



## UNITY IN DIVERSITY

### GROUP MEMBERS :

1. DORJI YANGKI,  
BHUTAN
2. ISRAT JAHAN,  
BANGLADESH
3. JESUS ISRAEL,  
THE PHILIPPINES
4. PRAKHAR NIGAM,  
INDIA

**MYMENSINGH DIVISIONAL NEW TOWN PLAN**



# I. Location and Context

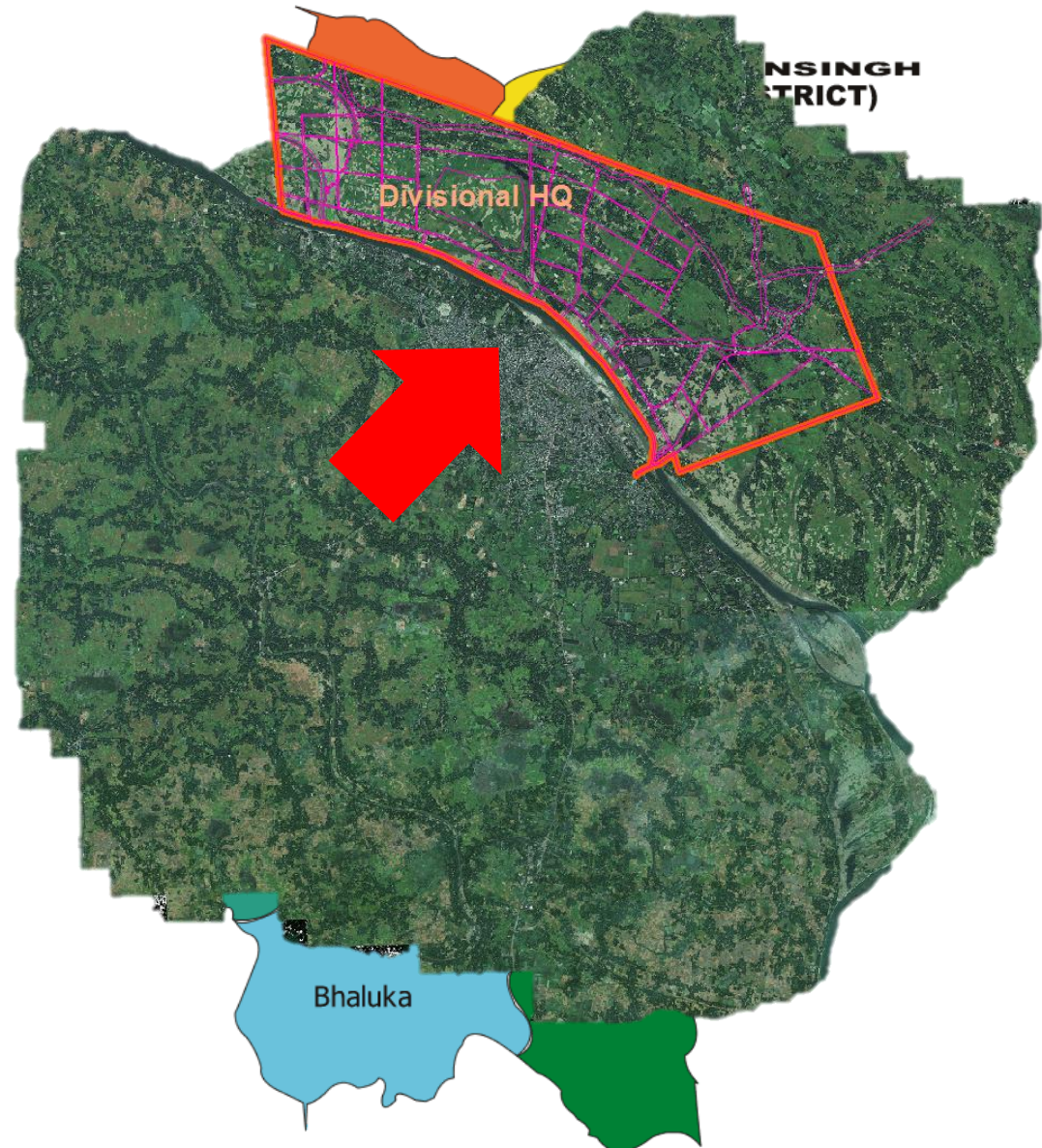
Mymensingh is a City located in Bangladesh

Project Area is **187.29 Hectares**

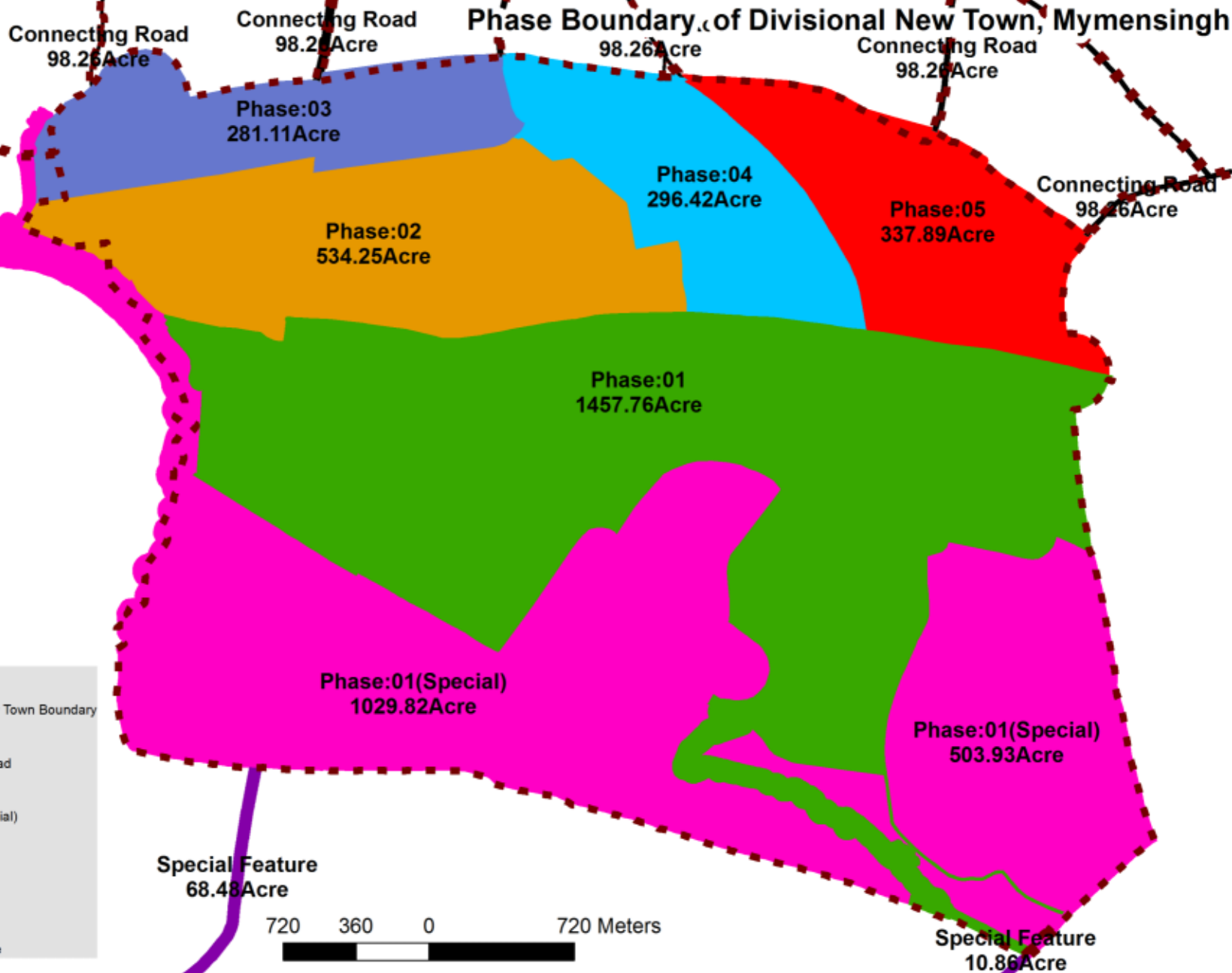
Estimated Population: **35,000**

Average Household Size: **5**

Estimated Household Population:  
**7,000 Families**



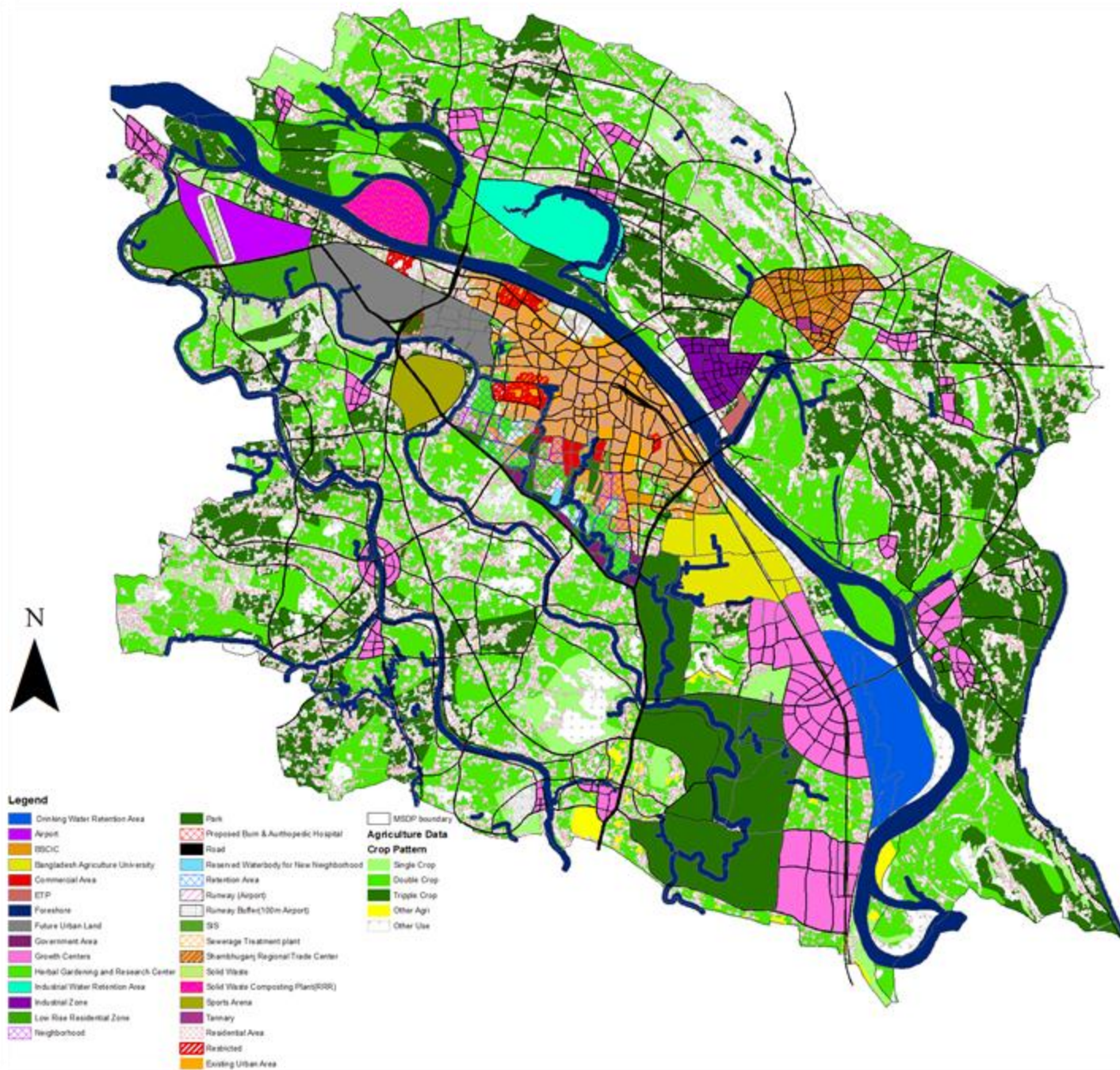
# Phase Boundary of Divisional New Town, Mymensingh



## Phase-wise Statistics of Structure, Mymensingh Divisional New Town

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







# Draft Structure Plan Proposal of Divisional New Town Mymensingh Division

## Legend

- Road/Connection Divisional HQ
- Existing Road
- Ward Boundary
- Road
- Added New Feature**
  - Pandanmohon College
  - Foundation Board
  - Mawannagar Police Line Health Facilities
  - RPATC Training Center
  - Residential Zone
  - Waterbody
  - Office
  - 5 star Hotel Zone
  - Admin & Commerce
  - Amphitheater
  - Pandanmohon College
  - Central Mosque & Eidgah
  - Cloverleaf
  - Commercial Zone
  - Connecting Road
  - Conversion Center
  - Divisional HQ
  - Drinking Water Treatment & Pump House
  - Eco Park cum Sewerage Treatment Plant (Phase 01)
  - Foundation Board
  - Flood Plain Zone
  - Waterbody
  - Food Storage
  - Golf Course
  - Health Facilities
  - Internal Road
  - International Sports Complex
  - Mawannagar Police Line Health Facilities
  - Novomater
  - Park
  - RPATC Training Center
  - Regional Communication Hub
  - Reserved
  - Residential Zone
  - Road
  - Eco Park Cum Sewerage Treatment Plant (Phase 01)
  - Social Infrastructure
  - University
  - Urban Green
  - Water Reservoir
  - Waterbody & Urban Green

1,500 750 0 1,500 Meters

N  
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

## CBOs

### (Community-Based Organizations)

- **Community**
- Future Community
- NGO
- Religious Institutes
- WLCC
- **SHG**
- **RWA**
- **Youth Groups**
- **Community Leaders**



## Diplomats

- District Collector
- Land Authority
- Urban Development
- Environment Department
- Agriculture Department
- Water and Sanitation Ministry
- Municipality
- Electricity Board
- Municipality
- Police
- PWD
- Ministry of Human Resources and Development
- Social Welfare Ministry
- Dept. of Public Health



## Politicians

- Central
- State
- Municipality
- Mayor



## Others

- Private Developers
- Judiciary
- Funding Agencies
- Academics/ Professionals
- Professional Institutes
- **Gross National Happiness Centre**





# IV. Key steps of the Project



Community Participation



Strong Legal Backing (laws, acts, constitution, rights, schemes etc)

# IV. Key steps of the Project

## **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

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

# VI. Tools and Policies to Solve these Challenges

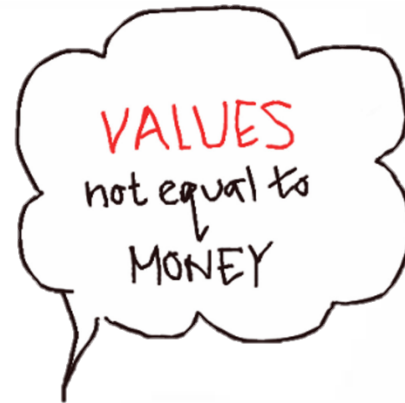
- Public Interest Litigations
- Introduction of cooperative organization (Community-based Enterprise) to unify and strengthen the relationship to the community.
- Continuous coordination with the stakeholders to create well informed society and capacity building
- Online and various Data Collection methods – 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





WIN-WIN  
for everyone









**PLEASE JOIN OUR IUTC  
FACEBOOK GROUP!!!**

**IUTC KOREA DECEMBER 2016**