

**A STUDY OF PRIVATE HOSTEL ACCOMMODATION FOR
UNIVERSITY AND COLLEGE STUDENT OF RAJSHAHI CITY**

By

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Thesis submitted in partial fulfillment of the requirements for the degree of
MASTER OF URBAN AND REGIONAL PLANNING



**DEPARTMENT OF URBAN AND REGIONAL PLANNING
BANGLADESH UNIVERSITY OF ENGINEERING AND TECHNOLOGY (BUET)
DHAKA**

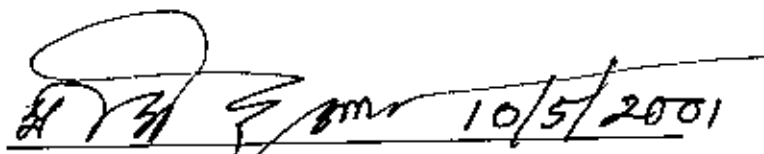
MAY, 2001

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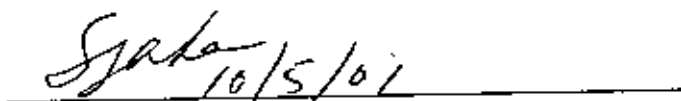
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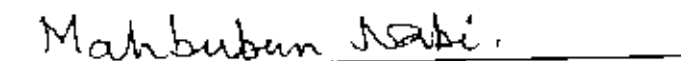
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ARUNAVA SAHA
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ABSTRACT

Title: A study of private hostel accommodation for university and college student of Rajshahi City

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Period: May, 2001

Rajshahi which is known as town for *Educational Institute* with one university, two engineering and vocational institutions, one medical college, one law college and thirty-six secondary and higher secondary educational institutions has made the city- *City of Students*. Numbers of students come from different regions to this city for study purpose. But the massive problem of accommodation for students at Rajshahi City can be identified as the gap between the increase in accommodation stock and the increase in number of students during the same period. To meet the accommodation demand of the students of various educational institutes, number of private hostel & mess accommodation for students has been developed in various part of the city.

The present study was aimed to review the overall accommodation situation for university and college students of Rajshahi City and the factors influencing the development of hostel accommodation through private hostel. To perform the study questionnaire survey was undertaken on the students and owners of private hostels and messes of Rajshahi City on sample basis. Secondary data and maps were collected from library of BUET, RU, RDA, RCC & HSD, which are utilized in this research. Attitude of the government personnel, educational institute's concern officers, officials of development & housing authority, mess & hostel owners were surveyed and important views and responses were obtained regarding prospect and sustainability of private hostel accommodation for students.

In fact, the main factors of development of PHA in Rajshahi City is the limited seat capacity in the dormitories of educational institutes, great demand of residential accommodation from the students who come to this city from outside for education purpose and finally the PHA business is more profitable than any other business of this kind in this city. For sustainability of this business or service some recommendations are suggested including consideration of PHA for students in RDA's master plan and housing scheme of HSD, encouragement of PHA for female students. Finally, Government should encourage private hostel accommodation for students in Rajshahi City as it relates to great need and as it can ensure more economic return of investment than in family type housing providing both loan with special interest rate and regulations.

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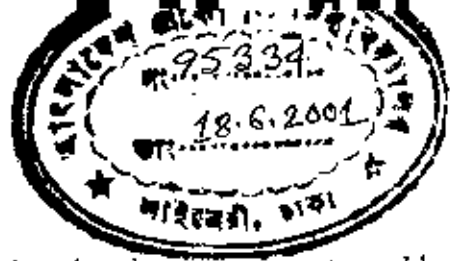
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ACRONYMS

HBFC	:	House Building Finance Corporation
HSD	:	Housing & Settlement Directorate
PHA	:	Private Hostel Accommodation
RAJUK	:	Rajdhani Unnayan Kartipakha
RC	:	Rajshahi College
RCC	:	Rajshahi City Corporation
RDA	:	Rajshahi Development Authority
RU	:	Rajshahi University
UGC	:	University Grant Commission
UNCED	:	United Nations Conference on Environment and Development

CHAPTER ONE

Introduction



1.1 Statement of Problem

The rapid growth of population has turned the housing situation into an acute problem. Fast population growth together with shortage of land supply, lack of planning, social and environmental problems in the urban sector make it more unbearable for the urban low to middle income groups to find a suitable housing. As a result, only a very small proportion of better-off people can afford and are enjoying fairly comfortable to luxury housing, which the vast majority of the lower income group and the poor faced with the problem of living in substandard housing.² Rajshahi has qualified for city status in 1974, now ranks 4th, has a population of 8.20 lakh. However, it can be called a town for *Educational Institute*. One university, two engineering and vocational institutions, one medical college, one law college and thirty-six secondary and higher secondary educational institutions has made the city- city of students. As a result number of students come from different regions to this city. But the massive problem of accommodation for students at Rajshahi City can be identified as the gap between the increase in accommodation stock and the increase in number of students during the same period. To meet the accommodation demand of the students of various educational institutes, number of messing sub-system has been developed in various part of the city. This is dominant in Binodpur, Mirzapur, Kazla, Islampur and Sadhur Moar area of the city. A good number of hostels are also established in the area with private initiative.

This development rises the questions like 'Why these organised and well managed hostel accommodation system for students has been developed through private investment in this area? What are the real causes behind it? Is it much profitable to the investor? Is there any social, economical or political causes of these development? Will it sustain in the long run? For sustainability of this system what should be done? In fact, this proposed research is an attempt to explore the inherent causes of the development of hostel accommodation through private investment.

¹ Saha Arunava, *An Enquiry into the Causes of Failure of a Sites and Services Scheme – A Case Study on Boyra Housing Estate, Khulna City*, Discipline of Urban and Rural Planning, August 1996. pp -11

1.2 Justification of Problem

The study aimed at identifying the problems related to the development of hostel accommodation for university and college students and the factors influencing for developing this type of accommodation that can be utilized to help formulate a set of policies regarding hostel accommodation of Rajshahi City. These policies then later be readily used as guidelines to prepare a comprehensive and sustainable hostel accommodation system at private sector for Rajshahi City. In compliance with the policies, the study made some proposals for better-organised and sustainable hostel accommodation in Rajshahi City, which might later be integrated in the city's housing planning process. The policies and proposals prepared for Rajshahi City also can be useful to prepare hostel accommodation project under private sector for other cities of the country. This study thus would help enlighten the planners, policy makers as well as investors to be consider carefully relevant factors, undertaking such type of accommodation project. And these justify the fact behind conducting this research study

1.3 Concept of Private Hostel Accommodation

With the view of better exchange of views and thought between teachers and students, all government funded universities and most of the government colleges of divisional cities of Bangladesh has their own accommodation facilities for students. These accommodation facilities are commonly known as 'Hall' is specially established for the students who come from different region to a particular educational institution of a region or city. But in major cities with the increase of population and housing demand most of these residential educational institutions have been failed to fulfil their growing demand. As a result, various accommodation systems have been developed for students at private sector with different title. But for the present study it has been categorized as lodging system, messing system and hostel system in Bangladesh

In lodging sub-system students are mainly sheltered by the owner of the house in exchange of giving teaching service to his children. In this sub-system the house owner also supplies the fooding & lodging for the student. But this sub-system of accommodation for students is

rarely seen at big cities or urban area of Bangladesh. This type of accommodation of students is very popular in rural Bangladesh.

The later two systems are popular to the students who are not getting accommodation facilities by their institution and who are come to an another region or city for get admitted at better educational institution

Mess is the English military term which has been adopted in the Bengal Region to describe the common household type which is made up of a group of unrelated occupants (usually same sex and economic status) who share food and expenses and the rent for same dwelling unit.²

Student mess is a traditional and active housing sub-system in Bangladesh. In this system, a group of students rent a room or a house by making equal contribution and generally organizing the preparations of meals jointly. The messing life style of student in Bangladesh has evolved in response to temporary and minimal residential requirements of a large part of the migrated student. As most of the migrated students of Bangladesh meet their study expenses from family income by living in a mess they can reduce their expenses. Mess households occupy a variety of existing house types as well as single and multi-storied buildings are used either fully or partially for mess. The relation between building owner or mess owner is nothing important than rent collection.

Residential Hostels are another form of accommodation for students. In a hostel, unlike, a Mess system, all the residents are generally part of one institution or same occupation group. Hostel system must have an authority, which regulates the routine and activities of each resident equally. Students of a Mess, on the other hand operate independently, selecting their own roommates and managing their own internal living arrangements. Although students of a Hostel are perhaps less independent than those in a Messing system, they have access to benefits that only an authority can provide. A Hostel authority (unlike a single landlord managing independent Messes) has the potential capacity to provide students not only sound

² D. Dindani Katherine. *The Housing Situation of Female Garment Factory Workers in Bangladesh – Current Conditions and Recommendations*. Fulbright Research, 1993-1994, Dhaka, Bangladesh. PP-23

environment for study, but also it can offer meals and social services. They also have access as a group to recreational activities (TV, Games etc) which individually they would not be able to afford. The building structure for a Hostel is developed generally as a multi-storied building designed exclusively for Hostel. The owner or authority contain full residence control over students, otherwise it is difficult to run such type of accommodation or business.

1.4 Review of Literature

In the context of this research, various books, journals, research reports, handouts, etc. have been reviewed to find out studies so far carried out in this regard and what are the unmet issues remained and which are to be addressed. Unfortunately, there are little research works have been done, particularly in Bangladesh to study the causes of development of hostel accommodation for single person let alone students in private sector.

Proposal for “Mess” (Dormitory) type Housing Projects for Salaried Single Adults in Dhaka City- by Muhammed Harunur Rashid. The study was aimed at formulating and designing projects for better standard mess housing within affordability of the salaried persons. Six messes were undertaken as case study. Attitude of the government officers, employers, private developers and mess owners towards proposed projects were positive, with the exception of big private developers. Financial analysis shows that the projects are viable both for the public and private sector at existing special annual rates of interest (10.5 percent for private sector and 5 percent for public sector).

Residential Circumstances of Low Income Single Working Women in Dhaka City, by Syeda Obaida Haque. The study discusses the demographic and socio-economic characteristics of the low income working women, their shelter pattern and process in acquiring accommodation and the private house owner’s attitude toward as tenants.

Status of Housing Quality in Rajshahi City: A Geographical Study by Raqib Ahmed & Mallik Akram Hossain in 1999. The study examines the quality of housing conditions in Rajshahi City and their internal profile. It filters the three main factors determining the

housing quality and shows the geographical pattern of their distributions and tries to reveal the composite areas of housing of different environmental syntheses. These composite areas are the geographical regions differentiated by different physical facilities, social and economic conditions of the dwellers

Hall Life of University Students: A Social Survey by M M Sakir Hossain, Social Science Department, Rajshahi University, Rajshahi in 1992. The research study was aimed to identify the services and facilities students are getting and the problems and disturbance are facing during Hall life. The research report also discusses and suggests some recommendation about how Hall life of student can be improved and modernized, what can be the administrative structure of hall administration for bringing more benefit to the student

Life Style of Orchid Hostel - the research report was submitted to the Social Science Department of Rajshahi University at 1992. The report discusses the hostel life at 1992. The report discusses the hostel life of students, who take residence outside of their institution. The study highlighted the real picture of the student's daily life. Which reflects their environmental condition for study, entertainment facilities, daily expenses etc. However, this research report deals with the problem of private hostel, which is encountered by the residents

Urban Housing and National Housing Policy of Bangladesh- a seminar paper prepared by Hafiza Khatun discusses various issues of urban housing including Private Informal and Commercial Sector, Finance for Housing, Present Situation of National Policy on Housing. The paper shows over 90 percent of the urban housing is supplied by the private informal sector which can be grouped into following sub-sections (Halcrow Fox & BCL. 1993)

- a *Detached Housing*
- b *Multi unit Housing*
- c *Shans*
- d *Commercial Flats*

Housing finance policy encourages concentration of the supply to higher income segments. Subsidies have been wrongly directed to those who can afford to pay the full cost of services.

Interest rate on the on the credit is also same for all the urban centres of Bangladesh. However, it is observed that the house owners of the small towns, even of Rajshahi SMA, are not interested in house building finance credit. According to them the interest rate for this credit does not match with the return from the investment, i.e house rent. As this paper was first presented in a seminar on "Urbanization policy, geographer's perspectives". Organized by the Urban Studies Programme, Department of Geography, University of Dhaka on 25-26th June 1993. The paper was failed to discuss on National Housing Policy of Bangladesh, which was officially adopted in December 1993. The following paragraph discusses the National Housing Policy and Five Year Plans and Programs on the private investment in housing development.

National Housing Policy 1993- Global Strategy for shelter by the year 2000 adopted by the United Nations in November, 1988, calls upon governments to take steps for formulating a National Housing Policy in the light of "the enabling approach" for achieving the goals of the strategy. The United Nations Conference on Environment and Development (UNCED) held in Rio de Janeiro in June, 1992, urged upon the governments to formulate national settlement strategies to implement the recommendation of the UNCED in the field of human settlements. In the light of the above, and in the context of the objectives of the fourth five year plan of Bangladesh, the government formulated the National Housing Policy in 1993. The main objective of the policy is to make housing accessible to all strata of the society and to accelerate housing production in urban and rural areas, with major emphasis on the needs of the low and middle-income groups. The high priority target groups will be the disadvantaged, the destitute, and the shelter-less poor.

Five Year Plans and Programs-Housing policies are incorporated in all five-year plans. However, in the first two five year plan no specific plans and programs were aimed towards private development. The major thrust of third five year plan were for housing policy prescriptions to stimulate enhanced private sector participation. To stimulate private investment in district towns, the government adopted a strategy of seed fund to develop small sized serviced plots for the low-income group. In the fourth five year plan (1991-1995), the main objective of housing policy was to provide long-term acceptable living environment for

all groups of people. Separate policy guidelines are formulated for public and private sector. The private sector policy of fourth five year plan are

- Government should develop necessary physical and financial facilities to promote private sector housing in both rural and urban areas
- Semi-autonomous, autonomous and private corporate sectors would develop housing estates for their employees
- Private developers would be allocated land at suitable locations for providing housing for the middle and upper income group.
- Fiscal incentives and concessional investment credit should be extended to develop building material industries at suitable locations of the country.

A major concern of the fifth five year plan (1997-2002) is to improve the physical facilities of living such as housing, water supply, sanitation and environment. The salient policies of housing sector related to low and middle income group and private sector of Fifth Five Year Plan are-

- Tax exemption will be given to those, who build houses with their own resources.
- Hire purchase system for house ownership in the private sector will be encouraged.
- Tenancy Act will be updated for rented houses in the urban areas, for mutual benefits of both the owners and the tenants.
- Arrangements of soft loans for housing will be made available for the poor; to this end, a special fund will be created by the government

So far, the Government of Bangladesh has prepared 5 five year plan, a two-year interim plan, and a national housing policy. A number of housing strategies and prescriptions in these plans has been implemented. The emerging trend in the housing policy of Bangladesh, is the gradual shift of housing responsibility from the Government to the private developers and non-governmental organizations. Despite the modest success of these plans, the government has failed to provide safe and sanitary housing for the great majority of people of the country. The reasons could be a limitation in government fund, huge housing shortage, and increasing population pressure of the country. Moreover, many of these housing programs were biased towards the high-income group, and housing standard was often kept exceedingly high. There are also instances of corruption and favoritism in plan implementation. In some cases,

housing facilities for the low-income target group, were taken over by higher income people, mainly due to the lack of affordability of the former.

Annual Report of Bangladesh University Grant Commission (97) – On the ground of fifth five year plan 1st July 1997, a proposal was presented to the Government to sanction total of 1025 crore taka to establish twelve new Science and Technology Universities and the further improvement of the existing eleven universities. Tk 341.40 crore was allocated by the Government was distributed among the universities in the meeting of all vice-chancellors of the universities. Rajshahi University had got 39 crore taka in that distribution. In the annual meeting (97) of UGC, a project has been taken for construction of residential building for seven universities of the country and for its own. In that project total Tk. 2339 82 lac had been allocated for construction of 24888.00 square meter residential building. Mainly this money would be expended for construction of residential halls for university students and for most urgent and necessary construction of staff quarters for teachers, officers and employees of the universities.

CHAPTER TWO

Objectives and Methodology

2.1 Objectives of the Study

In fact, the general objectives of the study is an attempt to explore the inherent causes of the development of hostel accommodation through private investment. To achieve the above general objective, the specific objectives or tasks to be performed are as follows.

- (1) To review the overall accommodation situation for university and college students of Rajshahi city.
- (2) To findout the factors influencing the development of hostel accommodation through private investment.
- (3) To suggest some recommendations for sustainable development of hostel accommodation at private sector.

2.2 Methodology

2.2.1 Study Area Selection & Sampling Design

Before sampling design, preparation of questionnaire and detail survey an extensive reconnaissance survey has been made to understand the existing situation. As most of the student messes and hostels have been developed beside the university area, and those are concentrated at the Binodpur, Mirzapur, Kazla, Islampur area, so these areas are selected as study area. In spite of these some areas of Rajshahi city, which are not so far from Rajshahi University or Rajshahi College has also been included in the study area, those are Munnafer Moar and Sadhur Moar area. In those areas about two hundreds structures has been developed as mess or hostel accommodations for students. From these areas nine structures for student accommodation has been selected for questionnaire survey for students and owners of which six structures has been completely developed as private hostel accommodation for students (one of these six hostels has been developed very recently). And other three has been developed as mess for students (though these messes are more qualitative than general messes of Rajshahi City that can be developed as hostel). In these nine structures about nine hundred students are residing, among them about ten percent of students from each structure are interviewed through questionnaire survey. These samples have been selected on random basis.

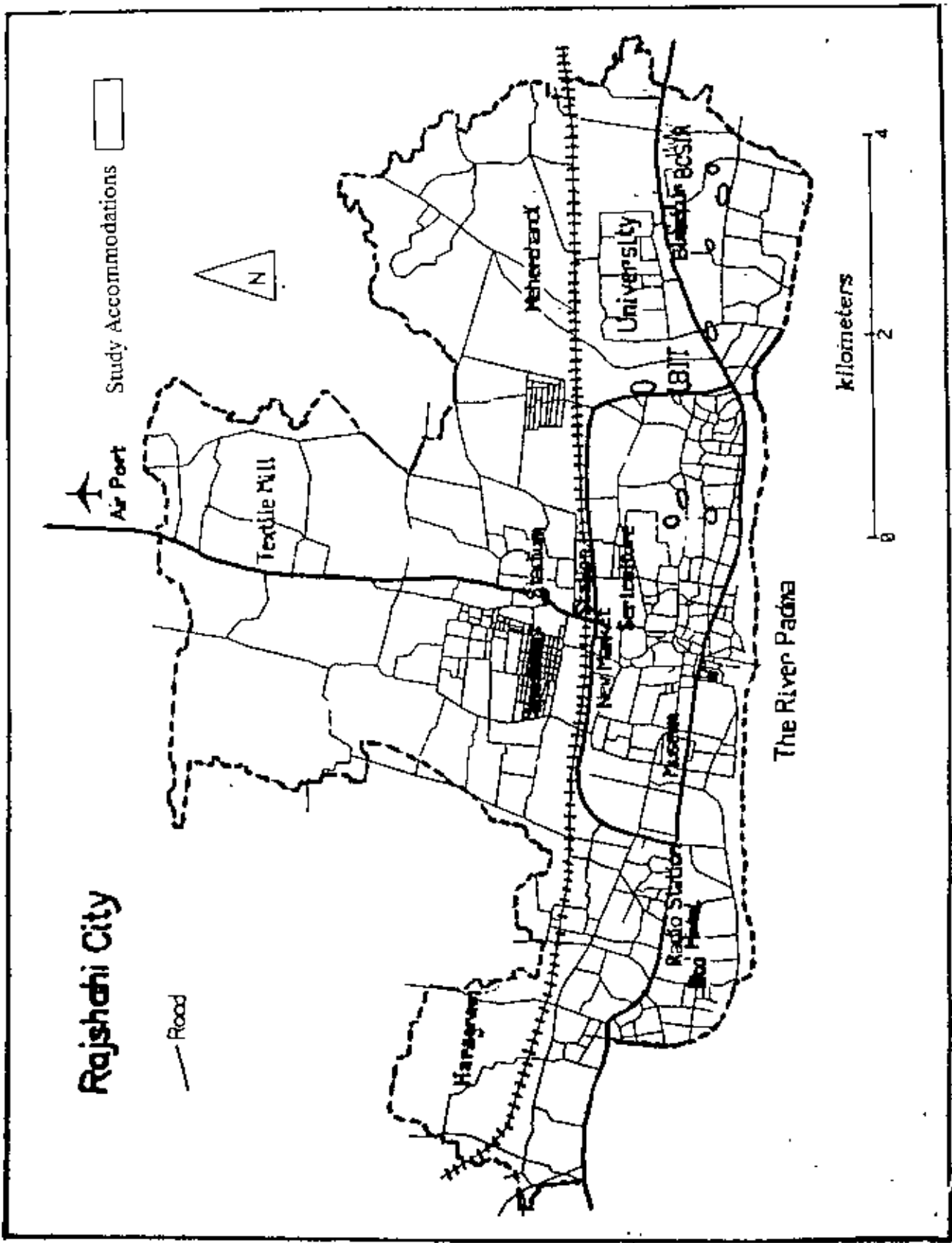
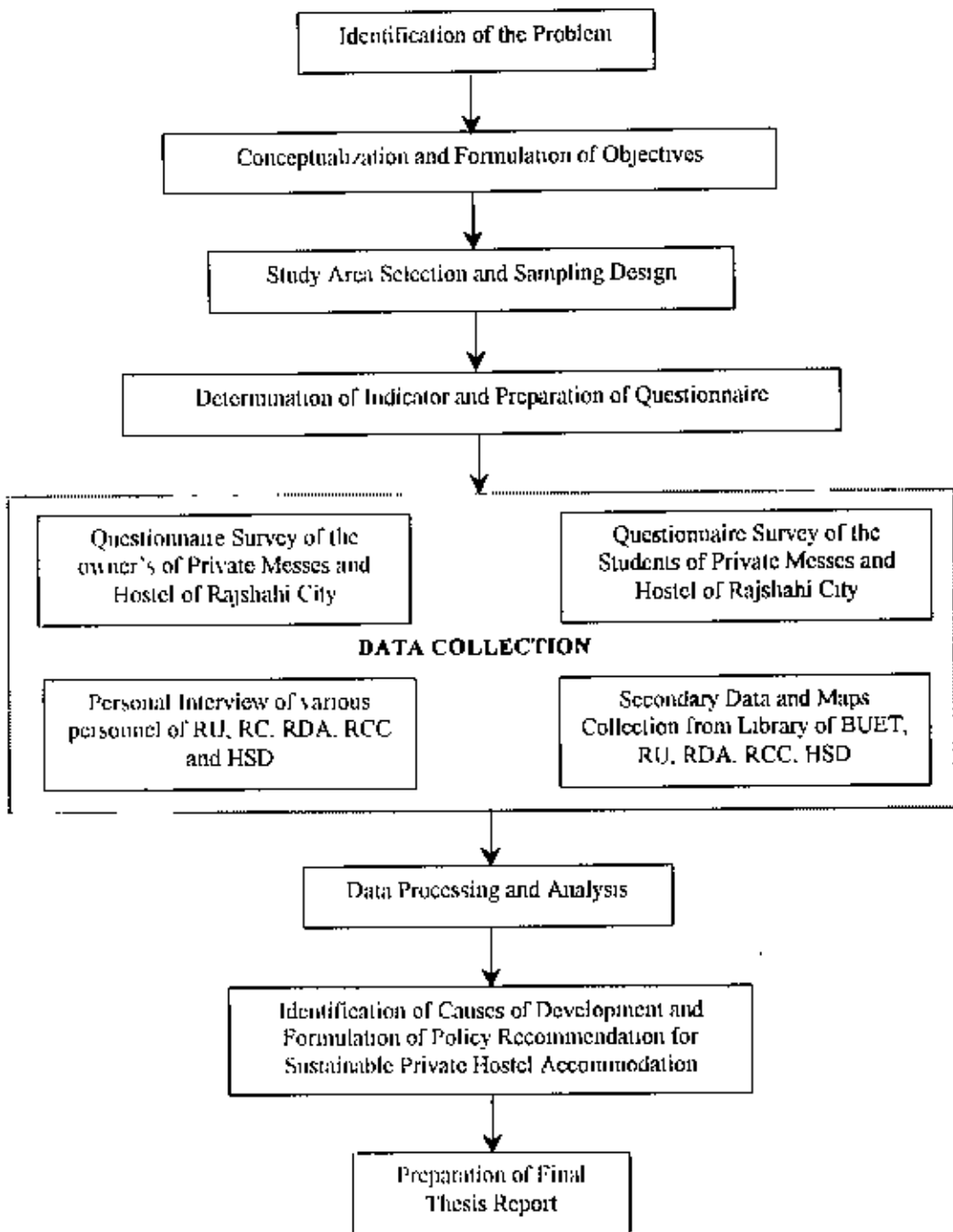


Chart 1.1: Research Design



The total number of cases was also determined considering the time and resources of the researcher. And among the owners sixty six percent has been interviewed through questionnaire due to availability

Sampling design and selection of students for questionnaire survey

Name of the structures of hostel/mess	Type of Accom.	Location of Hostel/Mess	Total no. of student	No. of student as sample
1. Khanika Student Hostel	Hostel	Binodpur	135	14
2. M.R. Students Hostel	Hostel	Munnafer Moar	96	10
3. R.H. Student Hostel	Hostel	Islampur	183	18
4. Orchid Student Hostel	Hostel	Sadhur Moar	185	19
5. Decent Student Hostel	Hostel	Sadhur Moar	150	15
6. M.S. Student Hostel	Hostel	Kazla	30	3
7. White House	Mess	Binodpur	45	5
8. Jahanara Ideal Hostel	Mess	Binodpur	28	3
9. Master Abdur Rahim's Hostel	Mess	Mirzapur	77	8
Total			929	95

2.2.2 Preparation of the Questionnaire

Before preparation of questionnaire, in order to get better understanding the hostel accommodation subsystem relevant literature has been reviewed from various books, journals, reports and documents concerning hostel accommodation sub system. In this context two types of questionnaire has been prepared. In first type (appendix-1), questions are arranged for resident or student of selected structures of private hostels and messes. In first category of questionnaire contain question regarding the students personal information, their income-expenditure pattern, accommodation type, services-facilities, fooding system & quality, shelter process, causes and duration of living, information about institution's accommodation, problems and disadvantages of present accommodation, future plan about

accommodation as student. Second type (appendix-2) of questionnaire is prepared for owners of these private hostel/messes. The content of this questionnaire are mainly owner's personal information, basic information of his hostel/mess (type, year of establishment, development of accommodation, total number of rooms, total number of seats, total number of students, seat rent structure, total number of staff etc.), information about land and structure, income-expenditure pattern of business, information about entrepreneurship, problems and prospects of this business, future plan regarding this business etc. In spite of this various short listed questions were also made for interview of various personnel of various institutions such as RU, RDA, RCC, HSD and RC

2.2.3 Method of Inquiry

Method of inquiry for this study consists of basically collection of data from primary and secondary sources. Primary sources are student residents and owners of selected messes/hostel in study area. Data were collected from the student residents, by going to their hostel to hostel which has been selected for inquiry. The owners of these hostel/mess had been interviewed through questionnaire survey either by going to the office of the hostel/mess or to their residence. Primary data had been collected also from exclusive personal interview of various personnel of RU, RC, RDA, RCC and HSD. Various secondary data and maps had been collected from library of BUET, RU, RDA, RCC, HSD, CUS and AIT

2.2.3 Indicator Used

To investigate the inherent causes of development of private hostel for university and college student of Rajshahi City through private investment following indicator has been used.

Income: The family income or personal income of students and income of the owners of the hostel is a vital aspect for development of private hostel. On it the ability of students to afford private hostel and provided facilities by owner or authority depends.

Expenditure: Expenditure is also a useful indicator used in this research work. Expenditure status and especially expenditure for housing or paying rent for accommodation for students are observable. Ability of various housing expenses may give born various type and quality of accommodation. Expenditure for increase of quality or install of new facilities according to income for owner of the private hostels is important.

Location: Location aspect is another important factor to identify the inherent causes of development hostel for students through private investment. Is the present location of hostel near to educational and other supporting institute, Are the present location so much appropriate to reduce the daily and other expenses of the dwellers, Is the present location located at suitable strategic position for construction and development as hostel for owner etc. is questionable in the study

Socio-political Situation: Socio-political situation of autonomous educational institutions of Bangladesh after liberation was always anxious. Specially in Rajshahi University the academic activities repeatedly interrupted by political unrest last twenty years. And the student halls of this university is the main centre of politics and terrorism So, socio-political situation of educational institution may play a vital role in development of private hostel for students in Rajshahi City. This is why, the socio-political situation has been selected as vital indicator in the present study.

Environment: In this study indicator “environment” implies overall environment for study and residence for student. This indicator includes various aspects such as condition of noise pollution, ventilation, convenience, hygienic-sanitation and drainage system. Individually these aspects may not so much important, but they all together have great importance to the students.

2.2.4 Data Processing and Analysis

Data, which were collected from field survey, has been processed analyzed mainly through microcomputer software like SPSS 7.5 and Microsoft Excel 97. Most of the data have been presented in tabular form and some are presented in graphical form where necessary in the thesis report. And various statistical tests are done to support the objectives and conceptual aspects of the study.

2.3 Scope and Limitation of the study

The scope of the study is limited to identify the inherent causes of development of hostel accommodation for university and college students of Rajshahi City through private investment.

The present situation has partially affected this research work. During field survey it was really tuff to communicate with hostel/mess owners. Though the researcher had aimed to make questionnaire survey with the all of the owner of those nine structures, but due to unavailability interview was limited only with six owners. However, the researcher has made all possible sincerest efforts to overcome all these limitations and to complete the research work within the stipulated timeframe.

3.1 Glimpses of Rajshahi

Rajshahi City has been chosen as the target city for the study. The Rajshahi City, famous for educational institution and located on the northwestern part of Bangladesh has placed the fourth position in respect to rank size distribution of cities in the country. The city has developed in the form of reverse 'T' along the river Padma. The city is at a road distance of about 270-km from the capital Dhaka. At present the city is connected with rest of the country by roads, railway and airway. Being a Metropolitan city, the transport facilities of Rajshahi is not developed satisfactorily compared to other metropolitan cities. Having graded to Metropolitan City, some development schemes, taken by the city corporation authority, have enhanced the standard of city life. Rajshahi has well known as educational city of Bangladesh.

The Rajshahi city has situated on the floodplain of the Padma river. Situated at the northern extremity in Bangladesh, the city is surrounded by the river Padma on the south and on the other side by the Barind tract. The extent of the city has spread along the highway of Natore on the east, Chapainawabganj on the west and Naogaon on the north. The city, having an area of about 47.80 sq. km (1991, census) lies between 24° 21' to 24° 23' north latitude and 88° 28' to 88° 38' east longitude.

According to Blockman (15th century), Rajshahi has derived from two distinct words "Raj" (Hindi) and "Shahi" (Farsi) (Das, 1995). So many options are in vogue regarding the origin of the word "Rajshahi". However Betariz oppose to Blockman's opinion. Hunter opined that the name of Rajshahi was known to the kingdom of Ramjibon of Natore and the British gave acknowledgement to this name

Like other settlement, Rajshahi was also a rural settlement in early stage. In the past it became an important focal point for trade and commodities such as silk, indigo, lac, mango etc., especially with the establishment of trading posts by the Dutch, French, and the English. The kernel of Rajshahi grew on the village of Rampur and Boalia- adjacent to the river bank of the Padma. In 1825, the shifting of district headquarter from Natore to Rajshahi provides

further impetus for growth to the town and establishment of several administrative offices as well as educational and other socio-cultural institutions such as the Collectorate and Judge court (1864-1865), Sadar Hospital (1865), Rajshahi College (1873), Rajshahi Madrasa (1874), Public Library and Boalia Club (1884), Rajshahi Jail (1890-93) and so on. The divisional headquarters was established here in 1875. The Urban centre of Rajshahi became a municipality in 1876 covering an area of about 4 sq. miles. With the establishment of British rule in India, many new administrative and commercial centres sprang up. They gradually developed in towns with social, educational institution and community organisations. The town of Rajshahi owed growth and expansion to such process. After the partition of India in 1947, Rajshahi got a new horizon in development. In course of time many government and semi government offices, educational institutions such as Rajshahi University (1953), Teacher Training College (1953), Medical College (1964), Polytechnic Institute and a number of private colleges and schools etc. were established during Pakistan period. Development towards the east along the Natore Road was accelerated after the establishment of the University, Engineering college (At present BIT), Bangladesh Council of science and Industrial Research (BCSIR), Sugar Mill, Jute Mill etc the development beyond the railway line in the north was marked by the establishment of a satellite town at Sapura during the sixties with a view to housing the immigrants from India. At that time, the Rajshahi town had an area of about 6.35 sq. miles.³

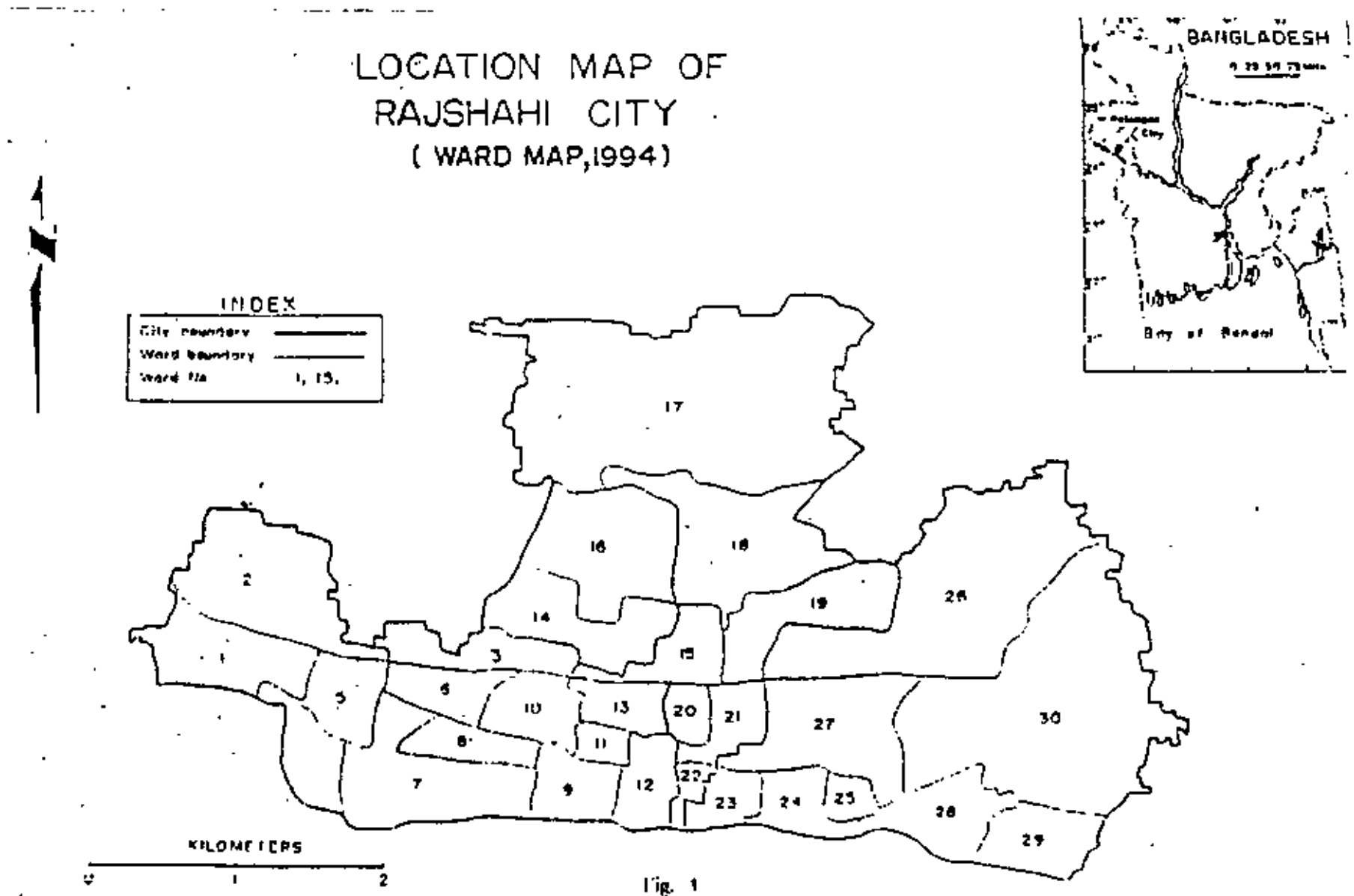
After the independence of the Bangladesh in 1971, the importance of Rajshahi town increased to some extent. Rajshahi municipality received official recognition as a city in 1984 and its rapid growth, together with the government appreciation of the importance of town planning in regulating healthy and purposeful urban growth, led to the establishment of the Rajshahi Town Development Authority (RTDA) in 1975 (Ahmed, 1980). In 1980, the Rajshahi city was consisted of 12 wards and an area of 26.22 sq. miles (Hossain, 1982). In 1992, the government declared it as a metropolitan city. At present, this metropolitan city, having population of 0.7 million (The Daily Ittefaq, 16 November, 1996) consists of 30 wards and has spread in an elongated rectangular form (Map-3.1 1)

³ Souvenir of National Workshop on *Arsenic Pollution in Bangladesh: its causes, effects and mitigation*; Faculty of Science and Life & Earth Sciences; University of Rajshahi; June, 1999; PP-13-14

CHAPTER THREE

Rajshahi City and Accommodation Situation of Rajshahi University and Rajshahi College

Figure 3.1.1 The Location Map of Rajshahi City Showing the Ward Boundaries



3.1.1 Population Growth

Population is a very important factor for a city. As the first population census was conducted in 1872 in our subcontinent, no population data of that time for Rajshahi City as well as Bangladesh is available. However, in 1872 the population of Rajshahi City was estimated to be 22291. The general trend of population growth of Rajshahi City can be perceived from the table 3.1.1. It is apparent that from 1872 to 1901, over a period of thirty years, the population of Rajshahi city remained almost static. During the period of 1901-31, the growth rate of population of the city was markedly lower than the average growth rate of urban population of Bangladesh. During the decade 1931-41 it was higher. During the period of 1951-1991, the increase of population of the city at an accelerating rate was found. And thus the population of the city stands about 0.7 million by the year 1996 (The daily Ittefaq, 16 Nov. 1996)

Table 1.3.1: Urban population growth of Rajshahi City and Bangladesh

Census year	Rajshahi City			Bangladesh (Urban)		
	Total population	Intersensul variation		Total population	Intersensul variation	
		No.	%		No.	%
1872	22291	--	--	--	--	
1881	19228	-3063	-13.7	--	--	
1891	21407	2170	10.8	--	--	
1901	21589	0182	8.5	702000	--	
1911	23406	1817	8.4	807000	105000	14.96
1921	24598	1192	5.0	878000	71000	8.80
1931	27046	2448	10.0	10076000	198000	22.55
1941	40778	15732	50.6	150037000	461000	42.85
1951	39993	-116	-2.7	1820000	283000	18.41
1961	56885	17223	43.4	2641000	821000	45.11
1974	96645	39760	69.7	6274000	3633000	137.56
1981	171600	74955	77.55	13228163	5954563	110.85
1991	294056	122456	21.36	22455174	7654041	69.75

Source: Census of Pakistan, 1961, Vol 02, pp. 11-94.

Bangladesh Population Census, 1974, Bulletin-2, pp. 28 - 110.

Bangladesh Population Census, 1991, District Vol. Rajshahi District.

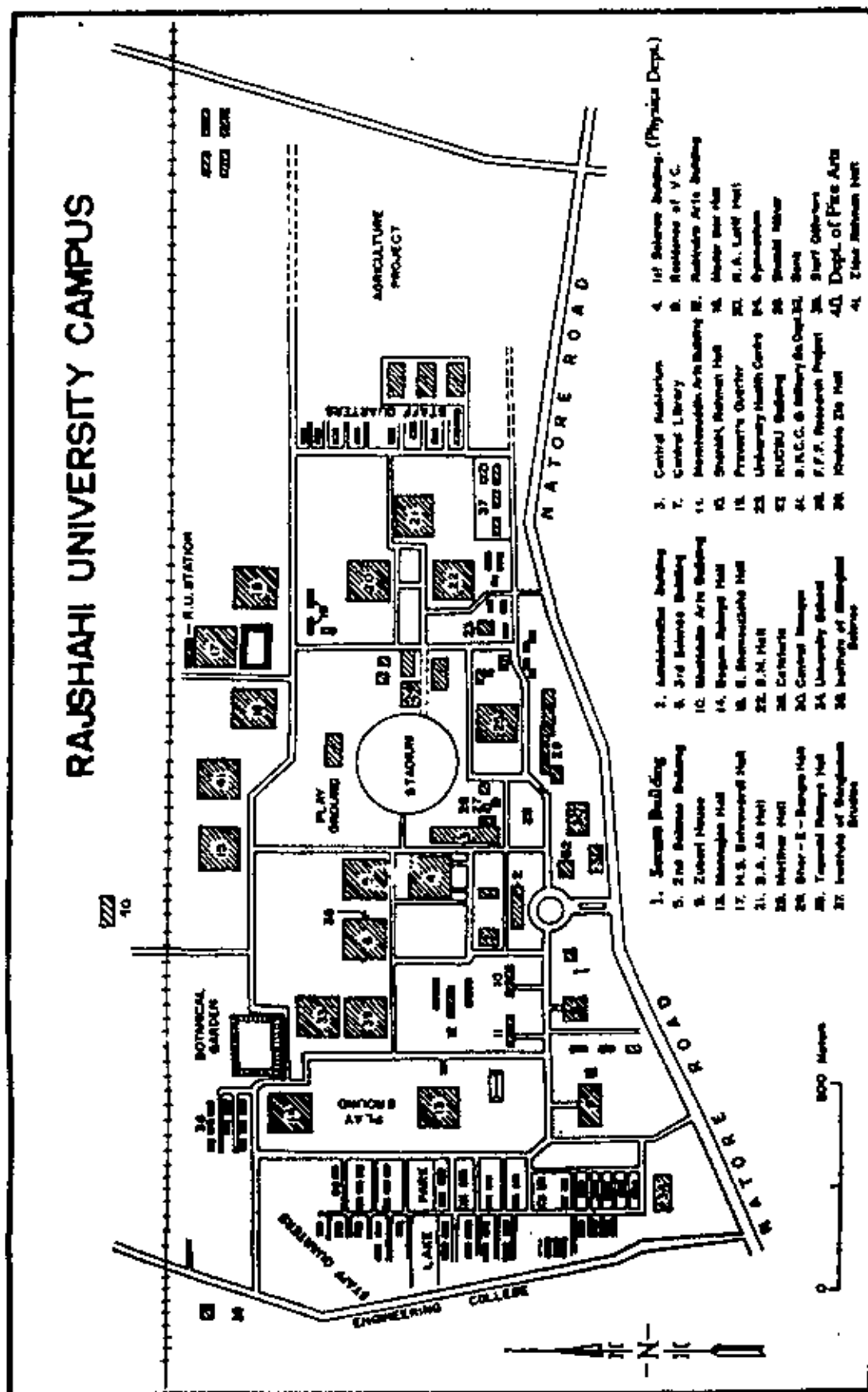
3.2 Overview of Rajshahi University

The University of Rajshahi was founded through an act of the then East Pakistan Assembly in 1953. A long ago, Calcutta University Commission headed by Sir Michael Sadler in 1917 recommended Rajshahi for the possible place of a university in East Bengal beside Dhaka University. Professor H. I. Zuberi (former Principal of Rajshahi College) was appointed as its first Vice-chancellor. The university had humble beginning in rented houses in the heart of Building, on the bank of the river Padma. The university was shifted fully to its present campus at Motihar, about 5 km east of the city center, in the sixties. The university covering an area of 743 acres (more than 1 sq. mile) extends from the Rajshahi-Dhaka Highway in the south to the Iswardi-Arnura Railway line in the north. It borders with Bangladesh Institute of Technology in the west and the Horticulture in the east. This extensive area, known as Motihar Green, is not only rich in its scenic beauty but also ideally suited for a residential university.

The Halls of residence for male Students, Swimming Pool, Male Student's Gymnasium, Courts for Tennis and Basket Ball, University Medical Center with a small hospital, few section of land etc. are in the eastern segment of the campus. Residential Quarters for teachers and other employees are mainly situated in the western side of the campus. Besides Halls of Residence (14 in number having total accommodation of about 1600 students) and a covered Gymnasium for female students, University School and College, the University Guest House (Zubari House), Squash Building, Children's Park area also located on this side. The experimental field for research for the students of Botany and Zoology Departments, the Department of Fine Arts and Railway Station are on the northern zone. At present there are about 700 teachers, 250 officers and 1700 other employees in this university. The student strength is 25,000. The University Administration, according to the Act-1973, is run by several bodies of which the Senate, the Syndicate, and the Academic Council are the most powerful⁴

⁴ Ibid. PP-15

Figure 3.1.1: The Site Map of Rajshahi University Campus



Name of the Hall: Syeed Amir Ali Hall

Number of concern Teachers, Students and Employees of Syeed Amir Ali Hall

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	5	3	3	22	462	1008

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Matihar Hall

Number of concern Teachers, Students and Employees of Matihar Hall:

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	5	4	2	23	480	900

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Shahid Shamsuzzoha Hall

Established: 1969

Number of concern Teachers, Students and Employees of Shahid Shamsuzzoha Hall:

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	5	3	4	22	406	1223

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Sohrwardee Hall

Established: 1978

Number of concern Teachers, Students and Employees of Sohrwardee Hall:

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	5	1	7	24	594	1800

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining (2) and Canteen

Name of the Hall: Habibur Rahman Hall

Established: 1971

Number of concern Teachers, Students and Employees of Habibur Rahman Hall:

Provost	House Tutor & Asst. House Tutor Teachers	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	9	1	12	35	860	2675

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining (4) and Canteen

Name of the Hall: Mather Bokhs Hall

Established: 1980

Number of concern Teachers, Students and Employees of Mather Box Hall:

Provost	House Tutor & Asst. House Tutor Teachers	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	5	1	7	23	584	1780

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Zia-ur-Rahman Hall

Established: 1991

Number of concern Teachers, Students and Employees of Zia-ur-Rahman Hall:

Provost	House Tutor & Asst. House Tutor Teachers	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	3		2	15	264	781

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Monnoozan Hall

Established: 1959

Number of concern Teachers, Students and Employees of Monoozan Hall:

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	3	5	6	27	1065	1125

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Begum Rokeya Hall

Number of concern Teachers, Students and Employees of Begum Rokeya Hall:

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	6	2	8		720	1055

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

Name of the Hall: Taposee Rabeya Hall

Established: 1985

Number of concern Teachers, Students and Employees of Taposee Rabeya Hall:

Provost	House Tutor & Asst. House Tutor	Employees			Students	
		Officer	Office Assistant	General	Residential	Nonresidential
1	3	1	7	28	525	985

Services and facilities: Library, Common room, TV room, Scholarships, Mosque, Dining and Canteen

3.3.2 Rajshahi College

The Rajshahi College, which was regarded as the second learning institution of its kind, only next to the Presidency College, was established in 1873. The college is now situated on 300 acres of land. Courses up to Master's degree have been offered in this college since 1906. Though it was not established as residential educational institution, it has accommodation provision for students who come from outside the Rajshahi City. There are two residential Hostels for Muslim students, one for Hindu students and another one for female students. The brief information of these residential Halls are stated below:

Hostel 01: (Male-Muslim)

Total Seat : 354

Total Block : 6no.(A,B,C,D,E,F- each block contains 59 seats)

Total Student : 400

Hostel Super : One super and two assistant super for A,B,F block and another one super and two assistant super for C,D,E block

Hostel 02 (Male-Muslim)

Total Seat : 109

Total Block : 2no.(New block and Back block- New block contains 69 seats and Back block contains 40 seats)

Total Student : 90 students in New block and 40 students in Back block

Hostel Super : One super and one assistant super for New block and another one super and two assistant super for Back block

Hostel 03: (Male-Hindu)

Total Seat : 46

Total Block : One block or building

Total Student : 50

Hostel Super : One super and one assistant super

Hostel 02: (Ladies)

Total Seat : 212

Total Block : 2no (Old building and New building- Old building contains 180 seats and New building contains 32 seats)

Total Student : 250-300 (Depends on exam During examination period number of students increases)

Hostel Super : One super and two assistant supers

* Each block or building has a dining for all students

Total seat capacity of these residential Hostels only about one thousands. The total number of student of this college is around 10,000. So, the accommodation capacity of this college is very low than its demand. The physical and environmental condition of these Hostels are not so much well as Halls of Rajshahi University. As a result a portion of students who come from outside Rajshahi to study in this college have an intention to take shelter in Messes and Private Hostels of Rajshahi City.

CHAPTER FOUR

Socio-Economic Situation of Students, Pattern & Process of Private Hostel Accommodation

4.1 Socio-economic Situation of the Students, Process & Pattern of Private Hostel Accommodation

4.1.1 Age Structure of Residents

The residents of messes and hostels of Rajshahi are students. However, all most all the residents have completed at least ten years of education. So, the age range of the residents is between 17-30 years. From the table 4.1.1.1 it is seen that the most of the respondents (about 90.5%) in the age range from 19 to 24 years. And few respondents are in over the above age group (4.2% and 1.1%). So, this condition of age group shows the general age structure scenario of the college and university students of Bangladesh.

Table 4.1.1.1: Age structure of the residence of mess/hostel

Age group	Frequency	Percent
17-18	8	8.4
19-20	40	42.1
21-22	28	29.5
23-24	10	10.5
25-26	4	4.2
27-28	4	4.2
28+	1	1.1
Total	95	100.0

Source : Field Survey

4.1.2 Level of Education

The residents of these mess and hostels are students of Rajshahi University and different colleges of Rajshahi City. Table 4.1.2.1 shows that majority of residents (85.3%) are student of Rajshahi University and only 14.7% have come from Rajshahi College. So, the current level of education of the students of these accommodations is mainly those academic courses, which are offered by University and Colleges of Rajshahi City.

Table 4.1.2.1: Educational institution of the residence of mess/hostel

Name of the Institution	Frequency	Percent
Rajshahi University	81	85.3
Rajshahi College	14	14.7
Total	95	100.0

Source : Field Survey

Table 4.1.2.2 shows that all most all the resident of this accommodation are studying for their graduation degree. From the field survey and personal interview it has found that most of them are freshman in their graduation course. So it can be derived that educational institutes failed to accommodate their dormitories.

Table 4.1.2.2: Current education level of the residence of mess/hostel

Education level	Frequency	Percent
Honours	86	90.5
Masters	9	9.5
Total	95	100.0

Source : Field Survey

4.1.3 Income Pattern

The residents of these mess and hostel are not occupational group who earns money, so their income pattern is different. As the residents of these accommodations are mainly students so their money come from family or scholarship. Some students earn money by acting as tutor to the students at junior level. From the field survey it is found that the main source of money of these students is from family money.

Table 4.1.3.1: Income from tuition money of the students

Remuneration from tuition work	Frequency	Percent
.00	93	97.9
500.00	1	1.1
1200.00	1	1.1
Total	95	100.0

Source : Field Survey

Only 2.2% students of the respondents earn by acting as a tutor and their earning range is between Tk. 500 to Tk.1200. But this meager amount of money may help only partially to meet expenses, but the main income source remain on family. Table 4.1.3.2 shows the total income pattern of the respondents of these accommodations. Most (83.2%) of the respondent's total income is in the range from Tk.1801 to Tk.2700. But it is important that some (9.5%) are carrying out their expenses with Tk.1500 to Tk.1800 income range. On the other hand some (7.4%) are affording their monthly expenses with over Tk.2700. The later two-income group shows the difference from the average total income of these respondents, which is Tk. 2261.05. The cause of such difference may be the difference of their family income.

Table 4.1.3.2: Total income pattern of the residence of mess/hostel

Total Income	Frequency	Percent
1500-1800	9	9.5
1801-2100	34	35.8
2101-2400	11	11.6
2401-2700	34	35.8
2701-3000	6	6.3
3601+	1	1.1
Total	95	100.0

Source : Field Survey

Table 4.1.3.3 shows the relation between the income from family and family income of the respondents. The table depicts that most of the family income of the respondent is in the range of Tk.5001 to 11000. In spite of this a good portion of the respondent's family income is above Tk. 15000. About 5.26% of the respondent's family income are in the range of Tk 3000 to Tk.5000. Most of the respondents (32no.) who takes Tk 1800 to Tk. 2000 from their family, their family income range are in the Tk. 500 to Tk. 11000. And most of the respondent (16 no.) who takes money more than Tk. 2500 from their family, their family income range is in the Tk. 11001 to above Tk. 15000. So from the table a minute relationship is observed between income from family and family income of the respondents. And it is seen that the variable "income from family" and "Income of family" is correlated .01 significance level

Table 4.1.3.3: The relationship between income from family and family income

Income from Family	Income of Family							Total
	3001-5000	5001-7000	7001-9000	9001-11000	11001-13000	13001-15000	15000+	
1500	1	1		1				3
1700	1						1	2
1800		2	2					4
2000	3	18	3	7	1	1	2	35
2200			5		1	1	2	9
2300				2				2
2500		10	6	4	1		10	31
2700					2		1	3
3000		3		1		1	1	6
Total	5	34	16	15	5	3	17	95

Source : Field Survey

4.1.4 Expenditure Pattern of Residents

The monthly expenditure of students mess or hostel are related in the following heads like house rent, food, transportation, education and pocket expense which has mainly discussed in this section. In spite of these, expenses for clothing has been discussed as yearly basis. A significant and fixed portion of the income of a resident or student of mess or hostel is expended for rent of room. And this expense makes the difference between the live in a public hostel and a private hostel. Table 4.1.4.1 shows the expenditure pattern of students as room rent who live in mess or private hostel. The table implies that there are mainly two types of expenses for room rent. Some (42.1%) are expending upto Tk. 400 and some (57.9%) are expending above Tk. 400. As the respondents are interviewed both from private mess and private well-organized hostel, so these two categories of room rent may have effect on types of dwellings.

Table 4.1.4.1: Expenditure for Room rent of respondents

Expenditure for Room rent	Frequency	Percent
0-200	2	2.1
201-400	38	40.0
401-600	49	51.6
601-800	5	5.3
801+	1	1.1
Total	95	100.0

Source : Field Survey

Table 4.1.4.2 shows the relation between accommodation type and expenditure for room rent. It shows that expenditure of room rent is lower in mess accommodation than that of hostel accommodation. From the table it is seen that students who expend up to Tk. 400 most of them live in mess type of accommodation. On the other hand students who expend over Tk. 400 most of them live in hostel type of accommodation. Expense for room rent over Tk. 600 no one live in mess type of accommodation. But the expenditure for room rent is not depends only type of accommodation but also number of factors like room size, room density, quality of services and facilities, structure type etc. But there may be a minute relationship with the income from family and expense for room rent.

Table 4.1.4.2: The relation between accommodation type and expenditure for room rent

Expenditure for Room rent	Accommodation Type		Total
	Mess	Hostel	
0-200	0	2	2
201-400	15	23	38
401-600	1	48	49
601-800	0	5	5
801+	0	1	1
Total	16	79	95

Source : Field Survey

Table 4.1.4.3 shows the relation between the income from family and expenditure for room rent. From the table it is seen that most (9 no) of the students of respondents who take money upto Tk. 1900 from family pay room rent upto Tk. 400. And most (55 no.) of the respondent who take money above Tk. 1900 from family pay room rent from Tk.401 to above Tk. 800.

Table 4.1.4.3: The relation between accommodation type and expenditure for room rent

Income from family	Expenditure for room rent					Total
	0-200	201-400	401-600	601-800	801+	
1301-1600	2	1	0	0	0	3
1601-1900	0	6	0	0	0	6
1901-2200	0	25	18	1	9	44
2201-2500	0	5	25	3	1	33
2501-2800	0	0	3	0	0	3
2800+	0	1	3	2	0	6
Total	2	38	49	5	1	95

Source . Field Survey

A major portion of the income of a resident or student of mess or hostel is expended for food purpose. But the expenditure for food is not fixed like room rent; it's vary from student to student. This expenditure depends on food habit of student and where from he is taking food. This cost is generally cheaper if they take food in messing system, where most of the mess member shares their food cost in a group. But if a student take food frequently from restaurant, his food expenses will be more than who take food frequently from messing system of his accommodation.

Table 4.1.4.4: Expenditure pattern for food purpose of the respondents

Expenditure for food	Frequency	Percent
600-700	21	22.1
701-800	49	51.6
801-900	23	24.2
901-1000	1	1.1
1001-1200	1	1.1
Total	95	100.0

Source: Field Survey

From the table 4.1.4.4 it is seen that 97.8% student's expense for food is from Tk. 701 to Tk. 900 which is near to average expense (Tk. 794.89) for food of the respondents. But some (2.2%) expend over Tk. 900 to Tk. 1200 as food expense. And 22.1% expend their food cost within Tk. 700.

Table 4.1.4.5: Expenditure pattern for education purpose

Expenditure for education	Frequency	Percent
0-100	19	20.0
101-200	39	41.1
201-300	16	16.8
301-400	17	17.9
401+	4	4.2
Total	95	100.0

Source: Field Survey

The expenditure for education varies from student to student for their course curriculum and students' intention to expend for education purpose. From the study it is seen that most (95.8%) of the student's expense for education purpose are within Tk. 100 to Tk. 400. The average expense for education purpose of the students of these PHA is Tk. 235.50. The expense for education of a student is more or less same, whether he lives in a mess, private hostel or educational institution's accommodation.

Table 4.1.4.6 presents the expenditure pattern of students of mess or private hostel for transportation purpose. The expenditure pattern of students of mess or private hostel for transportation depends on the distance of residence from institution's campus, students' habit and purpose of movement within the city and also frequent visits of home district. The transportation cost varies from the students who live in the campus and who live outside the

campus. Rickshaw and bus are the only mode of transportation for movement within the city. Bus means University Bus, which frequently move within the city along the main routes and take no fair from the students. So, transportation cost is cheap in Rajshahi City for students. The most (42.1%) of the student's transportation cost is within Tk 100, where the average transportation cost of the respondents is Tk. 195.84. Some student's (12.6%) transportation cost is higher than Tk.300. They have identified their higher transportation cost as the frequent visit of home district and movement within the city.

Table 4.1.4.6: Expenditure pattern for transportation purpose of the respondents

Expenditure for transportation	Frequency	Percent
0-100	40	42.1
101-200	27	28.4
201-300	16	16.8
301-400	6	6.3
401+	6	6.3
Total	95	100.0

Source : Field Survey

Pocket expenditure is one of the monthly vital expenses for students that is not fixed and vary from month to month. These type of expenses some time sudden, some time necessary, some time intentional, some time optional. These expenses may include expenses like entertaining of friends and relatives, purchasing of small luxury items, taking tefin, watching movie or shows and various type small-scale expenses. These expenses also vary from student to student. Table 4.1.4.7 shows the pocket expenditure pattern of the respondents. From the table it is that most (67.4%) of the respondent's monthly pocket expenses is within Tk. 400. Some students pocket expenses is too high from the average pocket expense (Tk. 339.74) of the respondents, because of their over expense habit and strong economic backbone. The table depicts that 2.2% of the student's pocket income is over Tk. 800.

Table 4.1.4.7: Pocket expenditure pattern of the respondents

Pocket expenditure	Frequency	Percent
0-200	32	33.7
201-400	32	33.7
401-600	21	22.1
601-800	8	8.4
801-1000	1	1.1
1000+	1	1.1
Total	95	100.0

Source : Field Survey

Generally, expense for clothing is not monthly expense for students. But if a student buy clothing in a month, its effect is seen for few months. From the table 4.1.4.8 it is seen that most (71.6%) of the student's yearly expense for clothing is in between Tk. 501 to Tk 1000. Some students (28.4%) of the respondents have yearly expense for clothing more than Tk. 1000.

Table 4.1.4.8: Yearly expenditure pattern for clothing purpose

Expenditure pattern for clothing	Frequency	Percent
0-500	4	4.2
501-1000	64	67.4
1001-1500	11	11.6
1501-2000	7	7.4
2001-2500	8	8.4
2501+	1	1.1
Total	95	100.0

Source : Field Survey

4.1.5 Home district of Residents

As university town Rajshahi attracts students from different regions of Bangladesh. In our country generally student's intention is to move near region or district for study. There is no difference is seen for Rajshahi city. From the table 4.1.5.1 it is seen that most (49.5%) of the students of the respondents have come from Rajshahi and its nearer region like Capainababgang, Sirajgang, Nawgaon, Jaypurhat, Bogura, Pabna, Natore and Kushtia. Significant portions (15.8%) of the students have come from northern region of Bangladesh.

Table 4.1.5.1: Home districts of the respondents

Home district	No of Student	Percent
Sirajgong	6	6.3
Bogura	6	6.3
Capainababgang	8	8.4
Jaypurhat	4	4.2
Kustia	1	1.1
Nator	3	3.2
Nawgaon	10	10.5
Pabna	9	9.5
Kurigram	2	2.1
Lalmonirhat	1	1.1
Nilfamari	4	4.2
Rangpur	8	8.4
Bagerhat	1	1.1
Chandpur	1	1.1
Comilla	3	3.2
Cuadanga	2	2.1
Dhaka	2	2.1
Jamalpur	1	1.1
Khulna	5	5.3
Manikganj	1	1.1
Munshigonj	1	1.1
Mymensing	2	2.1
Naraynganj	1	1.1
Netrokona	2	2.1
Netrokona	2	2.1
Rajsahi	4	4.2
Rajsahi	4	4.2
Sariatpur	1	1.1
Sariatpur	1	1.1
Sherpur	1	1.1
Sherpur	1	1.1
Tangail	3	3.2
Tangail	3	3.2
Thakurgaon	2	2.1
Thakurgaon	2	2.1
Total	95	100.0
Total	95	100.0

Source . Field Survey

4.2 Private Hostel accommodation Pattern

4.2.1 Room Occupancy

The occupancy of resident in a room of mess or private hostel is quite different from the occupancy of resident in a room of institution's accommodation. The number of allotted residents and seat capacity in rooms is more or less fixed in institution's accommodation. But the rooms of mess and private hostels are different from one another and their room size and seat capacity is different. So different types of occupancy are observed in different rooms of mess and hostel of Rajshahi City. The occupancy is observed in mess and hostels from one person to four persons in a room.

Table 4.2.1.1: Room occupancy in a room of mess/hostel

Room occupancy	Frequency	Percent
One Person	19	20.0
Two Person	29	30.5
Three Person	33	34.7
Four Person	14	14.7
Total	95	100.0

Table 4.2.1.1 shows the residents occupancy in a room in the studied private accommodations for students in Rajshahi City. From the table it is seen that 65.2% of the respondents live in the rooms whose occupancy is two to three person. Some students (20%) live in singly, he who can afford the higher cost of single room. And few (14.7%) live in four seated rooms. The students who live in four or high dense room, their house rent comparatively cheap but it is inconvenience for study. Convenience is also depends on per capita floor space in a room.

4.2.2 Per Capita Floor Space

One of the important indicators to measure quality of any accommodation is the per capita floor space. Sufficient per capita floor space in a room implies the convenience and free movement of inhabitants. Table 4.2.2.1 shows the per capita floor space of mess and private hostel of Rajshahi City. Most of the students (63.2%) are enjoying 25 to 44 sq.ft. per capita floor space in the rooms of mess/hostel. The average per capita floor space of the residents in their accommodations is 45.09 sq ft. Some (10.6%) are enjoying the per capita floor space above 65 sq ft.

Table 4.2.2.1: Per capita floor space of mess/hostel

Per capita floor space (sq.ft.)	No. of Student	Percent
25-34	20	21.1
35-44	40	42.1
45-54	12	12.6
55-64	13	13.7
65-74	5	5.3
75-80	5	5.3
Total	95	100.0

Source : Field Survey

So respondents are enjoying different types of per capita floor space in their accommodations. But the enjoying of good per capita floor space depends on accommodation type, room size, shape and type of room and structure, seat arrangements and most of all ability and will to pay for it. Table 4.2.2.2 shows the relation between per capita floor space and accommodation type. The table depicts that most of the students of private hostel accommodations are enjoying high per capita floor space than the students of mess type of accommodations.

Table 4.2.2.2: The relation between per capita floor space and accommodation type

Per capita floor space (sq.ft.)	Hostel type accommodation		Mess type accommodation	
	Frequency	Percent	Frequency	Percent
25-34	12	15.2	8	50.0
35-44	36	45.6	4	25.0
45-54	9	11.4	3	18.8
55-64	13	16.5	1	6.3
65-74	4	5.1	0	0.0
75-80	5	6.3	0	0.0
Total	79	100.0	16	100.0

4.2.3 Seat Capacity of Accommodation

From the demand and supply point of view seat capacity of mess/hostel accommodation is important factor for both owner and tenant. The owner determine his accommodation's seat capacity by considering various factor like - demand of seat, his resources to invest for a seat and earning from it. On the other hand seat capacity is important for tenant's point of view for selection of accommodation. Table 4.2.3.1 shows the seat capacity of surveyed student accommodations of Rajshahi City. From the table it is seen that most of the private hostels

seat capacity is for about 100 students or more than 100 students. In this table, one private student hostel, which has only 60 seats for students. This hostel has been constructed very recently and its seat development process is still continuing. But private mess type of accommodations for students are with limited seat capacity than private hostel accommodations. The cause of difference of seat capacity between this two type of accommodation is hostel accommodations has been developed with more profit and commercial objectives. The investment for private hostel accommodations is more than mess type of accommodations.

Table 4.2.3.1: Seat capacity of the surveyed private student accommodations

Name of the structures of hostel/mess	Type of Accommodation	Total no of seat	Total no. of student
1. Khanika Student Hostel	Hostel	135	135
2. M.R. Students Hostel	Hostel	96	96
3. R.H. Student Hostel	Hostel	183	183
4. Orchid Student Hostel	Hostel	185	185
5. Decent Student Hostel	Hostel	150	150
6. M.S. Student Hostel	Hostel	60	30
7. White House	Mess	45	45
8. Jahanara Ideal Hostel	Mess	28	28
9. Master Abdur Rahim's Hostel	Mess	77	77
Total		959	929

Source: Field Survey

Table 4.2.3.2: Supplied seat-admitted students ratio and vacant seat of surveyed mess/hostels

Name of the structures of hostel/mess	Type of Accommodation	Supplied seat-student ratio	Vacant seat
1. Khanika Student Hostel	Hostel	1:1	0
2. M.R. Students Hostel	Hostel	1:1	0
3. R.H. Student Hostel	Hostel	1:1	0
4. Orchid Student Hostel	Hostel	1:1	0
5. Decent Student Hostel	Hostel	1:1	0
6. M.S. Student Hostel	Hostel	2:1	30
7. White House	Mess	1:1	0
8. Jahanara Ideal Hostel	Mess	1:1	0
9. Master Abdur Rahim's Hostel	Mess	1:1	0

Source: Field Survey

Table 4.2.3.2 shows the supplied seat-admitted student ratio and vacant seats of surveyed private accommodations for students of Rajshahi City. The vacant seat means the gap

between the supplied and demand of seats in an accommodation. The table shows that most of the private accommodations supplied seat-admitted students ratio is 1.1. That means there is a great demand of seats for private student mess and hostels in Rajshahi City. So this great demand is the main cause of development of private messes and hostels from owner's point of view. According to the view of owners and authority of these private mess and hostels this demand is not same through out the year. The demand is pick at the time, when new students are admitted in the Rajshahi University and it is low when Rajshahi university hall authority call new students to get admitted in their hostels

4.2.4 Rental Structure of Private Student Accommodation

Table 4.2.4.1 shows the rental structure of surveyed private messes and hostels accommodation of Rajshahi. The table depicts that rent of same seated accommodations is different from one another. Rent of single seated room differs from Tk. 100 to Tk. 500 from one accommodation to another accommodation. The rent of two seated and three seated rooms of most of the accommodations are from Tk. 300 to Tk. 600. So, it is easily affordable to students from lower- middle income family. The rent of same seated rooms depends on the size, quality, service provided and structure quality of the accommodations. The table also shows that most of accommodations has no provisions for four seated room. About this, the owners and authorities opinion is that demand of four seated rooms lower than single, two or three seated rooms. Students think that four seated rooms are not convenient for study.

Table 4.2.4.1: Rental Structure of surveyed mess/hostels

Name of the structures of hostel/mess	Type of Accom	Rent structure of private accommodations (in Tk.)			
		Single	Double	Three seated	Four seated
1. Khanika Student Hostel	Hostel	400	Not applicable	375	325
2. M.R. Students Hostel	Hostel	600,650	600,550	525	450
3. R.H. Student Hostel	Hostel	700,800,900	1100	1500	Not applicable
4. Orchid Student Hostel	Hostel	480	540	490	Not applicable
5. Decent Student Hostel	Hostel	500	Not applicable	350,400	Not applicable
6. M.S. Student Hostel	Hostel	800	600	Not applicable	Not applicable
7. White House	Mess	500	450	300,400	Not applicable
8. Jahanara Ideal Hostel	Mess	Not applicable	325	300	Not applicable
9. Master Abdur Rahim's Hostel	Mess	400	300	Not applicable	Not applicable

4.2.5. Bathroom Condition of the Accommodations

From student's point of view, one of the vital factors for choosing an accommodation is its bathroom condition. But most of the owner wants to give as little as possible space for bathroom. They also try to invest less money to construct bathroom. From the surveyed accommodation bathrooms of RH, MS and MR hostels are better than rest of the accommodations. The bathroom conditions of hostel type accommodations are better than mess type of accommodation. Table 4.2.5.1 shows the number of students shared a bathroom in a mess type of accommodation. From the table it is seen that most (68.9%) of the mess students are using bathroom, which is shared by more than 9 person. And table 4.2.5.2 shows the number of students shared a bathroom in a hostel type of accommodation. The table shows that most (83.5%) of the hostel students are using bathroom, which are shared by not more than 9 person. A significant portion of hostel students (54.4%) of hostel students are using bathroom, which is shared by 1 to 6 persons. So, these two types accommodation shows a clear difference in sharing bathrooms by its residents.

Table 4.2.5.1: Number of students shared a bathroom in mess type accommodation

Rang of users	Frequency	Percent
4-6	2	12.5
7-9	3	18.8
10-12	5	31.3
13-15	5	31.3
21+	1	6.3
Total	16	100.0

Source : Field Survey

Table 4.2.5.2: Number of students shared a bathroom in hostel type accommodation

Rang of users	Frequency	Percent
1-3	14	17.7
4-6	29	36.7
7-9	23	29.1
10-12	8	10.1
13-15	3	3.8
21+	2	2.5
Total	79	100.0

Source : Field Survey

Table 4.2.5.3 shows the comparative view of bathroom size between hostel & mess accommodation used by the residents. The table shows that most (62%) of the students of

hostel accommodations are using bathroom with the size of it from 21sq.ft. to 40sq.ft. The table shows that most (75.1%) of the bathroom size of mess type of accommodations, which are used by students, is from 11sq.ft. to 30sq.ft. Bathrooms of private hostel are larger in size and its maintenance is better than private mess accommodations.

Table 4.2.5.3: The comparative view of bathroom size between hostel & mess accommodation

Bathroom sizes (sq. ft.)	Hostel type accommodation		Mess type accommodation	
	Frequency	Percent	Frequency	Percent
11-20	21	26.6	3	18.8
21-30	29	36.7	9	56.3
31-40	20	25.3	3	18.8
41-50	9	11.4	1	6.3
Total	79	100.0	16	100.0

4.2.6 Food Delivery Condition

The food delivery system of private messes and hostels of Rajshahi city are more or less same and that is messing system. Messing is one type food delivery system where manager of a mess is selected among boarders of the accommodation for each month. The manager is responsible for daily shopping. He also supervises cooking and also determines each meal rate. Each member of a messing system deposits certain amount of money for food purpose to the mess manager at the beginning of the month. And at the end of the month manager calculate the cost of food for each member of messing system. According to his food taking, the manager returns money to the members if someone get it from his pre-deposited money. If some one wants to stop food taking for a meal or day, he would have to inform it early to the manager. All most all of the students take food from this messing system in private accommodation of Rajshahi. This system of food delivery is convenient to them. For cooking purpose students are depends on "Bua". Bua is the cook of messing system hired for cooking in the messing system in monthly contract basis. The messing system reduces the cost of cooking. In mess type accommodation only one messing system serves whole students of the mess where number of students are comparatively low. But some hostel type of accommodation where students are larger in population, the messing system has been developed floor by floor. And each floor has little dining space for food taking. Either ground floor or rooftop is used for cooking in hostel type of accommodation. But in mess type of accommodation it is generally, the cooking space is separate from accommodation structure.

Some private hostels of Rajshahi City have separate cooking and dining space beside the main structure of accommodation.

The students are satisfied with the quality and cost of the food of this messing system. The table 4.2.6.1 shows the opinions of respondents regarding quality of food what they are having. Most (96.8%) of the respondents are satisfied about food quality which they are having in their accommodations

Table 4.2.6.1: Opinions of students about food quality

Opinions	No. of Student	Percent
Good	35	36.8
Moderate	57	60.0
Bad	3	3.2
Total	95	100.0

Source : Field Survey

The table 4.2.6.2 shows the meal rate at which students are taking food in their private messes and hostel accommodations. The table shows that most of the students are receiving food within rate Tk 10 for each meal. The average meal rate respondents are paying is Tk. 9.58. This meal rate is near to meal rate near to that of dining and canteen of Rajshahi University. Where food cost of per meal for students is from Tk. 8 to Tk. 12. So, students of private messes and hostels are satisfied with this type of meal rate, where they can have food according to their will with the same meal rate.

Table 4.2.6.2: Opinions of students about food cost

Meal rate (in Tk.)	No. of Student	Percent
8.00	28	29.5
9.00	36	37.9
10.00	11	11.6
12.00	15	15.8
14.00	3	3.2
15.00	2	2.1
Total	95	100.0

Source : Field Survey

4.2.7 Furniture Supplied by Accommodation System

In institution's accommodation system, authority supplies necessary furniture like bed, chair and table for students. The owner and authority of private messes and hostels of Rajshahi City provide necessary furniture for students. But the quality of these furnitures is not same in all private student accommodation. It varies from accommodation to accommodation. Generally private hostels supplies better quality furniture than mess type of accommodation. On the other hand costly private hostel supplies more quality furniture than respectively least cost private hostel. Table 4.2.7.1 shows the furniture facilities students are receiving from accommodation. The table shows that all of the respondents are enjoying primary furniture facilities like bed, table and chair. Some students of private hostels are enjoying rack facilities for book and cloth keeping from their accommodation system. Provision of extra furniture facilities many times attracts students and it also reduce extra expenses and botheration to the students.

Table 4.2.7.1: Provided furniture facilities by PHA system

Category label	Count	Pct of Responses	Pct of Cases
Bed	95	33.3	100.0
Table	95	33.3	100.0
Chair	95	33.3	100.0
Total responses	285	100.0	300.0

4.2.8 Other Ancillary Services and Facilities

In institution's accommodation system various types of ancillary services and facilities are provided like Guestroom, Common room, Reading room, TV Room, Hall Phone etc. But in private messes and hostels these facilities are seen in something different and in small extent. From the field survey it is seen that all of the private student hostels have provision of Common room and TV room. Common room of these hostels is also used as TV Room or Reading room. But in most of the hostels, allotted space for Common room or TV room is not adequate for its residents. Table 4.2.8.1 shows the ancillary services and facilities are enjoying by private hostel residents. The table shows that all respondents of private hostels are enjoying Common room and TV room facilities. Among 250 responses about ancillary services and facilities 22.4% responses has come about enjoying Intercom facilities and

14.4% responses has come about receiving electric fan. From the surveyed private hostels it is seen that well reputed private students hostels like Orchid, R.H., M.S hostels are providing intercom telephone facilities for their resident students. Some private hostels are also providing electric fan some of its room.

Table 4.2.8.1: Provided ancillary services and facilities by private hostels

Facilities	Count	Pct of Responses	Pct of Cases
Common Room	79	31.6	100.0
Electric fan	36	14.4	45.6
Intercom	56	22.4	70.9
TV Room	79	31.6	100.0
Total responses	250	100.0	316.5
0 missing cases; 79 valid cases			

Source : Field Survey

Table 4.2.8.2 shows the ancillary services and facilities are receiving by private mess residents. The table shows that among 16 cases, only 13 valid cases are valid. That means three students among all samples of mess accommodation are not receiving any type service or facility, which has been mentioned early. The table also shows that among total responses of students 36.1% responses has come about receiving Common room or TV Room facilities, 26.7% responses has come about receiving electric fan. The table depicts that no response has come on Intercom facilities. Like reputed private hostel accommodation no mess type accommodation provide any luxury facilities like intercom telephone facilities.

Table 4.2.8.2: Provided ancillary services and facilities by private mess

Facilities	Count	Pct of Responses	Pct of Cases
Common Room	8	38.1	61.5
Electric fan	5	23.8	38.5
TV Room	8	38.1	61.5
Total responses	21	100.0	161.5
3 missing cases; 13 valid cases			

Source : Field Survey

4.2.9 Distance from Campus

Distance from institution's campus and residence is very much important for both students and private developers. Students intention is to choice residence for living which will be near to campus to reduce travel time and cost. And for this type of intention of students,

developers and owner try to develop mess/hostel for students near to campus. As most of the students of these hostel and mess have come from Rajshahi University, the table 4.2.9 1 shows the distance of these surveyed hostels and messes from RU campus. The table shows that most of the messes and hostels are within one-kilometer radius of RU campus. In fact, most of the private hostels and messes are concentrated in the area of Binodpur, Kazla, Mirzapur area. And these areas are the surrounding areas of Rajshahi University. In spite of these number of private hostels and messes has been developed in the area of Sadhur Moar, Islampur and Munnafer area. But these areas are not more than two kilometers far away from RU campus.

Table 4.2.9.1: Road distance of RU campus from messes and hostels

Name of the structures of hostel/mess	Location of Hostel/Mess	Distance from RU campus(meter)
1. Khanika Student Hostel	Binodpur	300
2. M.R. Students Hostel	Munnafer Moar	1500
3. R.H. Student Hostel	Islampur	1000
4. Orchid Student Hostel	Sadhur Moar	2000
5. Decent Student Hostel	Sadhur Moar	2000
6. M.S. Student Hostel	Kazla	100
7. White House	Binodpur	600
8. Jahanara Ideal Hostel	Binodpur	700
9. Master Abdur Rahim's Hostel	Mirzapur	700

Source: Field Survey

But it is important that most of the messes have been developed near the RU campus and comparatively most of the hostels are far from campus than messes. As the economic backbone of hostel residents are much stronger than that of mess residents that they can afford the higher transportation cost to travel for campus. So there is an important relation between the location where the students are residing and the mode of transport they are using to travel their campus. The table 4.2.9.2 shows the relation between location of accommodations and mode of transport used by the students to travel their institution's campus. The table shows that most of the students used to travel to campus on foot who live in the accommodations of Binodpur and Kajla area. And these areas are near to campus. The respondents of the accommodations, which are located comparatively far away from the campus, prefer institution's bus and rickshaw to travel campus than on foot.

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Table 4.2.9.2: The relation between location and mode of transport used by students

Location	Mode of Transportation			Row Total
	On foot	By Institution's Bus	By Rickshaw	
Binodpur	28	1	4	31(32.6%)
Munnafer Moar	0	5	6	9(9.5%)
Sadhur Moar	0	12	28	34(35.8%)
Islampur	0	18	3	18(18.9%)
Kajla	3	0	1	3(3.2%)
Column Total	31(32.6%)	36(37.9%)	42(42.2%)	95(100%)

Source . Field Survey

Whatever the road distance or mode of transport used by the students, some times time distance is important to students to go to the campus. As student, the institution's campus is their main centre of activity and they may require frequent travel to campus in a day. So their travel time should be short. Table 4.2.9.3 shows the time distance for the students from their accommodation to institution's campus. From the table it is seen that most (40%) of the students of the respondent require eleven to fifteen minutes to visit their campus from their accommodations. And the average time distance of the respondents from their accommodations is only about twelve minutes.

Table 4.2.9.3: Time distance to institution's campus from residence

Time distance	Frequency	Percent
up to 5 minutes	10	10.5
6-10	35	36.8
11-15	38	40.0
16-20	12	12.6
Total	95	100.0

Source . Field Survey



4.3 Private Hostel Accommodation Process

4.3.1 Sources of Information about Accommodation

By discussing with the owners and management of private hostel and mess accommodation it has known that to invite their tenure they do not advertise in any news paper or do any postering in institutions or city. Generally, students come to their accommodation to reside by personal inquiry. From the field survey it is seen that most (48.4%) students who live in these PHA has come to know about their accommodation by their friends. A great portion (44.2%) of the respondents has got information about PHA by their relatives and personal inquiry. In this regard some students has got help from the authority of their institution and people of the locality of various hostels and messes of Rajshahi City.

Table 4.3.1.1: Sources of Information about PHA

Sources	No of Student	Percent
Advertisement in Newspaper	2	2.1
From Friends	46	48.4
Authority of the Institution	2	2.1
By Relatives	23	24.2
Boarder of Present Accommodation	1	1.1
Personal Inquiry	15	15.8
People of the Locality	6	6.3
Total	95	100.0

Source : Field Survey

4.3.2 Time Required for Admitting Accommodation

After getting information about hostel, next thinking to the students will in what short time he can get a seat in that desired accommodation. The more time to get admission in the desired accommodation causes students loses of money and creates many inconveniences. So time required for getting accommodation is important for the students who desperately need accommodation in these private hostel and messes. The table 4.3.2.1 shows that most of the students (33.7%) has got seat in their desired accommodation when they have applied. And also a great portion of the respondent (32.6) has got seat within one week. From the

field survey it has seen that the average time required for getting seat in these private accommodation is highest two weeks. On the other hand with the discussing with the owner and management of these accommodations it has known that this time requirement for supplying seat to the applicant varies in different time in the year. When new admission is going on RU and other colleges in Rajshahi City, this required time to get accommodation vary from one week to one month. But in other times, if seat is available students get seat then and there, when they had applied.

Table 4.3.2.1: Time required for admitting accommodation

Required Time	No. of Student	Percent
Have got when applied	32	33.7
1-7	31	32.6
8-15	7	7.4
16-30	12	12.6
31-60	6	6.3
61+	7	7.4
Total	95	100.0

Source: Field Survey

4.3.3 Guarantee Needed for Accommodation

From the owner of view, if a student involved in any subversive activity to the accommodation or in case of any emergency of any student, guarantor is needed that time. But the guarantor who is needed by the owner or management of PHA is generally citizen of Rajshahi City. As almost all students of these accommodations are come from the out of the Rajshahi City, they can not manage guarantor in this city. From the table 4.3.3.1 shows that most (81.1%) respondents required no guarantee to get admission to their desired accommodation. Table 4.3.3.2 depicts that most respondents who needed guarantor to get admission to these private accommodations, their relatives and known person in the Rajshahi City had played an important role in this respect.

Table 4.3.3.1: Comment on requirement of guarantee

Requirement of Guarantee	No. of Student	Percent
Yes	18	18.9
No	77	81.1
Total	95	100.0

Source: Field Survey

Table 4.3.3.2: Type of Guarantors

Guarantor	No. of Student	Percent
No grantor	77	81.1
Elder Brother	8	8.4
Near relative at Rajshahi town	8	8.4
Teacher	2	2.1
Total	95	100.0

Source : Field Survey

4.3.4 Essential Conditions to Reside in Accommodation

To get admitted in any well-managed hostel or mess, which have been selected for stay, the students have to follow some rules and regulations. These rule and regulations in some extents vary from one hostel to another, but the content or main theme are the same. Students are come to know about these rules and regulations either from the notice board of the hostel office or from the admission form to apply for a seat of a hostel. Some hostel authorities supply it to the residents or students in printed form, (one printed regulation and one admission form, which contain regulations, are attached in appendix). The common feature of these rules and regulations are stated below

- Before taking seat in a hostel one have to deposit certain amount of money, as caution money or as house rent for one month, which will be returned before leaving the hostel.
- The house rent of each month have to be paid by certain days of that month, otherwise defaulter's seat will be canceled.
- To leave one's seat the residents (students) will have to inform the authority before one month and no one will be allowed to leave his seat within three months after getting admission in a hostel

- Any kind of guest or outsider will not be allowed without the permission of the authority. If such occurs, the responsible person will be penalized. For night staying of any guest like relative or study partner needs special permission from the authority and it will not be exceeded more than three nights. No one will be allowed in other's seat, only one will be allowed in his own seat
- Every boarder of the hostel will reside in his own risk and responsibilities. His furniture, documents, cloths, money etc have to be kept in his own responsibilities. The authority or manager of the hostel will not be responsible for any type of incidence.
- All boarder of the hostel have to be entered at the hostel within 12 00 A.M. and after that the main gate of the hostel will be closed. Boarders will have to maintain good manner and courtesy
- Political activity or discussion, party or union formation, anti-state activity, destruction and terrorism activity are strictly prohibited in the hostel. No boarder would be allowed with any legal or illegal firearms or any types of dangerous arms. Any types of drug taking or entering of drug elements in the hostel are strictly prohibited in the hostel.
- Without the permission of the hostel authority none will be allowed to use any electric goods or equipment, tools or machines in the hostel. The electricity and water have to be used in regulated and orderly form.

4.3.5 Provision of Security Money

It is true that students have no such bindings with their private accommodation that has with their institution's accommodation. Institution's authority controls institution's accommodation and students are completely bounded with their institution's rules and regulations. So, students have no chance of trickery. But private hostel or mess owner feel insecure that any boarder can skate over his house rent. So owners or authority of private hostel or mess accommodation of Rajshahi are taking security money from their boarder on two point- one as house rent of one month and another as caution money, if any boarder destroy anything of that accommodation. Table 4.3.5.1 shows that most (88.4%) of the respondents required security money to take admission in these private accommodations.

Table 4.3.5.1: Security money required for admitting in private accommodation

Requirement of Security money	No. of Student	Percent
Yes	84	88.4
No	11	11.6
Total	95	100.0

Source : Field Survey

CHAPTER FIVE

Development of Private Hostel

5.1 Information about Land

5.1.1 Sources of Land

It has been stated in chapter two that out of nine structure only owner and management was available for six structures for this study. As a result authentic and specific information has been got regarding these six structures Table 5.1.1 shows the sources and amount of land of the owner in where developers have developed these PHA for students. Most of the owner has started this business in their purchased land rather inherited land. It implies both the strong economic backbone of the owner and great intention of development of hostel business. Another important thing is that owners who have got their land from inheritance have more amount of land than the owners who have purchased the land. It is easy for the entrepreneurs to develop this kind of business or accommodation for students who have owned his land from inheritance

Table 5.1.1: Sources and amount of land

Name of Hostels	Sources of land	Amount of land
M.R. Student Hostel	Inherited	11 Katha
Orchid Student Hostel	Purchased	8 Katha
Jahanara Ideal Hostel	Purchased	10 Katha
Master Abdur Rahim's Hostel	Inherited	4 Bigha
Khanika Student Hostel	Purchased	1 Bigha
R.H. Student Hostel	Purchased	10.5 Katha

Source : Field Survey

5.1.2 Cost of Land

Great amount money is required to purchase a parcel of land in the suitable location in present time. So, cost of land is important factor for starting this kind of business. But the cost of the land depends on various factor like- location, source, time of purchasing etc. Cost of the same land is generally higher than previously purchased. So, if one want to start fresh business of this kind he has to invest more than early developers. Following table shows the cost of land of these PHA. The cost shows the both purchase cost and present cost (market price). As location is important factor price of land, the location also shown in the table. The all location stated in the table is the location of high price land and most of the location is situated near of Rajshahi University. And it is true that a good portion of economic activity of this city has been developed on the basis of this university. So, the land price of the

surrounding location of this university is very high. It is observed that students have great intention to reside near RU. So, it will be great effort for the new entrepreneurs to develop new PHA, by purchasing land in these areas.

Table 5.1.2: Cost of land for PHA

Name of Hostels	Location	Purchase price	Present Price
M.R. Student Hostel	Munnafer Moar	Inherited	Tk.1,00,000/Katha
Orchid Student Hostel	Sadhur Moar	Tk 55,000/katha	Tk.80,000/Katha
Jahanara Ideal Hostel	Binodpur	Tk 1,000/katha	Tk.10,000/Katha
Master Abdur Rahim's Hostel	Mirzapur	Inherited	Tk.80,000/Katha
Khanika Student Hostel	Binodpur	Tk. 25,000/katha	Tk 1,00,000/Katha
R.H. Student Hostel	Islampur	Tk.1,00,000/katha	Tk.1,00,000/Katha

Source . Field Survey

5.1.3 Sources of Money to Purchase Land

It is stated earlier that the economic backbone of these private developers of student hostels of Rajshahi City is very strong. Occupationally most of them are businessmen, some of them have other business or contract-business. For example here it can be stated that some owner has more than one high-seat capacity hostels in the city. From the discussion and personal interview with the owner and developer of these PHA it has known that they who have purchased land for development of PHA for students has used their own fund. They did not take any loan from relatives, friends or other sources. And they also didn't get any opportunity from any bank or financing organization for taking loan in this purpose.

5.2 Information about Structure

5.2.1 Pattern & Cost of Structure

In Rajshahi city, structures which has been developed as private hostel for students all of them are pucca single to multi-storied building. Though beside these pucca structured students hostels, number of semi-pucca normal limited seated student messes has been developed in this city. The building condition of all pucca structured private student hostels is not in good condition. Some of the single storied building are poorly constructed and managed. But most of them are specially constructed and decorated or ornamented for student accommodation. And all of these buildings are multi-storied building. Following table shows the pattern and cost of six PHA, which are surveyed in this study.

Table 5.2.1: Pattern and cost of building structure of PHA

Name of Hostels	Pattern of structure			Construction cost of structure (Tk.)
	Type	Storey	Condition	
Khanika Student Hostel	Pucca	4	Good	20,00000
Master Abdur Rahim's Hostel	Semi-Pucca	1	Poor	10,00000
Orchid Student Hostel	Pucca	6	Good	25,00000
Jahanara Ideal Hostel	Pucca	1	Poor	2,00000
M.R. Student Hostel	Pucca	5	Good	30,00000
R.H. Student Hostel	Pucca	5	Good	80,00000

Source : Field Survey

5.2.2 Sources of Money for Construction of Structure

It has been discussed earlier that the economic backbones of the owners of these private hostels are very strong. Table 5.2.1 shows that huge amount of money was required by the owners to construct these private hostels. But most of the owners arranged this money from their own sources, which means personal savings. The owners did not get any type of loan from any bank or finance providing organization for this purpose. Among the hostels that are selected for study only the owner of Jahanara Ideal Hostel was able to manage bank loan for construction of his building. The owner of this building had shown the bank that the building would be used for his personal use. Because no bank or financing organization of Rajshahi City, provide any kind of special loan for construction of accommodation for students.

5.2.3 Time Required for Construction

Time required for construction of PHA for students is important for both students and entrepreneur. The least construction period causes early delivery of accommodations to the students. So, time requirement for construction of building-structure of PHA is very much important for new entrepreneurs. But the time requirement for construction of building-structure depends on various factor, like design of the building, number of storey, shape of the building, area coverage, availability of construction materials and finally the most important thing is availability of fund or resources. Table 5.2.3 shows the time requirement for construction of buildings for hostel accommodation of mentioned six private hostels. But this table does not shows the standard time required for construction of hostel building. Because these hostel buildings has been developed individually under individual situation. So, different time was required for the construction of each building.

Table 5.2.3: Time required for construction of PHA

Name of Hostels	Storey	Construction Period (month)
M.R. Student Hostel	5	6
Orchid Student Hostel	6	8
Jahanara Ideal Hostel	1	3
Master Abdur Rahim's Hostel	1	12
Khanika Student Hostel	4	18
R.H. Student Hostel	5	8

Source : Field Survey

5.2.4 Previous Use of the Structure

Some building-structures of Rajshahi, which are using as private hostels for students, previously those were used as residential use for family or other use. Due to the great demand of student accommodation in Rajshahi City the use of these structures are converted as private hostel or mess accommodation. But the conversion was made not only due to great demand but it also brings more profit to the owner. In the present study no building was found out which was used as other purpose previously rather than hostels. All the building-structures of hostels and mess of this study are using as student accommodation from its very beginning.



5.2.5 Design & Approval of Structure by Authority

Many building-structures of Rajshahi City, which are using as private hostels for students, is not properly designed by professional designer or approved by the authority. In the present study all the six building structures has taken approval from the development authority. And in Rajshahi City, the approval authority of any kind of building-structure is RDA. One important thing for approval of building-structure by RDA, is that it should be properly designed by professional designer. In the present study, it is seen that, all most all the building has been designed by the professional architect or structural designer. Only the building-structure of Master Abdur Rahim Student Hostel is exception. The designer of this student accommodation is the owner himself. In Rajshahi city, there are many limited-seated normal student messes are observed which are designed by owner himself and developed haphazardly.

CHAPTER SIX

Boarder's Opinion and Attitude towards Private Hostel

6.1 Causes of Coming to PHA

In fact the main causes of coming to private hostel or mess accommodation of Rajshahi City for students is not getting accommodation in their institution's accommodation. From the study it has seen that all the students of these target accommodation has accommodation facilities for students in their own institution. But most (93.7%) of them did not get that facility. And only 6.3 % had got that institution's accommodation facility.

Table 6.1.1: Comment on getting of institution's accommodation

Comment	Frequency	Percent
Yes	6	6.3
no	89	93.7
Total	95	100.0

Source : Field Survey

The students who did not get the opportunity of getting seat in the institution's accommodation most (91%) of them have identified the cause as limited seat capacity in their institution's hall or dorm. A few portions (4.5%) of the respondent did not apply for institution's accommodation. But some have made responsible their "poor required marks" and "having no political power" for not getting institution's accommodation

Table 6.1.2: The causes of not getting seat in institution's accommodation

Causes of not getting seat	Frequency	Percent
Limited seat capacity	81	91.0
Poor required marks	2	2.2
Having no political power	2	2.2
Other(didn't apply)	4	4.5
Total	89	100.0

Source : Field Survey

From the study it is seen that among the students who had got the opportunity to take the seat in their institution's accommodation, only one had taken it and rest five respondents rejected to take that opportunity due to political disturbance. And one who take the institution's accommodation, have left that place due to unsuitable environment for study. By free discussion with the students of both private hostel accommodation and institution's hall it has known that the main causes of development various private hostel accommodation of the Rajshahi is the limited seat capacity of educational institution's accommodation and also political tension which is prevailing throughout the year.

6.2 Previous Accommodation Situation

In this section previous accommodation of the respondent has been discussed with a view to know the causes of coming to present accommodation from the previous accommodation. From the table 6.2.1 we can see that 90.6% respondent's previous accommodation place was private mess or hostel. Among half of them was residing in the lower quality messes of Rajshahi City. Some (9.5%) of the respondent was taken shelter to the relative's house or other place primarily and then shifted to the private hostel or messes.

Table 6.2.1: Previous shelter before coming to present accommodation

Places	Frequency	Percent
Comparatively lower quality mess	43	45.3
Relative's house	7	7.4
Directly at present accommodation	43	45.3
Other	2	2.1
Total	95	100.0

Source: Field Survey

The students left previous accommodation and came to the present accommodation due to many reasons. To identify the reasons of leaving previous accommodation number reasons has come from the respondents. Among them most (42.2%) of the responses has come on 'insecure' and 'far from campus' issue. Most of the respondent's previous accommodation place was lower quality messes of Rajshahi City and these are developed in scatter way and many cases they are far from campus. And in these lower quality messes security is not tighten like private hostel and comparatively well organised messes of Rajshahi City.

Table 6.2.2: Causes of leaving previous accommodation

Reasons	No. of Responses	Pct of Responses	Pct of Cases
Comparatively expensive	9	12.7	17.3
Insecure	16	22.5	30.8
Far from campus	14	19.7	26.9
Political disturbance	4	5.7	7.7
Antisocial activity	3	4.2	5.8
Poor communication network	6	8.5	11.5
Noisy area	8	11.3	15.4
Not properly ventilated	8	11.3	15.4
Other	3	4.2	5.8
Total	71	100	136.5
43 missing cases, 52 valid cases			

Source: Field Survey

6.3 Causes of Living in Present PHA

6.3.1 Social Causes

Social causes are important factor for the students who live in PHA. In institution's accommodation especially in RU halls, there are political tension prevailing throughout the year. Student doesn't feel secure in these halls. In this study considering these problems, question like – is PHA secured enough? Is it political influence free? Is it free from anti-social or disturbance of mastans etc. has been put forward to the boarder of target PHA of Rajshahi City.

Table 6.3.1: Causes of living in present PHA (Social Reasons)

Social Reasons	No. of Responses	Pct of Responses	Pct of Cases
Secured enough	80	35.9	84.2
Political influence free	52	23.3	54.7
Free from anti social activities	38	17.0	40.0
Free from mastans	50	22.4	52.6
Others	3	1.3	3.2
Total	223	100.0	234.7
0 missing cases, 95 valid cases			

Source: Field Survey

Table 6.3.1 shows that among 95 valid cases 223 no. responses has come regarding social reasons to live in present PHA. Most (35.9%) of the responses is in favor of security of the PHA. The students who live in private hostels and well-organised messes of Rajshahi City feel secured enough. Because the management system and rules-regulation provided a integrated security to boarders of these private hostels and messes. As a result guardian who sent their boys to this city for study, feel better by admitting them in these well organised messes and hostels. A great number opinion has come about political influence and local mastans. Management system of these private accommodations is very much restricted to their boarder on political activity. So students of these private accommodation get no chance to do any political activity in their dorm. From the study it is seen that owner of these private hostels are influential persons of the society. So they are able to protect their students from any disturbance of local mastans. These dorms are extremely free from any anti-social activity. Both owner-management and students are aware about these social problems. So these private accommodations are providing an exclusive social security and are attracting the students to reside here, who are not getting seat in their institution's accommodation.

6.3.2 Physical Causes

Physical reasons also play an important role in selecting PHA for residing to the students. In Rajshahi number of building has been developed as PHA for students, which are good and with attractive building structure. Some private hostel provide comparatively wider room, some hostels are located at such places from where students get easy communication within the town and their institution's campus. So, these physical factors have been carefully considered in this study.

Table 6.3.2: Causes of living in present PHA (Physical Reasons)

Physical Reasons	No. of Responses	Pct of Responses	Pct of Cases
Comparatively good building structure	64	32.0	67.4
Comparatively wider room	15	7.5	15.8
Comparatively low room density	21	10.5	22.1
Proximity to campus	33	16.5	34.7
Proximity to other educational institute	16	8.0	16.8
Convenient communication network within	32	16.0	33.7
Proximity important and necessary service	19	9.5	20.0
Total	200	100.0	210.5
0 missing cases: 95 valid cases			

Source : Field Survey

Table 6.3.2 shows that among 95 valid cases 200 no. responses has come regarding physical reasons to live in present PHA. Most of the respondents have given importance on good building structure in selecting PHA for residing. The well-organised private accommodation also provide wider room and low room density to it's boarder. When any student choice any PHA for residing, he also consider the distance of his institution and other important places of the city from his residence. From the study it is seen that a good portion (16.5%) of the responses has come on "proximity to campus". So students of these private hostels has a great intention to live near to campus. And most of the well-organised and reputed private hostels and messes are developed around the Rajshahi University, as almost all of the student of these accommodation are come from RU. And some PHA which are situated far from RU campus, those are located in such a location, where RU buses are available for communication. And by using RU buses student can frequently travel in the city and their

campus. So, attractive building structure with comparatively wide room with low density in those rooms and easy communication network within the city and institution's campus plays an important role for attracting students to reside in PHA.

6.3.3 Economic Causes

Economic factor is vital for selecting PHA for the students. Students want better accommodation and facilities with cheaper house rent. On the other hand better quality accommodation costs higher house rent. So, students have to make combination of these with their financial ability. Questions about house rent, service costs, transportation costs has been asked to respondents to know the economic and financial causes for living in present PHA.

Table 6.3.3: Causes of living in present PHA (Economic Reasons)

Economic Reasons	No. of Responses	Pct of Responses	Pct of Cases
Seat/house rent is cheaper	48	37.8	50.5
Ancillary service costs are cheaper	13	10.2	13.7
Comparatively low transportation cost	48	37.8	50.5
Other	18	14.2	18.9
Total	127	100.0	133.7
0 missing cases; 95 valid cases			

Source : Field Survey

Table 6.3.3 shows that among 95 valid cases 127 no. responses has come on economic reasons to live in present PHA. Most of the (50.5%) respondents have identified cheaper house rent and comparatively low transportation cost as economic reasons for living at present PHA. From the field survey, personal inquiry and discussion with local people is learnt that though the house rent or room rent is apparently costly to the students but it is comparatively cheaper than normal messes. These well-organised and commercially developed accommodations provide seats and facilities for large number of students which reduces overhead costs for the students and allow owners to offer comparatively cheaper house rent. As a result students of these accommodations enjoy ancillary service facilities with limited costs. From the view point of good building structure, interior design, space, density and provided quality services and facilities shows the comparatively cheaper house rent of these PHA than normal limited seated messes. But it is tuff for the students of lower financial background to bear the higher rent of these commercially developed PHA. As a

result huge number of lower quality limited seated messes are mushrooming in Rajshahi City. Another important expenditure for students is daily transportation cost. Students main travel destination is their institution's campus. As most of these commercial and well-organised private hostel and messes are developed around and near RU campus, the transportation can enjoy lower transportation cost by residing these PHA.

6.3.4 Environmental Advantages

The main objective of students to come to this city is for study. And students who don't get institution's accommodation search for a good shelter where he can get sound environment for study. With this good environment for study they also put torch on some factors like – low noise pollution, ventilation of room, convenience, sanitation and drainage condition of the building. In a word they want such an environment in their accommodation where they will feel comfort in residing and study.

Table 6.3.4; Causes of living in present PHA (Environmental Advantages)

Environmental Advantages	No. of Responses	Pct of Responses	Pct of Cases
Better environment for study	63	33.7	70.0
Low noise pollution	35	18.7	38.9
Well ventilated	35	18.7	38.9
More convenience	18	9.6	20.0
Hygienic sanitation and drainage condition	34	18.2	37.8
Other	2	1.1	2.2
Total	187	100.0	207.8
5 missing cases, 90 valid cases			

Source : Field Survey

Table 6.3.4 shows that among 95 cases only 90 are valid and 187 no responses has come on environmental issues to live in present PHA. The study shows that most of the (33.7%) responses have come on 'better environment for study' about PHA, where they are residing. From the field survey it observed that most of the authority or management of private hostels of Rajshahi has developed not only with commercial view but also provide a good environment for study for the students. These provided good environment for study mainly attracts student to reside PHA. And the owner of these PHA thinks that this good environment is the inherent causes of their business goodwill. With this good environment for study about 18.7% opinion has come from the residents of these target PHA on 'Low

noise pollution' and 'good ventilation' individually. As any type of political activity, procession or gathering is fully restricted in these well-managed PHA and most of them located in residential area of Rajshahi City, so noise pollution is very low here. Many students acclaim the good ventilation of good-structured PHA of Rajshahi City. Many commercial private hostels and messes provide good and hygienic sanitation and drainage condition for its residents which is important factor for good living environment.

6.4 Problems at Present PHA

Like causes of living in present private hostel accommodation, the problems of these accommodations is also identified on three perspective. From the filed survey and discussed with both students and local people it has known that these private hostels are free from any type of anti-social activity and social problems is very rare. Students feel very secured here. But students feel some physical problems regarding PHA. Table 8.4.1 shows the physical problems encountered by the respondents at present PHA. Among various physical problems students complain mainly about congested room. Some private hostels are far from RU campus and students also worried about that

Table 6.4.1: Physical Problems at present PHA

Physical problems	No. of Responses	Pct of Responses	Pct of Cases
Poor condition of building structure	15	12.9	19.0
Congested room	44	37.9	55.7
High room density	15	12.9	19.0
Far from campus	28	24.1	35.4
Far away from other educational institute	5	4.3	6.3
Inconvenient communication network	4	3.4	5.1
Far away from necessary services	4	3.4	5.1
Other	1	.9	1.3
Total	116	100.0	146.8
16 missing cases, 79 valid cases missing cases			

Source : Field Survey

Table 6.4.2 shows economical problem students are facing at present PHA. The tables show that students feel problem of paying costly house rent or room rent at PHA. It has been discussed earlier that the seat rent of commercially built private hostel accommodations of Rajshahi City is more costly than that of normal private messes. And some PHA, which is far away from student's institutions, causes higher transportation cost to them

Table 6.4.2: Economical Problems at present PHA

Economical problems	No. of Responses	Pct of Responses	Pct of Cases
Seat/house rent is comparatively high	41	67.2	71.9
Ancillary service costs are high	5	8.2	8.8
Comparatively higher transportation cost	15	24.6	26.3
Total	61	100.0	107.0
38 missing cases, 57 valid cases			

Source : Field Survey

Environment for study is very important factor for the students. Among total 95 respondents only sixty eight respondents has able to identify environmental problems at their present accommodation. Table 8.4.3 shows that most of the responses has come on environmental problems of PHA. Although most of the PHA are well known for providing good environment for study, some private hostel type messes has failed to provide good environment for study. It is interesting that small market has been developed beside some private hostels (Ex- Orcid, Decent). These markets manily developed on the demand of huge student customer of these private hostels. Though these markets are providing important service to the students of these private hostels but it also creating major problems like noise pollution. So a good portion (35.6%) of complain has come about noise pollution from the valid cases

Table 6.4.3: Environmental problems at present PHA

Economical problems	No. of Responses	Pct of Responses	Pct of Cases
Not sound environment for study	30	34.5	44.1
Noisy area	31	35.6	45.6
Not properly ventilated	12	13.8	17.6
Hygienic sanitation and drainage condition	13	14.9	19.1
Others	1	1.1	1.5
Total	87	100.0	127.9
27 missing cases; 68 valid cases			

6.5 Period of Living

It is important factor both for developer and policy maker to examine the nature of staying of students in these private hostels to evaluate the prospect or sustainability of business. Are students living here for short period of time until they get seat in the institution's halls or hostels or have they any plan to pass their whole study life by residing here is the important questions for the sustainability of this business. Table 6.5 1 shows the period of living in present private accommodation of respondent. It shows that most (71.6%) of the respondents in the study are not living in the present accommodation more than one year. Only 7.4 % of the respondents are living in these private accommodations more than two years. It has discussed that the main causes of coming to private hostel or mess accommodation of Rajshahi City for students is not getting accommodation in their institution. As most of the residents of these accommodations are come from Rajshahi University and the university authority can accommodate only few students of first year students. As a result large number of first year students have to wait for one year to get university accommodation. And this is why most of the residents of these PHA of Rajshahi City do not reside here more than one year.

Table 6.5.1: Period of Living in present PHA

Time	No. of Student	Percent
Upto three months	21	22.1
Four to six months	17	17.9
Seven months to one year	30	31.6
Thirteen to eighteen months	5	5.3
Nineteen months to two years	15	15.8
More than two years	7	7.4
Total	95	100.0

Source: Field Survey

Some students reside in these PHA permanently though they have the option of taking seat in their institution's hall. The reason behind not leaving these PHA is that they are residing here from the very beginning of their college and university life and they are habituated with the environment of PHA. Some times good environment for study attracts students to reside here permanently.

6.6 Opinion Regarding Future Staying at PHA

To understand the nature of staying of students in these private hostels various important information has been collected about future plan related to accommodation. In this regard questions like – immediate plan to leave present accommodation, why they will leave this present accommodation and what are their next destination and how many times they can stay here etc has been asked to the respondents. Table 6.6.1 shows the opinion of the respondents about immediate plan of leaving present PHA. The table depicts that most (70.5%) of the respondents have no immediate plan to leave present accommodation. That's mean these group of respondent's are satisfied with their present accommodation or they have no best alternative for shifting.

Table 6.6.1: Opinion about immediate plan to leave present PHA

Opinion	No of Student	Percent
Yes	28	29.5
No	67	70.5
Total	95	100.0

Source : Field Survey

Table 6.6.2 shows the target destination of the respondents who want to leave present accommodation. From the table it is seen that some (35.7%) student's next destination is another private hostel and some (35.7%) student's next destination is their institution's accommodation. So it is important to identify is these group of students facing problem in the present PHA or they have any opportunity to shift themselves to the institution's accommodation.

Table 6.6.2: Target destination after leaving present PHA

Target destination	No. of Student	Percent
Another mess	1	3.6
Another Hostel	10	35.7
Institution's Hall	10	35.7
Have no certain destination	1	3.6
Other	6	21.4
Total	28	100.0

Source : Field Survey

The table 6.6.3 shows the causes of leaving of present PHA. The table shows that most (42.9%) of the students is shifting their present accommodation to get better environment for

study. So it is important that whatever he reside students give priority good environment for study. The table also shows that the possibility of getting seat at institution's hall is one of the major causes of leaving PHA. Some (21.4%) students will leave their present accommodation, because their educational program will be completed very recently. Many times behavior or attitude of owner or authority makes causes of leaving of PHA for students.

Table 6.6.3: Causes of leaving of present PHA

Causes	No. of Student	Percent
To live near to campus	1	3.6
The behavior of the owner/manager is not so good	3	10.7
Possibility of getting seat at institution's hall	6	21.4
Educational program will be closed	6	21.4
to get better environment for study	12	42.9
Total	28	100.0

Source: Field Survey

The table 6.6.4 shows the future plan of respondents of staying at present PHA both who had immediate plan of leaving or not. The table shows that the students who want leave the present PHA most (75%) of them have plan not to stay at present accommodation more than six months. On the other hand students who doesn't want to leave the present PHA immediately many (50.8%) of them plan stay at present accommodation from six months to two years. In spite of these, some (28.4%) respondents are not certain how many months or years they will stay in the present PHA.

Table 6.6.4: Future plan of staying at present PHA

Future plan of staying here	Plan of immediate leaving of present accommodation				Total	%
	Yes	%	No	%		
One Month	6	21.4	1	15.0	7	7.4
Two Month	8	28.6	0	0	8	8.4
Three Month	3	10.7	6	9.0	9	9.5
Four month	2	7.1	0	0	2	2.1
Five Month	1	3.6	0	0	1	1.1
Six Month	1	3.6	17	25.4	18	18.9
One year	0	0	14	20.9	14	14.7
Two Year	1	3.6	3	4.5	4	4.2
Not Certain	6	21.4	21	31.3	27	28.4
Until get Institutions accommodation	0	0	5	7.5	5	5.3
Total	28	100	67	100	95	100

Source: Field Survey

CHAPTER SEVEN

Owners' Views about Private Hostel

7.1 Reasons Behind Entrepreneur of PHA

According to the owner of these private hostels and messes of Rajshahi City the main reason of entreprenuring of this business is the great demand from the students who does not get accommodation in their institution's accommodation. Most of the owners in this study agreed that this business is comparatively more profitable than any other business of this kind. Some owners think that the rent collection proccudure of this type of accommodation is easier than the rent collection from any family type use. Some owners feel that beside commercial objective, they are also playing an important role in performing social duty, by providing accommodation to the students who come to Rajshahi City from different region of Bangladesh.

7.2 Income from Private Hostel Accommodation

The main and only source of income of the owner of the PHA is collected seat rent from hostel boarder. And this collection of rent or income from PHA hostel depends on various factor like seat capacity of the hostel, provided services, quality of services and most of all number of boarder. Number of present boarder is very much important for the owners. The more the present boarder, the more will be their income. More income also reduces the overhead expenditure for the student, which causes more profit to the owners. But it is stated earlier that these private hostels do not get boarder to its full seat capacity throughout the year. The greatest demand occurs at the time when new admission process going on Rajshahi University. That times these hostels and messes of Rajshahi City get boarder to their accommodations at full extent. And throughout the year some new students come to a hostel or mess and some new student leave. So, the monthly income of these private hostels and messes are different in different month. In this regard, the average monthly income was asked to the owners of PHA. The following table (table 7.2 1) shows the average monthly income of various PHA of Rajshahi City. The table shows that the hostel, which provide more seat, earn more. Average monthly income of hostel also depends on the average rent of the provided room. For example, the avg. room rent of Master Abdur Rahim's Hostel is lesser than M R. Student Hostel, which causes comparatively less income to the owner of first

Table 7.2.1: Monthly Average Income of PHA

Name of Hostels	Seat Capacity	Avg. monthly income (Tk.)	Avg. rent
Khanika Student Hostel	135	50,000	370
Master Abdur Rahim's Hostel	77	30,000	390
Orchid Student Hostel	185	95,000	514
Jahanara Ideal Hostel	28	10,000	357
M R Student Hostel	96	60,000	625
R.H Student Hostel	183	1,50,000	820

Source : Field Survey

7.3 Expenditure Pattern of Private Hostel Accommodation

Though income of PHA comes from one source, but monthly expense is divided in many heads. The expenses are like office expense, maintenance expense, salary of staff, water bill, electric bill, telephone bill, tax and miscellaneous etc. The pattern of this expenditure is different in different hostel and mess. This difference is due to seat capacity of accommodation, quality and quantity of provided various services, number of staff engaged to provide services etc. In a Hostel, whatever the number of present boarder, the monthly expenses remain more or less same. Because the major expenses like office expense, salary of staff, maintenance cost are more or less fixed. Table 9.3.1 shows the expenditure pattern of different messes and hostels of this study. The table shows that main expenses are involved of these messes and hostels in salary of staff and electric bill. Office expense is another major head of expenses of these accommodations. Most of the reputed messes and hostels for students of Rajshahi City provide an office in accommodation premises to help and communicate with students in their need. The main task of this office is mainly to control over the business and living environment of hostel. Other expenses like water, electric and telephone bill depends on the frequent use of them. It is important for the both owner and new entrepreneur is that whatever the monthly income of a hostel, the monthly expenditure is more or less stag. So, any problem in income flow may causes threaten to continuation of this business for the owners.

Table 7.3.1: Expenditure Pattern of PHA

Name of Hostels	Office exp.	Maint. cost	Salary of staff	Water	Tele.	Elect.	Tax and misc.	Total monthly exp
Khanika Student Hostel	1000	1000	4000	200	600	5000	500	12300
Master Abdur Rahim's Hostel	600	500	1000	40	0	2000	600	4740
Orchid Student Hostel	1000	3000	16000	100	1000	15000	200	36300
Jahanara Ideal Hostel	0	150	0	100	500	1500	200	2450
M.R Student Hostel	500	500	8000	100	500	6000	500	16100
R.H. Student Hostel	1000	3000	12000	150	1000	15000	500	32650

Source : Field Survey

7.4 Prospect of PHA business

It is true all most all of the messes and private hostels of Rajshahi have been developed depending on the student of Rajshahi University. And from the chapter three it has seen that Rajshahi University can provide accommodation facility for only 18.4% of their student. Other colleges of Rajshahi City including Rajshahi College haven't enough facility to provide accommodation facilities for their students. So, there is a great demand of private accommodation from the students who come to this city from various regions of Bangladesh for study purpose. On the other hand private entrepreneurs are earning more profit by providing student accommodation from the same building, that can be used for other residential or office use. Reviewing various literatures, which are related to Rajshahi University and also UGC and discussing with university residential authority, it is known that both the university authority and government has no immediate or future plan to provide accommodation facilities for these vast amount of students. So, there is a great prospect of this private hostel business in Rajshahi City. As, a result almost every year with normal limited seated messes, new well-organized private hostels are developing in Rajshahi City. The following table (table 7.4.1) shows the average monthly profit from various PHA of Rajshahi City. The table shows that hostels, which are providing more seat, their profit also high. So, high seated hostel is more profitable than limited seated hostel.

Table 7.4.1: Monthly Profit from PHA

Name of Hostels	Seat capacity	Monthly income (approx.)	Monthly expenditure (approx.)	Monthly profit (approx.)
Khanika Student Hostel	135	50000	12300	37700
Master Abdur Rahim's Hostel	77	25000	4740	20260
Orchid Student Hostel	185	95000	36300	58700
Jahanara Ideal Hostel	28	10000	2450	7550
M.R. Student Hostel	96	60000	16100	43900
R H Student Hostel	183	150000	32650	117350

Source : Field Survey

But whatever the profit from any seat capacity hostel or mess, the use of PHA for student in Rajshahi City is more profitable other residential (family) use. The table 7.4.1 shows the comparative view of profits between the use of PHA and use of same building for family purpose. The table shows that most of owners of PHA for students are earning profit two times more than the profit of family use from same building. So, in Rajshahi City, any building that can be developed for rental purpose, it will be more profitable to use as PHA for students rather than family use.

Table 7.4.2: Comparative profit between PHA use and other residential use

Name of Hostels	Monthly profit (approx.)	Income would be from other use	Ratio of profit
Khanika Student Hostel	37700	12,000	3:1
Master Abdur Rahim's Hostel	20260	10000	2:1
Orchid Student Hostel	58700	25000	2:1
Jahanara Ideal Hostel	7550	4000	2:1
M.R. Student Hostel	43900	15000	3:1
R H. Student Hostel	117350	40,000	3:1

Source : Field Survey

To know the Internal return of these private accommodation business the IRR is calculated (the detail calculation are shown in appendix). Considering present land price, construction cost of structure as fixed investment, average yearly average expenditure of PHA as operating cost and yearly average income as benefit the calculation was performed. From the calculation it is seen that the Internal Rate of Return of mentioned six private accommodation business after seven years of starting the business are 7%, 5%, 12%, 10%, 3% & 4%

respectively. And after 15 years it will be 17%, 15%, 21%, 19%, 14%, & 15% respectively. So in the long-run the return of these business will be more which implies the great prospect of these business in Rajshahi City.

Table 7.4.3: Internal Rate of Return of PHA business

Name of PHA Business	Internal rate of Return			
	At 7 years	At 10 years	At 15 years	At 20 Years
Khanika Student Hostel	7%	14%	17%	18%
Master Abdur Rahim's Hostel	5%	12%	15%	17%
Orchid Student Hostel	12%	18%	21%	22%
Jahanara Ideal Hostel	10%	16%	19%	20%
M.R. Student Hostel	3%	10%	14%	15%
R.H Student Hostel	4%	11%	15%	16%

7.5 Problems Regarding PHA Business

It has been stated earlier that the most of the owners of these private hostels and messes are the influential and powerful persons of the society in Rajshahi City. So, they have the ability to protect their hostel business from any social or political hazards. But as most of these private hostels and messes are sporadically situated in the residential areas of Rajshahi City, it creates some problems to neighboring area. And there remains mere possibility to conflict with local people. But from the business point of view, the main problem faced by the owner, that is the political unrest in RU and other college campus in Rajshahi City. In Bangladesh, political unrest or conflict in educational institutions causes stopping of academic activity. And this situation may prevail month after month. After independence of Bangladesh, the Rajshahi University has been closed several times, month after month due to political conflict. Students are not bound to reside in these private hostels and they have right to vacate their seat any time. When educational institution is closed day after day or month after month, students does not feel urge to reside in these private hostels or messes and generally they vacate their seat and go to their home. In this situation number of seats of these private hostels and messes are remain vacant for day after day and causes monetary loses to the owners. So, this type of situation causes threat to the owners of private hostel accommodation.

CHAPTER EIGHT

Summary and Conclusion

8.1 Summary

8.1.1 Introduction

Rajshahi, which is known as town for *Educational Institute*, attracts students of different part of the country for education. Huge number of students who are residing in this city of which very small part are provided by the their educational institution's accommodation and most of them are taking shelter in private accommodation. These private accommodations are mainly two types, one is messing sub-system and another is private hostel accommodation. The later is most organized and developed private accommodation. The present study was aimed at review the overall accommodation situation for university and college students and also identify the factors influencing the development of private student accommodation. And finally some recommendations is put forward for sustainable development of these private student accommodation. As most of the students of these private accommodations are Rajshahi University students and some students are seen from Rajshahi College, so the accommodation situation of these two educational institutes are reviewed in this study. The 14 halls (student's dormitory) of Rajshahi University can provide accommodation for only about 20% of its student, on the other hand the eight halls of Rajshahi College can provide only 10% of its students. This huge gap between the supply of educational institution's accommodation and great demand of accommodation from students is the main causes of development of student mess and hostel accommodation in private sector.

8.1.2 Socio-economic Situation of PHA Dwellers

From the study it is seen that most (90%) of the students who live in these private messes and hostels are in the age range from 19 to 14 years. Most (85.3%) of them are the students of Rajshahi University and 90% of them are studying at honors level. The main source of income these students are their family. The study shows that the monthly income of these students depends more or less on the family income. The most of the respondents who takes Tk.1800 to Tk. 2200 from their family, their family income range are in the Tk. 5000 to Tk. 11000. The students who expend up to Tk. 400 most of them live in mess type of accommodation. On the other hand students who expend over Tk. 400 most of them live in

hostel type of accommodation. A minute relationship is seen with the income from family and expense for room rent. Though the expenditure for food is not fixed like room rent, a major portion of monthly income is expended for this purpose, but it's vary from student to student. Above ninety seven percent of the students expense for food is from Tk. 701 to Tk 900 which is near to average expense (Tk. 794.89) for food of the respondents. The most (42.1%) of the student's transportation cost is within Tk. 100, where the average transportation cost of the respondents is Tk. 195.84.

8.1.3 PHA Pattern & Process

Different types of occupancy are observed in different rooms of mess and hostel of Rajshahi City. The occupancy is observed in mess and hostels from one person to four persons in a room. The study shows that 65.2% of the respondents live in the rooms whose densities is two to three persons and few (14.7%) live in four seated rooms. The average per capita floor space of the residents in their accommodations is 45.09 sq.ft. and most of the students (63.2%) are enjoying 25 to 44 sq.ft. per capita floor space in the rooms of mess/hostel. From the study it is seen that most of the private hostels seat capacity is more than mess type of accommodations. The cause of difference of seat capacity between this two type of accommodation is hostel accommodations has been developed with more profit and commercial objectives. Rent of single seated room differs from Tk.100 to Tk 500 from one accommodation to another accommodation. From the study it is seen that most (68.9%) of the mess students are using bathroom, which is shared by more than 9 person and most (83.5%) of the hostel students are using bathroom, which are shared by not more than 9 person. Most (62%) of the students of hostel accommodations are using bathroom with the size of from 21sq.ft. to 40sq.ft. and most (75.1%) of the bathroom size of mess type of accommodations, which are used by students, is from 11sq.ft. to 30sq.ft. Bathrooms of private hostel are larger in size and its maintenance is better than private mess accommodations. The food delivery system of private messes and hostels of Rajshahi city are more or less same and that is messing system. Most (96.8%) of the respondents are satisfied about food quality which they are getting in their accommodations. The average meal rate respondents are paying is Tk. 9.58. The study shows that most of the messes and hostels are within one-kilometer radius of RU campus.

Generally authority or owner of the hostel does not advertise in any news paper or do any postering to invite their tenure and students come to their private accommodation by personal inquiry. From the interview it has known that most of the students (33.7%) has got seat in their desired accommodation when they have applied and also a great portion of the respondent (32.6) has got seat within one week. The average time required for getting seat in these private accommodations is highest two weeks. From the study it is seen that generally no grantee is required to get admit in these private accommodation. To get admitted in any well-managed hostel or mess the students have to follow some rules and regulations. The study shows that most (88.4%) of the respondents required security money to take admission in these private accommodations.

8.1.4 PHA Development Process

The study shows that the source of land of these private hostel and mess is mainly purchased land and some of them are inherited land. Great amount money is required to purchase a parcel of land in the suitable location in present time for new developers. But the cost of the land depends on various factor like- location, source, time of purchasing etc. Cost of the same land is generally higher than previously purchased. The study shows that most of the location of these private hostels or mess is situated near to Rajshahi University. It is seen that student has great intention to reside near RU. The economic backbone of these private developers of student hostels of Rajshahi City is very strong. From the study it is seen that they who have purchased land for development of PHA for students has used their own fund. They also didn't get any opportunity from any bank or financing organization for taking loan for this purpose. In Rajshahi city, structures which has been developed as private hostel for students all of them are pucca single to multi-storied building. Some of the single storied building are poorly constructed and managed. But most of them are specially constructed and decorated or ornamented for student accommodation. The construction cost of these building is seen from Tk. 2,00000 to Tk. 80,00000. Whatever the building type, floor space or number of storey, the huge cost is involved with the construction of these building. But most of the owners arranged this money from their own sources, which means personal savings. The study shows that the construction period of this private accommodation is from six months to eighteen months. The least construction period causes early delivering of accommodations to

the students. So, time requirement for construction of building-structure of PHA is very much important for new entrepreneurs. In the present study no building is found which was used as other purpose previously rather than hostels. In the present study all the six building structures have taken approval from the development authority and almost all the buildings have been designed by the professional architect or structural designer.

8.1.5 Attitude of Dwellers towards PHA

In fact the main causes of coming to private hostel or mess accommodation of Rajshahi City for students is not getting accommodation in their institution's accommodation. But most (93.7%) of them did not get that facility. A few portions (4.5%) of the respondents did not apply for institution's accommodation. The study shows that 90.6% respondents' previous shelter place was private mess or hostel. Among half of them was residing in the lower quality messes of Rajshahi City. To identify the reasons of leaving previous accommodation a number of reasons have come from the respondents. Among them most (42.2%) of the responses have come on 'insecure' and 'far from campus' issue. Most of the respondents have given importance on good building structure in selecting PHA for residing. From the study it is seen that a good portion (16.5%) of the responses have come on "proximity to campus". Most of the (50.5%) respondents have identified cheaper house rent and comparatively low transportation cost as economic reasons for living at present PHA. The study shows that most of the (33.7%) responses have come on 'better environment for study' about PHA, where they are residing. Most of the students' period of living in the present accommodation is not more than one year. Only 7.4% of the respondents are living in these private accommodations more than two years. On the other hand most (70.5%) of the respondents have no immediate plan to leave present accommodation. The students who want to leave their present accommodation some (35.7%) students' next destination is another private hostel and some (35.7%) students' next destination is their institution's accommodation. Some (21.4%) of students will leave their present accommodation, because their educational program will be completed very recently. Students who don't want to leave the present PHA immediately many (50.8%) of them plan to stay at present accommodation from six months to two years. In spite of these, some (28.4%) respondents are not certain how many months or years they will stay in the present PHA.

8.1.6 Owners Views towards PHA

The great demand from the students and this business is comparatively more profitable than any other business of this kind is the main reasons behind entrepreneuring of PHA. The owners think that the rent collection procedure of this type of accommodation is easier than the rent collection from any family type use. The more the present boarder, the more will be their income. More income also reduces the overhead expenditure for the student, which causes more profit to the owners. Though income of PHA comes from one source, but monthly expense is divided in many heads. The pattern of this expenditure is different in different hostel and mess. In a Hostel, whatever the number of present boarder, the monthly expenscs remain more or less same. Because the major expenses like office expense, salary of staff, maintenance cost which are more or less fixed. The main expenses are involved of these messes and hostels in salary of staff and electric bill. Office expense is another major head of expenses of these accommodations. It is important for the both owner and new entrepreneur is that whatever the monthly income of a hostel, the monthly expenditure is more or less stag. So, any problem in income flow may causes threaten to continuation of this business for the owners. The study shows that hostels, which are providing more seat, their profit also high. So, high seated hostel is more profitable than limited seated hostel. The study also shows that most of owners of PHA for students are earning profit two times more than the profit of family use from same building. So, in Rajshahi City, any building that can be developed for rental purpose, it will be more profitable to use as PHA for students rather than family use. Though this kind of business is profitable in Rajshahi City, but from business point of view the main risk is the political unrest in RU and other college campus in Rajshahi City. Political unrest or conflict in educational institution causes stopping of academic activity and this situation may prevail month after month. When educational institution is closed day after day or month after month, students does not feel urge to reside in these private hostels or messes and generally they vacate their seat. In this situation most of the seats of these private hostels and messes are remain vacant for day after day and causes monetary loses to the owners. So, this type of situation causes threat to the owners of private hostel accommodation.

8.2 Recommendation

Reviewing the overall accommodation situation for university and college students of Rajshahi City and analyzing the factors influencing the development of hostel accommodation through private investment, some recommendations are put forward for sustainable development of hostel accommodation at private sector.

- A combined committee consists of concern educational institution personnel and representatives of PHA will ensure the quality of living environment of these PHAs and any other problem issues of the resident students.
- Educational institutes should maintain a list of quality PHA of Rajshahi City as needy students can get information from it
- PHA for female student should be in the consideration of new entrepreneurs.
- RDA should consider land use for PHA in its master plan and encourage development PHA for female students. With this HSD should consider plots for PHA in its housing scheme
- New permission will consider location factor. These permissions will be near RU campus and other educational institutions where private accommodation is needed. Market place, commercial area and neighborhood residential area will be avoided during giving permission of PHA location.
- Special permission will be required from RDA and concern educational institutions when new PHA will be developed in the Rajshahi City.
- Some guide lines like room space, bathroom, toilet facilities and dining space etc. per dweller in a PHA should be provided and the time of giving loan, the plan would be approved on those guidelines.
- Government should encourage private hostel accommodation for students in Rajshahi City as it relates to great need and as it can ensure more economic return of investment than in family type housing. House Building Finance Corporation (HBFC) can play vital role in this regard. For development of hostel accommodation for students at private sector in Rajshahi City, HBFC can offer or provide special loan with special interest.

8.3 Conclusion

Private Hostel Accommodation is undoubtedly a useful instrument to deal with the accommodation problem of educational institutions of Rajshahi City. But its considerable success or sustainability depends on careful planning and implementation of its development. This research work has been able to find out the factors influencing the development of hostels accommodation through private accommodation and existing accommodation situation of these PHA. In this connection number of boarder and owner of these PHA, authority of educational institutes, local people and personnel of various organizations was interviewed. The main factors of development of PHA in Rajshahi City is the limited seat capacity in the dormitories of educational institutes, great demand of residential accommodation from the students who come to this city from outside for education purpose and finally the PHA business is more profitable than any other business of this kind in this city. In essence, it can be said that, to address the sustainable development of hostel accommodation at private sector in Rajshahi city effective policy measures and regulations has to be developed, otherwise it may create hazards rather than useful tool to cope with the student's accommodation problems.

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APPENDIX

Appendix-I

Department of Urban and Regional Planning
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“A Study of Private Hostel Accommodation for University and College Students of Rajshahi City”

(This research work is fully academic and confidentiality will be maintained)
Questionnaire for boarder's of private hostel accommodation of students

1. Identification

Id No _____
Building/Hall/Hostel/Mess/Accommodation Name, _____
Name of the institution, _____
Location, _____

2. Personal Information of respondent

2.1 Age _____

2.2 Current level of education

1.SSC 2.HSC 3.Graduation 4.Masters 5.P.hd

2.3 Secondary occupation

1.Tuition 2.Per-time Job 3. Small scale Business 4 Other (specific)

2.4 Home district _____

3. Income & Expenditure Pattern

3.1 Monthly Income

Source of Money	Tk
From Family	
Scholarship	
From Tuition	
Per-time Job	
Small scale Business	
Other (specific)	
Total	

3.2 Monthly Expenditure

Item	Tk
Rent for accommodation	
Food	
Education	
Clothing	
Transportation	
Medical	
Miscellaneous	
Other (specific)	
Total	

3.3 What is the approximate monthly income of your family?

Range	Tk.
Upto Tk. 3000	
3001-5000	
5001-7000	
7001-9000	
9001-11000	
11001-13000	
13001-15000	
15000+	

Appendix-I

3.4 Do you need to take any loan for each month?

- 1- Yes 2- No

If yes, then how much? _____ Tk.

4. Information about Accommodation

4.1 Room density

- 1- One person 4- Four person
2- Two person 5- Other(specify)
3- Three person

4.2 Room size _____ sq. ft.

4.3 Bathroom condition (shared by)

- 1- One person 4- Four person
2- Two person 5- Other(specify)
3- Three person

4.4 Bathroom size _____ sq. ft.

4.5 Furniture supplied (by the authority)

- 1- Bed 4- Rack
2- Table 5- Wardrobe
3- Chair 6- Other(specify)

5. Facilities so far provided by the authority

- 1- Common room
2- Guest room
3- Intercom
4- TV room
5- Reading room/paper room
6- Other (specify)

6. Food Delivery Condition

6.1 Delivery System

- 1- Personally cooked
2- Messing system
3- Canteen system
4- Managed by the authority
5- Dependent on restaurant
6- Other (specify)

6.2 Food Quality

- 1-Good 2-Moderate 3-Bad

6.3 Cost/meal.....Tk.

7. The Shelter Process

7.1 From whom you come to know about this place?

- 1- Advertisement in newspaper
2- From friends
3- From authority of the institution
4- By relatives.
5- Informed from boarder of present accommodation
6- Personal inquiry
7- People of this locality

7.2 Was guarantee needed for this accommodation?

1. Yes 2. No

If yes, then whom? _____

7.3 How much time was required to get this accommodation?

7.4 Did you have to pay any security, caution or advance money to get this accommodation?

1. Yes 2. No

If yes, then how much? _____ Tk.

Appendix-I

8. Why are you living here?

8.1 Social causes

- 1- Secured enough.
- 2- Political influence free.
- 3- Free from antisocial activity.
- 4- Free from mastan/terrorist
- 5- Don't get other accommodation.
- 6- Other(Please specify)

8.2 Physical reasons

- 1- Comparatively good building structure.
- 2- Comparatively wider room
- 3- Comparatively low room density
- 4- Proximity to campus
- 5- Proximity to other educational institute & its facilities.
- 6- Convenient communication network within the town.
- 7- Proximity to important and necessary services.
- 8- Other(Please specify)

8.3 Financial reasons

- 1- Seat/house Rent is cheaper.
- 2- Ancillary service costs are cheaper.
- 3- Comparatively low transportation cost
- 4- Other(Please specify)

8.4 Environment advantages

- 1- Better environment for study.
- 2- Low noise pollution.
- 3- Well ventilated.
- 4- More convenience.
- 5- Hygienic sanitation and drainage condition.
- 6- Other (Please specify)

9. For How many years are you living here?

- 1- One year
- 2- Two years
- 3- Three years
- 4- Four years
- 5- Five years
- 6- Others (specify)

10(a). Where did you live in before coming to present accommodation?

- 1- Institution's hostel
- 2- Mess
- 3- Relative's house
- 4- Private hostel
- 5- Directly at present accommodation
- 6- Other (specify)

(b) If answer is in between 1 to 4 then, why you have left that place?

- 1- Comparatively expensive
- 2- Insecure.
- 3- Far from campus
- 4- Political disturbance
- 5- Antisocial activity
- 6- Inconvenient communication network within the town.
- 7- Noisy area.
- 8- Not properly ventilated
- 9- Other _____ (Please specify)

Appendix-I

11. What kind of problems/disadvantages you are facing in this place?

11.1 Social problems

- 1- Insecure.
- 2- Political tension
- 3- Disturbance of antisocial activity
- 4- Disturbance of mastans/terrorist.
- 5- Other(Please specify)

11.2 Physical problems

- 1- Poor condition of building structure.
- 2- Congested room
- 3- High density room.
- 4- Far from campus
- 5- Far away from other educational institute & its facilities.
- 6- Inconvenient communication network within the town.
- 7- Far away from important and necessary services.
- 8- Other(Please specify)

11.3 Financial problems

- 1- Seat/house Rent is comparatively high
- 2- Ancillary service costs are high.
- 3- Comparatively higher transportation cost.
- 4- Other(Please specify)

11.4 Environment problems

- 1- Not sound environment for study
- 2- Noisy area.
- 3- Not properly ventilated.
- 4- Hygienic sanitation and drainage condition.
- 5- Other (Please specify)

13. Transport and Distance

13.1 Distance between present accommodation and campus. _____ (Mile)

13.2 Mode of transport

- 1- On foot.
- 2- By University/College bus
- 3- By public bus.
- 4- By rickshaw.
- 5- Other (specify).

13.3 Time and expense required for reaching campus.

a _____ (Minute.) b _____ Tk.

14. What are the conditions of the services and facilities provide at your hostel?

15(a). Have you any plan to leave this place immediately?

- 1- Yes
- 2- No

(b)If yes, then where and why?

16. How long you may stay here?

Name of the interviewer: _____

Date: _____

Appendix-II

Department of Urban and Regional Planning
Bangladesh University of Engineering and Technology
Dhaka - 1000, Bangladesh

"A Study of Private Hostel Accommodation for University and College Students of Rajshahi City"
(This research work is fully academic and confidentiality will be maintained)
Questionnaire for owners/personnel of the authority of accommodation for students

1. Identification

Id No _____
Building/Hall/Hostel/Mess/Accommodation Name _____
Name of the institution. _____
Ward. _____
Address _____
Designation. _____

2. Personal Information of Respondent

- 2.1 Age _____
2.2 Sex
1. Male 2. Female
2.3 Educational Qualification
1. SSC 2. HSC 3. Graduation 4. Masters 5. P.hd 6. Other(Specify) _____
2.4 Secondary Occupation
1. 2. 3. 4. _____
2.5 Previous Occupation _____
2.5 Home district _____

3. Basic Information of the Accommodation

- 3.1 Type of accommodation
1. Hall 2. Private Hostel 3. Mess
3.2 Year of establishment _____
3.3 Development of Accommodation
1- Purchase of land and subsequent construction
2- Inheritance/Gift of land and construction
3- Purchase of land and structure and subsequent expansion
4- Inheritance/Gift of land & structure and subsequent expansion
5- Other (Specify) _____
3.4 Total number of rooms _____
3.5 Total number of seats _____
3.6 Total number of students (at present) _____
3.7 How you invite your tenure _____
3.8 Seat rent list
- | Type of room | Rent/seat |
|-----------------|-----------|
| Single seated | _____ |
| Double seated | _____ |
| Three seated | _____ |
| Four seated | _____ |
| Other (specify) | _____ |
- 3.9 Is there any boarder live in this place except student?
1. Yes 2. No
If yes, then how many? _____
and their occupations 1. Businessman 2. Job-holder 3. Other
3.10 Total number of staff engaged _____

Appendix-II

4. Information about Land

4.1 Ownership of land through

1. Purchase 2. Gift 3. Inheritance 4. Lease property 5. Other (specify)

If you purchase this land, why have you selected this land for purchase?

- 1- Favorable location
2- Reasonable land price
3- Social factor (good neighbors & presence of relatives)
4- Physical factor (shape, size, relief etc.)
5- To develop hostel accommodation.
6- Other (Specify)

4.2 Total area _____ (sq ft/kathat)

4.3 Cost of land _____ Tk.

If the land is received as gift, inheritance etc state money needed to register. _____ Tk.

4.4 Sources of finance to purchase of land

- 1- Own savings
2- Loan from friends or relatives.
3- Loan from bank.
4- Liquidation of money
5- Other (Specify)

4.5 How much money was spent for land development? _____ Tk

5. Information about Structure

5.1 Structure type

1. Pucca 2. Semi-pucca 3. Kutcha

5.2 Covered area _____ (sq ft/kathat)

5.4 Cost of structure _____ Tk.

5.3 No. of storey _____

5.4 Sources of finance to construct the structure

- 1- Own savings.
2- Loan from friends or relatives.
3- Loan from bank.
4- Other (Specify)

5.5 Why was this structure type selected?

- 1- Financial limitation.
2- To avoid loan.
3- To get loan.
4- To reduce cost of repair
5- To earn more rent.
6- As a temporary arrangement.
7- Other (Specify) _____

5.6 Did this structure expanded after establishment (as hostel accommodation)?

1. Yes 2. No

If yes, then when _____, how much _____ (sq.ft)

5.7 Who made the plan/design of the structure?

- 1- Owner.
2- Family member.
3- Relative or friend
4- Professional designer or Architect.
5- Other (Specify) _____

5.8 Did the RDA approve the plan?

- 1 Yes 2 No

5.9 How much time was required for construction?

- 1- Less than 1 year 3- More than 5 years.
2- 1-5 years.

6. Income and expenditure pattern

6.1 Total average monthly income from this accommodation _____

6.2 If you have rented this building to family what could have been it's rent? _____

6.3 Was this building previously used as family accommodation or office use?

- 1 Yes 2 No

If yes, then what was the monthly income from this building? _____

6.4 Total overhead expenditure

Appendix-II

6.5 Monthly Expenditure

Item	Tk.
Office expense	
Maintenance cost	
Conservancy fee	
Salary of staff	
Miscellaneous	
Other (specific)	
Total	

6.6 Monthly amenity expenditure

Item	Tk.
Water	
Telephone	
Electricity	
Gas	
House repair	
Land revenue tax	
Municipal tax	
Income tax	
Urban immovable tax	
Wealth tax	
Other (specific)	
Total	

7. Information about Entrepreneurship

7.1 Have you planned the house for renting as hostel only?

1. Yes 2. No

7.2 Reasons behind entrepreneurship of hostel for students

- | | |
|--|--|
| <p>1- To help students to get accommodation.</p> <p>2- Greater demand of hostel accommodation</p> <p>3- Comparatively more profitable.</p> <p>4- Location/area/house is not fit for renting to family or other uses.</p> | <p>5- Seeing the neighbors.</p> <p>6- More easier to collect rent.</p> <p>7- Other
(Specify) _____</p> |
|--|--|

7.3 How many students applied for getting seat at your hall in each year? _____

7.4 What percentage of the applicant can you provide? _____

7.5 What are the conditions of services and facilities provided at your hostel?

7.6 What are the current problems facing at the hall/hostel?

7.7 What are the existing rules and regulations for the boarders of your hostel

7.8 What are the future plan or thinking to increase seat capacity of hall and to what percent?

7.9 What type of solutions or plan thought by the authority to improve the existing situation?

7.10 Do you have any plan to change this business or occupation?

1. Yes 2. No

If yes, then why

- | | |
|--|--|
| <p>1- It is now loosing concern.</p> <p>2- Disturbance of mastaus.</p> <p>3- Difficult to manage</p> <p>4- Demand is very low.</p> | <p>5- Objection from local people.</p> <p>6- Other
(Specify) _____</p> |
|--|--|

Name of the Interviewer: _____

Date: _____

Appendix -III

Photographs on PHA of Rajshahi City

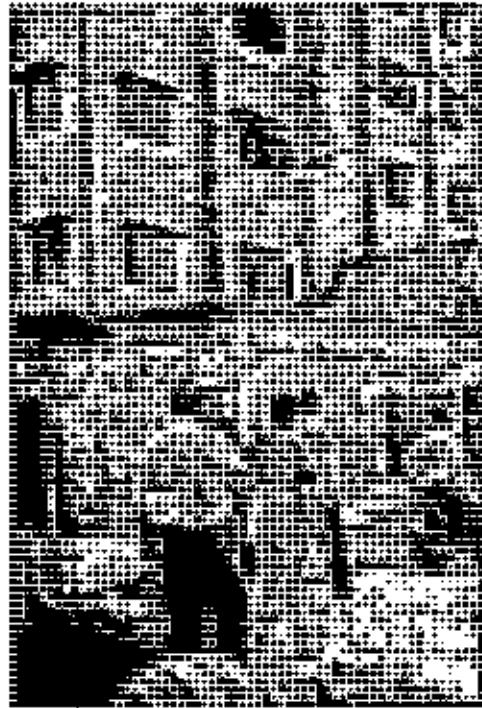


Plate 01: Public Housing Area in Rajshahi City

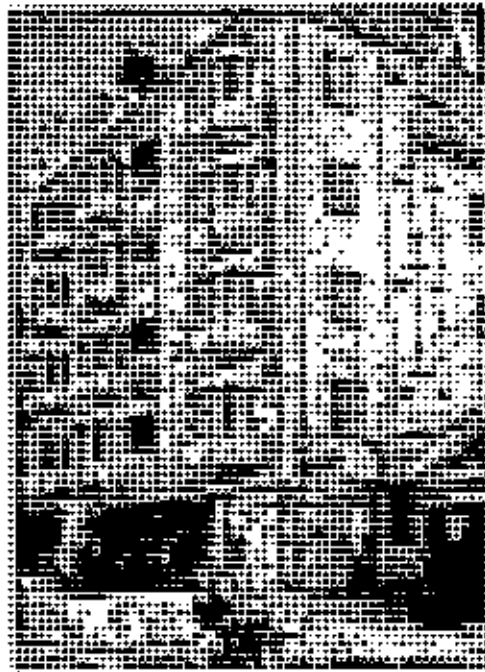


Plate 02: R.H. Student Hostel- most ornamented PHA in Rajshahi City

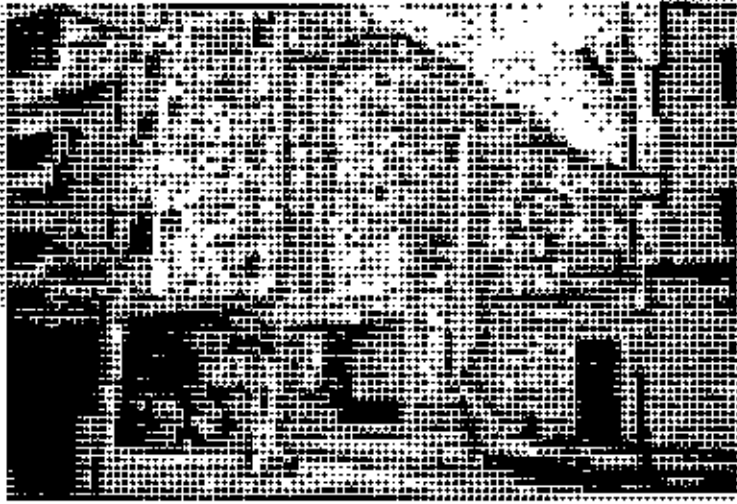


Plate 03: Descent Student Hostel-Series of building providing accommodation for students

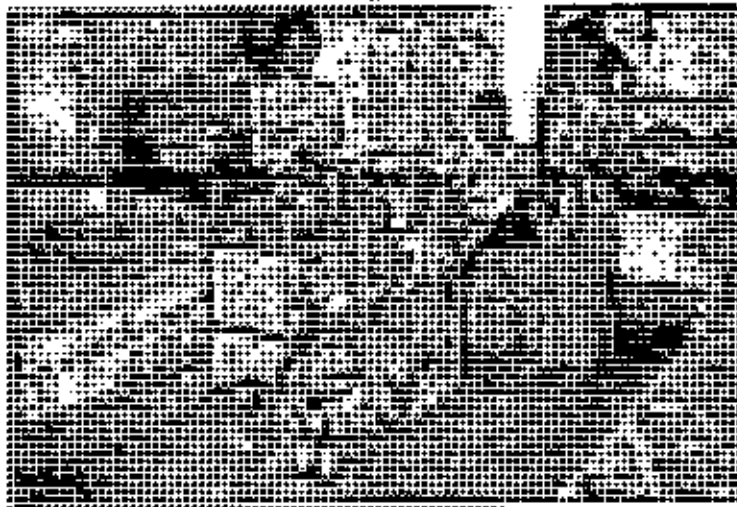


Plate 04: Interior view of two seated room of M.R. Student Hostel

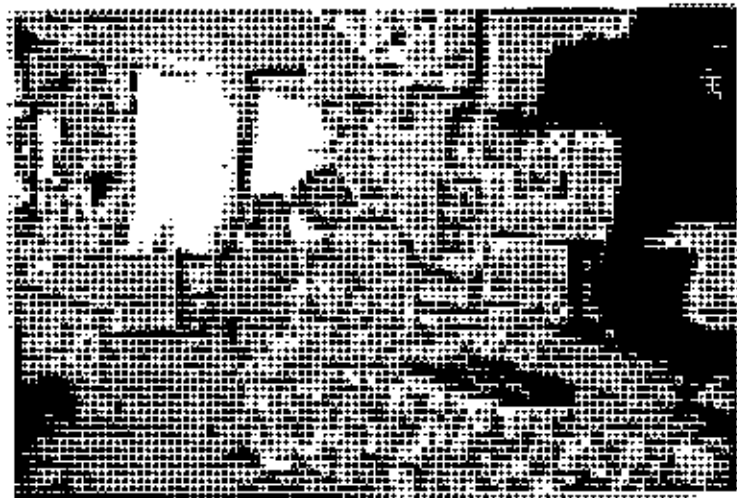


Plate 05: Interior view of four seated room of Khonika Student Hostel



Plate 06: Interior view of single seated room of R.H. Student Hostel



Plate 07: Interior view of three seated room of White House Student Hostel

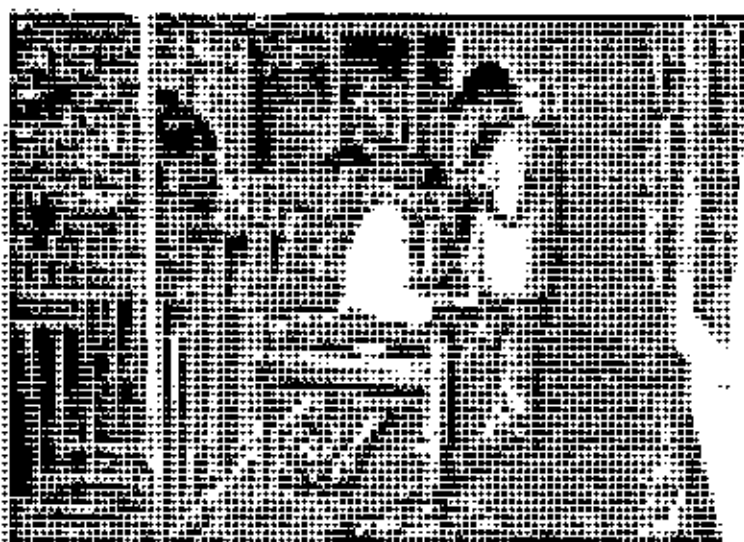


Plate 08: Students are reading newspaper in front of M.R. Student Hostel office room

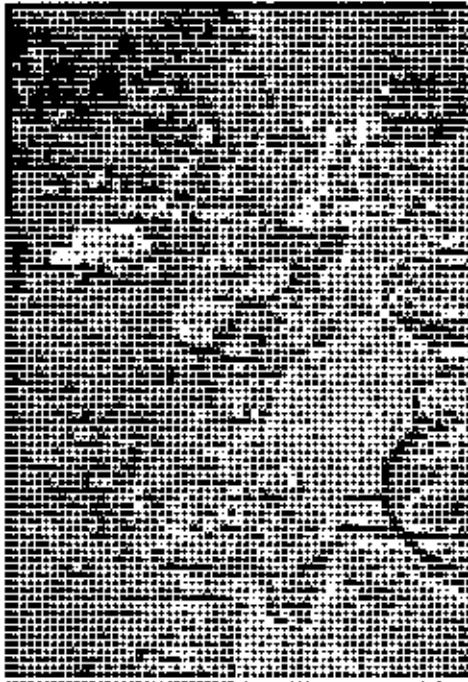


Plate 09: Kitchen of M.R. Student Hostel

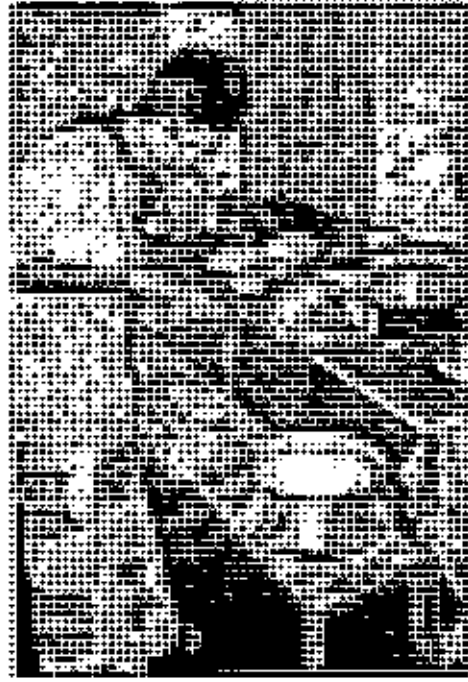


Plate 10: Dining room of Orchid Student Hostel

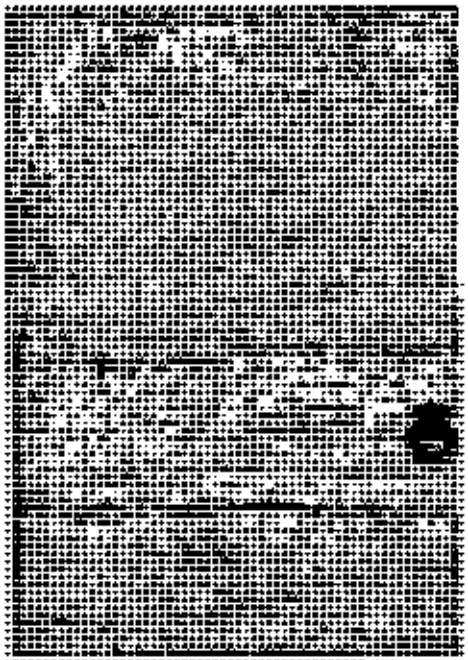


Plate 11: Toilet facility of M.R. Student Hostel

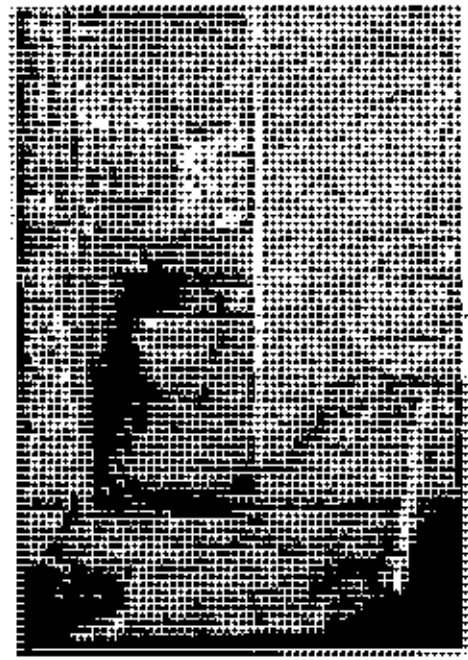


Plate 12: Bathroom facility of Orchid Student Hostel

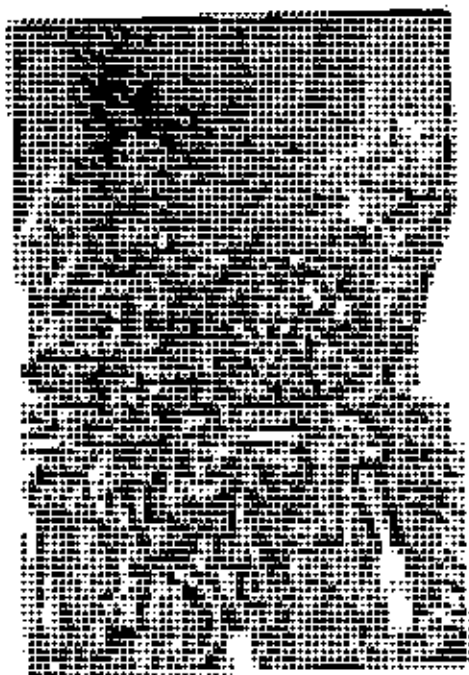


Plate 13: Cycle garage of Orchid Student Hostel

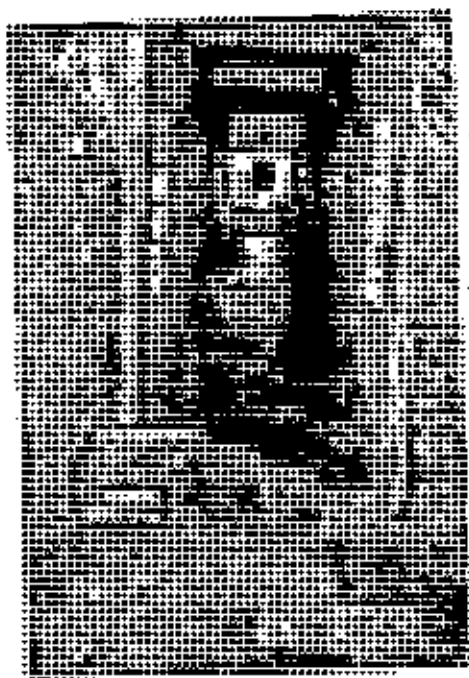


Plate 14: View of corridor in R.H. Student Hostel

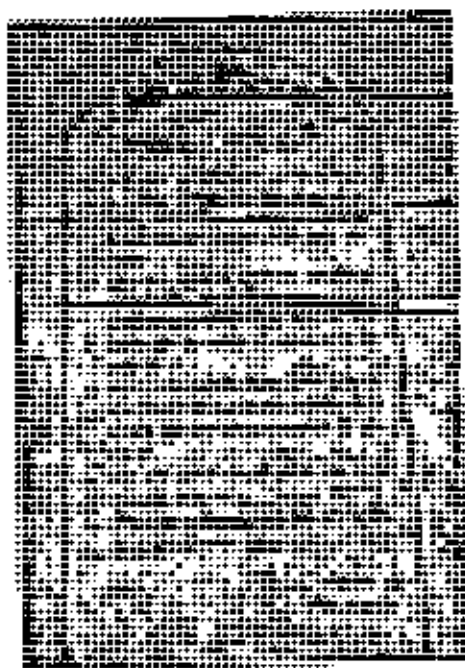


Plate 15: Display of living rules & regulations of Orchid Student Hostel

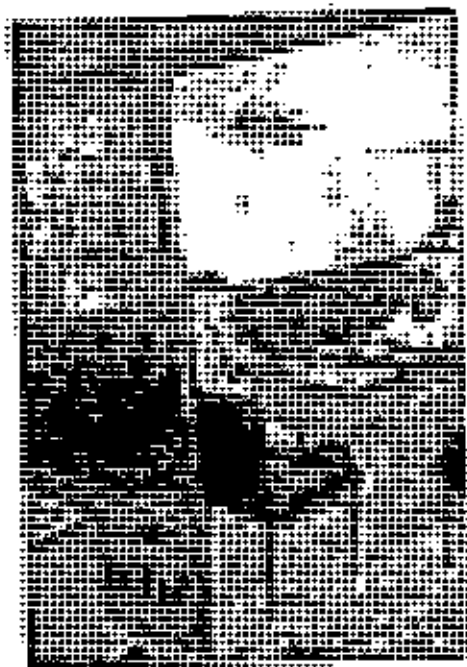


Plate 16: Office room of R.H. Student Hostel

Appendix-IV

Name PHA Business: Khanika Student Hostel

Fixed Investment:

- Cost of Land: Tk. 4,00,000 (4 Khata × Tk. 1,00,000)
- Cost of Structure: Tk. 20,00,000

Operating Cost:

- Average Yearly Expenditure: Tk. 1,47,600

Benefit:

- Average Yearly Income: Tk. 6,00,000

IRR Calculation

Year	Cost (Tk.)	Benefit (Tk.)	Profit (Tk.)	Internal Rate of Return
	2400000		-2400000	Negative Value
1	147600	600000	452400	Negative Value
2	147600	600000	452400	Negative Value
3	147600	600000	452400	-24%
4	147600	600000	452400	-10%
5	147600	600000	452400	-2%
6	147600	600000	452400	4%
7	147600	600000	452400	7%
8	147600	600000	452400	10%
9	147600	600000	452400	12%
10	147600	600000	452400	14%
11	147600	600000	452400	15%
12	147600	600000	452400	16%
13	147600	600000	452400	16%
14	147600	600000	452400	17%
15	147600	600000	452400	17%
16	147600	600000	452400	17%
17	147600	600000	452400	18%
18	147600	600000	452400	18%
19	147600	600000	452400	18%
20	147600	600000	452400	18%

Name PIA Business: Master Abdur Rahim's Hostel

Fixed Investment:

- Cost of Land: Tk. 4,00,000 (5 Khata × Tk. 80,000)
- Cost of Structure: Tk. 10,00,000

Operating Cost:

- Average Yearly Expenditure: Tk. 56,880

Benefit:

- Average Yearly Income: Tk. 3,00,000

IRR Calculation

Year	Cost (Tk.)	Benefit (Tk.)	Profit (Tk.)	Internal Rate of Return
	1400000		-1400000	Negative Value
1	56880	300000	243120	Negative Value
2	56880	300000	243120	Negative Value
3	56880	300000	243120	-27%
4	56880	300000	243120	-13%
5	56880	300000	243120	-5%
6	56880	300000	243120	1%
7	56880	300000	243120	5%
8	56880	300000	243120	8%
9	56880	300000	243120	10%
10	56880	300000	243120	12%
11	56880	300000	243120	13%
12	56880	300000	243120	14%
13	56880	300000	243120	14%
14	56880	300000	243120	15%
15	56880	300000	243120	15%
16	56880	300000	243120	16%
17	56880	300000	243120	16%
18	56880	300000	243120	16%
19	56880	300000	243120	16%
20	56880	300000	243120	17%

Name PHA Business: Orchid Student Hostel

Fixed Investment:

- Cost of Land: Tk 7,00,000 (7 Khata × Tk 1,00,000)
- Cost of Structure: Tk. 25,00,000

Operating Cost:

- Average Yearly Expenditure: Tk. 4,35,600

Benefit:

- Average Yearly Income: Tk. 11,40,000

IRR Calculation

Year	Cost (Tk.)	Benefit (Tk.)	Profit (Tk.)	Internal Rate of Return
	3200000		-3200000	Negative Value
1	435600	1140000	704400	Negative Value
2	435600	1140000	704400	-41%
3	435600	1140000	704400	-18%
4	435600	1140000	704400	-5%
5	435600	1140000	704400	3%
6	435600	1140000	704400	9%
7	435600	1140000	704400	12%
8	435600	1140000	704400	15%
9	435600	1140000	704400	16%
10	435600	1140000	704400	18%
11	435600	1140000	704400	19%
12	435600	1140000	704400	19%
13	435600	1140000	704400	20%
14	435600	1140000	704400	20%
15	435600	1140000	704400	21%
16	435600	1140000	704400	21%
17	435600	1140000	704400	21%
18	435600	1140000	704400	21%
19	435600	1140000	704400	21%
20	435600	1140000	704400	22%

Name PHA Business: Jahanara Ideal Hostel

Fixed Investment:

- Cost of Land: Tk. 2,40,000 (3 Khata × Tk 80,000)
- Cost of Structure: Tk 2,00,000

Operating Cost:

- Average Yearly Expenditure. Tk. 29,400

Benefit:

- Average Yearly Income: Tk. 1,20,000

IRR Calculation

Year	Cost (Tk.)	Benefit (Tk.)	Profit (Tk.)	Internal Rate of Return
	440000		-440000	Negative Value
1	29400	120000	90600	Negative Value
2	29400	120000	90600	-43%
3	29400	120000	90600	-21%
4	29400	120000	90600	-7%
5	29400	120000	90600	1%
6	29400	120000	90600	6%
7	29400	120000	90600	10%
8	29400	120000	90600	13%
9	29400	120000	90600	15%
10	29400	120000	90600	16%
11	29400	120000	90600	17%
12	29400	120000	90600	18%
13	29400	120000	90600	18%
14	29400	120000	90600	19%
15	29400	120000	90600	19%
16	29400	120000	90600	19%
17	29400	120000	90600	20%
18	29400	120000	90600	20%
19	29400	120000	90600	20%
20	29400	120000	90600	20%

Name PIIA Business: M.R. Student Hostel

Fixed Investment:

- Cost of Land Tk. 3,00,000 (3 Khata × Tk. 1,00,000)
- Cost of Structure. Tk. 30,00,000

Operating Cost:

- Average Yearly Expenditure Tk. 1,93,200

Benefit:

- Average Yearly Income. Tk. 7,20,000

IRR Calculation

Year	Cost (Tk.)	Benefit (Tk.)	Profit (Tk.)	Internal Rate of Return
	3300000		-3300000	Negative Value
1	193200	720000	526800	Negative Value
2	193200	720000	526800	Negative Value
3	193200	720000	526800	-29%
4	193200	720000	526800	-16%
5	193200	720000	526800	-7%
6	193200	720000	526800	-1%
7	193200	720000	526800	3%
8	193200	720000	526800	6%
9	193200	720000	526800	8%
10	193200	720000	526800	10%
11	193200	720000	526800	11%
12	193200	720000	526800	12%
13	193200	720000	526800	13%
14	193200	720000	526800	13%
15	193200	720000	526800	14%
16	193200	720000	526800	14%
17	193200	720000	526800	14%
18	193200	720000	526800	15%
19	193200	720000	526800	15%
20	193200	720000	526800	15%

Name PIA Business: R.H. Student Hostel

Fixed Investment:

- Cost of Land: Tk. 4,00,000 (4 Khata × Tk. 1,00,000)
- Cost of Structure: Tk. 80,00,000

Operating Cost:

- Average Yearly Expenditure: Tk. 3,91,800

Benefit:

- Average Yearly Income Tk. 18,0,000

IRR Calculation

Year	Cost (Tk.)	Benefit (Tk.)	Profit (Tk.)	Internal Rate of Return
	8400000		-8400000	Negative Value
1	391800	1800000	1408200	Negative Value
2	391800	1800000	1408200	Negative Value
3	391800	1800000	1408200	-28%
4	391800	1800000	1408200	-14%
5	391800	1800000	1408200	-6%
6	391800	1800000	1408200	0%
7	391800	1800000	1408200	4%
8	391800	1800000	1408200	7%
9	391800	1800000	1408200	9%
10	391800	1800000	1408200	11%
11	391800	1800000	1408200	12%
12	391800	1800000	1408200	13%
13	391800	1800000	1408200	14%
14	391800	1800000	1408200	14%
15	391800	1800000	1408200	15%
16	391800	1800000	1408200	15%
17	391800	1800000	1408200	15%
18	391800	1800000	1408200	16%
19	391800	1800000	1408200	16%
20	391800	1800000	1408200	16%



বহাধর,

পরিচালক,

আর.এইচ. স্টেডব্লক ভবন, (অধ্যাপনিক হস্তাধার)

ইন্দ্রনাথপুর (সেবিসিং পল্লী, মাদুরালা পোস্ট), জাত- কামলা, হাঙ্গলগাও-৬২০৪।

জ্ঞান,

আমি (আমি) : পিতা :

গ্রাম : জাত : বান :

শ্রেণী : প্রেসিডেন্সি নং প্রেসিডেন্সি কোড নং

..... শিক্ষা প্রতিষ্ঠান বিভাগের বর্ষের ছাত্র। আমার স্থান যোগ্য নং

আমি নিম্নোক্ত পরীক্ষার মাধ্যমে প্রাপ্ত বৃত্তির ও অধীনের কঠিনা বিনীত আবেদন করেছি যে আমার
..... ইং : আদিব হইতে অনুরূপ পূর্বক একটি সঠিক মাসিক আদায় কোন কঠিনা বর্ধিত করিতে আমার কৃপা হইবে।

শর্তাবলী

- ১) (অফিস) (স্থান) টাকা জামানত হিসাবে এককালীন জমা থাকিবে বাহা হস্তাধার পরিচালকের সম্মত ফেরত দেওয়া হইবে। আবেদনের সহিত ২ (দুই) সপ্ত পানপোর্ট সাইজ ছবি নিতে হইবে।
- ২) প্রতি মাসের জমা পরবর্তী মাসের ১০ ইং : তারিখের মধ্যে পাকা হইতে পরিবেশ করিতে হইবে।
- ৩) হস্তাধার পরিচালকের একমাস পূর্বে পরিচালককে লিখিতভাবে অবহিত করিতে হইবে।
- ৪) প্রতিটি বোর্ডার (মাস) কে নিজ মাতিয়ে বসমান করিতে হইবে।
- ৫) মাসী ১২.০০ (মাস) টাকার মধ্যে হস্তাধারের সকল বৃত্তির বকেয়া হইবে।
- ৬) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।
- ৭) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।
- ৮) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।
- ৯) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।
- ১০) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।
- ১১) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।
- ১২) হস্তাধারের পরিচালককে সঠিক করা হইবে না এবং কোন কর্মচারীকে সংশ্লিষ্ট পোষাক পরিধান করিতে হইবে।

ক্ষণিকা ছাত্রাবাস

বিলোলপুর থানা, রাজশাহী।

ছাত্রাবাসে বাসস্থানের নিয়মানবলী :

- এক মাসের ছাড়া ছাড়া ১২ চনতি মাসের ছাড়া পরিশোধ করে ছাত্রাবাসে সিট নিতে হবে।
 - চলতি মাসের ছাড়া মাসের ১০ তারিখের মধ্যে পরিশোধ করতে হবে।
 - বিশ্ববিদ্যালয়ের কোন ছাত্র অতিথি হিসাবে এক রাতের অধিক ছাত্রাবাসে থাকতে পারবে না, তবে ছাত্রের বাড়ীর অতিথি হিসেবে নিয়ম লিখিলযোগ্য।
 - যে কোন অতিথিকে রাখতে চলে অনশয়ই কর্তৃপক্ষকে জানাতে হবে।
 - ছাত্রাবাসে চিঠির, ইঞ্জি ইত্যাদির ব্যবহার সম্পূর্ণরূপে নিষিদ্ধ।
 - ছাত্রাবাসে কোন প্রকার রাজনৈতিক কার্যক্রম করা যাবে না।
 - অর্থাৎ কোন অর্ধনিম্ন ছাত্রাবাসে রাখা চলবে না এবং নীতি বহিঃস্থ কোন কাজ ছাত্রাবাসে করা চলবে না।
 - ছাত্রাবাসে বিদ্যুৎ ও পানি সীমিত ও শূন্য ব্যবহার করতে হবে।
 - পত্রপত্র আদর্শ যা যেখানে যার আয়োজন করা যাবে না এবং দেওহালে পত্রের কাগানো চলবে না।
 - যার সিট তাকেই ছাত্রাবাসে অবস্থান করতে হবে।
 - নূন্যতম তিন মাস ছাত্রাবাসে অবস্থান করতে হবে।
 - ছাত্রাবাস ছাড়ার একমাস পূর্বে কর্তৃপক্ষের নিকট লিখিতভাবে সিট ছাড়ার আবেদন করতে হবে।
- এছাড়াও যে কোন উচ্চতর পরিস্থিতিতে কর্তৃপক্ষের সিদ্ধান্তই চূড়ান্ত বলে বিবেচিত হবে।

উপরোক্ত নিয়মানবলী যেনে চলার অধীকার করছি এবং এই স্বর্গে নিয়ে আমার যাবতীয় ঠিকানা লিখিবদ্ধ করলাম।

নাম :
স্থায়ী ঠিকানা :
শিক্ষা/অভিভাবকের নাম :
গ্রাম :
পো :
খানা :
বেলা :

বর্তমান ঠিকানা :
বিতাথ :
বর্ষ :
হোল :
শিক্ষা প্রতিষ্ঠান :

