and consider zoning regulation and development control mechanism of the respective area.
<p>There are 19 government khas lands found in the City Corporation, these could be used for constructing temporary shelters in case of any disaster. Alternative housing can be arranged in these vacant lands based on their suitability by relocating or rehabilitating affected populations in the event of a disaster.</p>	<ul style="list-style-type: none"> ▪ NCC should create awareness on available local vacant lands among people from community to local government level and disseminate vacant land information among different stakeholders. ▪ NCC shall use the data UNDP of vulnerable communities to disaster and assess needs for housing. The findings can be used in preparing LTAP. 	<ul style="list-style-type: none"> ▪ Advocacy with Municipality/CC and MoDMR and other relevant organizations in providing alternative housing for relocating or rehabilitating affected populations because of a disaster event. 	<ul style="list-style-type: none"> ▪ Pressure of local influential people as land is very sensitive element. 	<ul style="list-style-type: none"> ▪ NCC may provide incentives for sustainable land use. It will facilitate and protect the critical stewardship role towards certain populations, such as indigenous peoples and local communities, perform in their territories with regards to climate change, global biodiversity

Recommendations	Implementation strategy	Strategic and specific actions/activities required to implement the recommendations	Anticipated challenges	Ways to overcome the challenges to implement the recommendation smoothly
				management, and sustainable food systems.
Lands that are located near residential areas (where residential land use is prominent) can be considered for resettlement of disaster-displaced people.	<ul style="list-style-type: none"> ▪ NCC with technical support of UNDP (if necessary) will evaluate and prioritized the lands based on their location and services available surrounding the land. 	<ul style="list-style-type: none"> ▪ NCC will conduct a comprehensive study based on land use and land location 	<ul style="list-style-type: none"> ▪ Obstacle could be created by local people to consider the vacant lands for resettlement of disaster-displaced people. 	<ul style="list-style-type: none"> ▪ Awareness creation among local people regarding resettlement process of disaster-displaced people.

Overall recommendations

- Based on people’s perception, 80% lands have high land values thus those lands could be used for high value economic activities like constructing market shade with improved security, transport and communication that will attract more business. Some of the spaces might be planned for women market to promote more businesses by the poor women.
- 26.7% lands do not have drainage facilities, access to drainage facilities of these lands should be improved.
- 23 lands have access to all types of service facilities; these lands should be prioritized first for providing residential or commercial facilities for urban poor people.
- Vacant lands those are situated near river or any important landmarks can be proposed for commercial activities.

5 Conclusion

This VLM exercise identified 45 vacant lands in the Narayanganj City Corporation (NCC). Through this vacant land mapping (VLM), all publicly and privately-owned vacant lands were identified with their size, shape and distribution pattern. This report, along with city maps and a database, will assist the Municipality in making strategic decisions, with a particular emphasis on poverty reduction. Because the process of vacant land mapping was participatory, it empowered urban poor communities to understand the issue and participate in pro-poor activities. The vacant land mapping process aided poor communities in establishing relationships with various city stakeholders, including civil society, the private sector, and local and central government. On the one hand, it empowered poor communities by involving them in the vacant land mapping process, while also assisting city stakeholders in improving long/short term tenure security, housing, and local economic development for the urban poor. With this city-wide mapping of vacant land, city-level stakeholders can take the lead in developing and designing a Land Tenure Action Plan to make land available and accessible to urban poor communities.

6 References

Preventionweb.net. (2013). Poorly planned urban development. Retrieved from <https://www.preventionweb.net/understanding-disaster-risk/risk-drivers/poorly-planned-urban-development>

<http://203.112.218.65:8008/WebTestApplication/userfiles/Image/National%20Reports/Union%20Statistics.pdf>, accessed on June 23, 2022

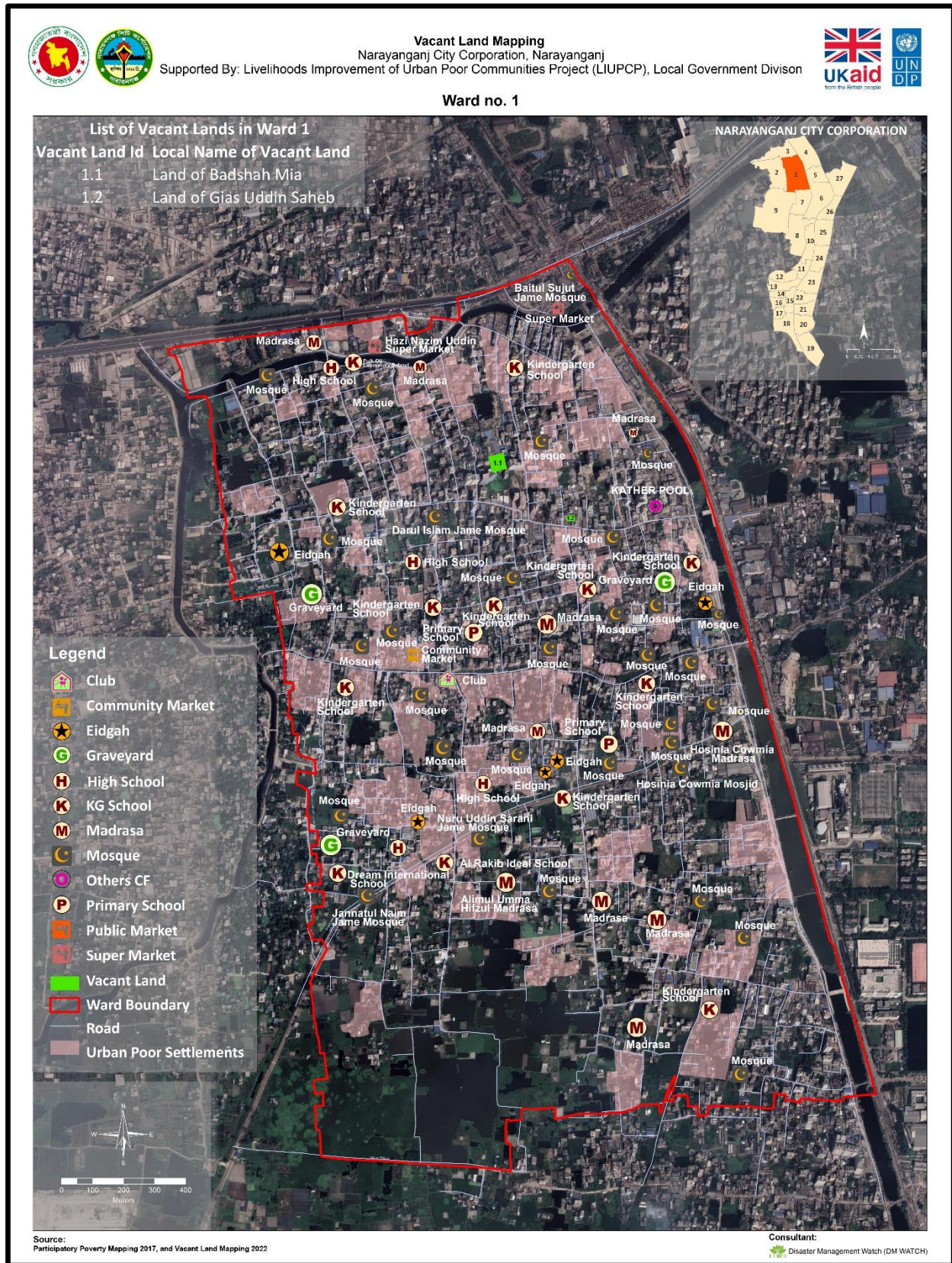
<https://ncc.gov.bd/site/page/d7dd6dd2-d697-4620-976e-ed6b3485e7f/>-accessed on June 23, 2022

<https://www.epa.gov/report-environment/land-use>, accessed on June 24, 2022

7 Annex

7.1 Ward-wise vacant land maps

7.1.1 Ward No. 1



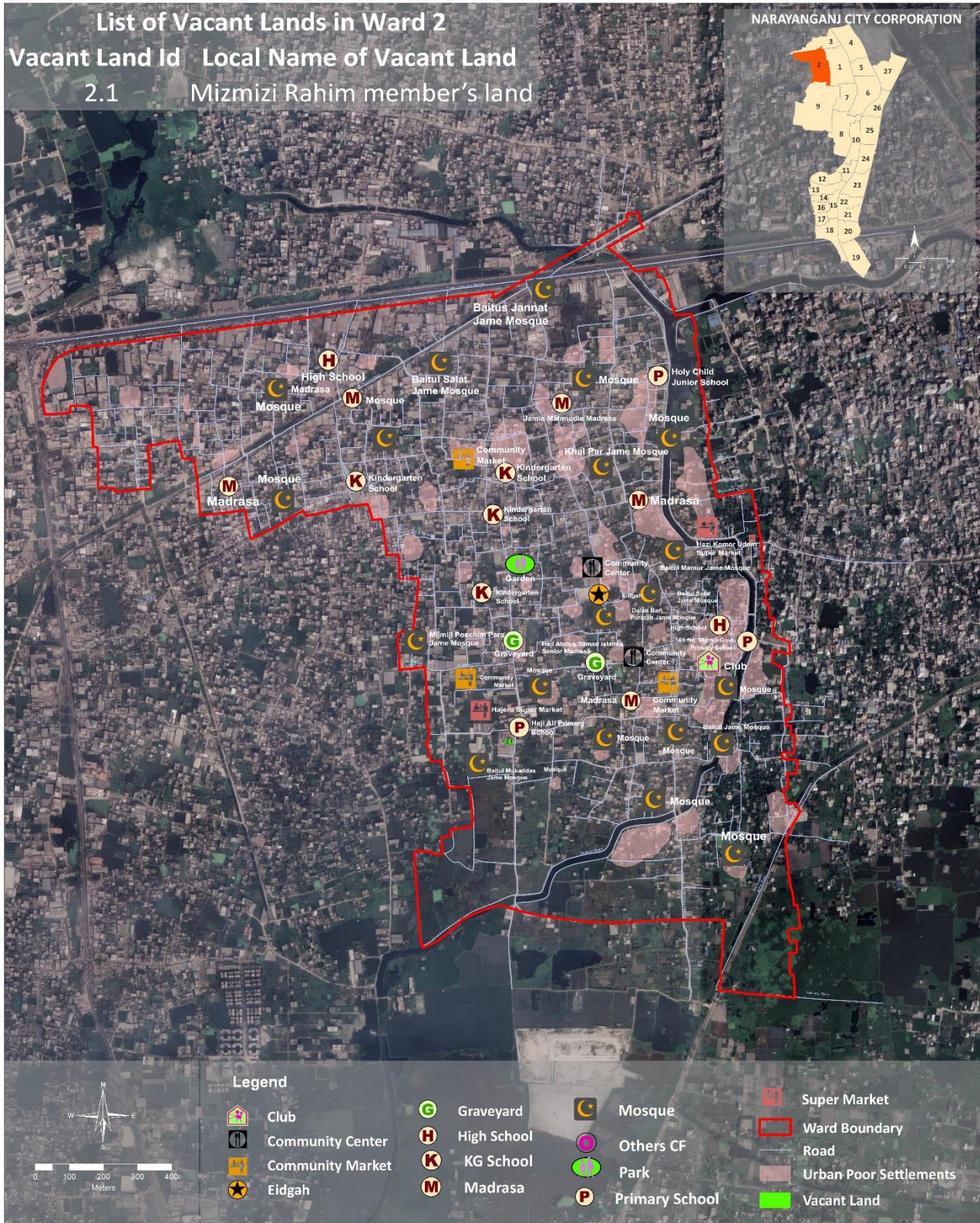
7.1.2 Ward No. 2



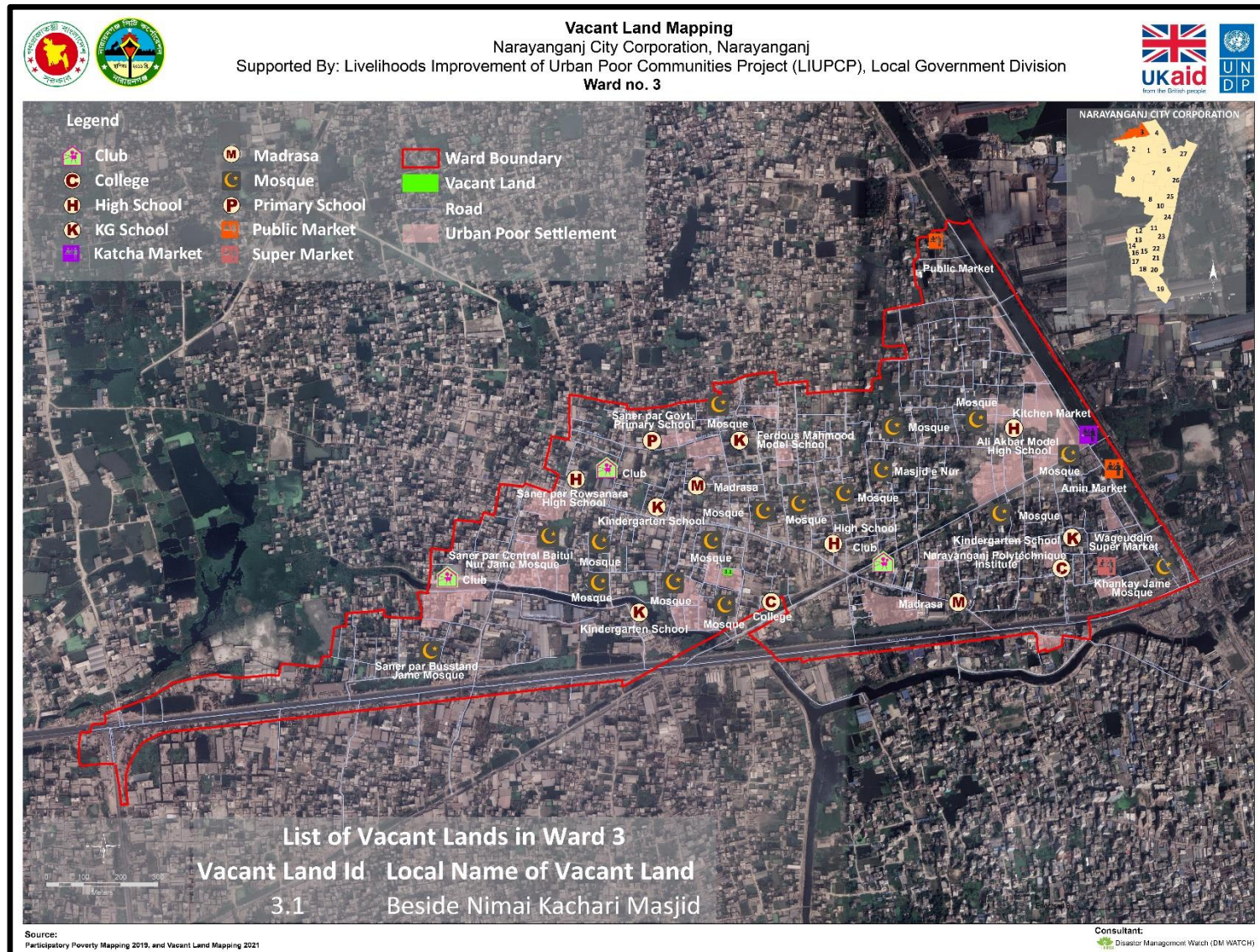
Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
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Ward no. 2



7.1.3 Ward No. 3



7.1.4 Ward No. 4



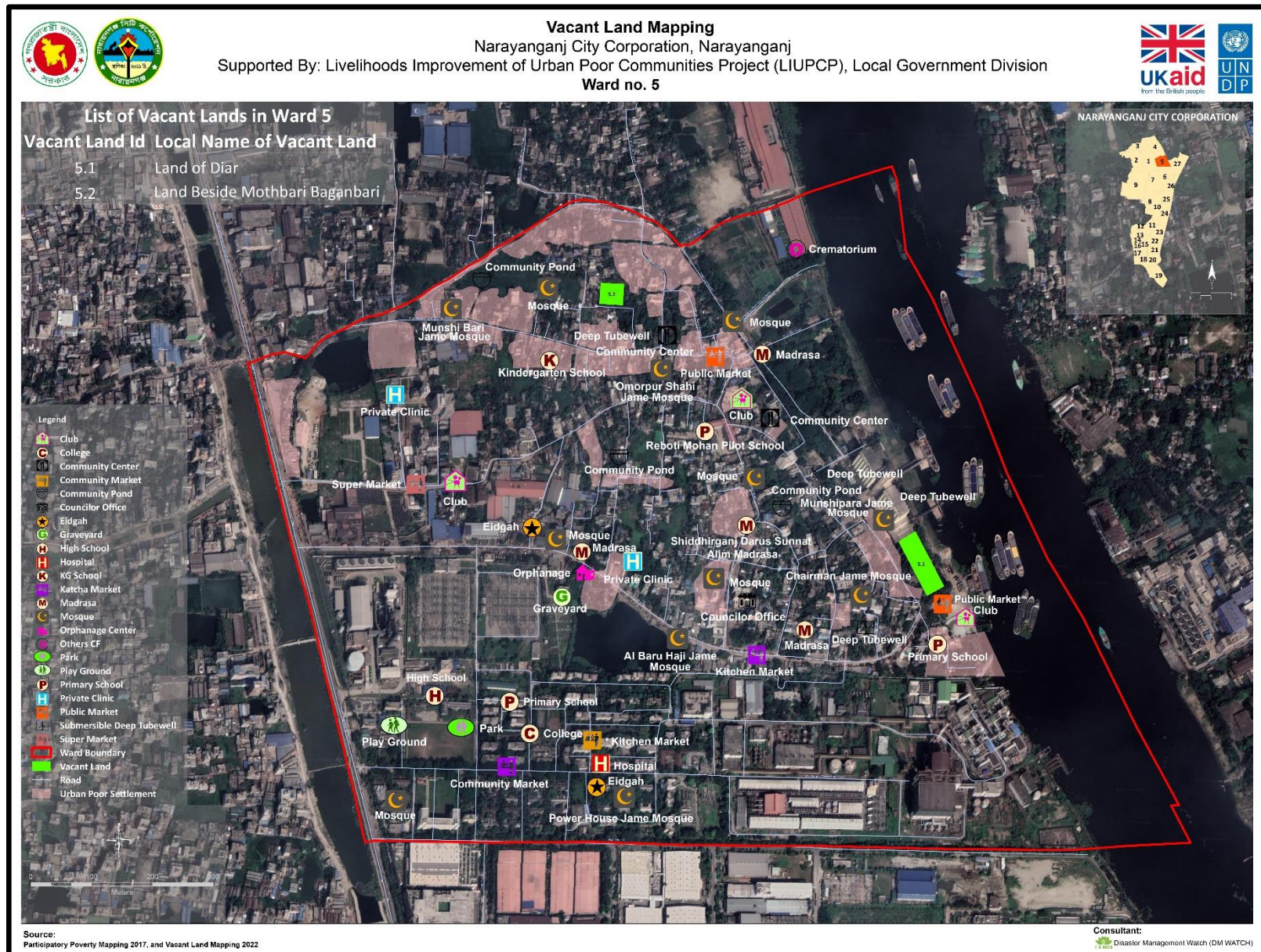
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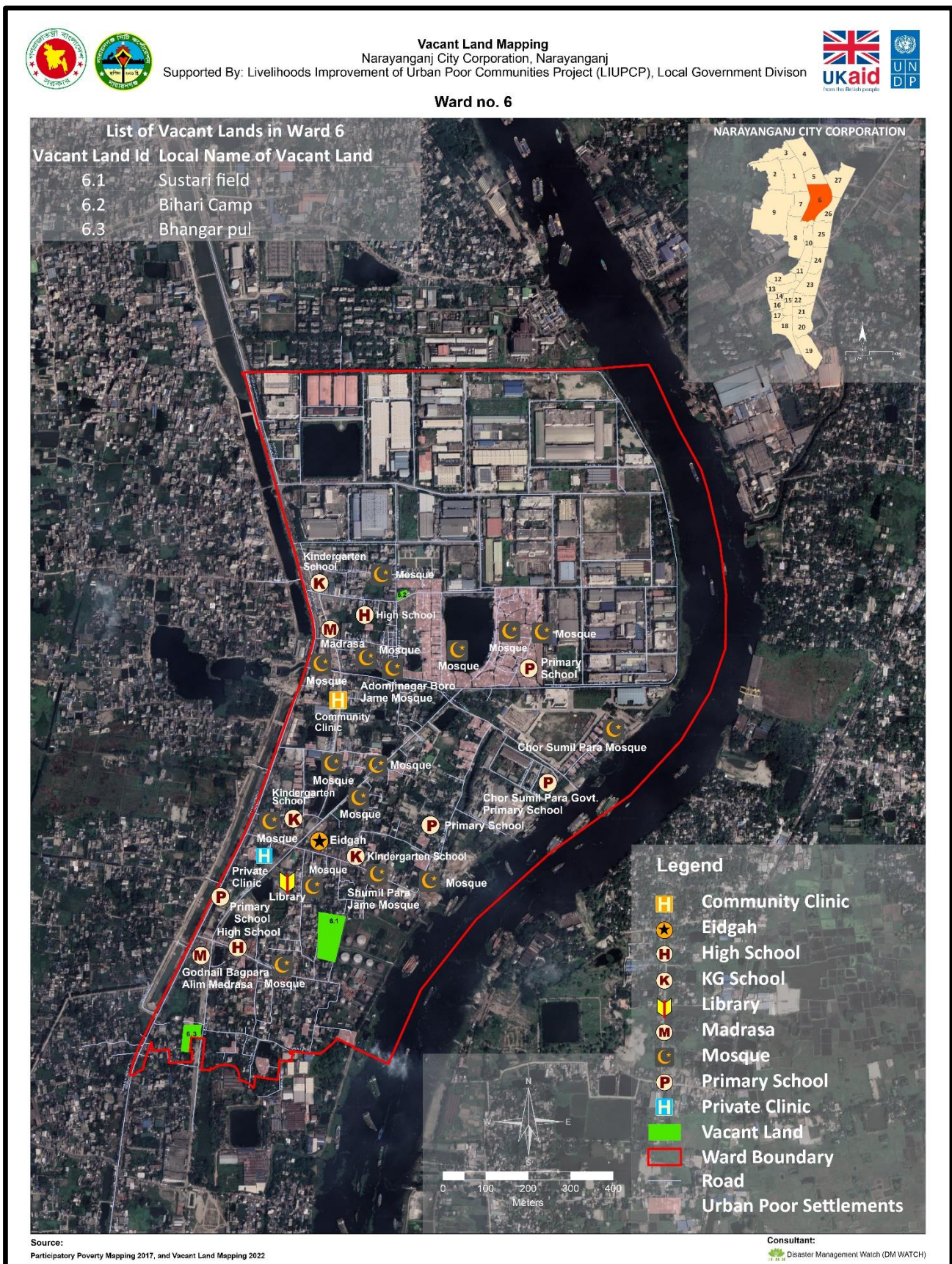
Ward no. 4



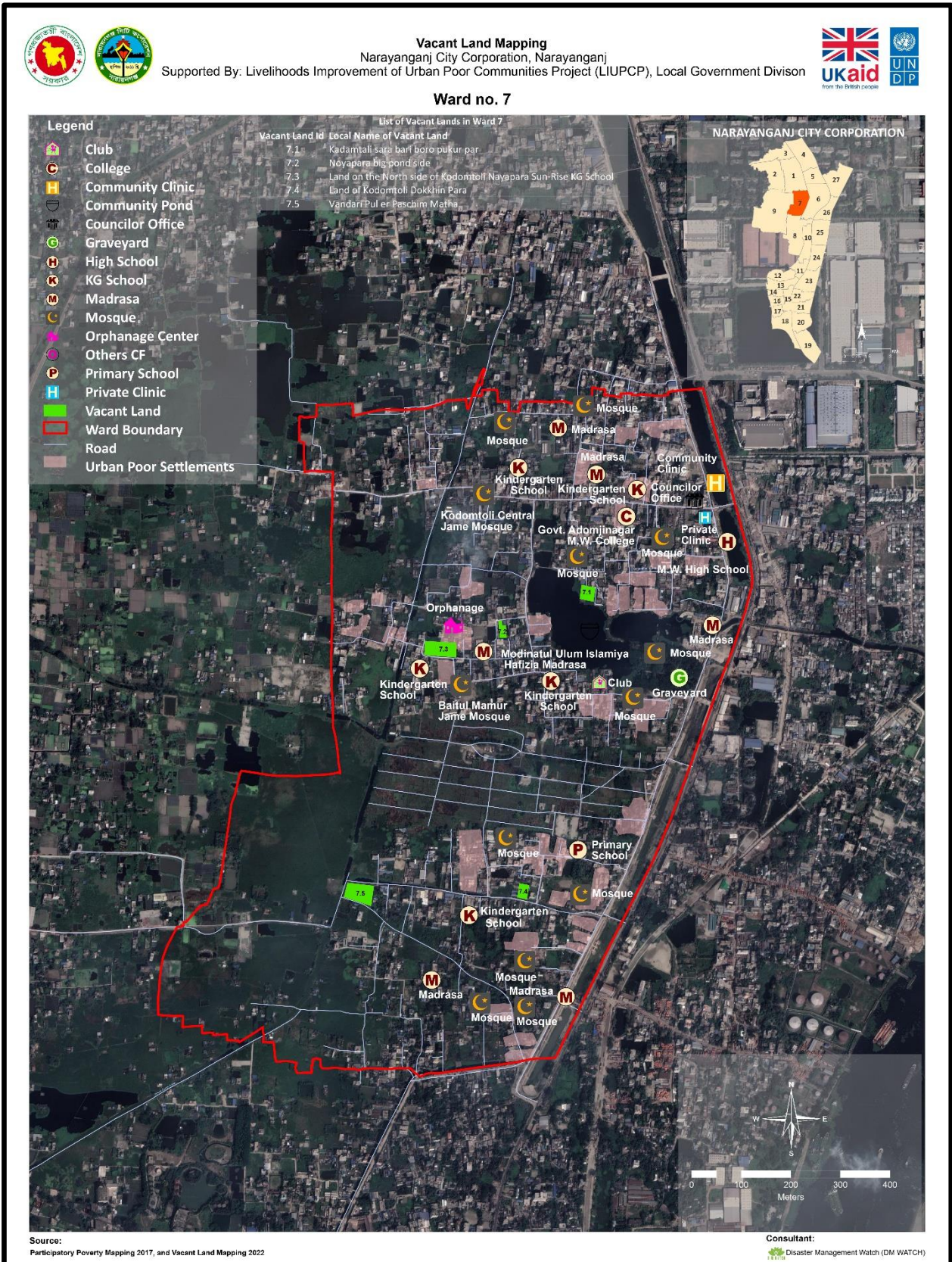
7.1.5 Ward No. 5



7.1.6 Ward No. 6



7.1.7 Ward No. 7



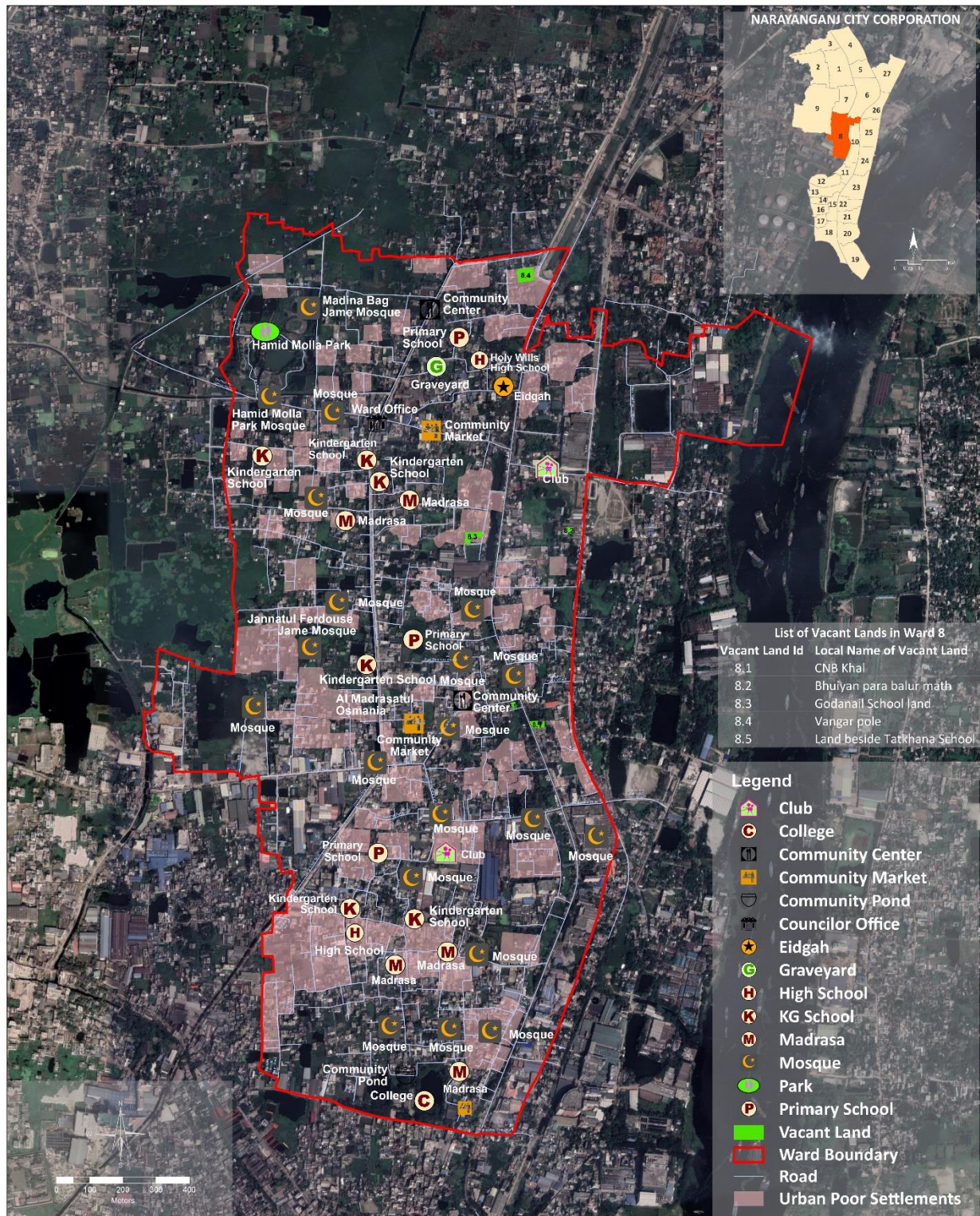
7.1.8 Ward No. 8



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Ward no. 8



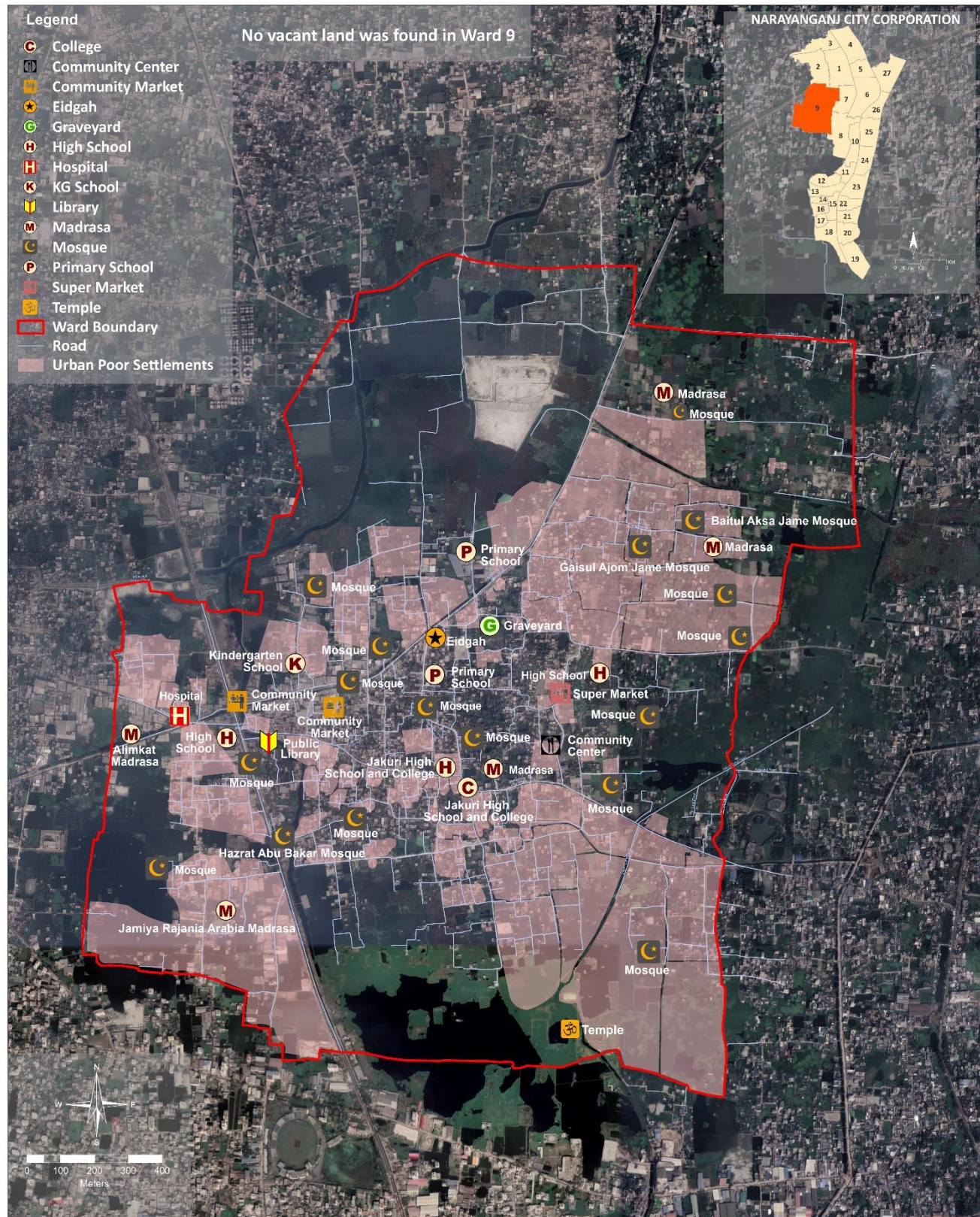
7.1.9 Ward No. 9



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 Narayanangj City Corporation, Narayanangj
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Ward no. 9



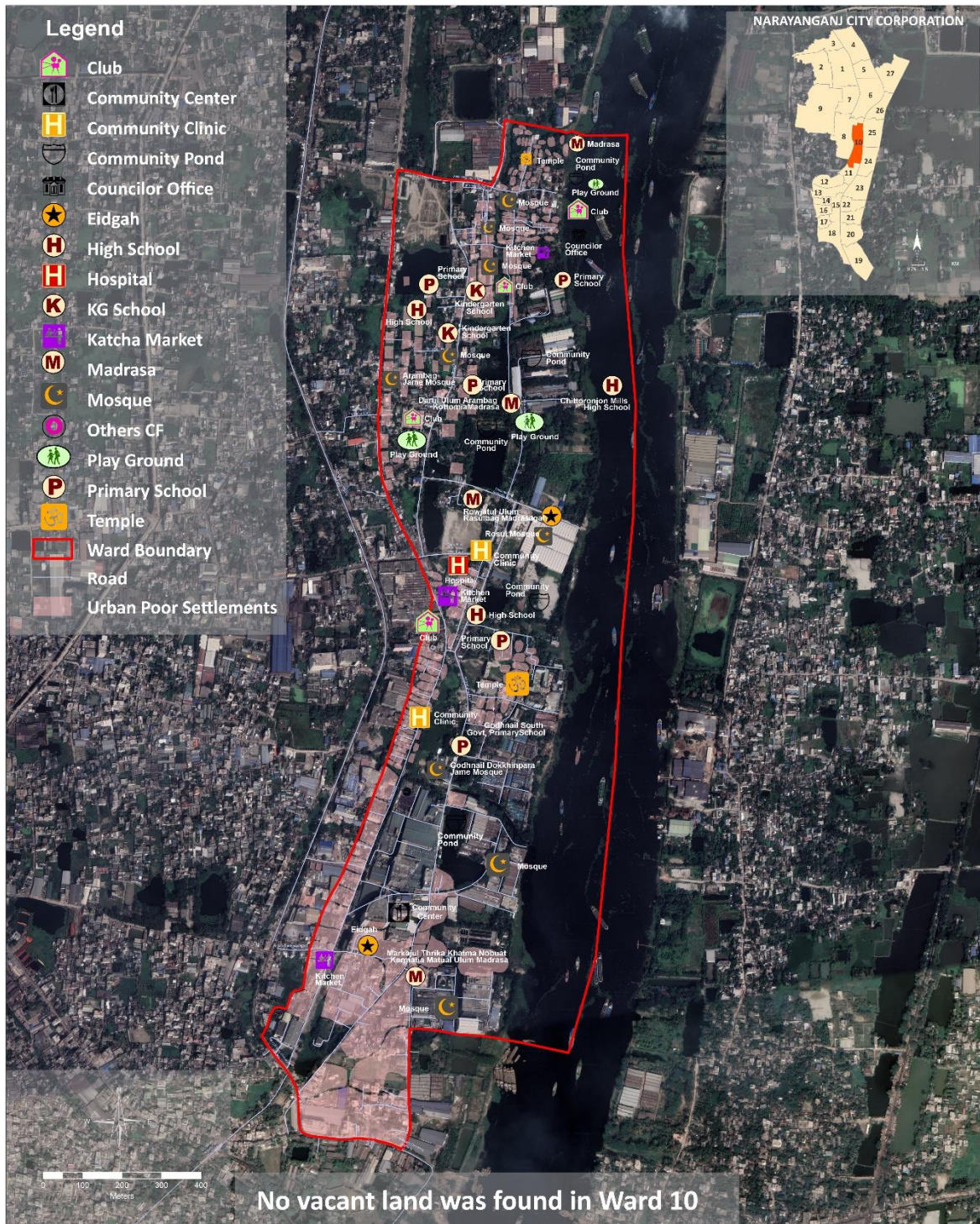
7.1.10 Ward No. 10



Vacant Land Mapping
 Narayanangij City Corporation, Narayanangij
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



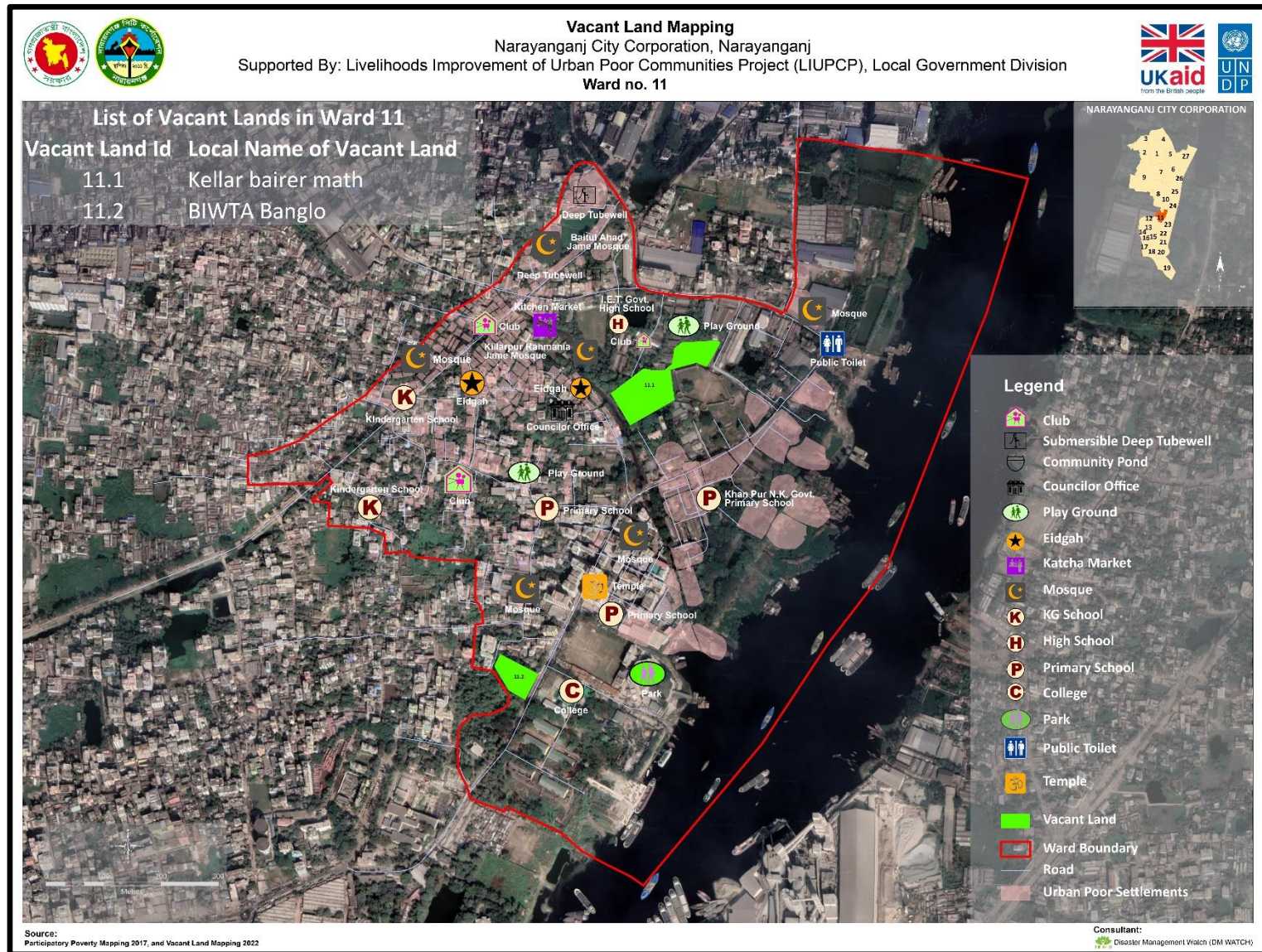
Ward no. 10



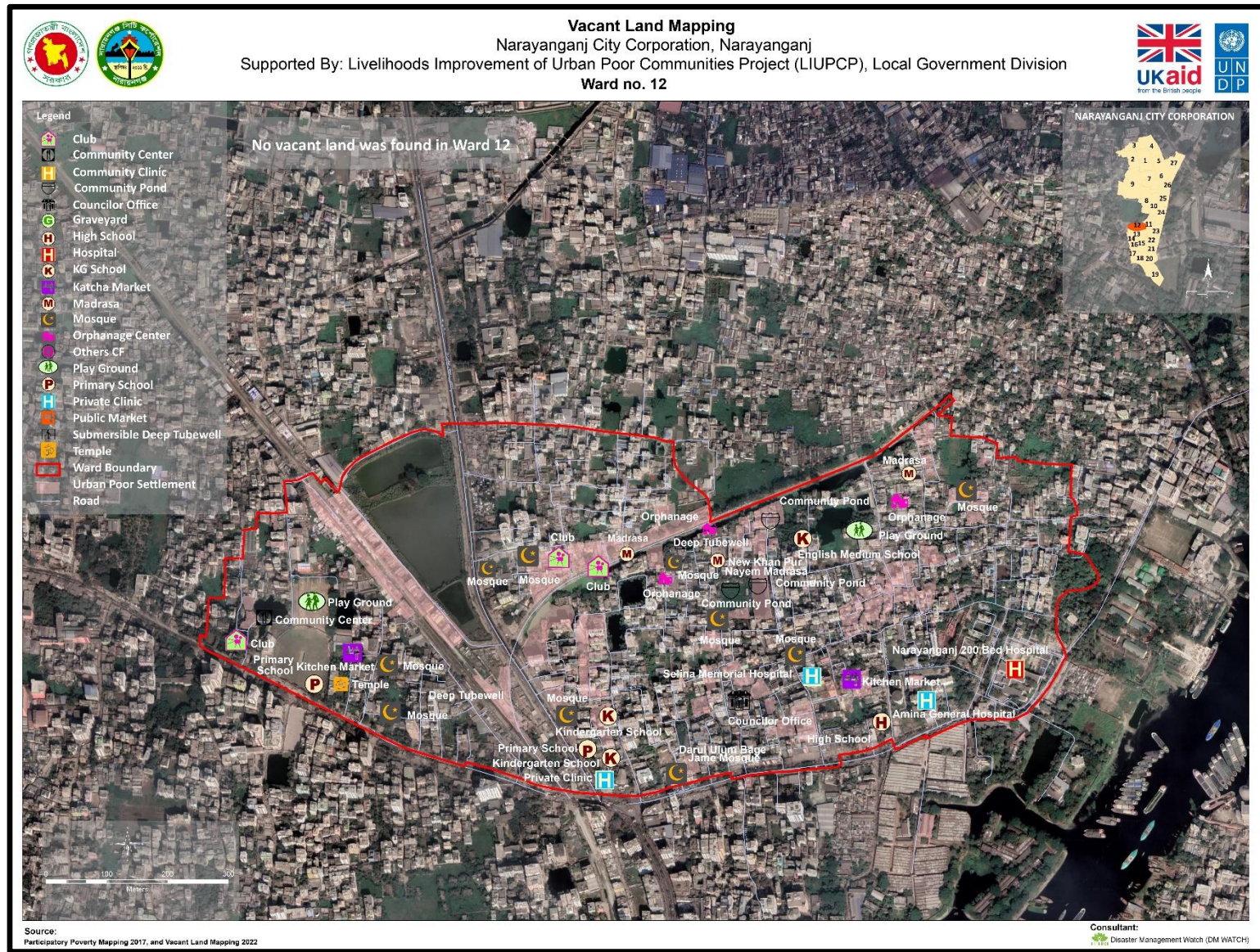
Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)

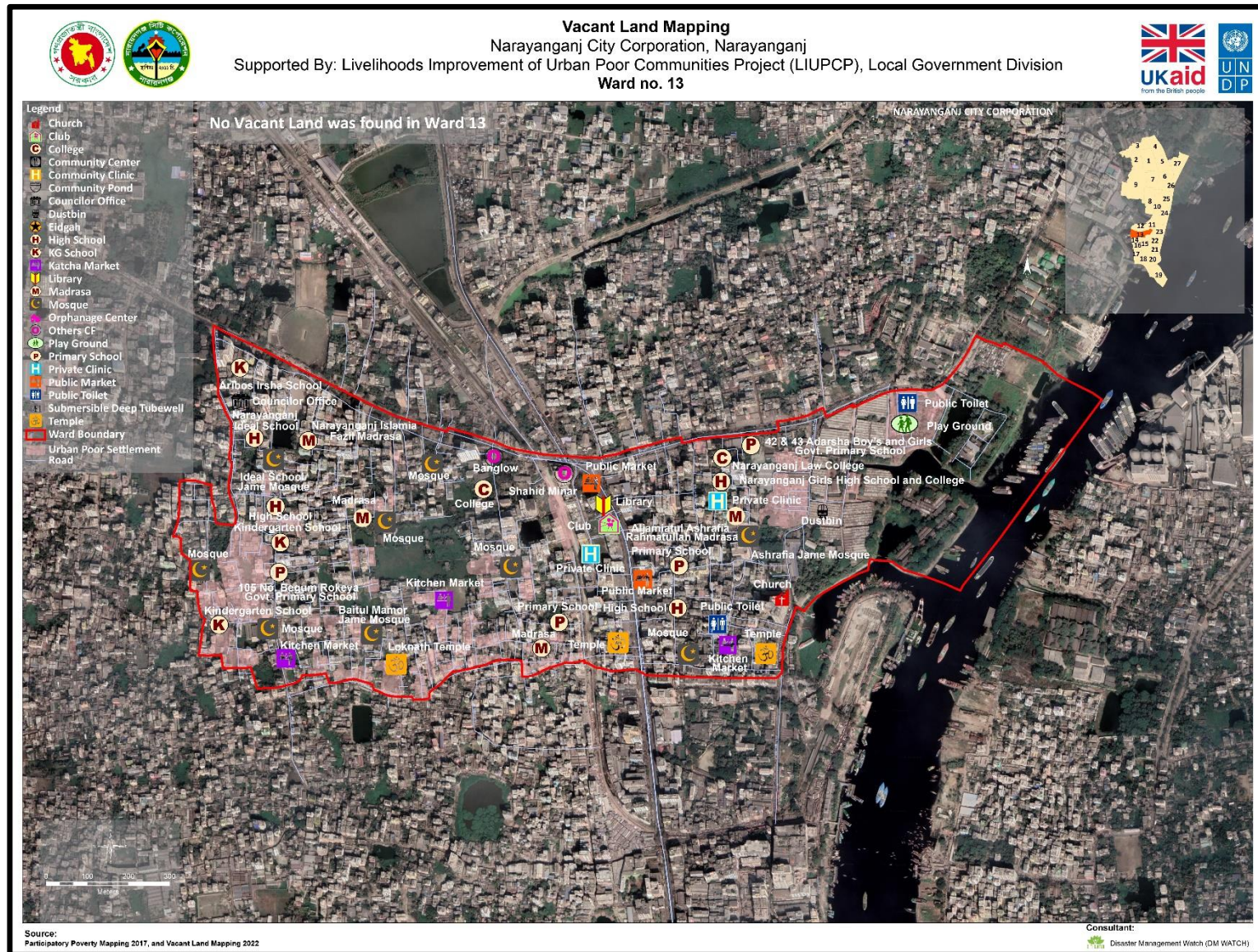
7.1.11 Ward No. 11



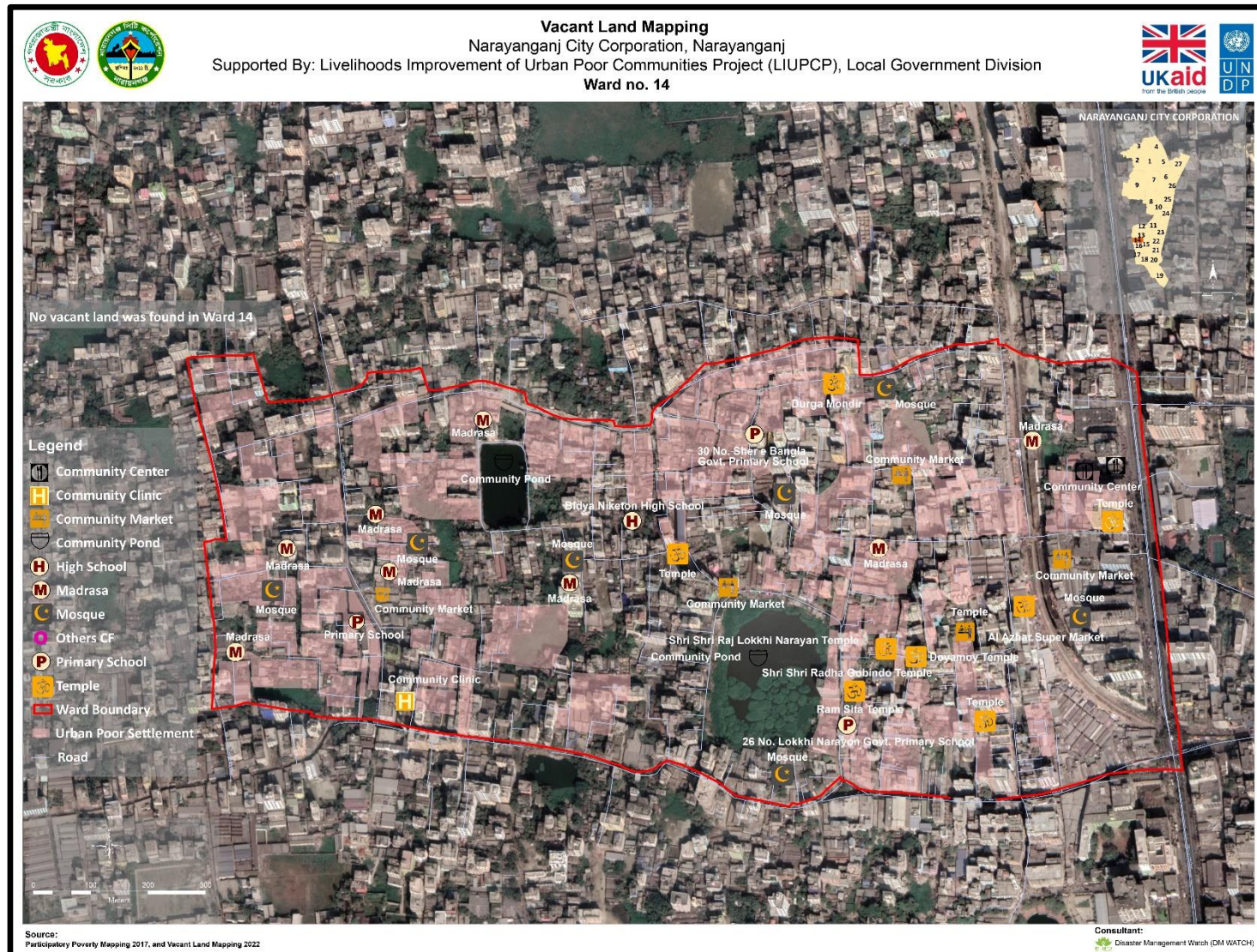
7.1.12 Ward No. 12



7.1.13 Ward No. 13



7.1.14 Ward No. 14



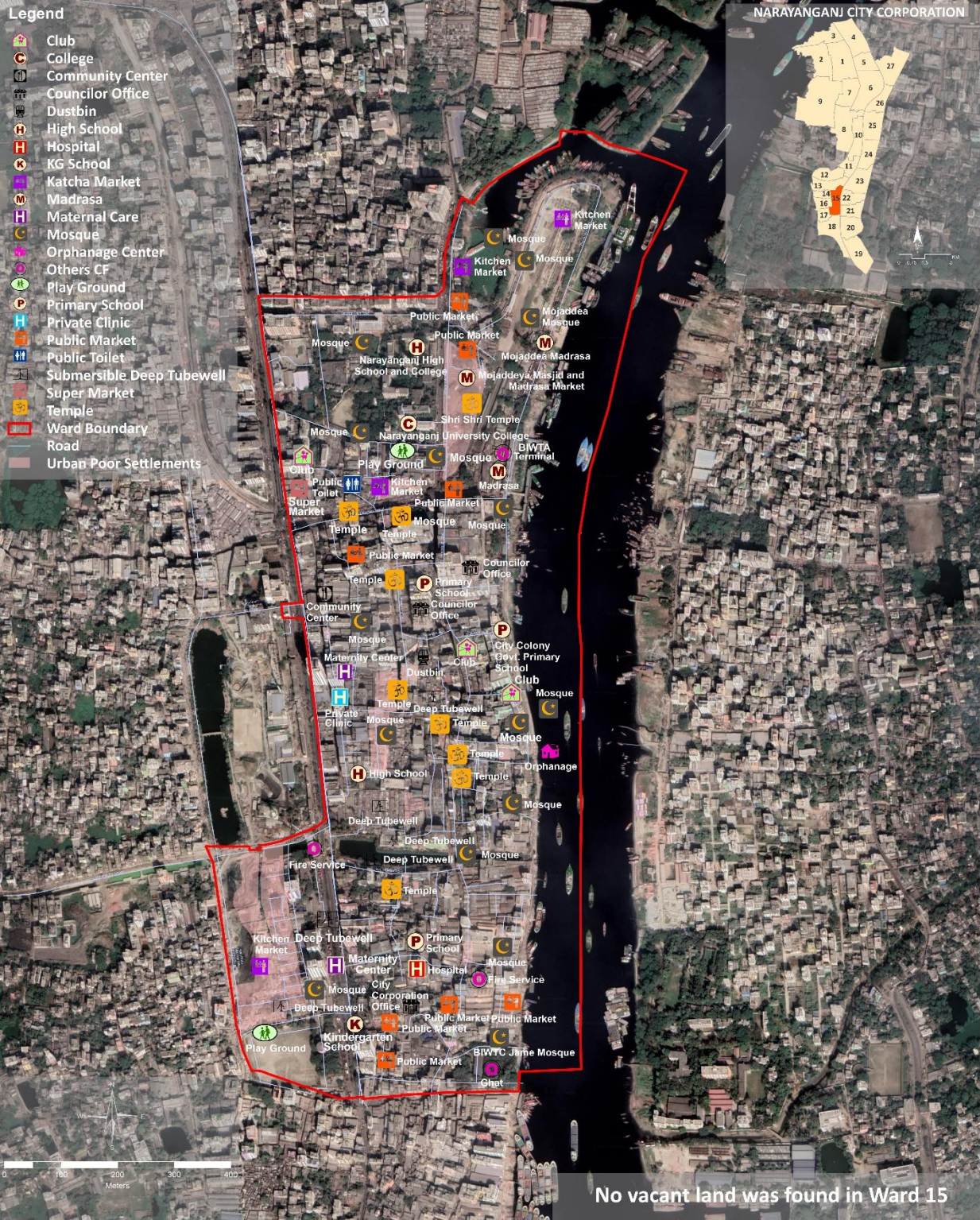
7.1.15 Ward No. 15



Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



Ward no. 15



Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)



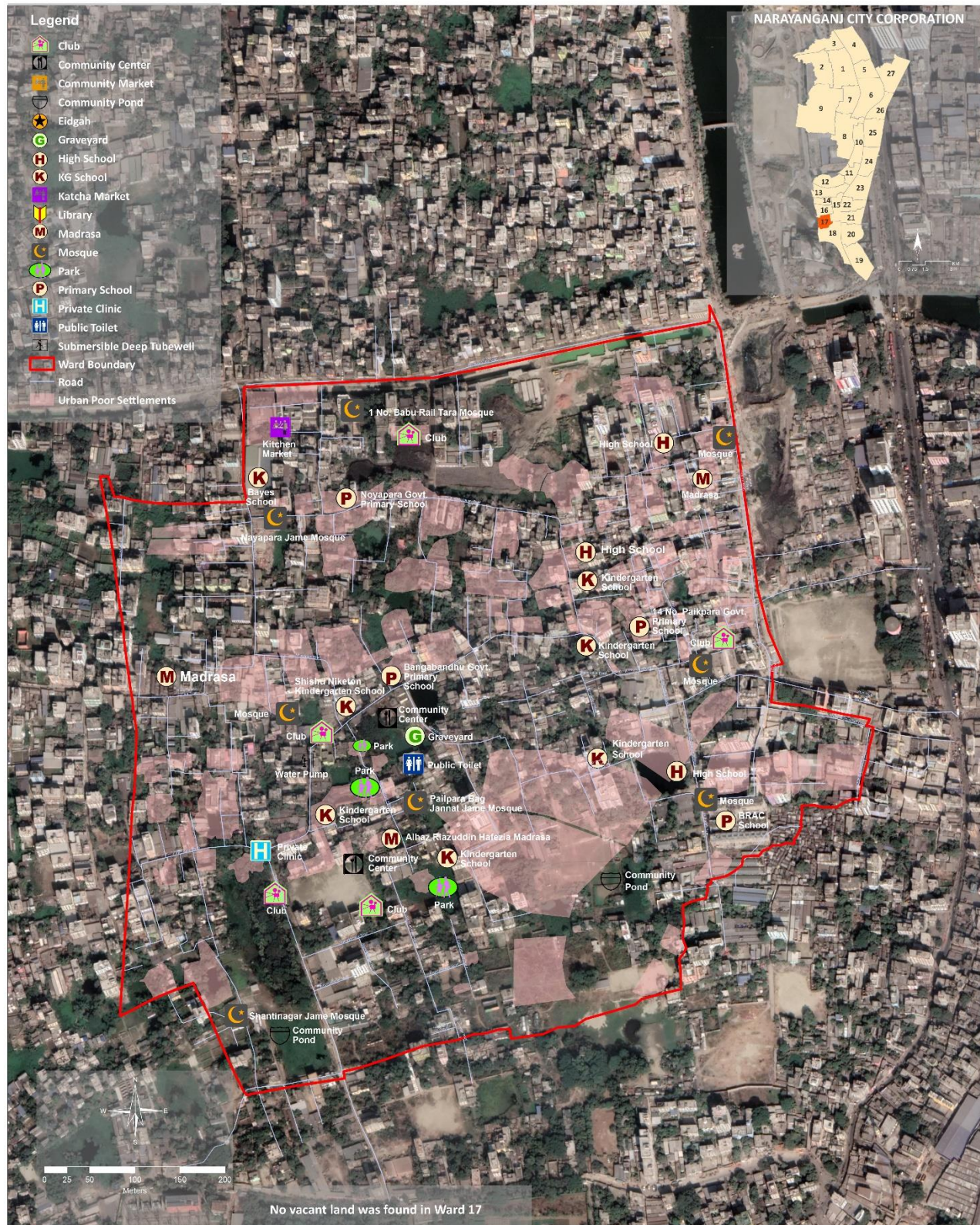
7.1.17 Ward No. 17



Vacant Land Mapping
 Narayanangj City Corporation, Narayanangj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUCCP), Local Government Division



Ward no. 17



Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)

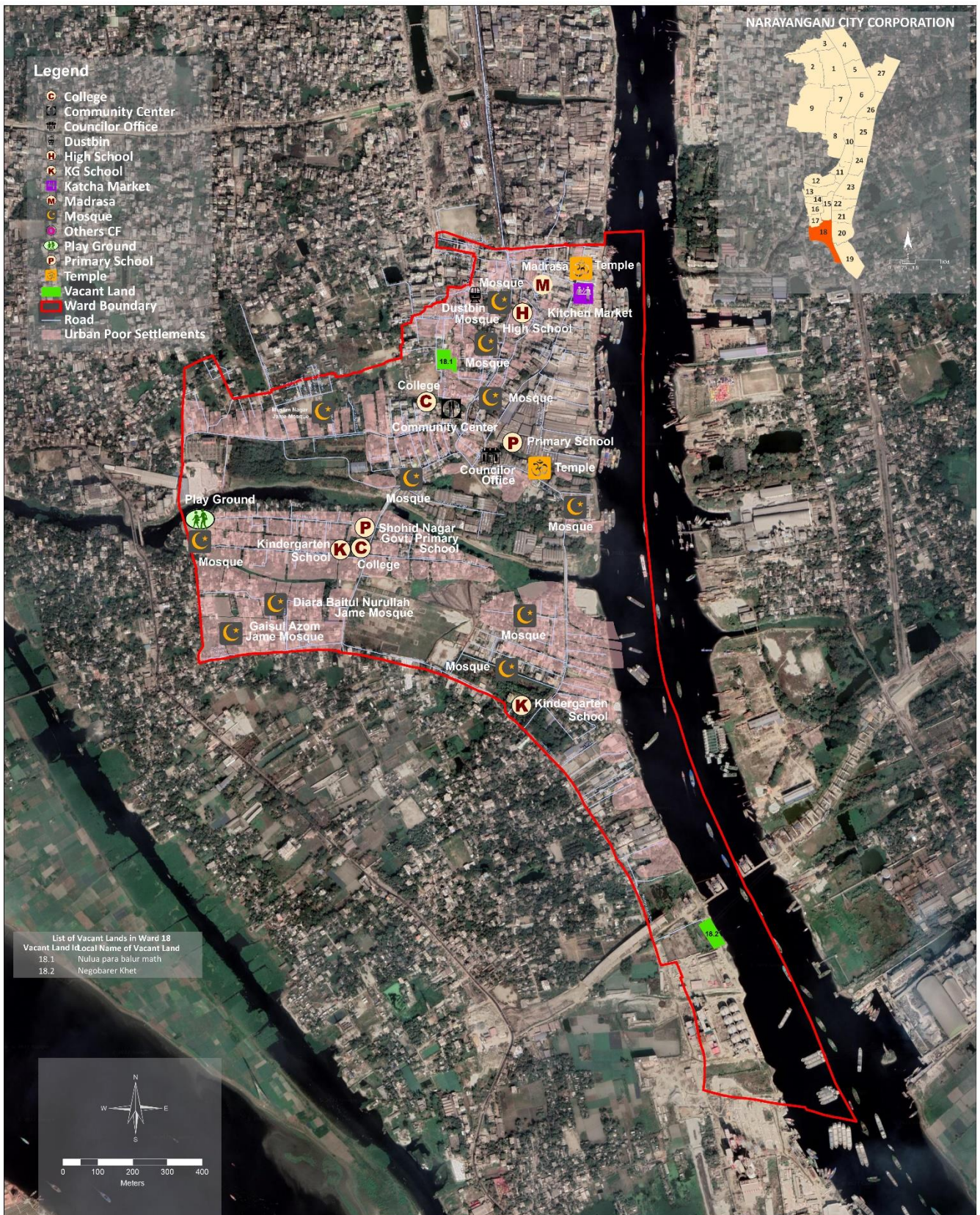
7.1.18 Ward No. 18



Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIU-CP), Local Government Division



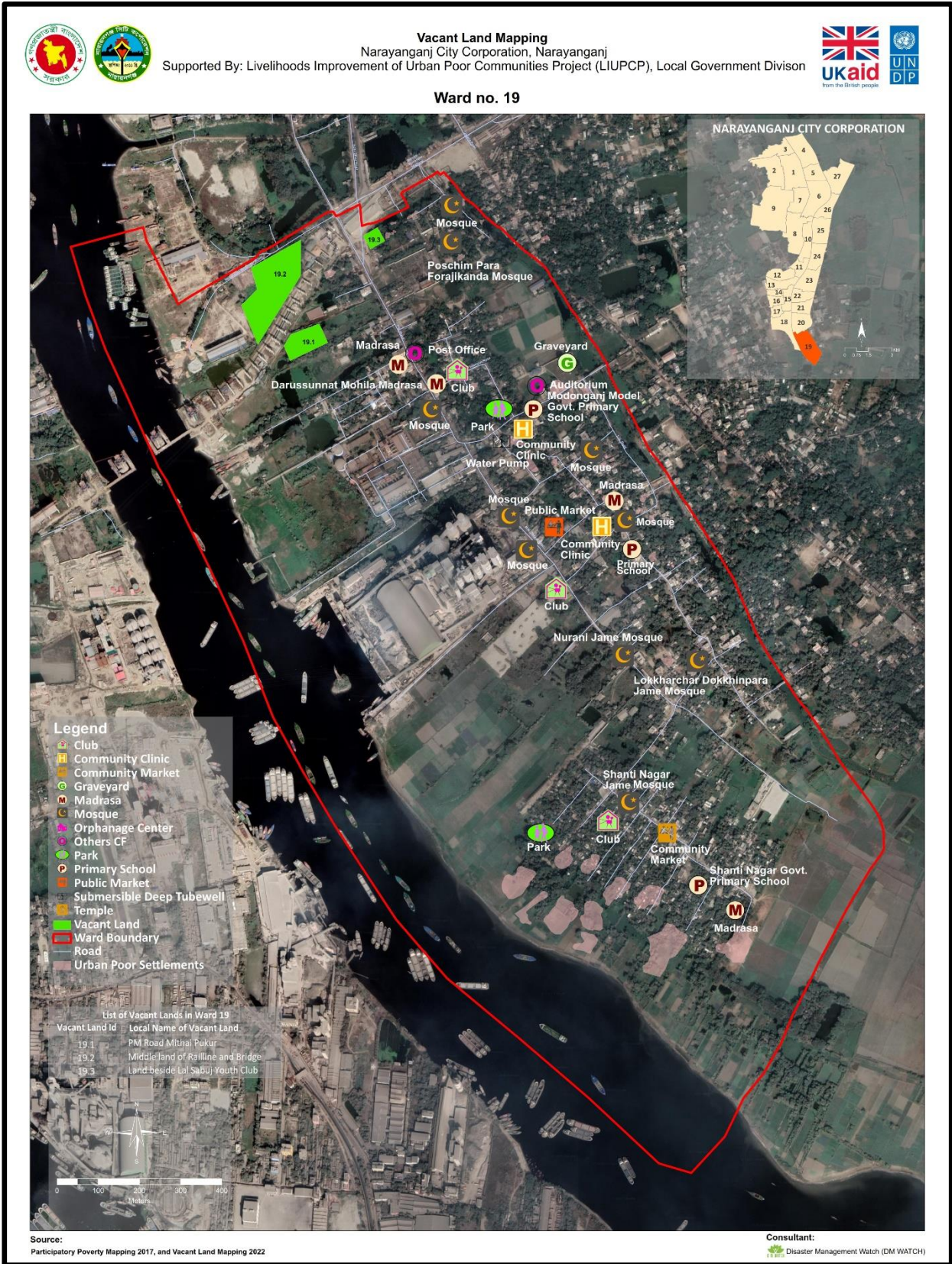
Ward no. 18



Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)

7.1.19 Ward No. 19



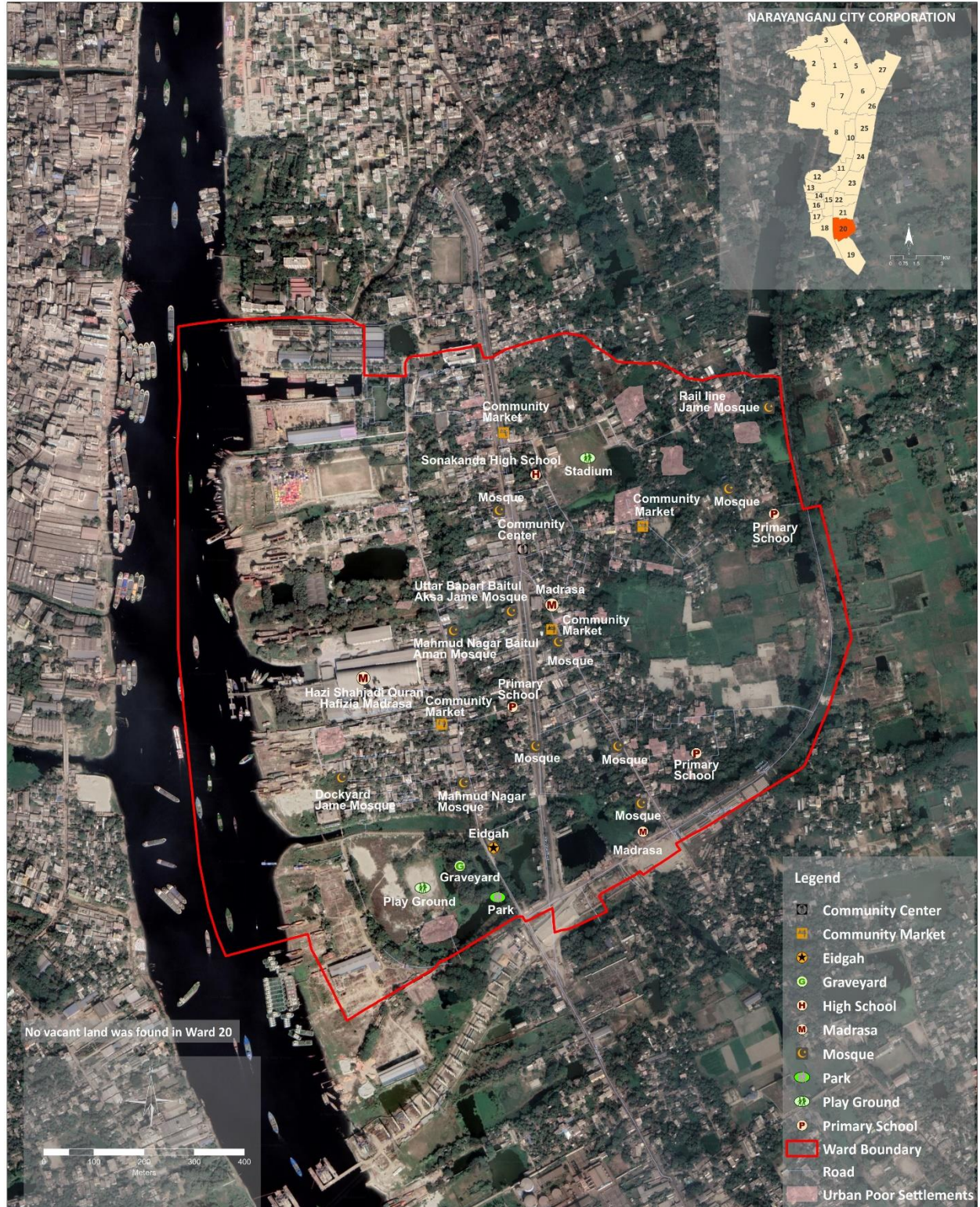
7.1.20 Ward No. 20



Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



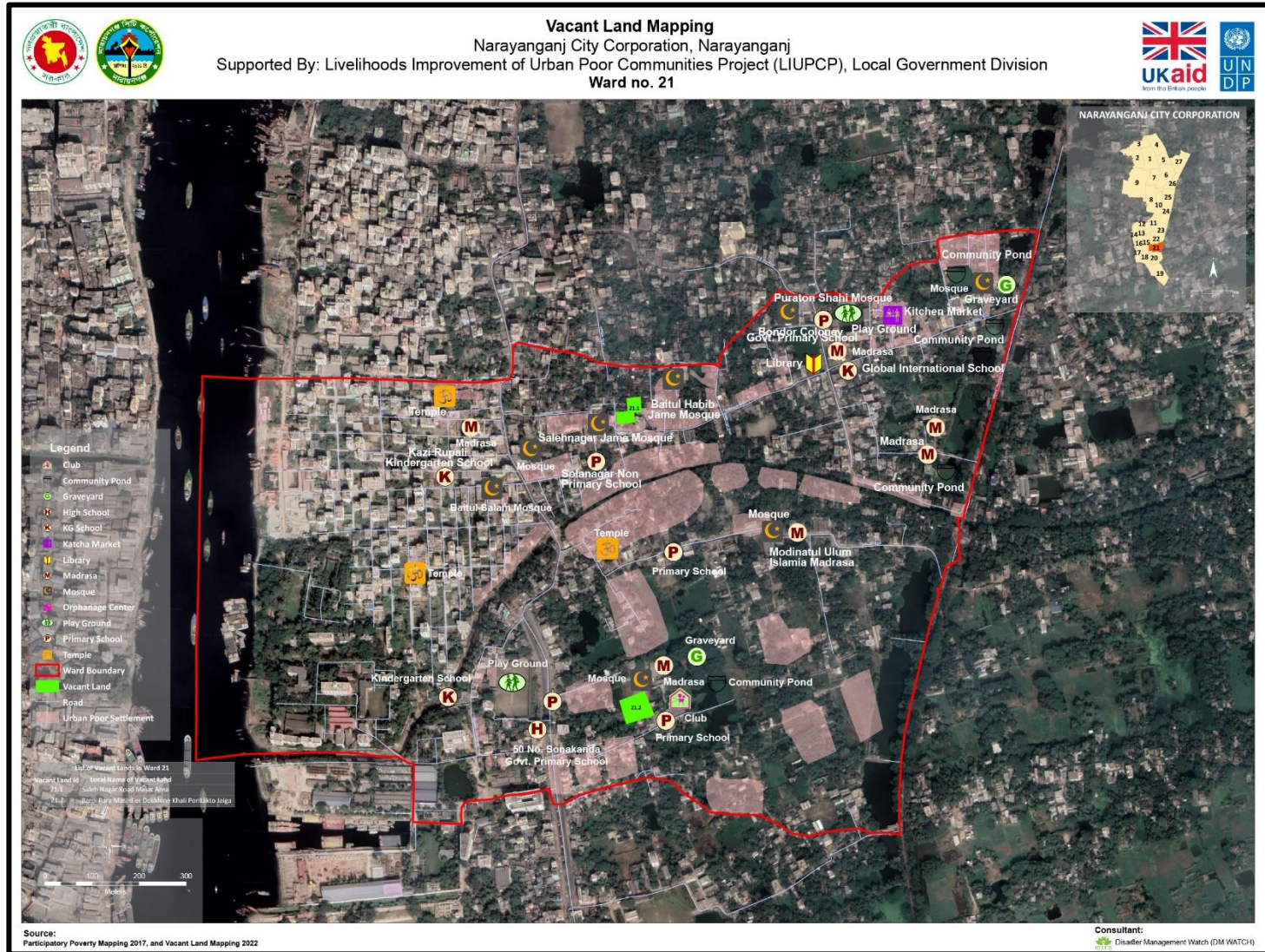
Ward no. 20



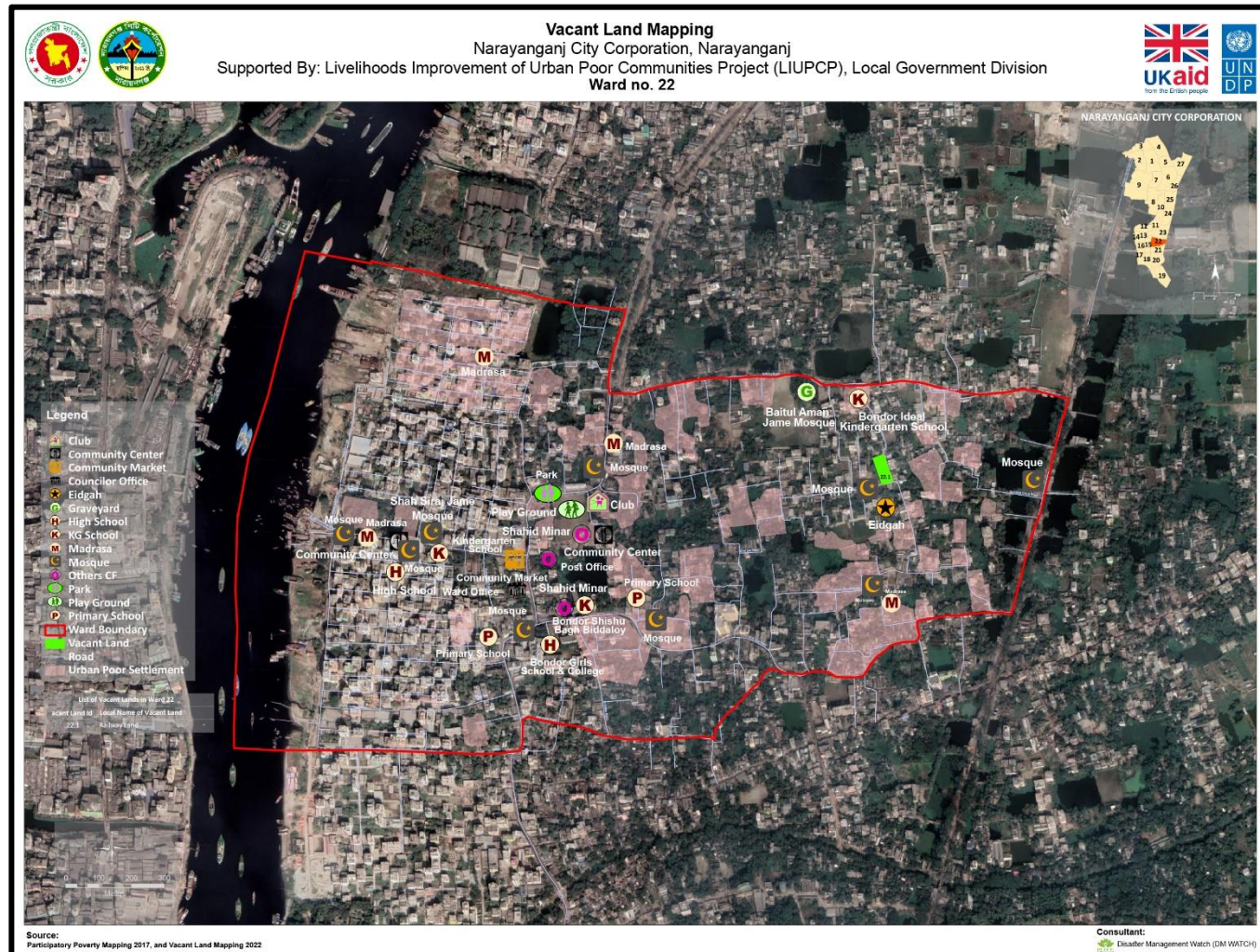
Source:
 Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant:
 Disaster Management Watch (DM WATCH)

7.1.21 Ward No. 21



7.1.22 Ward No. 22

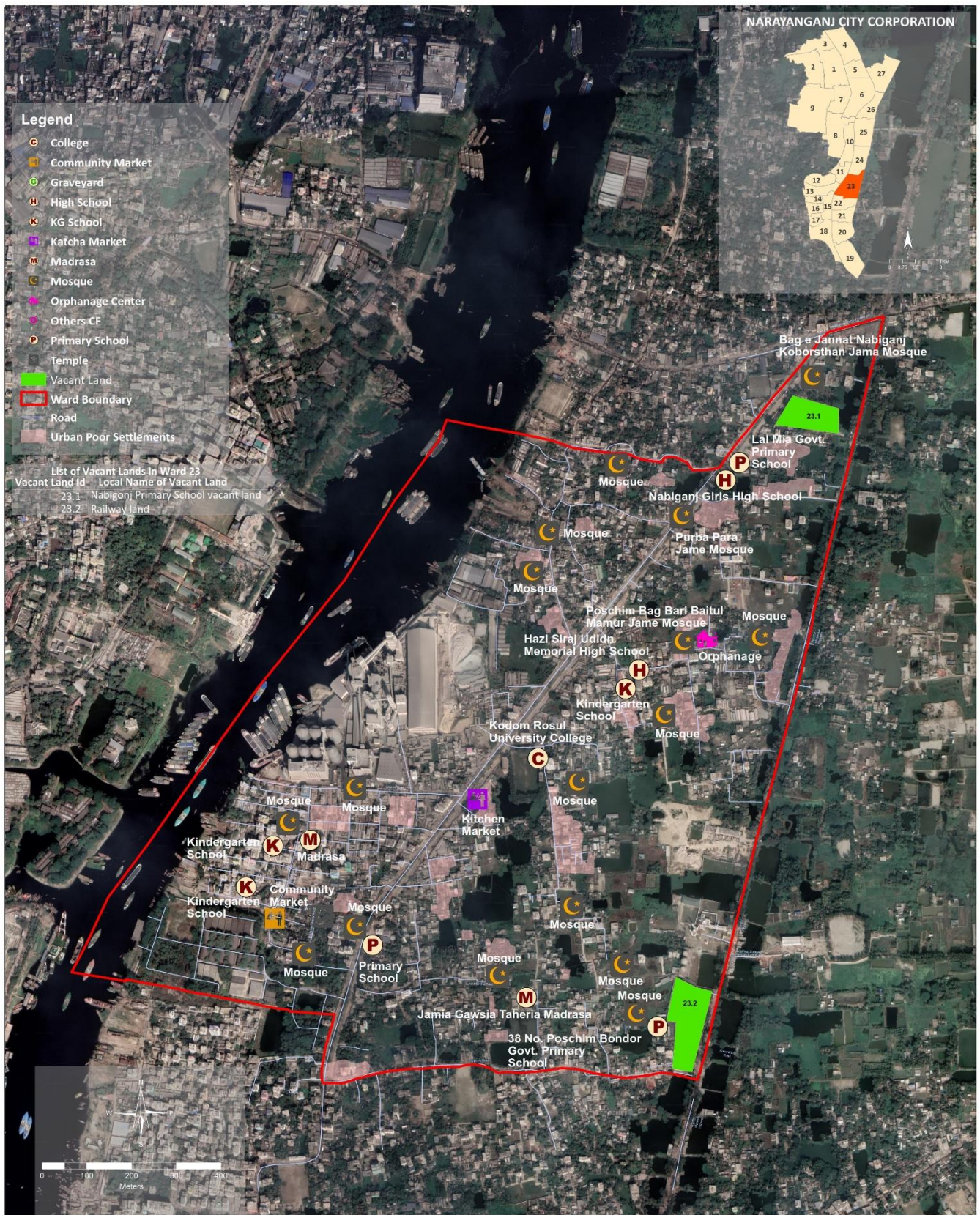




Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



Ward no. 23



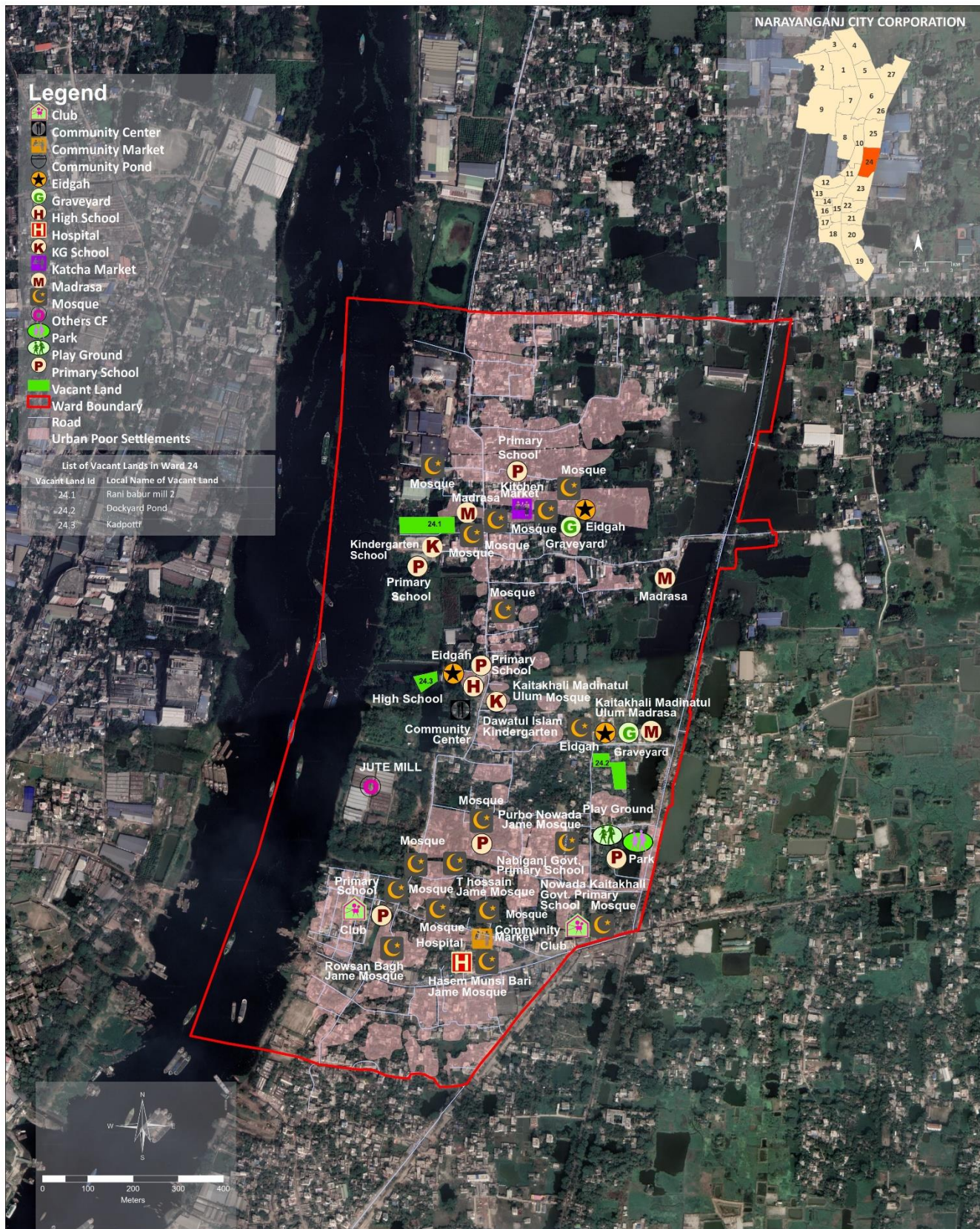
7.1.24 Ward No. 24



Vacant Land Mapping
 Narayananj City Corporation, Narayananj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUCP), Local Government Division



Ward no. 24



Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)

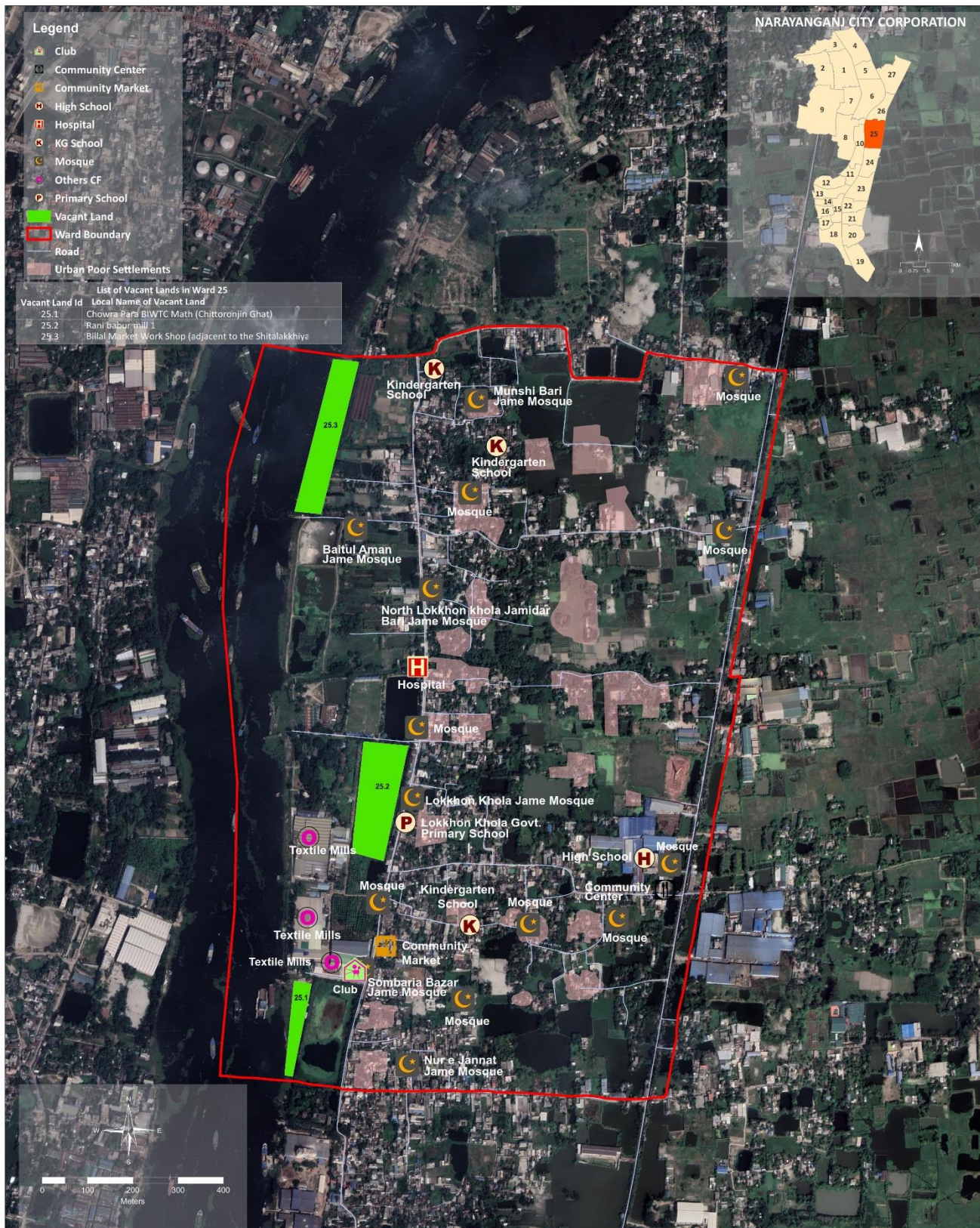
7.1.25 Ward No. 25



Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



Ward no. 25



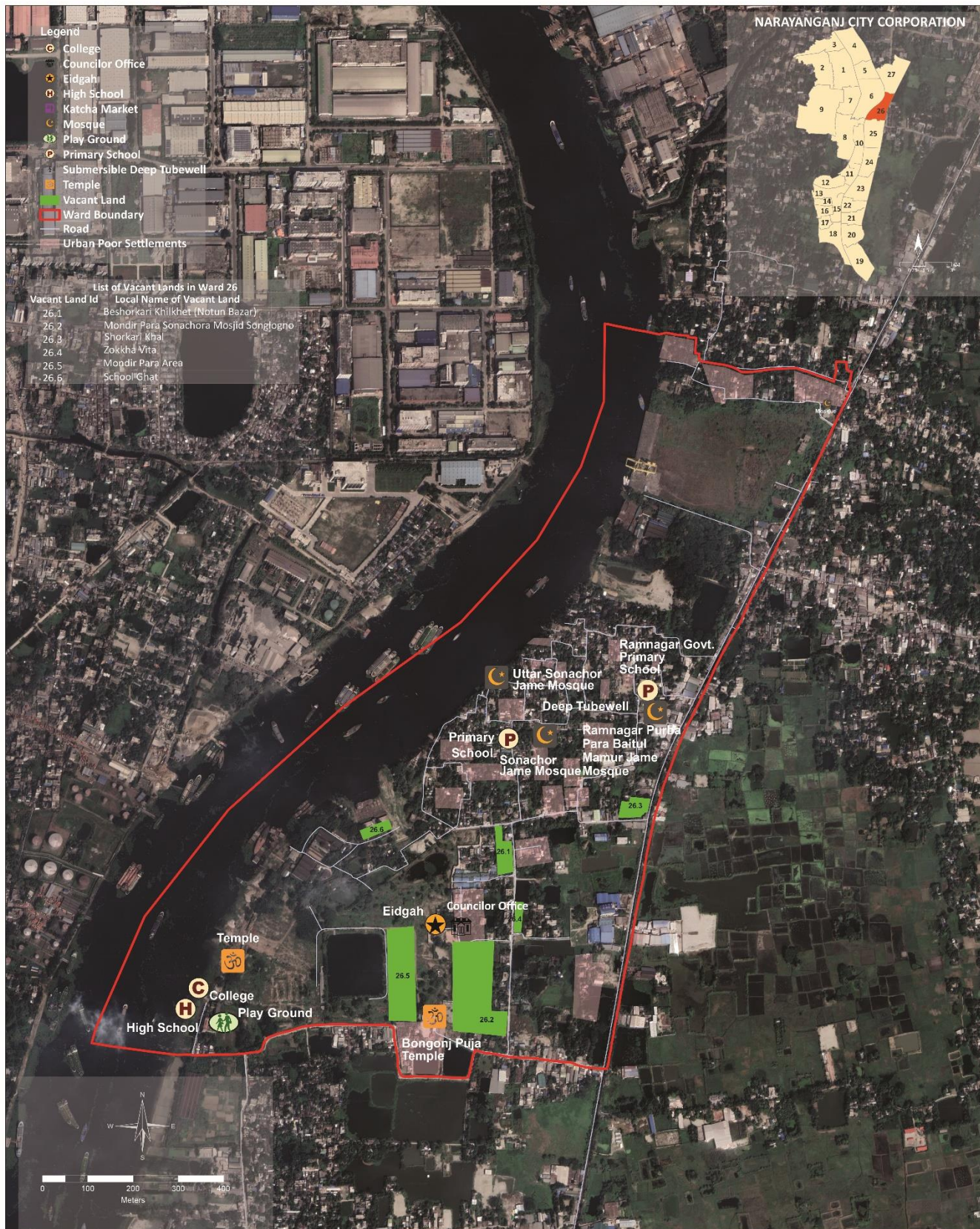
7.1.26 Ward No. 26



Vacant Land Mapping
 Narayanaj City Corporation, Narayanaj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUPCP), Local Government Division



Ward no. 26



Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

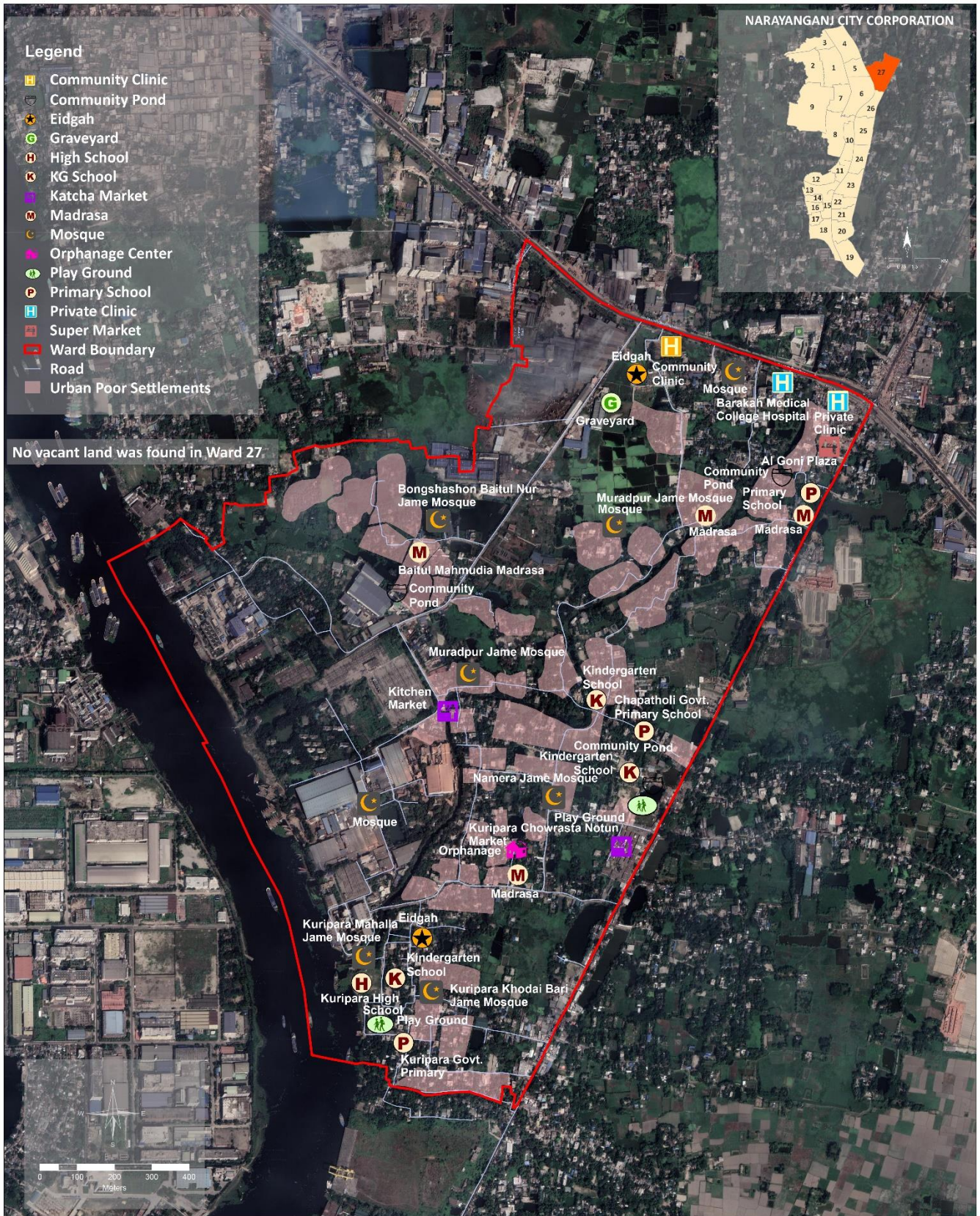
Consultant: Disaster Management Watch (DM WATCH)



Vacant Land Mapping
 Narayanganj City Corporation, Narayanganj
 Supported By: Livelihoods Improvement of Urban Poor Communities Project (LIUCCP), Local Government Division



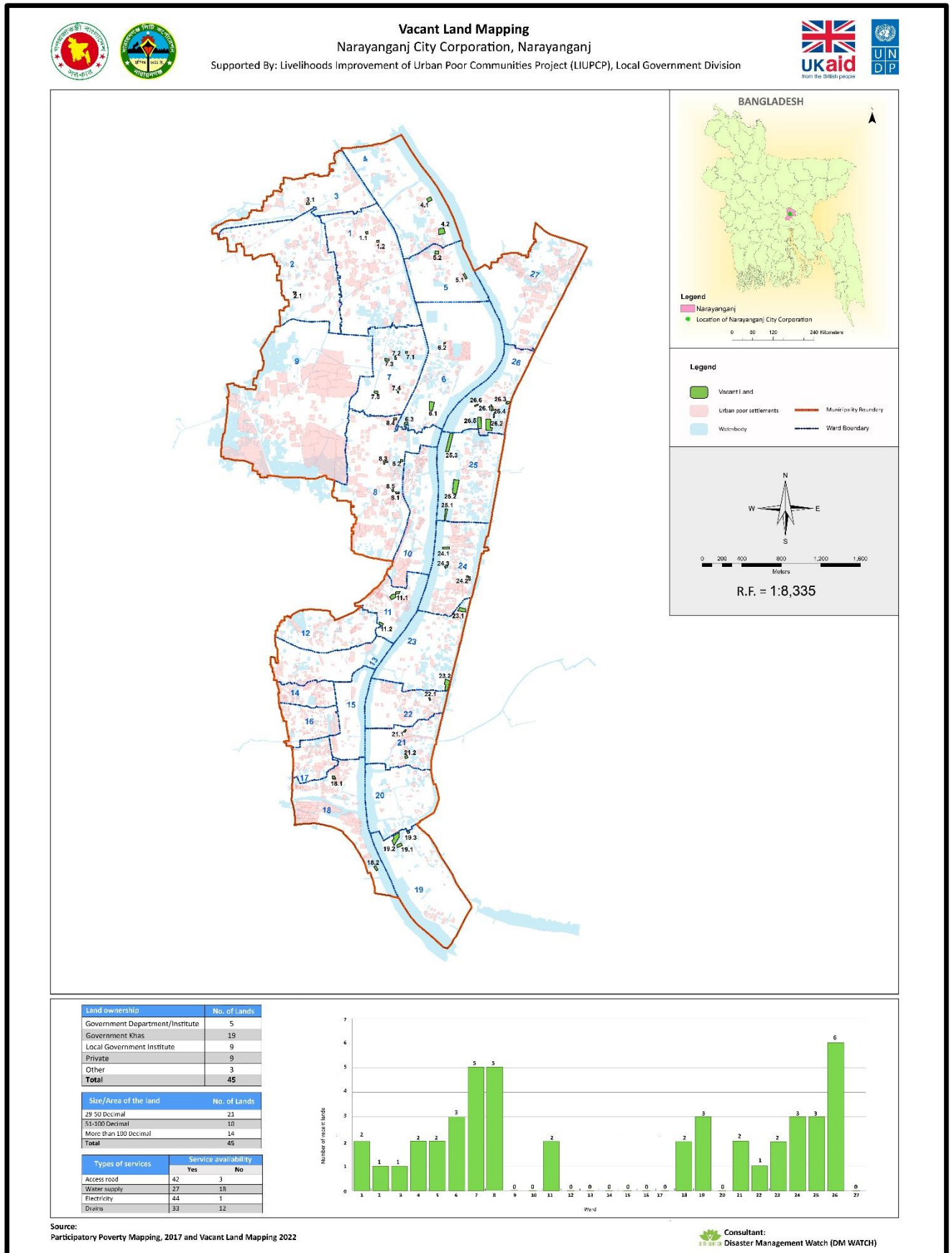
Ward no. 27



Source: Participatory Poverty Mapping 2017, and Vacant Land Mapping 2022

Consultant: Disaster Management Watch (DM WATCH)

7.2 City map of Narayanganj City Corporation



7.3 List of vacant lands

Land ID	Length (ft.)	Width (ft.)	Ownership Type according to people's perception	Land Type	Land value (per decimal)	Perception of the value of land	Service: access road	Service: Water supply	Service: Electricity	Service: Drains
1.1	135	125	Government Khas	Under-used	1500000	High	Yes	No	Yes	Yes
1.2	150	120	Private	Unused	2500000	Very high	Yes	No	Yes	Yes
2.1	168	135	Private	Unused	1500000	High	Yes	No	Yes	Yes
3.1	133	110	Government Khas	Unused	3500000	Very High	Yes	No	Yes	Yes
4.1	197	120	Local Government Institute	Unused	2000000	High	Yes	Yes	Yes	Yes
4.2	373	337	Private	Unused	7000000	Extremely high	Yes	Yes	Yes	Yes
5.1	300	80	Local Government Institute	Unused	700000	Low	Yes	Yes	Yes	Yes
5.2	160	100	Government Khas	Unused	1000000	High	Yes	No	Yes	Yes
6.1	150	90	Local Government Institute	Under-used	3000000	Very high	Yes	Yes	Yes	Yes
6.2	300	123	Local Government Institute	Unused	7500000	Extremely high	Yes	Yes	Yes	Yes
6.3	500	218	Private	Unused	8000000	Extremely high	Yes	Yes	Yes	Yes
7.1	150	120	Government Khas	Unused	700000	Low	Yes	No	Yes	No
7.2	235	55	Government Khas	Under-used	900000	Low	Yes	Yes	Yes	Yes
7.3	255	114	Government Khas	Unused	1500000	High	Yes	No	Yes	Yes
7.4	127	100	Government Khas	Unused	5000000	Very High	Yes	No	Yes	Yes
7.5	141	98	Government Khas	Unused	7000000	Extremely high	Yes	No	Yes	Yes
8.1	151	100	Government Khas	Unused	500000	Low	Yes	Yes	Yes	Yes
8.2	450	387	Private	Unused	1200000	High	Yes	Yes	Yes	Yes

Land ID	Length (ft.)	Width (ft.)	Ownership Type according to people's perception	Land Type	Land value (per decimal)	Perception of the value of land	Service: access road	Service: Water supply	Service: Electricity	Service: Drains
8.3	196	100	Government Department/Institute	Unused	1500000	High	Yes	Yes	Yes	Yes
8.4	200	130	Government Khas	Under-used	3000000	Very high	Yes	Yes	Yes	Yes
8.5	127	100	No one	Unused	3000000	Very high	Yes	Yes	Yes	Yes
11.1	264	237	Government Department/Institute	Under-used	6000000	Extremely high	Yes	Yes	Yes	Yes
11.2	231	165	Government Department/Institute	Under-used	8000000	Extremely high	Yes	Yes	Yes	Yes
18.1	184	183	Local Government Institute	Unused	500000	Low	No	No	Yes	No
18.2	600	300	Government Khas	Unused	1200000	High	Yes	No	Yes	No
19.1	450	270	Government Khas	Unused	800000	Low	Yes	Yes	Yes	No
19.2	220	167	Government Khas	Unused	1200000	High	Yes	No	Yes	No
19.3	130	111	Local Government Institute	Unused	1200000	High	Yes	Yes	Yes	Yes
21.1	150	135	Private	Unused	500000	Low	Yes	Yes	Yes	Yes
21.2	127	100	Private	Unused	1500000	High	Yes	Yes	Yes	Yes
22.1	164	143	Government Khas	Under-used	500000	Low	Yes	Yes	Yes	Yes
23.1	190	95	Local Government Institute	Unused	1000000	High	Yes	Yes	Yes	Yes
23.2	640	283	Local Government Institute	Unused	1200000	High	Yes	No	No	No
24.1	450	120	Private	Under-used	500000	Low	Yes	Yes	Yes	Yes
24.2	195	97	Government Department/Institute	Unused	800000	Low	Yes	Yes	Yes	No
24.3	195	97	Local Government Institute	Unused	1000000	High	Yes	Yes	Yes	No
25.1	950	110	Government Department/Institute	Under-used	400000	Low	Yes	Yes	Yes	Yes
25.2	195	97	Private	Unused	1000000	High	Yes	Yes	Yes	Yes
25.3	500	270	Government Khas	Under-used	1000000	High	Yes	Yes	Yes	Yes
26.1	300	200	Government+Private	Unused	500000	Low	No	Yes	Yes	No

Land ID	Length (ft.)	Width (ft.)	Ownership Type according to people's perception	Land Type	Land value (per decimal)	Perception of the value of land	Service: access road	Service: Water supply	Service: Electricity	Service: Drains
26.2	800	350	Government Khas	Unused	500000	Low	Yes	No	Yes	No
26.3	420	180	Government Khas	Under-used	500000	Low	Yes	No	Yes	No
26.4	130	110	Government Khas	Unused	500000	Low	Yes	No	Yes	Yes
26.5	690	205	Government Khas	Unused	500000	Low	No	No	Yes	No
26.6	232	78	Government Department/Institute, Private	Unused	600000	Low	Yes	No	Yes	Yes

7.4 Mouza information of identified vacant lands

Land ID	Mouza name	Mouza JL number	Mouza sheet no	Type of Mouza	No. of plots occupied by the land	Plot number occupied by the land
1.1	Ati	2	1	RS	1	351
1.2	Ati	2	1	RS	2	288, 289
2.1	Siddhirganj	4	2	RS	1	1710
3.1	Siddhirganj	4	1	RS	3	203, 204, 205
4.1	Ati	2	1	RS	2	553, 554
4.2	Ati	2	1	RS	15	519, 518, 517, 505, 506, 504, 507, 503, 638, 639, 649, 651, 640, 641, 642
5.1	Siddhirganj	4	13, 15	RS	2	9824, 9615 (Part)
5.2	Ajibpur	3	3	RS	2	162, 163
6.1	Godanail	8	2	RS	3	7603, 7596, 7597

Land ID	Mouza name	Mouza JL number	Mouza sheet no	Type of Mouza	No. of plots occupied by the land	Plot number occupied by the land
6.2	Siddhirganj	4	8	RS	1	8511
6.3	Siddhirganj	4	5	RS	5	1146, 1145, 1682, 1670, 1668
7.1	Siddhirganj	4	4	RS	2	6666, 6677
7.2	Siddhirganj	4	4	RS	3	6733, 6735, 6736
7.3	Siddhirganj	4	4	RS	1	6614
7.4	Siddhirganj	4	4	RS	3	6876, 6878, 6879
7.5	Godanail	8	1	RS	2	165, 166
8.1	Godanail	8	3	RS	1	2190
8.2	Godnail	8	4	RS	1	3491
8.3	Godanail	8	3	RS	3	2119, 2118, 2117
8.4	Godanail	8	1	RS	2	712, 706
8.5	Godnail	8	4	RS	1	2817
11.1	Hajiganj	2	1, 2	RS	2	402, 37
11.2	Khanpur Mo Khando	4	6	RS	2	3072, 3073
18.1	Paikpara	9	1	RS	1	333
18.2	Sayedpur Mo khando	17	0	RS	1	77
19.1	Madanganj M	60	6	RS	1	811
19.2	Madanganj Mokhanda	60	6	RS	1	809, 812 (Part)
19.3	Madanganj	60	6	RS	2	832, 839
21.1	Gongakul bondar	56	6	RS	1	1188
21.2	Gongakul bondar M	65	6	RS	3	1393, 1386, 1394
22.1	Sonapur	55	0	RS	1	203
23.1	Nabigonj Mokhondo	36	3	RS	1	615
23.2	Nabiganj	37	5	RS	1	950

Land ID	Mouza name	Mouza JL number	Mouza sheet no	Type of Mouza	No. of plots occupied by the land	Plot number occupied by the land
24.1	Amirabad	33	0	RS	2	29, 30
24.2	Uttar nowdda	34	0	RS	1	10
24.3	Nabiganj	37	0	RS	3	346, 348, 349
25.1	Lokkhonkhola	30	0	RS	3	69, 70, 82
25.2	Amirabad	33	0	RS	2	29, 30
25.3	Lokkhonkhola	30	0	RS	1	1
26.1	Dhamgar	17	2	RS	1	1827
26.2	Dhamgar	17	2	RS	4	1831, 1832, 1833, 1871
26.3	Dhamgar	17	2	RS	1	2007
26.4	Dhamgar	17	2	RS	1	1929
26.5	Dhamgar	17	2	RS	2	1831, 1830
26.6	Dhamgar	17	2	RS	1	1818

7.5 Vacant Land Information (VLI) sheet

Here is an example vacant land information sheet which was used in field to collect vacant land data.

Livelihoods Improvement of the Urban Poor Communities Project

Vacant Land Information (VLI) Sheet

Name of City : Ward No. :
 Mahalla Name : Mahalla No. :
 Land ID no. : Date :

Sketch map of the vacant land			
North			
West		East	
South			
1. Local name of the land:			
2. Address/Location of the land:			
3. Surrounding land use (based on observation)	North	:	
	East	:	
	South	:	
	West	:	
4. Extent of the land (will be measured from footstep)	Highest length	: feet (use number)
	Highest width	: feet (use number)

5. Mouza map information	Mouza name	:	
	JL no.	:	
	Sheet no.	:	
	Type of map (CS/RS/BS)	:	
6.No of plots and Dag no. of plots occupied by land (as per mouza map)	:		
7.Ownership type of land (Information will be collected through FGD) Only one answer will be considered Use √ where appropriate	Government department/Institution	:	
	Government Khas	:	
	Local Govt. Institution	:	
	Private	:	
	NGO	:	
	Foundation	:	
	Trustee	:	
8.Name of land owner (Information will be collected through FGD)	De facto	:	
	De jure	:	
9. Type of use of the land and duration (Based on observation) Only one answer will be considered)	unused	: years (use number)
	underused	: years (use number)
10. Condition of the land (Based on observation) Multiple answer will be considered Use √ where appropriate	High	:	
	Low	:	
	Flooding	:	
	Waterlogging	:	
11.Quality of the land Based on observation Only one answer will be considered Use √ where appropriate	Compact soil	:	
	Muddy soil	:	
	Sandy soil	:	
12. Service available of the land (Based on observation) Multiple answer will be considered Use √ where appropriate	Access road	:	
	Water supply	:	
	Electricity	:	
	Drains	:	
	No service	:	

13. Current market value of the land (Information will be collected through FGD) Write in number	: BDT (per decimal)	
14. Perception of the value of land (Based on land value of the areas under Pourashava) One answer will be considered	Extremely high	:	
	Very high	:	
	High	:	
	Low	:	
15. Potential use of the land (Information will be collected through FGD) Multiple answer will be considered	Commercial	:	
	Residential	:	
	Recreational	:	
	Agricultural	:	
	Other	:	
Remarks & observations (if any):			

7.6 Photographs



Fig: Vacant land verification workshop



Fig: Enumerator's training



Fig: Update of Mouza Information



Fig: Vacant land survey



Fig: Base map endorsement by Councilors



Fig: Result sharing workshop at NCC

7.7 Ownership and court injunction related status on identified vacant land

নারায়ণগঞ্জ সিটি কর্পোরেশন
ফাঁকা জমি মানচিত্রায়ন
প্রান্তিক জনগোষ্ঠীর জীবনমান উন্নয়ন প্রকল্প

ক্র. নং	জমিদ আই ডি	ওয়া র্ড নম্বর	Kobo আই ডি	ফাঁকা জমির তালিকা						প্রয়োজনীয় তথ্য			
				জমির স্থানীয় নাম	মৌজা নাম	জে এল নম্বর	শিট নম্বর	মৌজা মানচিত্রের ধরণ	জমির অধিকৃত পুটের দাগ নম্বর	জমির মালিকের নাম	জমির পরিমাণ (শতাংশ)	জমিতে কোন দ্বন্দ্ব বা মামলা রয়েছে কিনা	জমিতে আদালতে কোন নিষেধাজ্ঞা রয়েছে কিনা
১	১.১	১	কে ৫৮	বাদশাহ মিয়াস জমি	আটা	২	১	আর এস	৩৫১	হুজুর	৫২.০০	(১) মতিয়া হুজুর	হুজুর
২	১.২	১	-	গিয়াসউদ্দীন সাহেবের জমি	আটা	২	১	আর এস	২৮৮, ২৮৯	সেকবর আলী হুজুর	৬২.০০	হুজুর	হুজুর
৩	২.১	২	-	মিজমিজি রহিম মেঘারের জমি	সিদ্ধিরগঞ্জ	৪	২	আর এস	১৭১০	হুজুর	২০	হুজুর	হুজুর
৪	৩.১	৩	-	নিমাই কাছারী মনজিদের পার্শে	সিদ্ধিরগঞ্জ	৪	১	আর এস	২০৩, ২০৪, ২০৫	হুজুর	২০	হুজুর	হুজুর
৫	৪.১	৪	কে ৭২	মনোয়ারা জুট মিল	আটা	২	১	আর এস	৫৫৩, ৫৫৪	হুজুর	২.০৫	(হুজুর)	হুজুর
৬	৪.২	৪	-	আটা নদীর পাড়ে	আটা	২	১	আর এস	৫০৩, ৫০৪, ৫০৫, ৫০৬, ৫০৭, ৫০৮, ৫১৭, ৫১৮, ৫১৯, ৬৩৮, ৬৩৯, ৬৪০, ৬৪১, ৬৪২, ৬৪৯, ৬৫১	হুজুর	৪.০৬	(হুজুর)	হুজুর
৭	৫.১	৫	কে ৭৬	ডিয়ারের জমি	সিদ্ধিরগঞ্জ	৪	১৩, ১৫	আর এস	৯৬১৫ (অংশ), ৯৮২৪	হুজুর	১৫	হুজুর	হুজুর

৯/১১/২০২২
মোহাম্মদ জুনিদ
সিটি ইঞ্জিনিয়ার
নারায়ণগঞ্জ সিটি কর্পোরেশন

ফাঁকা জমি মানচিত্রায়ন
প্রান্তিক জনগোষ্ঠীর জীবনমান উন্নয়ন প্রকল্প

ক্র. নং	ফাঁকা জমির তালিকা								প্রয়োজনীয় তথ্য				
	জমির আই ডি	ওয়ার্ড নম্বর	Kobo আই ডি	জমির স্থানীয় নাম	মৌজা নাম	জে এল নম্বর	শিট নম্বর	মৌজা মানচিত্রের ধরণ	জমির অধিকৃত প্লটের দাগ নম্বর	জমির মালিকের নাম	জমির পরিমাণ (শতাংশ)	জমিতে কোন দ্বন্দ্ব বা মামলা রয়েছে কিনা	জমিতে আদালতে কোন নিষেধাজ্ঞা রয়েছে কিনা
৫.২	৫	-	-	মঠ বাড়ী	আজিবপুর	৩	৩	আর এস	১৬২, ১৬৩	হুমায়ুন ১৬২, ১৬৩ ১৬২, ১৬৩	২.০২	এস	
৬.১	৬	কে ৮১	-	সুচ তারি মাঠ	গোদনাইল	৮	২	আর এস	১১৪৫, ১১৪৬, ১৬৬৮, ১৬৭০, ১৬৮২	মেহনত পেয়ে ২০.৮৫ সিদ্ধি সিদ্ধি ২২.৪ (বিভাগ)			
৬.২	৬	কে ৮৪	-	বিহারী ক্যাম্প	সিদ্ধিরগঞ্জ	৪	৮	আর এস	৮৫১১	বন্দ	৪৫		
৬.৩	৬	কে ৮৬	-	ভান্ডার পুল	সিদ্ধিরগঞ্জ	৪	৫	আর এস	৭৬০৩, ৭৫৯৬, ৭৫৯৭	সমস্ত জমি ১০.০০			
৭.১	৭	কে ১১০	-	কদমতলি সারা বাড়ি বড় পুকুর পাড়	সিদ্ধিরগঞ্জ	৪	৪	আর এস	৬৬৬৬, ৬৬৭৭	১০.০০ ২২.০০			
৭.২	৭	কে ১১১	-	নয়াপাড়া বড় পুকুরপাড়	সিদ্ধিরগঞ্জ	৪	৪	আর এস	৬৭৩৩, ৬৭৩৫, ৬৭৩৬ ৬৭৩৭, ৬৭৩৮, ৬৭৩৯	৪০.০০ ২০.০০ ৬০.০০			
৭.৩	৭	-	-	কদমতলী নয়াপাড়া সান-রাইজ কেজি স্কুলের উত্তরের জমি	সিদ্ধিরগঞ্জ	৪	৪	আর এস	৬৬১৪	৪০.০০	৪০.০০	সামান্য আছে	
৭.৪	৭	-	-	কদমতলী দক্ষিণ পাড়া	সিদ্ধিরগঞ্জ	৪	৪	আর এস	৬৮৭৬, ৬৮৭৮, ৬৮৭৯	৪০.০০	৪০.০০	সামান্য আছে	
৭.৫	৭	-	-	ভান্ডারী পুলের পশ্চিম মাথা	গোদনাইল	৮	১	আর এস	১৬৫, ১৬৬	২০.০০	২০.০০		
৮.১	৮	কে ৯২	-	সি এন বি খাল	গোদনাইল	৮	৩	আর এস	২১৯০	২.৮৫ (বিভাগ) ২.৮৫ (বিভাগ)			

নারায়ণগঞ্জ সিটি কর্পোরেশন
ফাঁকা জমি মানচিত্রায়ন
প্রান্তিক জনগোষ্ঠীর জীবনমান উন্নয়ন প্রকল্প

ক্র. নং	জামর আই ডি	ওয়া ড নম্বর	Kobo আই ডি	ফাঁকা জমির তালিকা					প্রয়োজনীয় তথ্য				
				জমির স্থানীয় নাম	মৌজা নাম	জে এল নম্বর	শিট নম্বর	মৌজা মানচিত্রের ধরণ	জমির অধিকৃত প্লটের দাগ নম্বর	জমির মালিকের নাম	জমির পরিমাণ (শতাংশ)	জমিতে কোন দ্বন্দ্ব বা মামলা রয়েছে কিনা	জমিতে আদালতে কোন নিষেধাজ্ঞা রয়েছে কিনা
১৮	৮.২	৮	কে ৯৩	ভূইয়াপাড়া বালুর মাঠ	গোদনাইল	৮	৪	আর এস	৩৪৯১				
১৯	৮.৩	৮	কে ১১৫	গোদনাইল স্কুলের জমি	গোদনাইল	৮	৩	আর এস	২১১৭, ২১১৮, ২১১৯	গোদনাইল স্কুলের জমি	৬০.০০ ৩৬.০০ ৩২.০০		
২০	৮.৪	৮	কে ১১৬	ভাংগার পুল	গোদনাইল	৮	১	আর এস	৭০৬, ৭১২	কংসনগঞ্জ পারিভ্রমণ	২.৭৮-এক ৫.০৭-এক		
২১	৮.৫	৮	-	তাতখানা স্কুলের পাশের জমি	গোদনাইল	৮	৪	আর এস	২৮১৭	সুমনগঞ্জ নিম্ন গং	২৬.০০		
২২	১১.১	১১	-	হাজীগঞ্জ কিল-ৱার বাইরের চারপাশের খালি জমি	হাজীগঞ্জ	২	১,২	আর এস	৪০২, ৩৭	মরু নদী সং আব্দুল হামিদ	৩.৫৬ এক		
২৩	১১.২	১১	-	ডিসি বাংলোর উত্তরে খালি জমি	খানপুর ম খন্ড	৪	৬	আর এস	৩০৭২, ৩০৭৩	বি. আল ও ব্রিডি ডি. সি.	২.২০ এক (পূর্ব)		
২৪	১৮.১	১৮	কে ১০৬	নুলুয়া পাড়া বালুর মাঠ	পাইপাড়া	৯	১	আর এস	৩৩৩	নারায়ণগঞ্জ সেইদপুর ম	৬৬.০০		
২৫	১৮.২	১৮	কে ৩৮	নেকবরের জমি	সেইদপুর ম খন্ড	১৭	০০	আর এস	৭৭	সেইদপুর উত্তরে	২৭		
২৬	১৯.১	১৯	কে ৪০	পি এম রোড মিঠাই পুকুর	মদনগঞ্জ ম	৬০	৬	আর এস	৮১১	কংসনগঞ্জ বিদ্যুৎ	৫০.৭৫		
২৭	১৯.২	১৯	-	বেললাইন এবং ব্রিজের মাঝামাঝি জায়গা	মদনগঞ্জ ম খন্ড	৬০	৬	আর এস	৮০৯, ৮১২ (অংশ)		৬৪.০০ ২৫.২৪		
২৮	১৯.৩	১৯	-	লাল সবুজ ক্রাবের পিছনের জমি	মদনগঞ্জ	৬০	৬	আর এস	৮৩২, ৮৩৯	কংসনগঞ্জ বিদ্যুৎ	৪১.২৪ ৩৬.৬৭		

মোহাম্মদ জাহাঙ্গীর
নারায়ণগঞ্জ সিটি কর্পোরেশন
৭/৩/২০২২

উন্নয়ন বিভাগ

নারায়ণগঞ্জ সিটি কর্পোরেশন
ফাঁকা জমি মানচিত্রায়ন
প্রান্তিক জনগোষ্ঠীর জীবনমান উন্নয়ন প্রকল্প

ফাঁকা জমির তালিকা									প্রয়োজনীয় তথ্য				
ক্র. নং	জমির আই ডি	ওয়ার্ড নম্বর	Kobo আই ডি	জমির স্থানীয় নাম	মৌজা নাম	জে এল নম্বর	শিট নম্বর	মৌজা মানচিত্রের ধরণ	জমির অধিকৃত পুটের দাগ নম্বর	জমির মালিকের নাম	জমির পরিমাণ (শতাংশ)	জমিতে কোন দ্বন্দ্ব বা মামলা রয়েছে কিনা	জমিতে আদালতে কোন নিষেধাজ্ঞা রয়েছে কিনা
২৯	২১.১	২১	কে ১২৩	সালেহনগর রোড মাজার এরিয়া	গণ্ডাকুল বন্দর	৫৬	৬	আর এস	১১৮৮	২০৪ নম্বর কারিমিয়া	৪৬.১৮		
৩০	২১.২	২১	-	বড়ইপাড়া মসজিদের দক্ষিণে খালি পরিত্যক্ত জায়গা	গণ্ডাকুল বন্দর ম	৫৬	৬	আর এস	৬.৫১ ১৩৮৬, ১৩৯৩, ১৩৯৪ ৩.১২ ৭.৮৭	৬২২ নম্বর বীর সন		ক-৩২৩ নম্বর	
৩১	২২.১	২২	কে ১২২	রেলওয়ে জমি	সোনাপুর	৫৫	০	আর এস	২০৩	৬২৩ নম্বর (৬২৩.৪২ একা) বেলিওন			
৩২	২৩.১	২৩	কে ১৫৮	নবিগঞ্জ প্রাইমারী স্কুলের ফাঁকা জমি	নবিগঞ্জ মঃখন্ড	৩৬	৩	আর এস	৬১৫	৬২৪ নম্বর মনও উলিয়া	২২.৯৪		
৩৩	২৩.২	২৩	কে ১৩৩	রেলওয়ের জমি	নবিগঞ্জ	৩৭	৫	আর এস	৯৫০	৬২৫ নম্বর (৬২৫.০৬) বেলিওন	২২.০৬		
৩৪	২৪.১	২৪	কে ১৪৫	রানী বাবুর মিল ২	আমিরাবাদ	৩৩	০	আর এস	২৯.৩০	৬২৬ নম্বর (৬২৬.০০) জি. মন্ডি	৩৩.০০		
৩৫	২৪.২	২৪	কে ১৫২	ডকইয়ার্ড পুকুর	উত্তর নন্দা	৩৪	০	আর এস	১০	৬২৭ নম্বর (৬২৭.০০) পাকো জি. মন্ডি	৮৬.০০		
৩৬	২৪.৩	২৪	কে ১৫৪	কাঠপট্টি	নবিগঞ্জ	৩৭	২	আর এস	৩৪৬, ৩৪৮, ৩৪৯	৬২৮ নম্বর (৬২৮.৫৬) জি. মন্ডি	৩২.৮২		
৩৭	২৫.১	২৫	কে ১৫৯	চউরা পাড়া বি আই ডব্লিউ টি সি মাঠ (চিত্ত রঞ্জন ঘাট)	লক্ষণ খোলা	৩০	০	আর এস	৬৯, ৭০, ৮২		১৬.০১		
৩৮	২৫.২	২৫	কে ১৪৪	রানী বাবুর মিল ১	আমিরাবাদ	৩৩	০	আর এস	২৯.৩০	৬২৯ নম্বর (৬২৯.০০) জি. মন্ডি			
৩৯	২৫.৩	২৫	কে ১৬৩	বিদ্যাল মার্কেট ওয়ার্ক সপ (শীতলক্ষ্যা নদী	লক্ষণ খোলা	৩০	০	আর এস	১				

নারায়ণগঞ্জ সিটি কর্পোরেশন
ফাঁকা জমি মানচিত্রায়ন
প্রান্তিক জনগোষ্ঠীর জীবনমান উন্নয়ন প্রকল্প

ক্র. নং	জমির আই ডি	ওয়ার্ড নম্বর	Kobo আই ডি	ফাঁকা জমির তালিকা					প্রয়োজনীয় তথ্য				
				জমির স্থানীয় নাম	মৌজা নাম	জে এল নম্বর	শিট নম্বর	মৌজা মানচিত্রের ধরণ	জমির অধিকৃত পুটের দাগ নম্বর	জমির মালিকের নাম	জমির পরিমাণ (শতাংশ)	জমিতে কোন দ্বন্দ্ব বা মামলা রয়েছে কিনা	জমিতে আদালত কোন নিষেধাজ্ঞা রয়েছে কিনা
				সংলগ্ন)									
৪০	২৬.১	২৬	কে ১৬৮	বেসরকারী ফিল্ডেত (নতুন বাজার)	ধামগড়	১৭	২	আরএস	১৮২৭	১৮২৭	২০%		
৪১	২৬.২	২৬	কে ১৬৯	মন্দিরপাড়া সোনাচড়া মসজিদ সংলগ্ন	ধামগড়	১৭	২	আরএস	১৮৩১, ১৮৩২, ১৮৩৩, ১৮৭১	১৮৩১, ১৮৩২, ১৮৩৩, ১৮৭১	৩২.৫০		
৪২	২৬.৩	২৬	কে ১৭৫	সরকারী খাল	ধামগড়	১৭	২	আরএস	২০০৭	২০০৭	২.৫০		
৪৩	২৬.৪	২৬	-	যক্ষা ভিটা	ধামগড়	১৭	২	আরএস	১৯২৯	১৯২৯	৭০.০০		
৪৪	২৬.৫	২৬	-	মন্দিরপাড়া এরিয়া	ধামগড়	১৭	২	আরএস	১৮৩০, ১৮৩১	১৮৩০, ১৮৩১	৩৫.৫০		
৪৫	২৬.৬	২৬	-	ফুলঘাট	ধামগড়	১৭	২	আরএস	১৮১৮	১৮১৮	৫৪%		

১/৭/২০২২
মোহাম্মদ জাকির উদ্দিন
সার্ভেয়র
নারায়ণগঞ্জ সিটি কর্পোরেশন



Shatabdi Haque Tower (3rd Floor) 586/3,
Begum Rokeya Sharni, West Shewrapara,
Mirpur, Dhaka-1216, Bangladesh

Phone: +8802 8090617
Email: disastermanagementwatch@gmail.com
info@dmwatch.com
Website: www.dmwatch.com