

কমপ্যাক্ট টাউনশিপস বিষয়ক অংশগ্রহন মূলক আলোচনা সভা

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আয়োজক: কমপ্যাক্ট টাউনশিপস ফাউন্ডেশন ও চুকনগর কলেজ

An Interactive and Participatory Discussion on 'Compact Township' At Chuk Nagar, Khulna

First Outreach of Compact Township Foundation

The seminar was the first outreach project of *Compact Township Foundation* to discuss and introduce the concept of 'Compact Township' to the general people living in the rural area. The seminar was taken place in 'Chuk Nagar Degree College' in February 22, 2014. Principal of the college along with different well-known and prominent persons of the locality participated in the discussion and share their views towards the Compact Township. The seminar ended with an expectation that the participants would also promote this concept elsewhere.



Mr. Hashem Ali Fakir, Professor of 'Chuk Nagar Degree College' introduced the *CT Foundation* team with everyone in the seminar. He stated that overpopulation is a threatening scenario in the locality as well as all over the country and it increases exponentially with time. As a consequence the agricultural land is decreasing due to house the overpopulation. Secondly the locality is a disaster prone zone. It is difficult to save the agricultural habitation against the disaster and without proper planning of land use it will become dangerous.

Mr. Mahmud Tokon explained that Compact Township is a process of allocation and distribution of land in a systematic way. Due to unplanned process of building houses in rural areas, a great

number of cultivable land is being wasted. If infrastructures are organized systematically and houses are planned properly it will be easy to distribute and people will get the maximum benefit from it.



Dr. Abul Hossain, General Secretary of CT Foundation said Compact Township chose its first outreach in Khulna region for some particular reason. He participated in a research in Bhabodhaha protest and water clogging in this region and he is very much interested now to introduce the concept of 'Compact Township' to the people. Professor Salim Rashid along with BUET had a research about Compact Township and they conducted different surveys in different areas of Bangladesh. In a research of *CT Foundation* it was found that every year the country is losing 2% of its land. *Mrittika Gobeshona Foundaton* showed that 1% of land is losing each year. And as a consequence the country would not have any land in the next 100 years.

He explained them that the main reasons of losing agricultural land are- improper planning and distribution of housings, industries and economic organizations. And the second reason is improper use of lands.

Dr. Abul Hossain explained them the unpleasant scenario of present Dhaka city. Since there are no proper education and occupational facilities in locality, people have a tendency to move to Dhaka. As a result new slums with improper infrastructure are being sprouted in the capital almost in every month. The core idea is compact township is an inevitable way to save the

country. Again the Compact Township would be the best solution to shelter of the global issue of climate change for the people living in coastal areas.

He said in *Koyra*, everyday a family receives 7 litter of uncontaminated water which is below the minimum standard for a human being in a daily basis. As those people are living dispersedly the allocation and distribution of resources are a problem. The compact township would be a solution to receive mass amount of water, electricity and other utilities from a single central source for a mass number of people.

“It is now a question to us whether we would accept the concept of compact township now or accept the adverse consequence by denying it”- he concluded.

The second phase of the seminar began with the open discussion with the participants after the tea break.

Gavinda Bisshas, asked that for Compact Township the engineering solution of building multi storied settlements in the alluvial soil is needed to be developed first.

Md. Abu Samad Sheikh said we definitely need to sacrifice something when we opt to achieve greater purposes.



Abdul Hamid, member of the local Union Parishad said, it might be preferable to adapt the name of 'Compact Villageship' for the rural people instead of 'Compact Township'. Because rural people always have a negative concept in their mind about towns.

Dr Abul Hossain replied that the 'township' concept is associated with the citizens. A clustered settlement in a village of small shops and houses can also be denied as a township. People who are migrating to the capital leaving his village, are living below the poverty line with a huge cost of living there. With the compact township he could live happily in his own village with urban infrastructure facilities at the same cost.

At this point, **Imamur Hossain**, Architect and team member of Compact Township Foundation explained that the concept of township doesn't necessarily imply to adopt the urban lifestyle that would break the indigenous habitation of the village area. He explained the possibility of construction techniques of building multi storied households using local materials and that would be viable for different rural areas across the country and wouldn't hamper rural lifestyle at all.

Mr. Ruhul Amin, president of local press club said that Dhaka might be the worst place considered for living for a rural person. He wants to know how the different economic level of people of the same village can live under the same roof. Secondly, he stated that personally he would not give away his own land without economic benefit and compensation from the government.

Mr. Anwar Hossain Fakir, awarded farmer from the President, Bangladesh said, the government doesn't have a lot of its own land to allocate Compact Township projects. Secondly, it will be difficult for the local poor people to bear the fees and expenses for the construction cost.

Dr. Abul Hossain replied the questions that were asked are very frequent and each questions contributed to hunt for separate solution and regenerated the idea of Compact Township. People often protest against the government when a large project is to be undertaken. Professor Salim Rashid, has generated a formula of land sharing in this sector. The concept is when a land is acquired by the government a compensation of the land is usually given once at a time. The best solution to this scenario is to share the profit of the land value to its owner in the future.

Mr. Monirul Islam, Assistrant oddhapok samajik biggan, chuknagar college, said, people living in rural areas in Bangladesh have a tradition of their cultural habitation of thousand years. Changing this habitation could affect to the culture- he feared. He also opted for a pilot project in his area to study and analyze the result of Compact Township.

Mr. Noor Mohammad, expressed his concern about building houses considering earthquake and natural disaster.

Ismail Hossain, Assistant Professor of Chuk Nagar College told that urbanization is a global process and it doesn't always associate with towns and cities. But the concept is to getting habituated with the facilities and functions that helps to ease our life.

In reply to the Monirul Islam, Dr. Abul Hossain said that, the class conflict really do exist in society and at the idea of a pilot project is appreciable. Compact Township is not for the Dhaka city but it could save the Dhaka city.

Principal ABM Shafiqul Islam, said Bangladeshi people are blessed with an amazing power of adaptability and people can be easily motivated if a concern can be created. People have the tendency to adopt and accept the positive efforts. So if the idea of Compact Townsh ip can motivate the mass people of the rural areas across the country, the future scenario would be much livable than it is now.

The seminar ended with an expectation of promoting the concept of the Compact Township by the participants themselves and to work towards it for a sustainable future.

Report prepared by-

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