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## **Land Development Dynamics in Mega City: Study on Dhaka**

Dhaka is regarded as one of the largest growing mega cities in the world. To meet the demand of land of the growing population, the city has spread outwards in an apparently uncontrolled and explosive way. In the process of fringe land development in Dhaka both private (individuals or households and commercial firms) and public sector are involved. There is another process of land and shelter development in Dhaka as well as in other cities, i.e. by the proliferation of slums and squatter through the informal sector.

The aim of the thesis is to clarify different steps and decisions made by public and private sector during the development of land. This is essential to be able to identify possible problems and factors that if improved could lead to a more efficient process. Furthermore, this research is important because the planning process is constantly under change. So, the analysis of advantages and disadvantages occurring in the land development process can facilitate the way to a more efficient process.

To get an idea of land development processes, actors involved and factors promoting the processes, three case studies were examined. A qualitative approach based on questionnaires and semi structured interviews has been followed.

The study identifies 3 kinds of land development processes: land development by private formal sector, by public sector following formal procedure and slum development through private informal sector. In most of the cases, the efforts have been concentrated on providing housing for the higher and middle income group. The study also reveals that with the span of time the slum area is developed in formal way and lower income group is compelled to find their shelter somewhere else. Finally, the study concludes that poor's access to land is decreasing.

The study argues that the private formal and public sector should play a collaboration role in land development and providing housing especially for the poor. Research also suggests some conventional approaches such as sites-and-services scheme, settlements upgrading and land sharing to maximize the use of limited supply of land.

**Key words:** Urban fringe, land development, peri-urban development, private sector, public sector, slum development, informal development, Dhaka, Bangladesh.