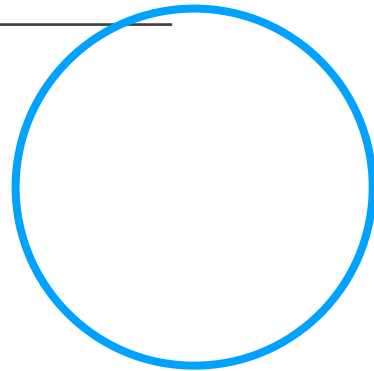


“Potentials of Slum Improvement in Proposed Low Income Settlements in DAP”

Plan 312: Urban Planning Studio
Group 5: 1815002, 03,23,28,29



Background of the Study



One third of the people in Dhaka live in slums and squatter settlements

1



‘Low income’ people are those who cannot afford permanent, safe and sanitary housing.

2



Dhaka’s low-income people share only a tiny proportion of the city’s residential areas.

3

Private developers focus on upper and upper-middle-income groups and public land allotments for the poor are negligible

A minimal share of RAJUK’s land allocation low income groups.

- **Purbachal project:** only **4.3% (110.46 acres)** of land
- **Uttara 3rd Phase:** only **7.5% (40.51 acres)**
- **Jhilmeel Project:** only 1.2% of land.

The govt already took some programmes to provide affordable housing to low-income group of people

Some strategies are suggested in DAP and DSP to improve the housing conditions of the low-income people.

Objective

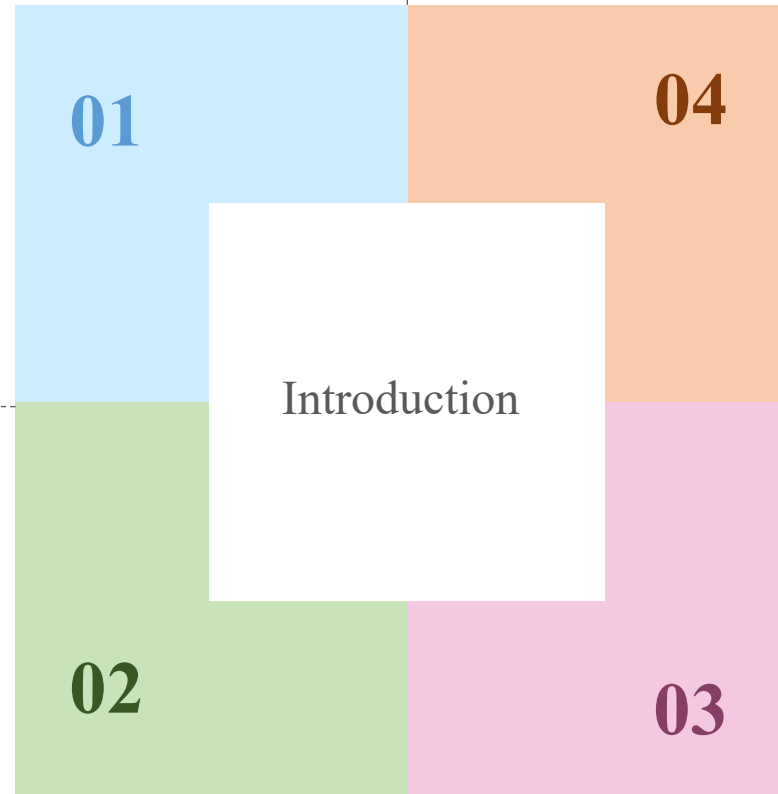
A. Review of DAP strategy in consideration of structure plan proposal

B. Identify the potentials of slum upgradation in the proposed location in DAP

Rationale of the Study

A. Potentiality of improvements in the proposed low income housing locations

B. Bringing the suggested strategies to action to improve the overall condition of low income settlements



Limitation

A. Time limitations: it acted as a hindrance to gather information in more detailed and suitable way

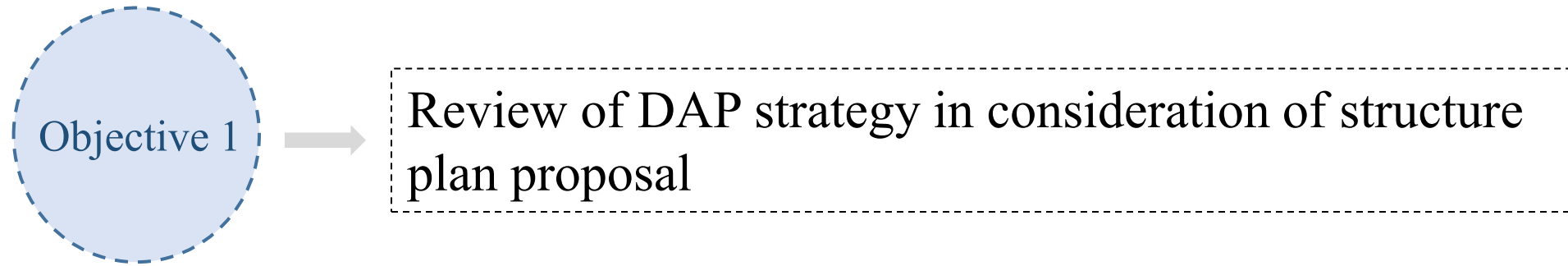
B. Lack of cooperativeness: People were not so cooperative about giving the correct information

C. Influence of Political Goons

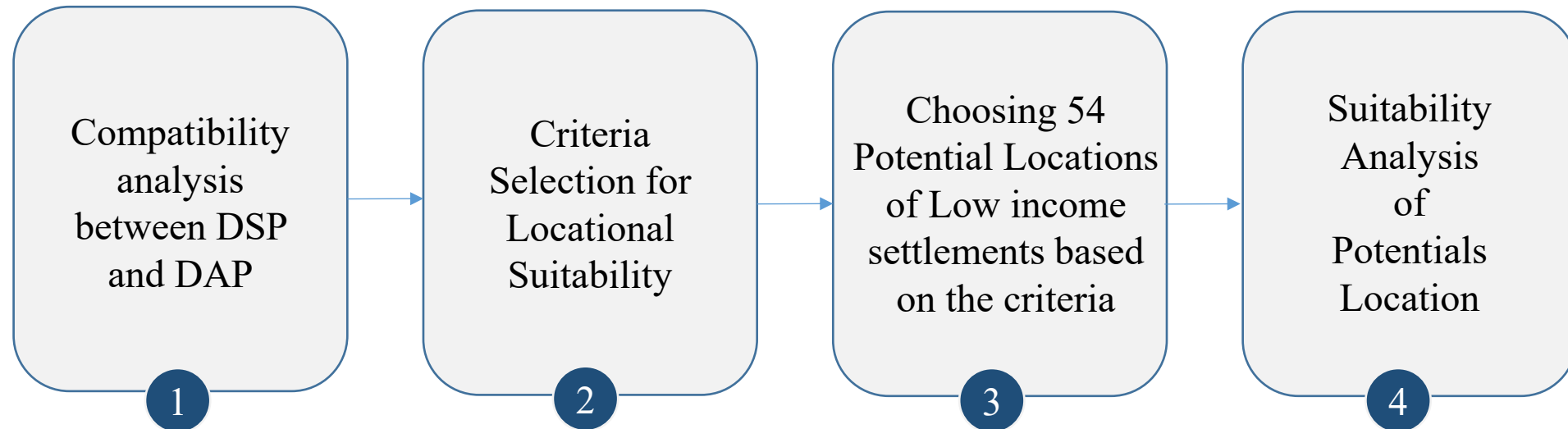
Scope

A. Understanding the policy gap between DSP and DAP.

B. Identifying the scope of taking any slum improvement project in the proposed locations in DAP and the possible ways to improve the present condition



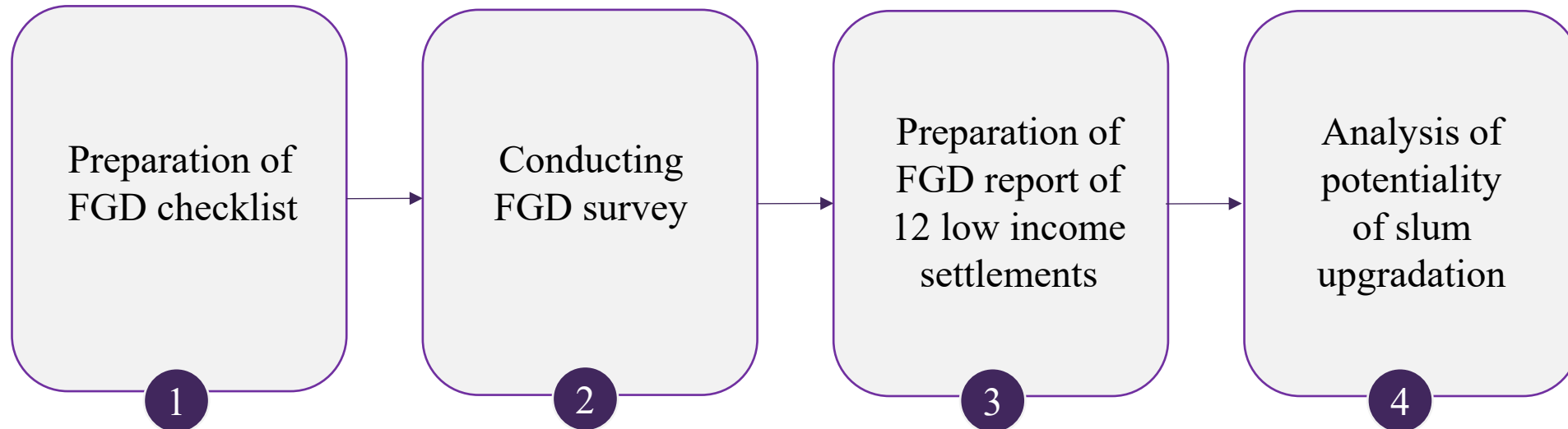
Methodology





To Identify the potentials of slum improvement in the proposed location in DAP

Methodology



Literature Review

Basic Terminologies	
1. Income Group	<p>Countries have been classified by their “level of development” measured by per capita Gross National Income (GNI), based on data 2012.</p> <ul style="list-style-type: none">• Lower income countries: \$1035 or less• Lower-middle income countries: \$1036-\$4085• Upper-middle income countries: \$4086-\$12615• Upper income countries: \$12615 or above <p>Source: World Bank</p>
2. Affordable Housing	<p>According to DSP (2016-35), affordable housing refers to:</p> <ol style="list-style-type: none">1. Dwellings which can be afforded by the low to middle income group of people.2. Does not exceed 30% of a household gross income it is considered as affordable. <p>According to Mohupa, 2011,</p> <ul style="list-style-type: none">• Low income group: Minimum of 500sq.ft super built area and maximum of 517sq.ft carpet area.

Literature Review

Basic Terminologies	
3. Low Income Housing of Dhaka City	<p>The housing pattern of the low-income people of Dhaka City can be classified into six major groups (Islam, 1990).</p> <p>Slums:</p> <ol style="list-style-type: none">1. highly congested “urban area” for poor people,2. marked by deteriorated and unsanitary condition and social disorganization (Sharma, 2014)3. “Neglected part of the cities in which living conditions are appallingly poor”. (UN habitat)4. The slum settlements have residential density of 1000- 2,500 persons per acre, and they accommodate about 1.4 million people of Dhaka City (Islam, 1990).
4. Squatter Settlements	<p>A residential area in an urban locality inhabited by the very poor who have no access to tenured land of their own, and hence "squat" on vacant land, either private or public (Srinivas, 2015). found on undesirable lands such as marsh,near airport or motorways, near railway line etc. (Anwonka, 2011).</p> <p>Density about about 1500-2000 persons per acre (Islam, 1990).</p>

Literature Review

Basic Terminologies	
5. Resettlement Camps: In resettlement colonies	People live in large communities, occupying a single piece of land, and in a very crowded and congested condition. 0.25 million low-income people of the city (Islam, 1990)
6. Conventional Inner City Tenement Slums	These are old and dilapidated buildings, mainly located in Old Dhaka. have very high residential densities due to over room crowding and vertical development. These slums of Dhaka accommodate approximately about 0.5 million people of the city. (Islam, 1990).
Others	Some of the low-income groups also live on boats in rivers, canals and waterfronts around the city. Around 0.1 million people of Dhaka City fall into this category (Islam, 1990)

Case Study: Local Context

Subarna Prangon Project



Source: UNDP, 2019

Case Study: Global Context

Dharavi redevelopment Project



Source: Dharavi Redevelopment Project - Mumbai/Dharavi (google.com)

Goals mentioned in Dhaka Structure Plan(2016-2035) about Low Income Housing

1



Affordable housing
for all

2



Adequate safe
water for all

3



Hygienic and
affordable sanitation
for all

4



Create highly responsive and
resilient community in a safe
and protected built and
natural environment

Reflected Policies in Detail Area Plan (2016-2035)

Dhaka Structure Plan(2016-2035)		Reflected Policies in DAP
<p>1. Affordable housing for all</p> <p>Objective-hn 04: To increase low and middle income housing supply</p>	Policy-hn 4.1: Public sector should provide affordable housing to the low and middle income groups	✓
	Policy-hn 4.2: Improve conditions in slums	✗
<p>2. Adequate safe water for all</p> <p>Objective-wat 01: To ensure sustainable and safe potable water</p>	Policy-WAT/1.3: Provide Adequate Water to the Urban Poor Community at Affordable Rate	✗
<p>3. Hygienic and affordable sanitation for all</p> <p>Objective-sani 01: To ensure hygienic and affordable sanitation for future population</p>	Policy-SANI/1.4: Evolve Affordable and Hygienic Sanitation for Poor Areas	✗
<p>4. Create highly responsive and resilient community in a safe and protected built and natural environment</p> <p>Objective-udm 01: to mainstream disaster management in the urban planning and development process</p>	Policy-UDM/1.1: Preparation of Comprehensive Risk Sensitive Land Use Plan	✓

Dhaka Structure Plan(2016-2035)

Policy: Public sector should provide affordable housing to the low and middle income groups

Detail Area Plan(2016-2035)

Government agencies such as **RAJUK** and the **National Housing Authority** have an important role to play in providing affordable housing to the poor

Implementation Tools

- 1 Low rent high rise (10-12 storied) Public **Housing projects** for low income people
 - **near working place, CBD, and around TOD**
- 2 NHA and RAJUK may take up **low cost apartment projects**
 - **near selected industrial sites** like, Ashulia, Hemayetpur, Konabari, Gazipur.
- 3 Public **rental housing projects** for Government and Private employees

In areas close to workplaces and industrial factories, RAJUK and National Housing Authority will have to **build affordable apartment projects** for the accommodation of the employees.

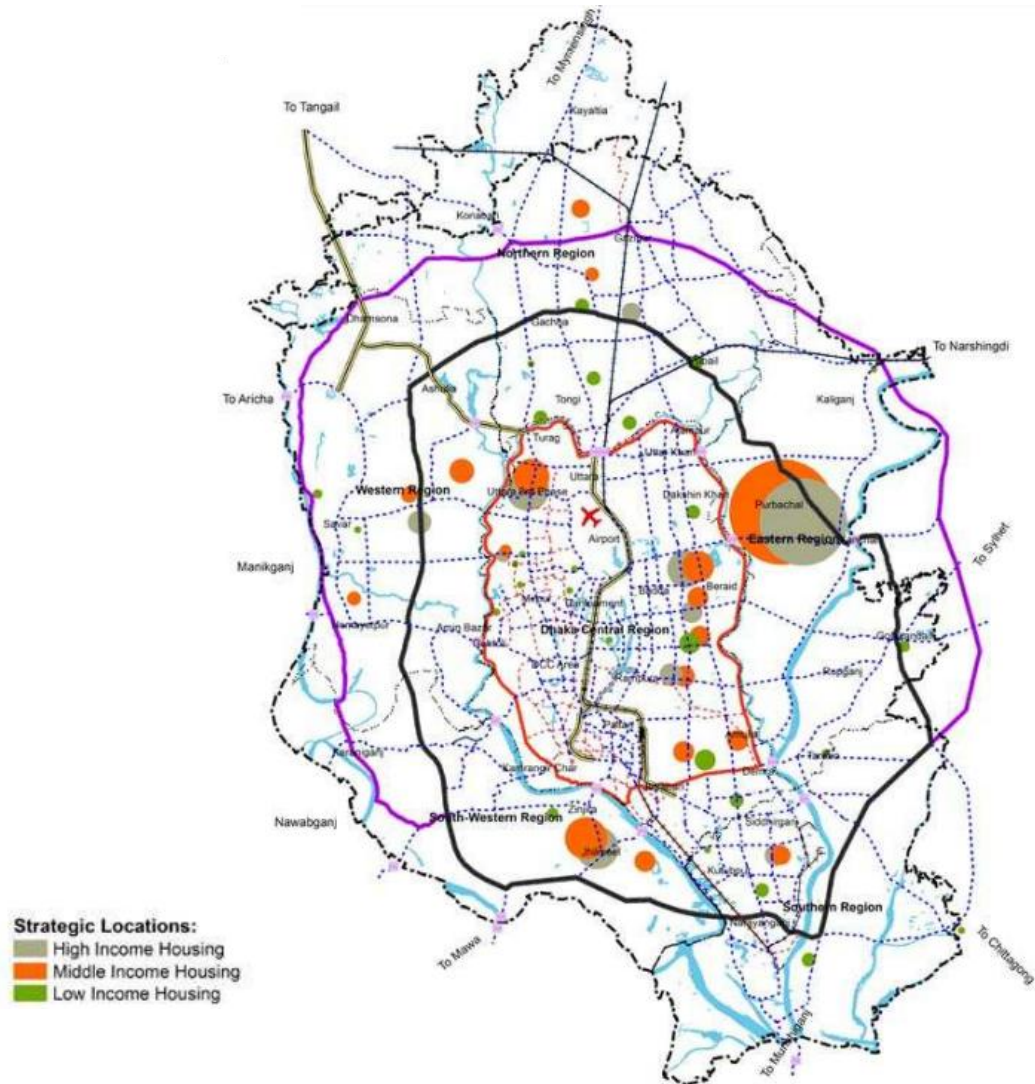
Affordable **rental apartment projects** need to be built in the **TOD area**.

New policies introduced in DAP

1. 10-15% space in residential land development projects taken by the government need to be accommodated for low income housing
2. The existing dilapidated government quarters will have to be rebuilt to accommodate 15-20% of the low income people.

Dhaka Structure Plan(2016-2035)

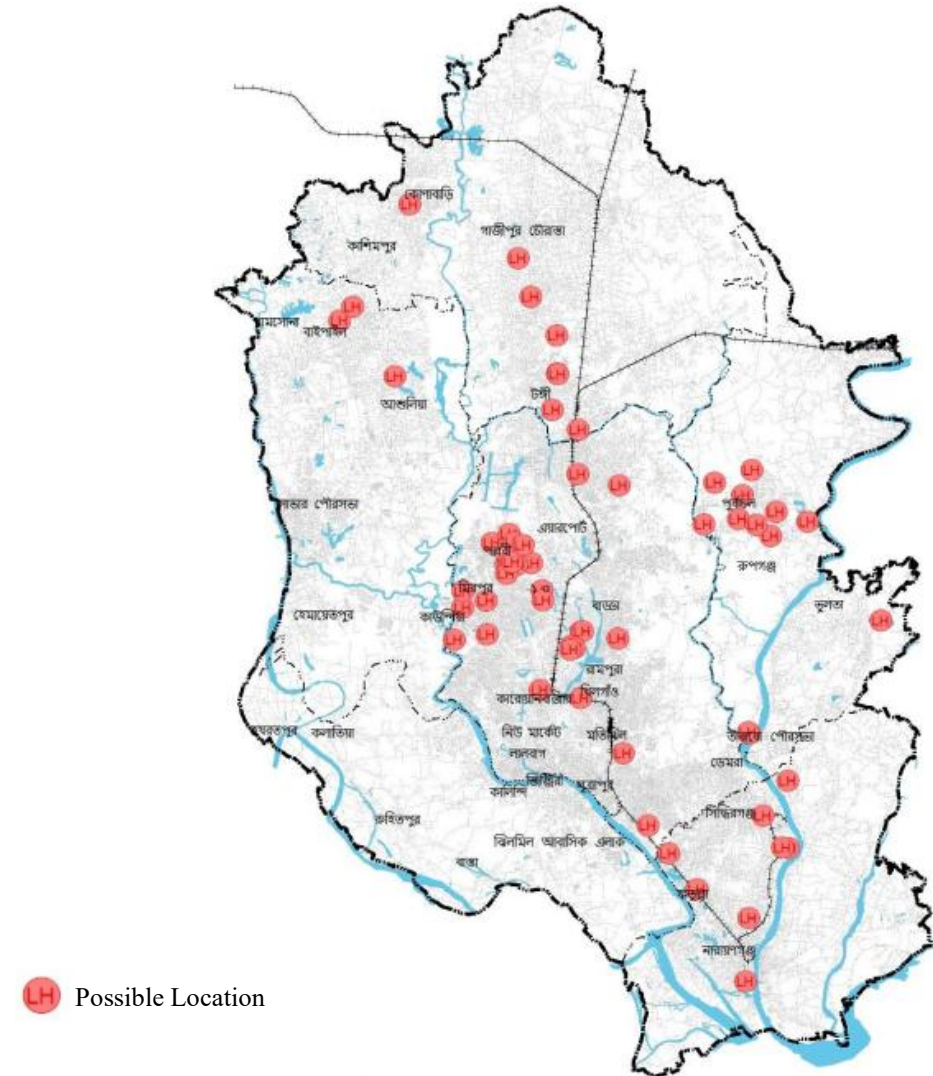
Proposed strategic locations for housing for Dhaka Metropolitan Region (DMR)



Source: Dhaka Structure Plan(2016-2035)

Detail Area Plan(2016-2035)

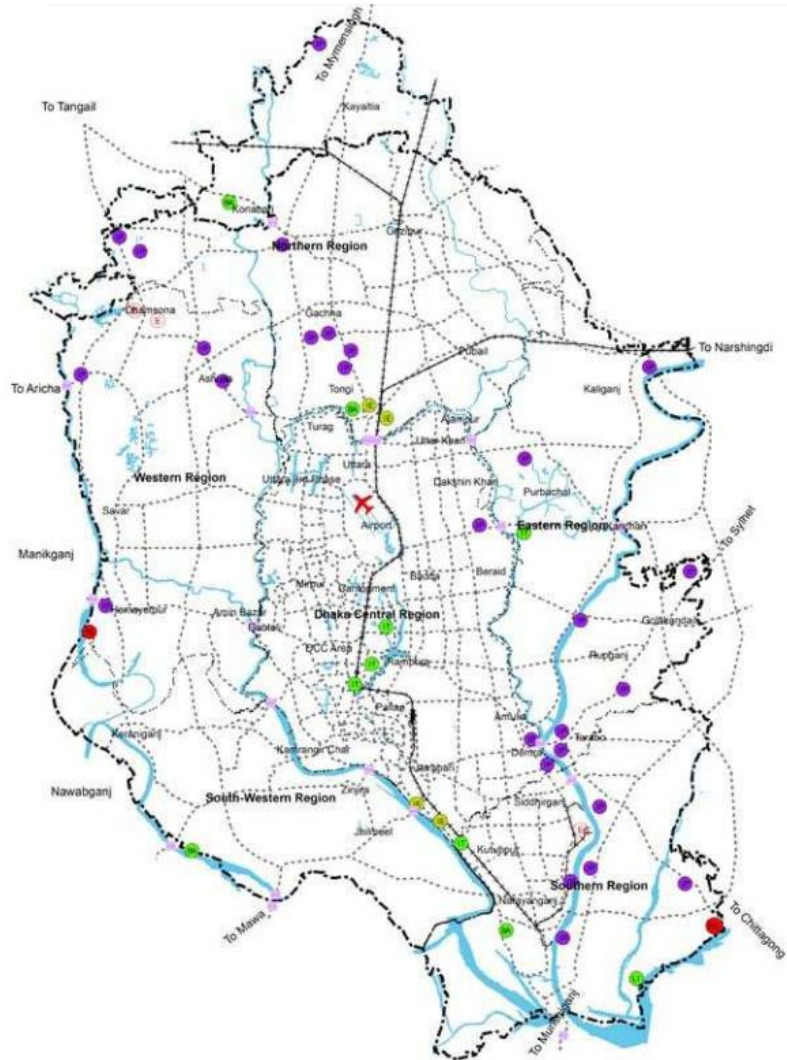
Possible locations for Improvement of low and lower middle income housing



Source: Detail Area Plan(2016-2035)

Dhaka Structure Plan(2016-2035)

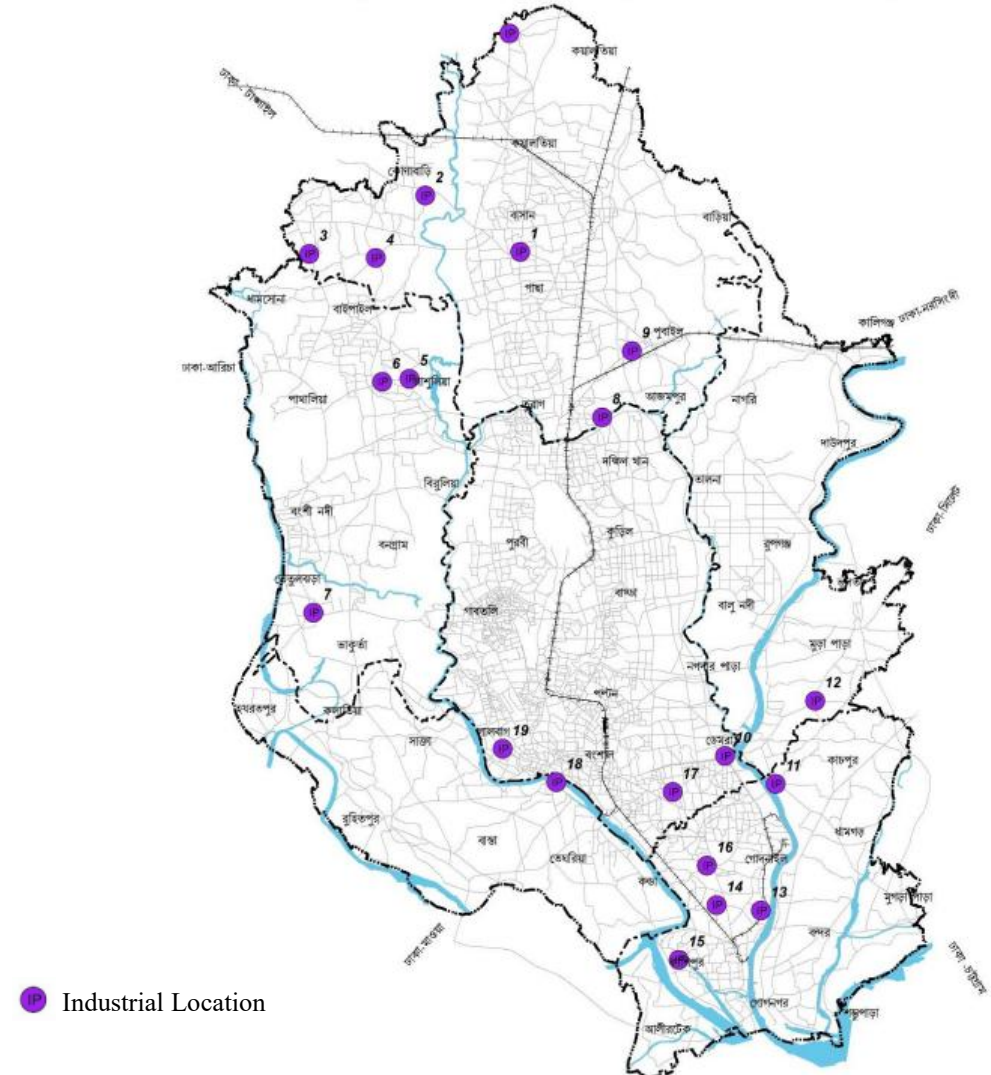
Strategic locations for future industrial development of Rajuk area



Source: Dhaka Structure Plan(2016-2035)

Detail Area Plan(2016-2035)

Proposed locations for future industrial development



Source: Detail Area Plan(2016-2035)

Proposals that weren't mentioned in Detail Area Plan(2016-2035)

Dhaka Structure Plan(2016-2035)

Policy: Public sector should provide affordable housing to the low and middle income groups



1

Land in the eastern periphery alongside the Hazrat Shahjalal (R) International Airport could be used for low rise low income housing;



2

Provide housing credit to for Government and Private employees at affordable rate of interest



3

Provide housing to for Government and Private employees on long term hire purchase basis.



4

Provide housing credit to low paid Government employees.



5

Provide funding for research on affordable housing for the poor.

Dhaka Structure Plan(2016-2035)

Goal: Affordable housing for all

Policy-hn 4.2: Improve conditions in slums

Implementation Tools

- 1 RAJUK, City Corporations, Pourashavas can take up slum improvement projects in collaboration with private slum owners.
- 2 Fund may be procured from the donor, GoB or agency's own source.
- 3 The slum owners must agree that they would not raise house rent for next five years.
- 4 Exercise legal powers under House Rent Control Act 1991 to control house rent in favor of tenants.
- 5 Publicize important provisions of rent control for information of house owners and tenants.

✗ Slum improvement policies weren't mentioned in Detail Area Plan (2016-2035)

✓ In the RAJUK area, 54 places have been identified for lower and lower middle class housing.

Dhaka Structure Plan(2016-2035)

Goal: Adequate safe water for all

Policy-WAT/1.3: Provide Adequate Water to the Urban Poor Community at Affordable Rate

Implementation Tools

- 1.DWASA and DPHE, in collaboration with NGOs should take up programmes and projects to ensure adequate water supply in poor areas with nominal charge.
2. DWASA, DPHE and City Corporation, Pourashava shall support and promote collective initiative in slums and squatters in accessing uninterrupted water supply.

Goal: Hygienic and affordable sanitation for all

Policy-SANI/1.4: Evolve Affordable and Hygienic Sanitation for Poor Areas

Implementation Tools:

1. Undertake study and research on low cost sanitation to evolve suitable method.
1. DWASA, City Corporations and Pourashavas to take up low cost sanitation Project. Initiate searching for donor funding.

✗ Policies regarding adequate safe water and affordable sanitation for urban poor community weren't mentioned specifically in Detail Area Plan (2016-2035)

✓ Basic civic amenities and infrastructure need to be provided in low-income housing areas

Dhaka Structure Plan(2016-2035)

Goal: Create highly responsive and resilient community in a safe and protected built and natural environment

Objective-udm 01: To mainstream disaster management in the urban planning and development process

Policy-UDM/1.1: Preparation of Comprehensive Risk Sensitive Land Use Plan

Implementation Tools

Deal with environmental issues connected with slums in consultation with residents in poor settlements

Detail Area Plan(2016-2035)

Proposals mentioned in DAP

✓ **Effective measures** must be taken to **mitigate potential disasters.**

Criteria of Suitability Analysis for Proposed Low Income Housings



1

Natural
Feature

- Waterbody



2

Hazardous
Site

- Railway Track
- Airport
- Industry
- Dumping Site



3

Proximity
to City

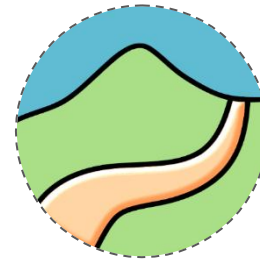
Central
Business
District



4

Proximity to
Income Source

- Workplace
- High Income Residential Area



5

Topography

- Surface Drainage
- Natural Slope



6

Basic Services

- Water
- Electricity



7

Infrastructure

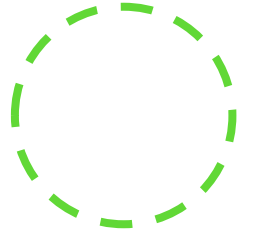
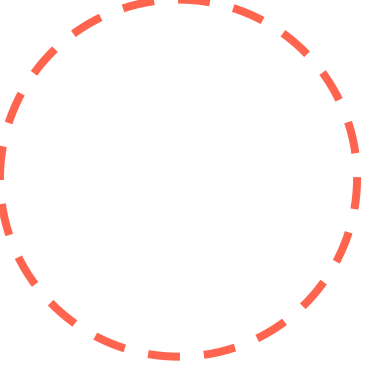
Major
Transportation
Route

Suitability Analysis of Proposed Low Income Housings

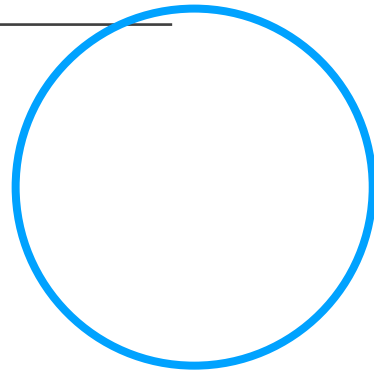
Name of the Slums	Natural Feature	Hazardous Site	Proximity to CBD	Proximity to Workplace/High Income Area	Topography	Basic Service	Infrastructure
Kala Pani Slum, Pallabi, Dhaka			✓	✓	✓		✓
Ceramic Basti, Pallabi, Dhaka			✓	✓			✓
Bou Bazar Basti, Korail, Mohakhali	✓	✓	✓	✓			
Janata Housing, UCEP, Mirpur 1				✓			✓
Sat tola Basti, Mohakhali			✓	✓	✓		
Tal tola, Pallabi Mirpur		✓	✓	✓			
Mazar road, Mirpur-1				✓			✓

Suitability Analysis of Proposed Low Income Housings

Name of the Slums	Natural Feature	Hazardous Site	Proximity to CBD	Proximity to Workplace/High Income Area	Topography	Basic Service	Infrastructure
Kazifuri, Mirpur-1	✓		✓	✓			
Balughat, Mirpur 11				✓	✓		
Damalkot, Mirpur Section-14			✓	✓			
Bhashantak , Mirpur Section-14			✓	✓			
Kalshi, Pallabi, Mirpur			✓	✓			



Analysis of Focus Group Discussion



Name of the Slums	Locational Vulnerability	Land Ownership	Construction Materials	Number of Stories	Room Size(Sq.ft)	Number of People in One Room	Rent (Applicable for Tenants)
Kala Pani Slum, Pallabi, Dhaka	Low Lying Zone (6 to 8 ft lower than surroundings)	Government	Brick and Tin	One	——	——	——
Ceramic Basti, Pallabi, Dhaka	——	Government	Brick and Tin	Two	100 to 120	5 to 6	High(2200-2500tk)
Bou Bazar Basti,Korail, Mohakhali	——	Government	Tin	One		6 to 7	High
Janata Housing, UCEP, Mirpur 1	——	Government	Brick and Tin	One or Two	100 to 150	6 to 7	Free
Sat tola Basti, Mohakhali	——	Government	Wood and Tin	two	100	7 to 8	High (3000-4000tk)
Tal tola, Pallabi Mirpur	Lower elevation	Government	Concrete and Tin		80		High (2500 tk)

Name of the Slums	Locational Vulnerability	Land Ownership	Construction Materials	Number of Stories	Room Size(Sq.ft)	Number of People in One Room	Rent (Applicable for Tenants)
Kazifuri, Mirpur-1	————	Private	Bamboo, steel sheet and worn out brick	One to three	————	————	High
Balughat, Mirpur 11	Lower elevation	Private	Bamboo, tin, brick	one	70 to 80	5 to 6	High
Damalkot, Mirpur Section-14	Proximity to cantonment, fear of eviction	Government	Tin,brick	One or two	————	————	High
Kalshi, Pallabi, Mirpur	————	Government	Tin,brick	One or two	————	————	————
Bhashantak slum, Mirpur-14	————	Government	Tin,brick	One or two	————	————	Medium(1500tk)
Mazar road, Mirpur-1	Proximity to graveyard	Government	Tin, Wood, bamboo, brick	One or Two	————	————	High

Name of the Slums	Water Supply	Gas Supply	Electricity	Sanitation	Separate Toilet for Male and Female	Waste Management
Kala Pani Slum, Pallabi, Dhaka	satisfactory	No gas connection	Well Provisioned	Well Provisioned	Yes	Waste collecting system by NGO
Ceramic Basti, Pallabi, Dhaka	Not satisfactory	No gas connection	Shared Electricity	Toilet shared by several households	No	No provision
Bou Bazar Basti,Korail, Mohakhali	Provided by WASA, Deep tubewell by NGO	Illegal gas supply	Illegal	Toilet shared by 2/3 families	No	No provision.
Janata Housing, UCEP, Mirpur 1	Provided by WASA, supplied as tap water	Available	Legal one meter connection	Toilet shared by several households	No	No provision
Sat tola Basti, Mohakhali	No water supply	Available	Available	Toilet shared by 13 families	No	Systematic and paid by dwellers
Tal tola, Pallabi Mirpur	Not efficient	Poor Condition	Available	Unhygienic	No	Poor Waste Management

Name of the Slums	Water Supply	Gas Supply	Electricity	Sanitation	Separate Toilet for Male and Female	Waste Management
Mazar road Mirpur -1	Not satisfactory	Illegal connection High Price	Illegal connection	Poor	No	Poor
Kazifuri, Mirpur-1	Not satisfactory	Poor connection	Not well provisioned	————	————	————
Balughat Mirpur-11	Very dissatisfactory	No gas connection	Available	————	————	————
Damalkot, Mirpur Section-14	Moderatesatisfactory	Available	Available	Satisfactory	Yes	————
Kalshi, Pallabi, Mirpur	Satisfactory		Well provisioned	Satisfactory	No	————
Bhashantek	Very dissatisfactory	No gas connection	Available	————	————	————

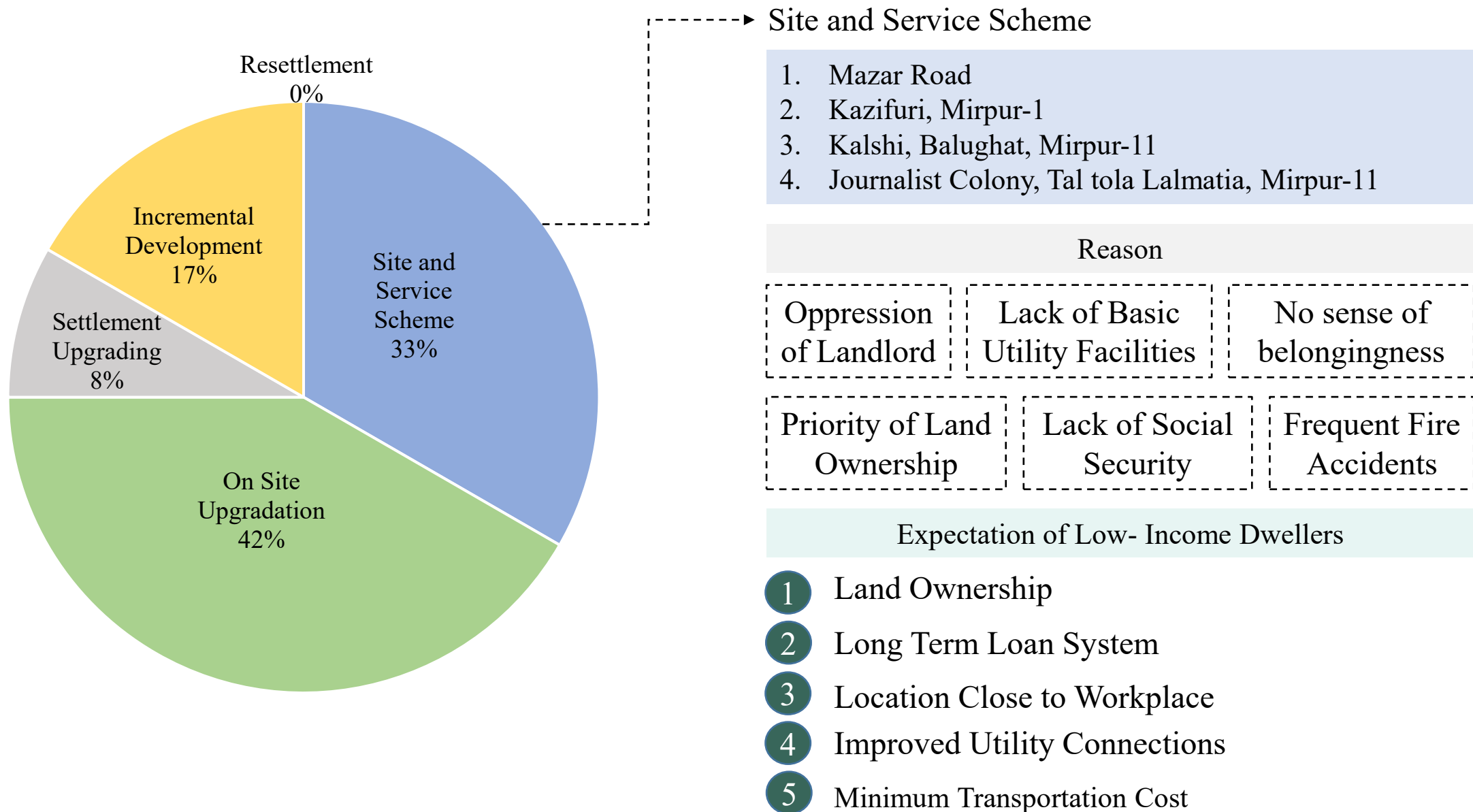
Name of the Slums	Access Road	Drainage System	Environmental Condition
Kala Pani Slum, Pallabi, Dhaka	————	No Provision	Severe Water Logging
Ceramic Basti, Pallabi, Dhaka	————	No provision. Water logging by drain water	Water logging by drain water
Bou Bazar Basti,Korail, Mohakhali	————	Open Drainage	Water Logging, fire accidents
Janata Housing, UCEP, Mirpur 1	Narrow and degraded. Clogged during monsoon	Poor Condition	Water logging
Sat tola Basti, Mohakhali	————	Poor Condition in Rainy Season	Water Logging, fire accidents
Tal tola, Pallabi Mirpur	Poor	Poor. Water logging in rainy season	Water logging

Name of the Slums	Access Road	Drainage System	Environmental Condition
Mazar road Mirpur -1	Poor and unclean	Poor	Severe water logging
Kazifuri, Mirpur-1	Waterlogged and narrow	Poor	Water logging
Balughat Mirpur-11	Waterlogged and unclean	Very poor	Water logging Fire accidents
Damalkot, Mirpur Section-14	_____	Very poor	Water logging by accessive rain
Kalshi, Pallabi, Mirpur	_____	_____	_____
Bhashantek	_____	Good	_____

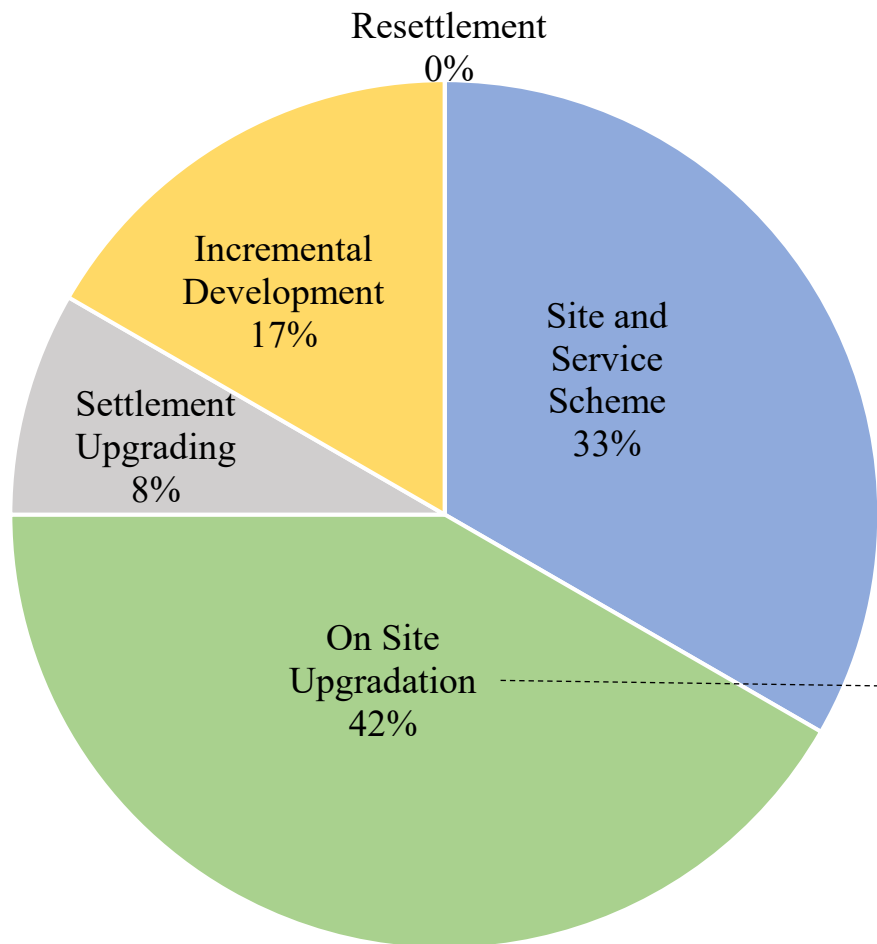
Name of the Slums	NGO Intervention	Preferred Improvement Program
Kala Pani Slum, Pallabi, Dhaka	Yes	Incremental Development
Ceramic Basti, Pallabi, Dhaka	Slight intervention	Settlement Upgrading
Bou Bazar Basti,Korail, Mohakhali	Yes	On site Upgradation
Janata Housing, UCEP, Mirpur 1	No	On site Upgradation
Saat tola Basti, Mohakhali	No	On site Upgradation
Tal tola, Pallabi Mirpur	Yes	Site and service scheme

Name of the Slums	NGO Intervention	Preferred Improvement Program
Mazar road Mirpur -1	Yes	Site and service scheme
Kazifuri, Mirpur-1	No	Site and service scheme
Balughat, Mirpur-11	No	Site and service scheme
Damalkot, Mirpur Section-14	Yes	On site upgradation
Kalshi, Pallabi, Mirpur	Yes	Incremental development
Bhashantek, Mirpur-14	Yes	On site upgradation

Preferred Low Income Housing Improvement Program



Preferred Low Income Housing Improvement Program



On site Upgradation

1. Bou bazar, Korail
2. Janata Housing, UCEP, Mirpur-1
3. Tal tola, Mohakhali-1
4. Kalshi Mor, Mirpur section-11
5. Damalkot, Mohakhali-14
6. Bhashantak, Mirpur Section-14

Reason

Engaged in Nearby
Workplaces

Fear of
Eviction

Sense of
belongingness

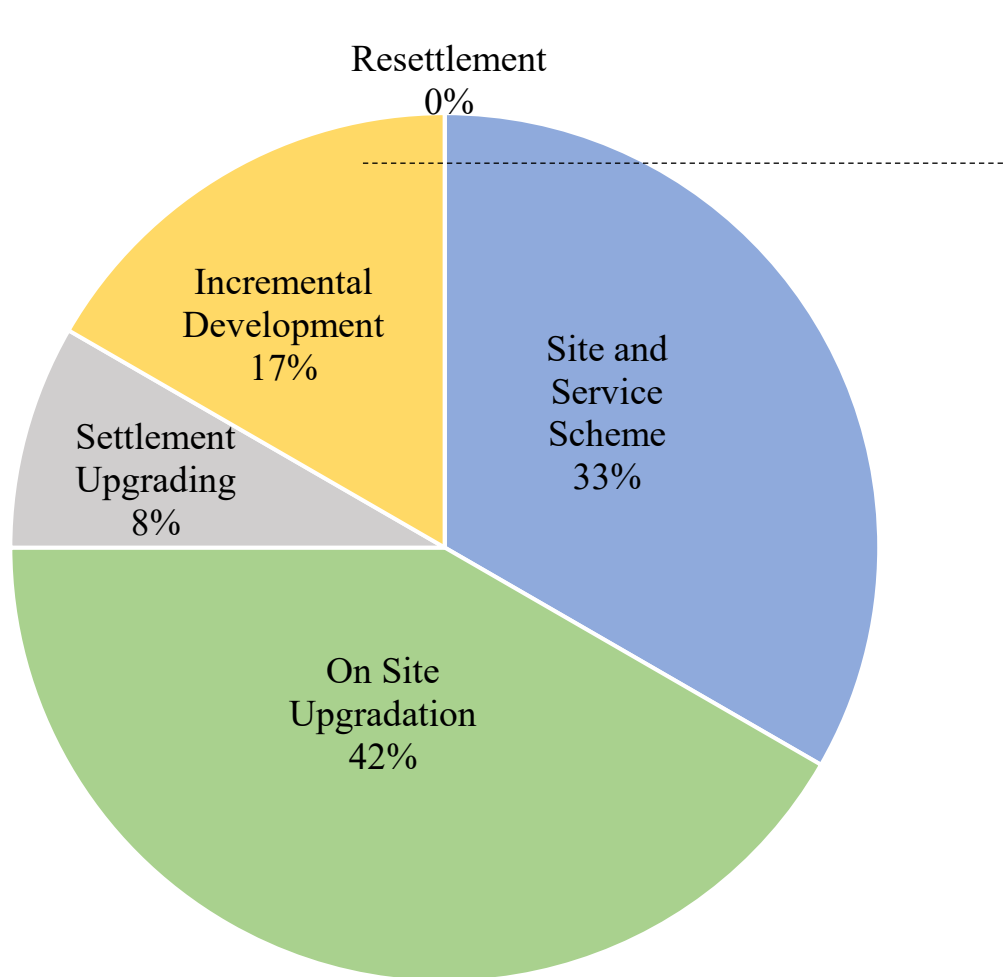
Proximity to
Educational Institution

Experience in Community
Participation

Expectation of Low- Income Dwellers

- 1 Secure Tenure
- 2 Land Ownership
- 3 Scope of repaying loans
- 4 Adequate basic facilities

Preferred Low Income Housing Improvement Program



Incremental Development

1. Kala Pani Slum, Pallabi, Dhaka
2. Kalshi, Pallabi, Mirpur

Reason

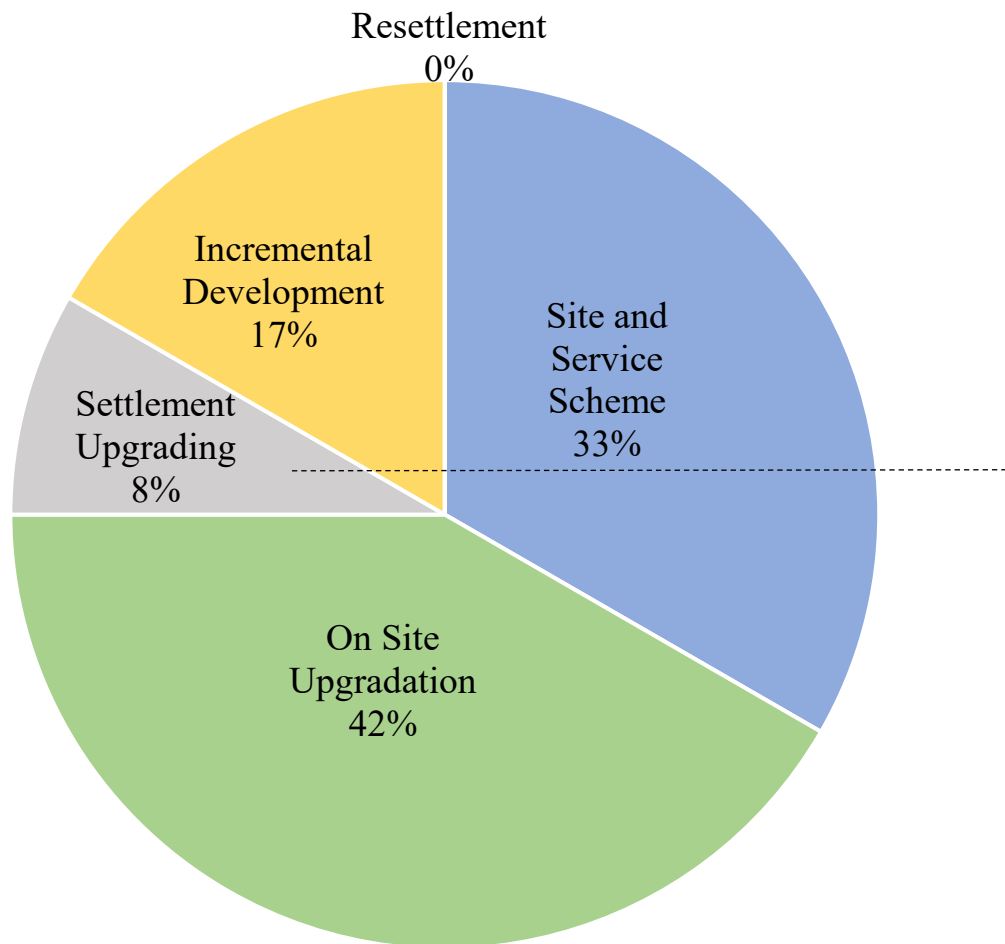
Fear of Eviction

Inconvenience of house sharing due to congested living condition

Expectation of Low- Income Dwellers

- 1 Secure Tenure
- 2 Land Ownership
- 3 Provision of Housing Loan with Small Interest Rate

Preferred Low Income Housing Improvement Program



Settlement Upgrading

1. Ceramic Basti, Pallabi, Dhaka
2. Damalkot, Mirpur , Section-14

Reason

High price of land

Illegal and inadequate utility connection

Expectation of Low- Income Dwellers

- 1 Secure Tenure
- 2 Land Ownership or Long Term Lease
- 3 Legal Connection of Utilities
- 4 Affordable house rent and utility service charge

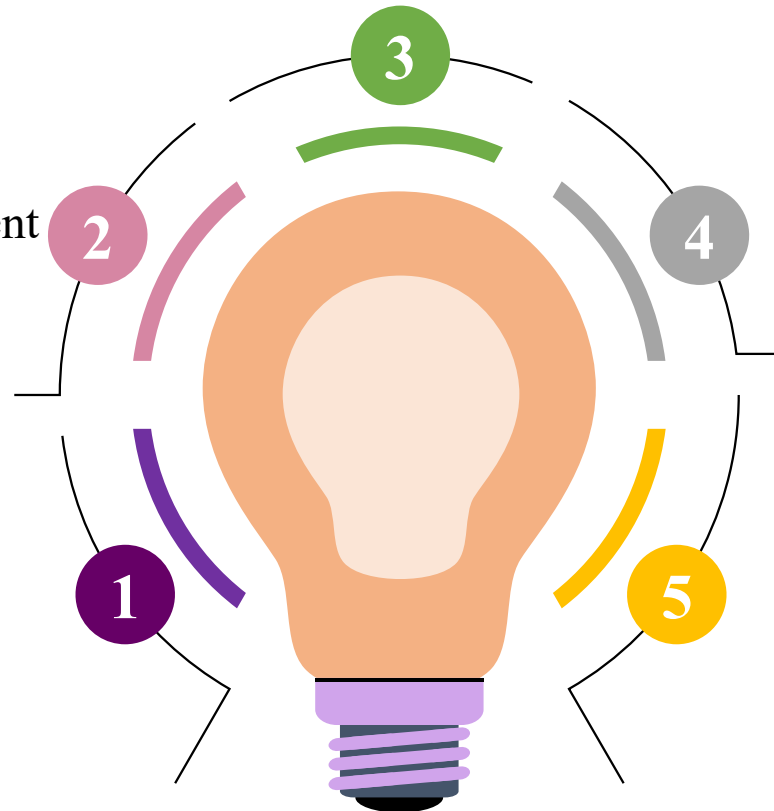
Key Findings

On site upgrading

- A. Dwellers attachment with land
- B. Locations with nearby employment centers

- A. Land ownership
- B. Provision of secure tenure ship
- C. Interested in low income settlement improvement programee

Criteria fulfillment of suitability analysis for study areas



Site and service scheme

- A. Private ownership
- B. Purbachal new town project

Incremental development

Due to Congestion, change in housing is not possible

Recommendations



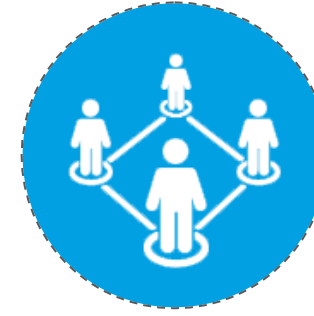
1

Integrate opinions of low income housing people in DAP



2

Influence real state developers for low income housing



3

Encourage community participation



4

Discourage corruptions and illegal political intervention



5

Provision of utility facilities must be ensured



6

Ensure female safety and secured environment

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