

INAUGURATION OF COMPACT TOWNSHIP FOUNDATION

Bilingual



COMPACT TOWNSHIP FOUNDATION

The Event

COMPACT TOWNSHIP (CT) FOUNDATION

Registration before seminar



Dr. Akbar Ali Khan is delivering his speech



Mr. Mahub Jamil is delivering his speech



INAUGURATION OF COMPACT TOWNSHIP FOUNDATION



COMPACT TOWNSHIP FOUNDATION

প্রকাশনা
সিটি ফাউন্ডেশন
বাড়ি-৭৯, সড়ক- ১২/এ, ধানমন্ডি, ঢাকা।

প্রকাশকাল- অক্টোবর ২০১৩

স্বত্ব- সিটি ফাউন্ডেশন

সম্পাদনা ও প্রচ্ছদ - মাহমুদ টোকন

ফর্মেশন এন্ড প্রিন্টিং
ছাপচিত্র প্রমোশনস
বাড়ি-৭৯, (৪তলা বাঁয়ে) সড়ক- ১২/এ, ধানমন্ডি, ঢাকা।
ফোন- ৮১১৫৭৬৩, ০১৯১২০০৪৯০৬

সৌজন্য মূল্য- ৩০.০০ টাকা

INTRODUCTION

COMPACT TOWNSHIP (CT) FOUNDATION



Bangladesh has been branded for long as a densely populated and a country of land scarcity. Currently, in 2013, the population size of Bangladesh is 160 million and the estimated population growth rate is 1.6 per cent. Recent research findings show that Bangladesh is losing about 1% of its agricultural land every year to provide homes for the growing population.

Dr. Salim Rashid, a Professor of Economics at the University of Illinois, and his colleagues has been engaged for the last 15 years to find out solutions aligned with the huge problem of increasing population, their housing and protecting our agricultural lands. The generic name of solution given by Dr. Salim Rashid was “Compact Township(CT)”. The basic idea of a CT is an agglomeration of houses, hospitals, schools, markets, rural industries and local governmental units that provide all basic services to a population of about 20,000 or so. Instead of the traditional horizontal move to new land, Bangladesh needs to move vertically and reap the benefits of agglomeration and of economies of scale. With this Bangladesh can grow, economic growth, at 10% for the next thirty years.

With the aforementioned backdrop, Compact Township Foundation (CTF) was registered with the Registrar of Joint Stock Companies and Commerce, Peoples' Republic of Bangladesh in July 2012. CTF is a non-political, non-profitable, non-communal, non-governmental development and charitable organization. The general objective of the CT Foundation is to provide an Institutional Platform to address the problem of land use in Bangladesh, with the focus upon a particular solution, called Compact Townships.

The long awaited formal launching of the Compact Township Foundation(CTF) held on April 20, 2013. Prof. Salim Rashid, the chairperson of the CT Foundation, presented the Keynote Paper. Professor Jamilur Reza Choudhury, Vice Chancellor of Asia Pacific University and former Advisor to the Caretaker Govt. of Bangladesh chaired as the Chief Guest. Mr. Abdul Muyeed Chowdhury, former Advisor to the Caretaker Govt. of Bangladesh chaired the launching Ceremony. The honorable panel of discussants were Prof. Sarwar Jahan, Urban and Regional Planning, BUET, Mr. Mahbub Jamil, Chairman, Singer Bangladesh Ltd., Dr. Akbar Ali Khan, Former Advisor, Caretaker Govt. of Bangladesh, and Professor Rehman Sobhan, eminent economist and Chairman, Centre for Policy Dialogue (CPD).

Noted policy makers, economists, urban and regional planners, academicians and other development practitioners participated in the ceremony.

INTRODUCTION

COMPACT TOWNSHIP (CT) FOUNDATION

On behalf of CTF, I would like to thank all participated in the Launching ceremony of CTF. I also wish to thank Mr. Imamur Hossain Rumman, a promising Architect, for organizing and producing the report.

Dr. Abul Hossain

Secretary General, Compact Township Foundation (CTF)
September 2013

Chief Guest

Professor Jamilur Reza Choudhury, Vice Chancellor of Asia Pacific University and former Advisor to the Caretaker Govt. of Bangladesh.

Chairperson

Mr. Abdul Mueyed Chowdhury, Chairman, BRACNet and Former Advisor, Caretaker Govt. of Bangladesh.

The honorable panel of discussants.

Prof. Sarwar Jahan, Urban and Regional Planning, BUET.

Mr. Mahbub Jamil, Chairman, Singer Bangladesh Ltd.

Dr. Akbar Ali Khan, Former Advisor, Caretaker Govt. of Bangladesh.

Professor Rehman Sobhan, Chairman, Centre for Policy Dialogue (CPD)

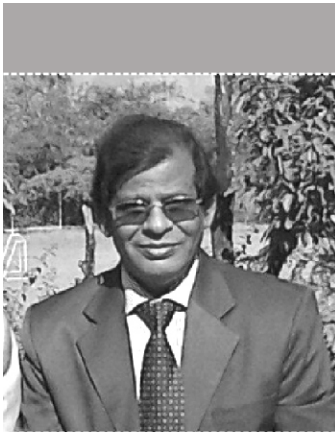
Prof. Salim Rashid, Chairperson of the CT Foundation, presented the Keynote Paper.

Noted policy makers, economists, urban and regional planners, academicians and other development practitioners participated in the ceremony as guests.

The event took place in April 20, 2013, at the CIRDAP Auditorium, Chameli House, 17 Topkhana Road, Dhaka.

SESSION-1

COMPACT TOWNSHIP (CT) FOUNDATION



Dr. Abul Hossain
General Secretary
CT Foundation

Dr. Abul Hossain started his speech by thanking everyone on behalf of Compact Township Foundation. He addressed, Compact Township can work as a medium for Bangladesh to achieve 10% GDP. He worked jointly with Professor Salim Rashid to compile the idea of Compact Township into a physical form which later came as a foundation. He said, this foundation would work as a registered firm and the prime objective of it is to do advocacy and policy research in relation to the Compact Township issues. He ended his speech sharing his thought that Compact Township Foundation will move on keeping the dream of implementing the ideas of Compact Township into reality.



Prof. Salim Rashid, PhD
Chairperson
CT Foundation

Professor Salim Rashid, PhD, started presenting his keynote by thanking and welcoming everyone who attended the seminar. He indicated that in 1967 he left Bangladesh and went London to pursue his higher studies. He has been working with the idea of compact township for the past 15 years. He gave thank to the Department of Urban and Regional Planning of BUET, specially Professor Sarwar Jahan for helping him with the idea from its inception.

He said, " We have to perceive the necessity of Compact Township projects in Bangladesh. First of all, Bangladesh is losing about 1 percent of its cultivable land every year. And secondly, the uninterrupted continuation of people from rural areas migrating to the capital, makes the capital inhabitable for overpopulation. We are losing our ecological balance as a consequence of poverty. And last of all, we have to manage about 50 million job opportunities up to the year 2050 to serve the population. For these, we need proper human resource to build infrastructure. Compact Township can be a model of solution of the problems, he stated." He then showed two comparative Power Point presentation. First of it was a contemporary image of a village of Madhabdi of Narshingdi district . The second was a visual rendering of the village after applying proposed compact township.

He then said, " Local people of the village would be offered, if they want to enjoy the urban amenities like school college, hospitals and bazars they have to live in a certain place near the village. The place would be

COMPACT TOWNSHIP (CT) FOUNDATION

an elevated land protected from flood and provided with necessary infrastructures like the urban areas. Many people would want to shift their house to these areas where job facilities and urban amenities are available. We would get more usable lands if we can arrange our habitation in more a organized form rather than living dispersedly in rural areas. The consequences of living in an clustered form can easily be imaginable."

He thinks, about four and a half thousands of compact township projects are needed for the next 30 years to get rid of the present scenario. 90 million people would be accommodated in the compact townships. 30-60 million USD would be needed to build each compact townships. He said, " If we planned the Dhaka City properly, we could build about hundred compact township each year from the money we use to expense as a consequence of the unplanned form and 3000 Compact Townships could be easily built within 2050 from it.

The finance of the compact township would be easier if the tenants of these projects meet an agreement to take loan without interest which would be payable in a monthly installment of one thousand taka per month. The fact is government could not build 4500-5000 compact township projects once at a time because the deficiency of bureaucracy. But what they can do at this moment is to produce an outline of framework and legislative activities which would be viable to implement this type of social projects.

Dr. Salim Rashid informed the basic idea of compact township is a production of many sociologist and economist personals. Mahbulul Alam Chashi mentioned this type of township in 1969. Later Professor Sarwar Jahan and Tawfiq Siraj mentioned the necessity of these projects in their thesis respectively.

A solution can be approached by motivating the personal interest of the industrialists or manufacturers for social development. The owner of the industries could build mini townships from their self-interest. " If we could relocate the RMG sectors outside the towns, it could be easily managed to organize housing for about 20000 people. If the proprietors could arrange school, hospitals and health facilities along with the housing service for the workers, then production rate would be increased. But we could not achieve 10 percent growth from the EPZ itself. If the government could build a framework and allocate land for this type of projects, then the owners of the garments would come forward to build township along with their industries.

DISCUSSION SESSION OF THE PANELISTS



Prof. Sarwar Jahan
Urban and Regional Planning
BUET

Professor Sarwar Jahan started his speech by thanking the guests and the speakers. He started working with Professor Salim Rashid from his personal interest of Compact Township. Initially the idea of the township could be seemed new and difficult to implement for many people- he stated. " If we look deeply, the initial process of compact township has already started. We all have a common fear that people, especially the farmers cannot leave their homestead easily. But now a days many people are choosing the option to get involved to industry based jobs rather than working in agro-firms. As a result, their home and address is also changing from the shift of their jobs", he said.

Professor Sarwar Jahan thinks only one or two cities are growing in major in the country. Dhaka had a population about 5-6 lac in 1961. In 1974 the population was about 18 lac. In 1981 it was 35 lac, in '91 it raised to 65 lac and in 2001 the population crossed 10 million. Now the population of Dhaka is more than twelve million. "So, it is clearly visible that people are migrating to Dhaka in a massive number each year which causes the problem of urbanization in every year. In a research, it was found that, 40 percent of overall urban population of the country is in Dhaka and 40 percent of total employment opportunities are based on Dhaka. For this, the development process has become imbalanced and Dhaka has a numerous value of contributing GDP compare to the other cities of the country. If this process continues, achieving 10 percent GDP would be impossible for the aftermath of unplanned urbanization", he mentioned.

He thinks that the economic infrastructure of Bangladesh has become so difficult and multi-layered that, if someone makes an investment in Khulna or Rajshahi, a large number of service returns back to the capital, Dhaka city. The gap would increase eventually each year if the other cities cannot come to compete with each other for the growth of development. Professor Nurul Islam Nazem have shown Dhaka is highly competitive than rest of the cities in the country in a research funded by ADB, he mentioned. Although Dhaka is highly competitive nationally, but in global context, it is not competitive enough to other international cities.

He stated, "A city's earning increases when its economic base becomes strong. Cities with industries are more productive and by exporting the products outside, the economic base of the city becomes strong. Bangladesh has an ample number of bazars where township can be built. Local government can come forward to build these

DISCUSSION SESSION OF THE PANELISTS

projects. If we can empower the local governments, we could get two benefits from it. The first is, general people can participate in the development process and another one is local decision makers can contribute in it. We must review the facts that can cause obstacle in the implementation process and make everyone aware of the imminent benefits after launching this projects."



Mr. Mahub Jamil
Chairman
Singer Bangladesh Ltd.

Mahub Jamil started his speech as a third speaker.

To him the prime discussion of compact township is about land use. Bangladesh is an over populated country with a problem of accommodation. Compact Township can adjust the dispersed households into an organized form and thus a great number of land can be acquired to use. These land can be used for cultivation, forestry or fish farming. The cities have been expanded with time, but since no planning was implemented the adverse effect of urbanization produced as an aftermath. The real fact is, Dhaka and Chittagong has created a strong economic based, so even people in the slum areas can easily earn their living anyhow. The cities that flourished at the pre liberation period have become dim now a days without the light of prosperity. We must take measures to bring a solution for this- he stated.

He said, " If you go from Dhaka to elsewhere, you can see small centers beside highway where there are markets, mosques and households also. A mini venture of township has been formed without planning in these areas, which causes trouble in transportation. As the bureau-politics have no interest towards it, no civic facilities like school, college or hospitals can be seen there. The settlements are abrupt and unplanned.

DISCUSSION SESSION OF THE PANELISTS



Dr. Akbar Ali Khan
Former Advisor
Caretaker Govt. of Bangladesh

Dr. Akbar Ali Khan started his speech by welcoming to Dr. Salim Rashid to bring out his idea of Compact Township in a physical form of foundation. He said, we often use to deny the weakest point of the country's economic discourse. And that is how to accelerate the active human resource of the country for a better sustainable living.

"We can achieve 10 percent GDP by compact township. But another consequence is if we approach from the quantitative way of measurement, we could see a negative development of GDP. If we fail to come to a solution of population adjustment and land problems, the growth of GDP would be nothing but a myth. Rural settlements of Bangladesh are dispersed compared to the other countries in the world. In India, corporate villages have been built where the leadership is strong and people used to live in clustered in specific zones. In the northern part of India, each village has a central public space. We are all afraid to a simple fact that people of our country can't leave their homestead lands. But if we take a glimpse to the history of this region, people have continuously changed their settlements due to river erosion. People are always concerned about their public properties. That's why our concern should be about the property rights and economic transaction of the property values." - said Dr. Akbar Ali.

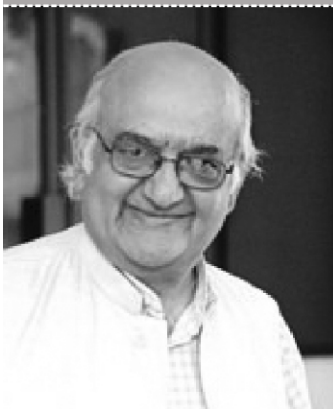
He thinks the private sectors should come forward to materialize this project. The real estate agencies can come forward to take the lead of development along with the owners of RMG's. Philanthropists and people who are interested to invest also can move forward. People can learn from the private volunteer foundations. There is good sign that, people of our country accept and try to replicate any works that have positive social values. If we can outspread the positive outcomes of the model of compact township by the volunteers, it would be beneficiary for future.

He also said, " We do not like to talk about the slums and affects of it. People living in the slums demands a sustainable solution of their problem. Public private partnership can be viable for this issue.

"We may implement the idea of Compact Township to several places of the country and may not be implement it fully elsewhere. We have to sort out the component of the township first. Materializing a few number of components would be considered as great achievement at this circumstances. The holistic approach should be formulating the idea of township in a physical form. Theoretically, the easier components would be tried to implement at first. Last of all, I would like to say, the process of compact township might be a long journey. We can never expect that

DISCUSSION SESSION OF THE PANELISTS

within 5-10 years scenario of Bangladesh would be different; but the process can bring out a massive change if it continues uninterrupted in the future. It is the prime duty of Compact Township Foundation to take the lead and show the path of sustainable development of the country as a guide."



Prof. Rehman Sobhan
Chairman
Centre for Policy Dialogue (CPD)

Professor Rehman Sobhan stated that Compact Township can be demanded to be a prime solution to the economic problems and to build a sustainable future. He stated that our land is limited and the we are losing our agricultural lands for unplanned physical development.

He thinks several topics are needed to be discussed for Compact Township. First of all, implementation of the infrastructure of Compact Township with decentralization is a broad subject. The 'decentralization' discourse is a political issue and may create conflict. If the Districts are decentralized, conflict with the Sub-district's amenity may be occurred. The same conflict and disputation may take place with the Villages and Union Parishads if the Sub-districts are decentralized.

Right of the properties is another issue that needs to be taken measure. How the property can be rightfully allocated if we relocate inhabitants of an area to a township is a vital concern. The solution of redistribution of equal land property with equal amenities and land values need to be considered. The economic management of land use should be taken as an important issue. Any loss or damage of cultural habitation of inhabitants after shifting into compact township cannot be promoted. Many would try to hold their ancestors property. How the strategy would be applied there is needed to be solved.

Professor Rehman Sobhan also noted, each area of the country has a distinct land use pattern and individual economic diversity. The result and consequences of shifting and relocation is a matter of research. In context to the discussion of Professor Salim Rashid's keynote, he said that the work pattern of new housings and settlements, changed form of trade union and new management strategies after relocating RMG and industrial sectors are considered to research further. Finally, he said, it would be much easier to relocate people in a planned settlement rather than to arrange the settlements in a dispersed way after river erosion or relocating forcefully.

DISCUSSION SESSION OF THE PANELISTS



Prof. Jamilur Reza Choudhury
Vice Chancellor
University of Asia Pacific

Former Advisor
Caretaker Govt. of Bangladesh

Prof. Jamilur Reza Choudhury said, "From the latest statistics, 28% people living in the urban areas are directly contributing 60% in GDP, which is double to the rural areas. We must take a long term strategy to implement the compact township within 2050. In 2050, the population of the country could be 190-230 million, another research shows that the population could come to an equilibrium state after crossing 250 million. Compact township is a must if we want to make a static population in future."

If we can connect area of 60 Km radius outside Dhaka with commuter train, people outside the city can easily come to work using this transport system daily. The inter traffic pressure would also be minimized. Furthermore, we have to study the relocation of industrial sectors. The feasibility of Compact Township also needed to be studied. The success stories can be always inspirational.

He stated that, number of people involving in agricultural sectors would decrease with time and new employment opportunities would come out. Digital connectivity should be emphasized along with physical connectivity. And finally Architects must participate along with the Urban Planners.

SESSION-2

QUESTION & ANSWER SESSION

Participant 1: Kazi Baby. Social Activist. Participatory Development Action Program and UN Habitat.

She wanted to know the safety of Compact Township, especially the security of women there. Moreover the 40 lac people who are living in slum areas are needed a housing solution- she stated. In reply to her queries, Muyeed Chowdhury, said the Compact Township would be applicable outside Dhaka and Chittagong.

Participant 2: Md. Zakaria. Gonogobeshona Unnayan Foundation.

The money that are coming from remittance from outside the country is needed to be implemented in an effective and beneficiary sector like Compact Township- He stated.

Participant 3: Nurul Islam Nazem, Professor, Department of History, University of Dhaka.

He said, it has been studied from the land survey there are only 55% cultivable land in Bangladesh. We need to seal the agricultural land as soon as possible to protect the economic habitation. Also we can ensure the protection of forests and water lands if we take immediate steps to implement Compact Township.

Participant 4: Md. Sabbir Ali Khan, Vice President, Bangladesh Institute of Planners.

He thinks, the process of urbanization does not only have its paradigm limited to urban areas only, but have an exposure to rural areas. The boundaries that are defined from the British era in the rural areas are needed to be followed and it can guide the physical land use pattern. Distance from Upazillas to Compact townships are needed to be measured and finally a clear boundary needs to be implemented to make the expansion static. The survey that are done by the soil research and survey institute and the maps of it can be used for this purpose.

Participant 5: Professor, Department of Urban and Regional Planning, University of Khulna.

SESSION-2

QUESTION & ANSWER SESSION

He said, "Every village have a distinct settlement. If we think to build a Compact Township, where it could be implemented needs to be considered. How the amenities and public services can be managed there is one of my major concerns. The ethics, philosophy and how the pilot project can be implemented is a matter of research. But I think to control the unplanned urbanization, compact township is a solution."

Participant 6: Nasir Uddin, Former Secretary.

He said, "I went to Japan once and observed there are only old people living in a village who age aged over 60 years. They cannot hold the younger persons in the village. The village has all types of amenities. It could be taken into our consideration, if we can make a specific group target to promote this kind of projects."

Participant 7: Sharif Uddin Ahmed, Professor, Department of History, University of Dhaka.

We have to consider the social impacts if we implement the township. We need a psychological renaissance to adopt with the upcoming changes.

Participant 8: Md. Zinat Ali Miah, Transport Economist and Business Person.

He said, In a compact village in India price of a 450-750 sq feet apartment is near about 11-16 thousand rupees. If the compact township turns out to be a clustered village, it would be easier, he mentioned.

Participant 9: Zakir Hossain, President, Bangladesh Institute of Management Consultant.

"We have to think what type of industry we would allow to flourish here. For this, how special economic zones can be implemented, needs to be worked out. Furthermore, we have to acknowledge that industries keep a major influence toward the development of the country. So more industries in a sustainable approach must be promoted."

Participant 10: Habibur Rahman, Teacher.

Urban and Rural areas need an overall reformation, he mentioned.

SESSION-2

QUESTION & ANSWER SESSION

Participant 11: Khondoker Rebeka Sonia

She wanted to know who would take the responsibility to control and to management the infrastructures of Compact Township.

Participant 12: Mozammel Haque

Mr. Mozammel Haque described about 4-Cow model. He started farming in his 6 acres of land from 2004. He said, "I've started working in my farm with hybrid cows and bio-gas plant. Initially the investment was 1,90,000 taka. Now I'm getting 60 Kg of organic fertilizers, 6.4 cubic meters of bio-gas, 12 litter milk. I've sold 29 cows in total from 2004. I've learn from my agricultural project that the jobless young people can make an extra income by contributing their investment in farming sectors in the village and comparatively they can earn 6-8 thousand taka more than their regular income activities."

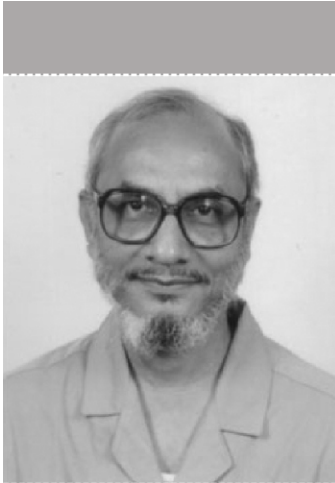
He said that, agro based farming can be a strategy of sustainable living in the rural areas. Banks are giving loans to invest in this sectors. And people could live in their homes without migrating to cities and the pressure of the cities would also be minimized.

Dr. Salim Rashid Reply:

In reply to the questions of the participants, Professor Salim Rashid stated, Compact Township is now a draft and idea. He mentioned, students from BUET, went to two village of Mymensingh to take questionnaire to the local people, where they want to shift if a township with urban amenities. They replied they would definitely want to relocate there if government ensures their security as they were minorities. Since the Compact Township itself is a planned approach, the security is ensured obviously.

SESSION-3

CONCLUDING SESSION



Abdul Muyeed Chowdhury
Chairman BRACNet

Former Advisor
Caretaker Govt. of Bangladesh

Mr. Abdul Muyeed Chowdhury started his speech as the chairman of the seminar.

He thinks the prime concern of the discussion is land management. The law and regulations regarding the settlement and land use have to be modified in context to reality. Private sectors could be used for the digitalization process. Secondly, we have to measure the future projection of agricultural land needed for 2050. The minimum area of water bodies and forest lands also have to be measured. And finally, it should be announced that no government building would be built with less than 4 storied. Wastage of a large number of land can be minimized by taking these steps. If we can start these steps from today, within 30 years we can achieve a new form of development- he stated.

Decentralization of administration could be a solution to the urban migration. The idea of provincial government can bring a massive change in rural areas and local governments can be more organized in a constructive way.

Although the area of Bangladesh is small, it is a densely populated country. Collaboration of home settlement is necessary before taking the Compact Township initiative. Local government and NGO's can work together for this.

"There are about 10 lac people working in the garment industries used to live in the slum areas in Dhaka. If the garments can be shifted from the Capital, 30 lacs population would be decreased as a result of it. I had to go to Mongla when I had to serve as an advisor of the caretaker government. There I saw a large number of lands are vacant without having any function. My personal suggestion regarding this issue is, if we can manage to relocate the RMG industries to this area, it would be easy to export using the Mongla port. The transport engaged in export purpose and which also keeps the highway busy would be lessened and Mongla Port would be activated."

"He concluded his speech by requesting everyone to share their thoughts and idea regarding Compact Township in <http://www.ctfoundation.org>."

INAUGURATION OF COMPACT TOWNSHIP FOUNDATION

Compact Township Foundation(CTF)

The general objective of the CT Foundation is to provide an Institutional Platform to address the problem of land use in Bangladesh, with the focus upon a particular solution, called Compact Townships, involving the provision of urban facilities in rural areas in small, flood protected and eco-friendly townships.

Vision

CT Foundation envisions the planned and governed society through its activities (e.g. policy research, advocacy, awareness & promotions) for a better society addressing all sorts of challenges and possibilities.

COMPACT TOWNSHIP FOUNDATION



© All Rights Reserved.
Compact Township Foundation, September, 2013.
www.ctfoundation.org

House No. 79(3rd floor/Left) # Road No. 12/A
Dhanmondi, Dhaka- 1209, Bangladesh
Phone: +88-02-01680600229