UNITY IN DIVERSITY

GROUP MEMBERS:
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4. PRAKHAR NIGAM, INDIA
I. Location and Context

Mymensingh is a City located in Bangladesh

Project Area is **187.29 Hectares**
Estimated Population: **35,000**
Average Household Size: **5**
Estimated Household Population: **7,000 Families**
## Phase-wise Statistics of Structure, Mymensingh Divisional New Town

<table>
<thead>
<tr>
<th>Name of Phases</th>
<th>Katcha</th>
<th>Semi Pucca</th>
<th>Tin-Shed</th>
<th>Pucca</th>
<th>Under Construction</th>
<th>Grand Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase:01</td>
<td>697</td>
<td>645</td>
<td>1600</td>
<td>22</td>
<td>14</td>
<td>2978</td>
<td>32.51</td>
</tr>
<tr>
<td>Phase:01(Special)</td>
<td>458</td>
<td>286</td>
<td>1000</td>
<td>6</td>
<td>7</td>
<td>1757</td>
<td>19.18</td>
</tr>
<tr>
<td>Phase:02</td>
<td>408</td>
<td>234</td>
<td>549</td>
<td>1</td>
<td>2</td>
<td>1194</td>
<td>13.03</td>
</tr>
<tr>
<td>Phase:03</td>
<td>332</td>
<td>71</td>
<td>443</td>
<td>16</td>
<td>1</td>
<td>863</td>
<td>9.42</td>
</tr>
<tr>
<td>Phase:04</td>
<td>166</td>
<td>96</td>
<td>552</td>
<td>5</td>
<td>1</td>
<td>820</td>
<td>8.95</td>
</tr>
<tr>
<td>Phase:05</td>
<td>223</td>
<td>145</td>
<td>549</td>
<td>2</td>
<td>3</td>
<td>922</td>
<td>10.07</td>
</tr>
<tr>
<td>Special Feature</td>
<td>93</td>
<td>122</td>
<td>37</td>
<td>25</td>
<td>1</td>
<td>278</td>
<td>3.03</td>
</tr>
<tr>
<td>Connecting Road</td>
<td>67</td>
<td>107</td>
<td>164</td>
<td>10</td>
<td></td>
<td>348</td>
<td>3.80</td>
</tr>
<tr>
<td>Grand Total</td>
<td>2444</td>
<td>1706</td>
<td>4894</td>
<td>87</td>
<td>29</td>
<td>9160</td>
<td>100.00</td>
</tr>
</tbody>
</table>
Draft Structure Plan Proposal of Divisional New Town
Mymensingh Division

Legend
- Road Connection Divisional HQ
- Existing Road
- Ward Boundary
- Road
- Added New Feature
- Kandhamon College
- Board
- Medical and Health Facilities
- RPATC Training Center
- Reservoirs
- Parks
- Park Cum Sewage Treatment Plant (Phase 01)
- School
- Social Infrastructure
- University
- Green
- Water Reservoirs
- Waterbody & Urban Green

Scale: 1:25,000
1 inch = 2,083 feet
1 inch = 635 meters

Prepared By: Urban development Directorate (UDD)
Ministry of Housing & Public Works
II. Objectives of the Project

• Create an Administrative Zone
• Social and Economic Inclusiveness
• Increased density through mixed-use development
• Flexible for future expansions
• Conform to Sustainable Development Goals (SDGs)
  • Environmentally Sustainable
  • Disaster Resiliency
  • Balanced Economy
  • Address community-specific requirements
  • Good accessibility
• Happiness as a Driving Factor
### III. Stakeholders

<table>
<thead>
<tr>
<th>CBOs (Community-Based Organizations)</th>
<th>Diplomats</th>
<th>Politicians</th>
<th>Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>• District Collector</td>
<td>• Central</td>
<td>• Private Developers</td>
</tr>
<tr>
<td>Future Community</td>
<td>• Land Authority</td>
<td>• State</td>
<td>• Judiciary</td>
</tr>
<tr>
<td>NGO</td>
<td>• Urban Development</td>
<td>• Municipality</td>
<td>• Funding Agencies</td>
</tr>
<tr>
<td>Religious Institutes</td>
<td>• Environment Department</td>
<td>• Mayor</td>
<td>• Academics/Professionals</td>
</tr>
<tr>
<td>WLCC</td>
<td>• Agriculture Department</td>
<td></td>
<td>• Professional Institutes</td>
</tr>
<tr>
<td>SHG</td>
<td>• Water and Sanitation Ministry</td>
<td></td>
<td>• GNP Centre</td>
</tr>
<tr>
<td>RWA</td>
<td>• Municipality</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
IV. Key steps of the Project

1. Site Selection Analysis
2. Freezing Land Market
3. Survey
4. SWOT Analysis
5. Draft Plan with alternatives
6. Final Selection of Plan
7. Apply the land readjustment process
8. Implementation
9. Monitoring and Evaluation
What a Plan should include?

- Economic Analysis, Stakeholder Analysis, Social Analysis and Happiness Analysis;
- The reasoning behind each alternative;
- Public/ Private Policies;
- The Resulting Trajectories with Detailed explanation;
- Stage by stage evolution;
- Criteria by which alternatives were tested and evaluated;
- Arguments in advance / assumptions;
- Exclusion of any criteria;
- The relationship between the chosen criteria and planning objectives should be indicated;
- Weighting given to each criteria; and
- Maps and Figures and Series of Appendices.
IV. Key steps of the Project

**The Community Plan Should?**

- Give a clear indication of the sequence of states of which the urban system should take up at specified times;
- Enable the layman, the elected representative and the professional planner to understand precisely what is intended;
- Make clear the arguments and assumptions on which the plan is based, including an explicit statement of goals and objectives and the degree to which these are achieved;
- To provide the operational means for implementing the plan by a continuous process of management of the urban system; and
- Should have maximum clarity of communication using the most appropriate media
IV. Key Steps of the Project

The Final Plan Should?

- Be Comprehensive
- Have Performance Standards
- Tell how far each plan satisfies all the objectives which have been adopted for the planning exercise.

- The possible Four (4) Methods of Plan Selection
  1. Cost/ Benefit Method
  2. Balance Sheet Method
  3. The Goals/ Achievement Method
  4. Happiness Index

It should consider the social costs as well.
V. Main Challenges of the most Critical Steps

<table>
<thead>
<tr>
<th>Stage Number</th>
<th>Economic Risks</th>
<th>Political Risks</th>
<th>Social Risks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Need lot of investments for data collection</td>
<td></td>
<td>Can arise speculations</td>
</tr>
<tr>
<td>2.</td>
<td>Market can die, Loss in incomes</td>
<td>May not get approval</td>
<td>Migration</td>
</tr>
<tr>
<td>3.</td>
<td>If no proper records, can be time consuming</td>
<td>Influence on fudging</td>
<td>Data from everyone may not be collected.</td>
</tr>
<tr>
<td>4.</td>
<td>New factors/ data may come</td>
<td>Can be adamant</td>
<td>Capacity may not be same</td>
</tr>
<tr>
<td>5.</td>
<td>Every alternative may not be economically beneficial</td>
<td>Every alternative may not suit everyone</td>
<td>Every alternative may not suit everyone</td>
</tr>
<tr>
<td>6.</td>
<td>May take time to reach here</td>
<td>Political Party may change by then</td>
<td>Maybe all arguments are not incorporated</td>
</tr>
<tr>
<td>7.</td>
<td>May face lot of challenges in judiciary</td>
<td>May not get approval</td>
<td>Lack of community participation</td>
</tr>
<tr>
<td>8.</td>
<td>External Factors</td>
<td>Corruption</td>
<td>Accidents</td>
</tr>
<tr>
<td>9.</td>
<td>Use of poor material</td>
<td></td>
<td>Outcry if not on track</td>
</tr>
</tbody>
</table>
VI. Tools and Policies to Solve these Challenges

- Public Interest Litigations
- Introduction of cooperative organization (Community-based Enterprise) to unify and strengthen the relationship to the community.
- Continuous coordination with the stakeholders to create well informed society and capacity building
- Online and various Data Collection methods – SLBC (Service Level Benchmarks Connect), Education Institutes, Researchers, Census, Election Council
- IEC materials and media.
- GIS and Remote Sensing to prepare maps available for public eg. Land Suitability Map, Disaster Mitigation Map
- **Smart national ID Card - Big Data Analysis**
  - Policy protect water bodies from change of land use but gives flexibility to utilize them.
  - They will be proper documentation (on land readjustment) to increase Transparency. Community have Right to Information Act already.
- Sustainable Development Goals and Many Funding Agencies
- Expropriation Law
- Land Policy - The land market is already frozen after issuing an order
- Ideas like TOD (Transit Oriented Development), TDR (Transfer of Development Rights)
- Success stories and Experiences
VII. Resource/ Conditions to Realize those Solutions

• Capacity Building Institutions
• Government representatives on ground
• Affiliation of Community Groups and Civil Societies
• Funding Organizations for large scale social project
• Strong Legal Backing
• Advancement of Information Technology
• Effective Judiciary System
VIII. Understandings from the Course
VALUES
not equal to
MONEY
WIN-WIN
for everyone
Trust
BE CRITICAL!
Respect the Environment
PLEASE JOIN OUR IUTC FACEBOOK GROUP!!

IUTC KOREA DECEMBER 2016