

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

### Problem Statement

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.

### Objectives of the Research

- To examine the patterns and trends of land development in Dhaka since the 1960s.
- To identify the underlying factors forcing to develop the land especially in fringe areas.

### Research Questions

- What types of land development are taking place?
- What are the different processes of land development?
- Which actors are involved in this process?
- What are the underlying causes of development?

### Research Methodology

A qualitative approach based on questionnaires and semi-structured interviews has been followed.

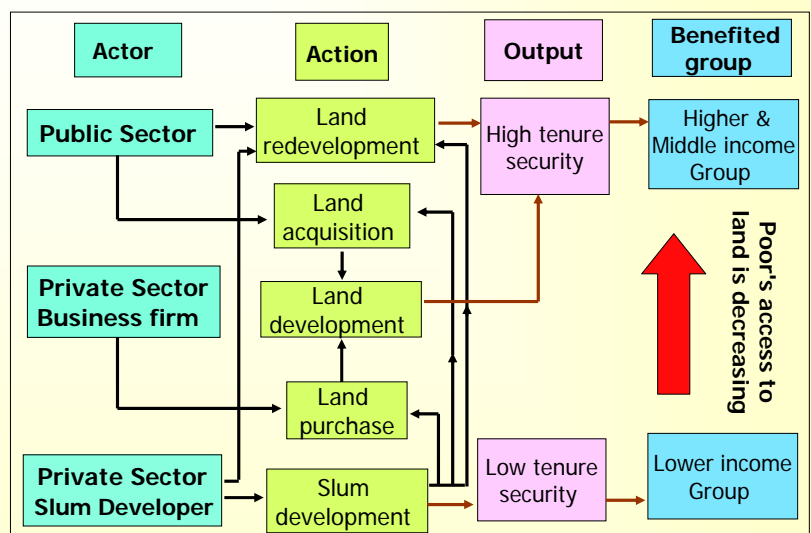
### Selection of case studies

- Fringe land development by
- Public sector, case study on Uttara Model Town;
  - Private formal sector, case study on Baridhara Land Project;
  - Private informal sector, case study on Khilkhet Slum Area.

### Comparative analysis of land development by different actors

| Feature                    | Public Sector                                   | Private Sector  |  |
|----------------------------|---|---|--|
|                            |   | Formal  | Informal                               |
| <b>Strategy</b>            | No loss, no profit<br>Sometimes marginal profit | Profit maximization                                   | Profit maximization                    |
| <b>Legal Status</b>        | Legal   | Legal   | Legal/illegal                          |
| <b>Approval Status</b>     | Approved by Government                          | Approved by RAJUK                                     | Not approved                           |
| <b>Target Group</b>        | Middle and higher income group                  | Middle and higher income group                        | Lower income group                     |
| <b>Tenure Security</b>     | High  | High  | Low                                    |
| <b>Development Cost</b>    | High  | High  | Low                                    |
| <b>Service Facilities</b>  | Adequate  | Adequate  | Low                                    |
| <b>Land Acquisition</b>    | Follow Govt. compensation rules                 | No Govt. compensation rule, follow bargaining process | Own land/illegally occupied state land |
| <b>Development Pattern</b> | Planned   | Planned   | Unplanned                              |
| <b>Development Process</b> | Lengthy and complex                             | Lengthy and complex                                   | Simple                                 |

### Land development by different actors and access to land



### Recommendation

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