

**STUDY OF RELOCATION PROCESS AND ITS
SOCIO ECONOMIC IMPACTS ON LOCAL
PEOPLE DUE TO PRIVATE HOUSING
PROJECTS IN EASTERN FRINGE OF DHAKA**

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The Thesis titled, “**STUDY OF RELOCATION PROCESS AND ITS SOCIO ECONOMIC IMPACTS ON LOCAL PEOPLE DUE TO PRIVATE HOUSING PROJECTS IN EASTERN FRINGE OF DHAKA**” submitted by **S. M. Shah Mahmood**, Roll No: 1009152009 (F), Session: **October 2009**, has been accepted as satisfactory in partial fulfillment of the requirement for the degree of **MASTER OF URBAN AND REGIONAL PLANNING (MURP)** by Coursework and Thesis on 26 June, 2013.

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CANDIDATE'S DECLARATION

It is hereby declared that this thesis entitled “**Study of Relocation Process and Its Socio Economic Impacts on Local People Due to Private Housing Projects in Eastern Fringe of Dhaka**” has not been, either in whole or in part, previously submitted elsewhere for the award of any degree or diploma.

S.M. Shah Mahmood

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Session- October, 2009

Dedicated to

My Parents Prof. S.M. Shah Alam and Shamsun Nahar Begum

Thank you for your love, inspiration and never ending supports and prayers

And

My Wife Fahamida Akther for her sky high inspiration

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ABSTRACT

Like other developing countries, urbanization in Bangladesh is a growing phenomenon, which is steady in nature but fretfully affects urban sustainability in the wake of lacking in good governance. In comparison to many developing countries urbanization rate is very high in the Dhaka city. As a consequence, land market is controlled by influential groups for high return of profit. A number of land developers have continued their activities legally or often illegally in the fringe areas of Dhaka city. Because of high land price in recent years, most of the land developers forced the local people to sell their land by different ways. Though this issue was addressed in different media for proper attention, but still now this issue ignored by the regulatory authority and the researchers. For that reason, the objective of this study is to find out the ways by which it would be realized how local people were relocated by developers and try to understand the present status of local people by comparing their socio economic condition in present and previous location. According to the size of land projects from the year 2000 to 2010 in Dhaka City, top four land developer companies have been selected namely Green Model Town of Amin Mohammad Foundation Ltd, United City of Neptune Development & Holding Ltd, Pink City of Xenovally & Ashiyan City of Ashiyan land development Ltd. Most of the original local residents sold their land and moved to different places. But some of the local people still lives around the project areas and provided the preliminary information about relocated families. According to the information collected from different sources approximately 3,920 families are considered as relocated families. Considering 95% confidence level and confidence interval of 5 this research conducted questionnaire survey on 350 relocated households. As original local residents sold their land and moved to different places, this research used snowball sampling for questionnaire survey. Data was collected using several data collection methods, namely household questionnaire survey, in-depth interview of local residents, expert interviews and observations. This study discovered different aspects by which it was clarified how land developers exploited the local people. Here one interesting matter was disclosed that the process of relocation varied from project to project. So it was difficult to summarize specific procedure for relocation by land developers. Four actors namely land developers, local muscleman, local officials and

local people were identified who actively played various roles in this relocation procedure. Maximum local people were displaced from their original location through involuntary procedure. Those local people who were not interested to sell their land used many strategies to save their land from developers. When people search new place for living, job opportunity (33.1%) was their prime consideration. Similarly local people tried to live within short distance from their original location which ultimately shows their strong belongings with the existing localities. At present, the overall socio economic condition of the relocated people are found inferior compare to their previous locations. Which ultimately supported social researcher's opinion about negative effect of relocation. At present most (67.7%) of the local people don't own any lands but this was reverse in previous locations. Similarly, Local people occupation structure was totally changed in present location comparing with previous locations. At present locations most of the cases income levels, housing condition and utility facilities were poorer situation from previous locations. Dhaka has no option to exclude private developer activities in housing sector where government initiative is very limited. But alarming situation is that urban fringe is predominantly used for capital and asset accumulation of powerful actors and relocating local people from their original location. So this issue need to be properly mentioned and revised in existing Rules and Regulation for protecting local people's right. For proper development, land readjustment scheme can be used where both parties (local people and land developers) have a chance to gain benefit from housing development. This research would awake the policy makers to figure out the issues in Rules and Regulation.

ABBREVIATIONS

ADB	Asian Development Bank
AP	Affected Peoples
BBS	Bangladesh Bureau of Statistics
BPDB	Bangladesh Power Development Board
BUET	Bangladesh University of Engineering and Technology
BR	Bangladesh Railway
CS	Cadastral Survey
CBO	Community Based Organization
CCL	Cash Compensation Under Law
DC	Divisional Commissioner
DAP	Detailed Area Plan
DFID	UK Department for International Development
DoE	Department of Environment
DITS	Dhaka Integrated Transport Study
DCC	Dhaka City Corporation
DIT	Dhaka Improvement Trust
DMDP	Dhaka Metropolitan Development Plan
DSMS	Dhaka Statistical Metropolitan Area
DWASA	Dhaka Water and Sewerage Authority
DMA	Dhaka Metropolitan Area
DPHE	Department of Public Health Engineering
EA	Executing Agency
EP	Entitled Persons
GIS	Geographic Information System
GoB	Government of Bangladesh
GD	General Diaries
HC	High Court
IRR	Implementing Rules and Regulations
JMB	Jamuna Multipurpose Bridge
JMBA	Jamuna Multipurpose Bridge Authority
LAP	Land Acquisition Plan
LA	Land Acquisition

LAO	Land Acquisition Officer
NGO	Non Government Organization
NPRR	National Policy on Resettlement and Rehabilitation
PPP	Public-Private Partnership
PAP	Project Affected People
PWD	Public Works Department
REHAB	Real Estate & Housing Association of Bangladesh
RHD	Roads and Highway Department
RP	Resettlement Plan
RA	Republic Act
RU	Resettlement Unit
SPZ	Special Planning Zone
SME	Small and Medium Enterprises
STP	Strategic Transport Plan
TA	Technical Assistance
TOR	Terms of Reference
TI Act	Town Improvement Act
VRW	Village Resettlement Worker
UN	United Nations
UAE	United Arab Emirates
URP	Urban and Regional Planning

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CHAPTER 1

INTRODUCTION AND BACKGROUND OF THE STUDY

1.1 Background of the Study

The world is gradually going to be completely urbanized [22]. Twenty first century is the urban century [43]. For the first time in human history, the world has become predominantly urban. Already, more than half of the people live in urban areas [31]. The share of urban population in Asia is 37 per cent at present and is projected to be 45 per cent by 2015. In Bangladesh 25 per cent of the population (35 million people) now live in urban areas; this proportion will be 34 per cent (75 million) by the year 2015 [80]. The process of urbanization is linked with the economic development, which makes an increasingly higher contribution of the national economy. However, when the growth of urban population takes place at an exceptionally rapid rate, most cities and towns are unable to cope with changing situations due to their internal resources constraints and management limitations [7]. Urbanization and rapid urban change may be a negative sign of development provided the urban problems arise due to improper management and unplanned growth [48]. Various reports suggest that the cities of developing countries, particularly, will be facing tremendous challenges of this unpredictable and uncontrollable urbanization which may generate a huge suffering to the people. Currently, the rapid rate of urban growth in developing countries does not correspond to economic development, social change, and technical advancement. Further, the unplanned and uncontrolled physical expansion of cities greatly exceeds the resources available and has posed economic, social, and environmental challenges to the governments of the respective countries [45]. Dhaka, the fastest growing mega-city in the world, is the economic heart of Bangladesh. Dhaka alone has the highest concentration with 44.39% of the total urban population and 8.5% of the nation population [17]. By the year 2015, Dhaka is projected to rank as the 5th largest city in the world, where 19 million people will have to find their house [80]. From 1951, Dhaka's size and population has increased 17.88 and 25.09 times respectively [46]. The availability of land for housing is limited, and hence the

costs are gradually soaring. Moreover, nearly, two-third of the urban population is unable to acquire land within reasonable distance from their work place [47]. The city is expanding very fast with an intensive land use conversion, from rural agriculture to urban residential, industrial & institutional uses [36].

Urban fringe is a dynamic area which changes with span of time. Presently its management has been a complicated issue for a fast growing city, especially in developing countries [57]. The city as well as its fringe areas is going through perennial contestations over land use and often unscrupulous real estate development [43]. In recent years, hundreds of land developers' projects are in operation in the fringe areas of Dhaka City. Land developers are converting low lying areas as well as agricultural land. As a consequence, land development companies have a dominant force in land market and posing significant impact on land development and planning [67].

Land and Real Estate has become crucial for capitalist accumulation in Dhaka city. It is instrumental in capital accumulation through multiple channels both directly and indirectly. The capital accumulation from Land and Real Estate sector's expansion in Dhaka city and resulting dispossession of farmers, poor and other marginalized sections of society may also remind enclosures of early capitalist development [43]. Logan and Molotch (1987) observed that land owners as a class enjoys complete control over the total supply of land commodity. But this is not necessarily true about all land owners especially those who are at the bottom of the country's capitalist social structure. It has become rather difficult for one to keep hold over one's own land in Dhaka city particularly in its fringe areas if s/he is a poor farmer or a middle or lower middle class property owner. But taking away the only piece of land a poor farmer may have is synonymous of death sentence for the family as this land might be their only source of livelihood. Similarly, a middle or lower middle class land owner in the urban fringe is likely to have invested his whole life's savings to buy that small piece of land with a dream of building own house. The high land price within the city that is beyond middle or working class peoples' reach ultimately drove him to the city's fringe. Now if he has to give up this property, he may never be able to afford another [43].

In recent years, local people of fringe areas of Dhaka city are in the process of relocation due to private housing projects. Both print and electronic media are full of reports about wanton land grabbing by Land and Real Estate stakeholders [43]. In a number of locations people protested against the activities of developer by forming human chain in their own land [77]. One Land and Real Estate firm Ashiyan City has been widely reported in media for its land grabbing and forced land purchases. But the firm is being able to continue such activities despite Department of Environment clamp down and widespread protest by the local residents. The strong arm techniques applied by the firm are often not unique rather typical of the country's Land and Real Estate sector [43]. As a consequence, many people left their original location either voluntarily or under pressure by the developers and resettled in new areas. This situation is almost similar for all land developers.

The Oxford Dictionary defines resettlement as “Settle again in new or former place” [61] while the same dictionary defines relocation as “move to a new place to live” [61]. In relation to this study the usage of both terms are used in accordance with the definition of physical movement of people to a new place to live other than the previous place. Most social scientists who have studied people moving to new locations to live have also used both relocation and resettlement terminology [84][62][82]. The decision to shift one's residence can be divided into processes voluntary and involuntary. In case of voluntary shift, people move away for reason ranging from better economic opportunities to a safe social or natural environment. On the other hand involuntary displacement is caused by a variety of factors such as natural disasters, ethnic, religious or political conflicts and development projects [52]. Relocation results in a host of socio-economic impacts. Displacement of local people from their own land has many negative social impacts [83]. During displacement, people lose natural capital, social capital and human capital [2][5]. Socio economic impact assessment is to understand the current social and economic environment and use it as a baseline for predictions and measurements. It can be seen as a tool implemented in planning and decision-making [34].

The rapid pace of expansion of the city both by the private and public sector is causing displacement of local people. It is sometimes argued that land acquisition by government is necessary for urban development. This argument can be made over

land acquisition for public projects like Jamuna Bridge that benefits large sections of population. But such argument cannot be made about land acquisition from poorer and weaker sections of population for addressing housing demands and property greed of different powerful actors [43]. On the other hand, in case of public projects, there are certain policies and acts to compensate local residents who are affected by the project. But in case of private land development projects, the process of land transfer and other issues are very complex. Private Land and Real Estate firms may not have the privilege and coercive powers of state land acquisition. But they have stronger financial foundation and they can secure political backing. These enable them to subordinate relevant governance arrangements and deploy strong arm techniques in securing land in their own terms [43]. Thus it is important to have a clear understanding of the relocation process in the urban fringe of Dhaka city due to private land development projects. This research also tried to explore the socio-economic impact of relocation on the local affected people.

1.2 Objectives of the Study with specific aims and possible Outcomes

Aims: The aim of the study is to assess the local people's conditions that are affected by the private land developers in fringe area of Dhaka City.

Objectives:

Specific objectives of this study can be specified as below:

- To study the relocation process of local people due to private housing projects.
- To study the present status of relocated people and to assess the socio-economic impact due to relocation.

1.3 Rationale of the Study

Urban fringe development is not only a process of transition of land from its rural use to urban use, rather, it is a complex process that involves many concerns such as influential actors, change in landownership pattern, land transfer process, regulatory measures and their enforcement. The process of fringe development is not monolithic and may be taken place either by rural actors or by urban actors, may be in formal

way or in informal way. There is a common understanding that urban fringe in developed countries is a fashionable suburbs for higher income group whereas in developing countries it is populated by poor residents arrived recently from rural areas [1].

Presently Bangladesh government has neither sufficient technical and financial capacity to deal with urban fringe problems, nor has sound institutional arrangement and willingness to manage urban fringe growth [57]. A number of studies have been conducted on land developer's activities and government project relocation process. For example Islam (2009) had demonstrated the social and economic forces which related with the conversion of wetland where she indicated that local wetland owners are exploited by private land developers, Roy (2007) had investigated the locational aspects and trend of private residential land development projects in Dhaka Metropolitan area since 1995, Haque (2004) had showed how private land developers activities contribute to adverse impacts on the environmental condition, Ahsan (2007) had concentrated his research focus on to ascertain the project affected persons have restored the pre-project standard of living or been further impoverishment.

So, it is important to have a clear understanding of the relocation process in the urban fringe of Dhaka. This research also tried to identify the socio-economic impact of relocation on the local people. No work has been yet done on relocation of local people because of private land development projects. This research intends to focus on the relocation process of the local people and to assess the present and previous socio economic status of the relocated people.

1.4 Scope and Limitation of the Study

As mentioned earlier no significant research work was conducted focusing on relocation of local people through private developers' activities. Future researchers can conduct more in-depth studies based on this research. In this study, sample size was small due to time and resource constraints. Only four land projects were considered in this study. Primary data were the main heart of this research. Questionnaire surveys were used for primary data collection. The survey process is

long and time consuming work because local people were relocated from their original location. So it was difficult task to reach them in their new places. . For time constraints, only land owners who had land in selected land projects were considered for this research. All other affected residents of the areas like tenants, landless people were not included in the study. From four selected land projects, 350 relocated household were selected for questionnaire survey. During the survey period the passion and participation of the relocated people was outstanding. Without this types of cooperation many hidden dimension related with relocation would not be possible to discover. In some places, the surveyors had to face troubles by local muscleman while collecting information at local level. On the other hand, the local administrative persons were often non-cooperative. As a result it was not possible to take interview of local Union Parishad Chairmans. Obviously this study is not free from limitations but it tried to overcome as far as possible with utmost sincerity.

1.5 Organization of the Study

The study deals with various perspectives to fulfill the designated objectives and to reach the final goal. Thus successful completion of the job is done by going through the following arrangement of the study report.

Chapter one deals with the reason behind selecting the task along with its justification. Besides declaring the objectives, it also contains the scope of the study along with constrains and limitations prevailed in completion of the job. Chapter two presents a review of literature on fringe areas growth strategies, key research concepts considering relocation, magnitude and impacts of population displacement, conceptual models, perspectives on forced relocation, resettlement policies in different organization and countries including Bangladesh. The methodology and procedural approach followed to carry out this study and steps followed for successful completion of the job through attaining the objectives working behind the whole activity is described in the chapter three. Chapter four contains the profile of study area and relocated people. It incorporates maps of study areas, Google Earth images, present project condition, proposals of Detail Area Plan (DAP) and profile of relocated people. Chapter five brings light on relocation processes of local people

due to private housing projects. The data collected from field is questionnaire survey and the indicators to realize relocation process such as original place of living, land ownership, issues influenced relocation, land transformation process, land price, transaction of money, mode of utilization of land selling money and relocated place information. Next, socio economic conditions are divided into two sub group namely social and economic are given in chapter six. Indicators under social are housing condition, access to utilities services and social network. Similarly, indicators under economic status are occupation, income, expenditure and land ownership. Chapter seven presents major findings, recommendations and conclusion based on the results from the previous chapters.

CHAPTER 2

THEORETICAL FRAMEWORK

2.1 Introduction

An extensive relevant literature is reviewed in this study from various research reports, thesis, newspaper, journals, magazines, government reports etc and internet is searched to develop the theoretical base to the study. This chapter presents a review of literature on fringe areas growth strategies, key research concepts considering relocation, magnitude and impacts of population displacement, conceptual models, forced relocation issues, resettlement policies of different organizations and countries including Bangladesh. An extensive literature survey of the documents on relevant researches and studies both in Bangladesh and overseas have been performed and some of them are abstracted in this chapter. A review of literatures reveals that, no work has been yet done on relocation of local people because of private land developers in Dhaka City, Bangladesh. Some ideas from this review have been incorporated in the current research.

2.2 Key Research Concepts and issues relevant to the study

2.2.1 Displaced Persons and Project Affected Persons:

Populations may be displaced due to civil conflicts and war (i.e. conflict induced displacement), natural and technological disasters (i.e. disaster induced displacement), as well as large scale infrastructure and other development projects (i.e. development induced displacement) such as the construction of highways, ports, airports, dams and reservoirs etc. In relation to the definition of UN guidance principles on internal displacement: internally displaced are persons or groups of people who have been forced or obliged to flee or leave their homes or places of habitual residence, in particular, as a result of, or in order to avoid the effects of armed conflict, situations of generalized violence, violations of human rights, natural or human-made disasters, and who have not crossed an internationally recognized state border [79]. Lobo and Kumar (2009) noted the impact of development projects on people's lives in different ways. Some are forced to leave their homes and relocate

in different places. They are known as displaced persons. Around 10 million people, according to the World Bank estimate, are being displaced every year all over the world. Similarly some lose part or most of their land and their sustenance but not physically relocated. They are known as project affected persons. People (households) are affected by project-related changes in use of land, water or other natural resources. Affected peoples (APS) are those who stand to lose, as a consequence of the project, all or part of their physical and non-physical assets, including homes; communities; productive lands; resources such as forests, rangelands, fishing areas, or important cultural sites; commercial properties; tenancy; income-earning opportunities; and social and cultural networks and activities [5].

2.2.2 Relocation and Resettlement:

The Oxford dictionary defines resettlement as “settle again in new or former place” [61], while the same dictionary defines relocation as “move to a new place to live” [61]. In relation to this study the usage of both terms are used in accordance with the definition of physical movement of people to a new place to live other than the previous place. Most social scientists who have studied people moving to new locations to live have also used both relocation and resettlement terminology [83][62][82]. Bank (1998) described that Relocation means rebuilding housing, assets, including productive land and public infrastructure in another location. According to World Bank (2010) Relocation is not only about rehousing people, but also about reviving livelihoods and rebuilding the community, the environment, and social capital. Relocation is defined as a process whereby a community’s housing, assets, and public infrastructure are rebuilt in another location.

2.2.3 Voluntary and Involuntary Resettlement:

Lobo & Kumar (2009) in their book *Land Acquisition, Displacement and Resettlement in Gujarat: 1947-2004* noted that the decision to shift one’s residence is voluntary and involuntary. In case of voluntary shift, people move away for reason ranging from better economic opportunities to a safe social or natural environment. The major factor here is the free will of the person to move. On the other side, involuntary displacement is caused by a variety of factors such as natural disasters,

ethnic, religious or political conflicts and development projects. Development project results in unavoidable resettlement losses that left affected people no option but to rebuild their lives, incomes and asset bases elsewhere known as involuntary resettlement [5]. Turton (2006) conceptualizes and defines forced relocation as: “persons are forced to leave their homes or home lands for whatever reason and have been allocated specific areas for them to settle down in their own country with at least minimum resources and services to re-establish their lives”. Later, he broadened the definition of the concept by including those who resettled under government sponsored programmes that use relocation as a method of rural or urban development or political control. As a result, Turton does not see much difference between the concepts of forced resettlement and development induced resettlement [58]. Nevertheless, what is clear from Turton’s definition is that forced relocation involves the use of power by one party in the form of rules, regulations etc to relocate the other party. In this context, it is primarily a political phenomenon. In terms of the characteristics of forced relocatees, they have less chance of returning back to their previous place of residence; however the relevant authorities can take necessary steps to minimize the negative impacts of the relocation in order to improve their living standards [78].

2.3 Assets

In an attempt to explore household assets, under the context of forced relocation, it is clear that assets are important resources in order to properly maintain their livelihoods, and employ various livelihood strategies to ensure that they do not face damage or loss. In the following section, the five most commonly used household assets are discussed particularly to the context of forced relocation.

- **Natural Capital:** The term natural capital refers to resource stocks from which resource flows useful to livelihoods are derived. This includes land, water and other environmental resources, particularly common pool resources [26].
- **Physical Capital:** Physical capital includes assets such as housing, basic infrastructure (transport, energy, water, and communication), production equipment that people own, rent or use to engage in their livelihoods [68].

- **Financial Capital:** Income from the sale of labour, which is one of the key assets that the poor people possess, comes under financial capital. In general, urban poor may more heavily depend on a cash income than the rural poor [39].
- **Human Capital:** Human capital refers to the skills, knowledge, health and physical fitness of an individual at any point during their lifetime [71].
- **Social Capital:** Social capital is defined and identified by its function. Like other forms of capital, social capital as a resource makes it possible to achieve certain ends that in its absence would not be possible [25]. The World Bank says that social capital is necessary for long term development and it is the capital of the poor [8].

2.4 Growth Strategies of Fringe Areas

More than half of the world's population lives in areas that are classified as urban. The border line between urban and rural landscape is called the urban fringe. Fringe areas, proximity to the city, experience much of urbanization processes and serves as buffer for urban development [1]. In developing countries, a substantial and growing proportion lives in or around metropolitan areas and mega cities, including the zone termed the 'urban fringe', where their livelihoods depend to some extent on natural resources such as land for food, water and fuel, and space for living [33]. Land is the main source of livelihood for many living in the fringe areas. The poorest are often forced into temporary settlements, in urban fringe land. The urban fringe poor depend to a greater extent on access to natural resources than do wealthier, urban-based groups [1]. Clark (2009) noted that a primary driver of fringe development is that of the availability of relatively low-cost land; made even more attractive, for developers and speculators, due to lack of comprehensive planning, rules and regulations. In response to the growing demand of housing, private land development companies have a dominant force in land market and posing significant impact on land development and planning [67]. Fringe areas generally fall outside the jurisdictional boundaries of the governing bodies of the urban area. Therefore the local governments of the fringe areas and those of the urban area are often acting separately in terms of overall planning. This lack of an integrated advocacy group for integrated urban planning for the fringe areas is one of the major hurdles to

overcome. Compounding the problem is that the local governments of the fringe areas often have only limited town/urban planning rules, regulations or planning capacity noted by Clark (2009). Lack of dependable institutions and absence of government has caused problems on jurisdictional administration of these urban hinterlands [1]. Kashem & Hafiz (2008) noted that in fringe areas of Dhaka, urbanization is progressing very fast by filling of low-lying areas. Built-up area has increased by about 50% between the year 1990 and 2000. Bangladesh government has neither sufficient technical and financial capacity to deal with urban fringe problems, nor has sound institutional arrangement and willingness to manage urban fringe growth. Similarly, Masum (2009) noted that it is the major challenge for the City Development Authority (RAJUK) to manage the urban spatial growth and to meet the demand of the growing population with its limited resource.

2.5 Consequence of unplanned fringe area growth

Masum (2009) noted that, the most daunting problem associated with urban fringe in most developing countries is development of land in informal way where associated land development activities take place without conforming state rules and regulations. Due to high demand of land, low lying areas are also being filled up for various development purposes without considering any environmental impact. Arku (2009) noted that unchecked outward urban expansion is invariably accompanied by environmental consequences, including the loss of irreplaceable natural resources and an increase in air pollution and traffic congestion. One major reason for the unlimited outward expansion of urban areas is the lack of comprehensive physical planning. Problems of urban fringe in developing countries are quite often and very similar in nature. Most of the developing countries experience spontaneous development pattern rather than planned growth.

2.6 Role of Private land developers in fringe areas of Dhaka city

Public agencies are failing to meet the total demand for housing units. They supply serviced plots in planned areas to a limited extent. The government can meet only three percent of the total demand for housing in Bangladesh [41]. By the year 2015, Dhaka is projected to rank as the 5th largest city in the world, where 19 million

people will have to find their house [80]. For this reason private housing business in our country especially in Dhaka is rapidly increasing. The scope of physical expansion of Dhaka is limited due to unavailability of flood free land and rivers. As a result, low-lying lands of fringe areas are attractive locations for development activities. Islam (2009) noted that wetlands are attractive because of a number of reasons namely availability of land in close proximity to the central city, demand for urban land is far higher than the supply of land, lack of government control regarding the expansion of city, availability of wetland in large tracts, socio-economic characteristics of the owners of wetland and developments of roads and other infrastructure. Private developers are buying lands from local people in various ways. Hoque (2004) mentioned characteristics of Private developers, who purchase land in the peripheral fringe areas where large reacts of undeveloped raw land are available at low cost. Their activities include purchase of land from local residents, development and sub division of plots and finally selling those lands to buyers. Attractive advertisements and payments by installments are offered to prospective buyers. Islam (2009) also described that in most of the cases land developers, at the beginning of the projects buy small parcels of land in a scattered manner. In course of filing their land, they intentionally spread out sand on surrounding plots. Which make all the adjacent plots unproductive for paddy cultivation. As a consequence owners of those plots are compelled to sell their land to the developer and the process continues with the expansion of the project. In addition to that local owners are also threatened by the developers to sell their land. Developers also often occupy absentee lands and government owned (Khas) land [41]. Due to implementation of the project a large number of families are gradually being pushed out without rehabilitation. Kashem & Hafiz (2007) noted that due to its vicinity to the urban core of Dhaka, the fringe area is a lucrative choice for real estate developers. Masum (2009) noted, though the favorable government policy has encouraged the formal private sector to expand their range of urban fringe development activities still their target is higher and middle income groups and motivation is speculative in nature. To get land approval, developers use political influence and personal contact with RAJUK (approval giving authority) employees as well as bribes [57]. Tawhid (2004) noted that Wetland Conservation Act, 2000 bars land development in water bodies

specially in fringe areas. But the developers and land owners have occupied and filled the areas. A number of developers filled-up the low land for the development of housing that is clearly marked as flood flow zone in DMDP. The Daily Star reported on October, 17th, 2009 that around two hundred affected landowners at Chunkutia under south Keraniganj formed a human chain in protest against alleged land grabbing by Bashundhara Group, one of the country's leading real estate company.

Some real facts of developers' activities which exposed through mass media are discussed below:

- The Daily Star reported on November 17, 2011 about Ashiyan City's illegal activities through the title 'Dreadful Land Development'.



Photograph 2.1: A local resident explaining her plight to an official

Source: The Daily Star, 2011

The Department of Environment on November 17, 2011 fined Real Estate Company Ashiyan City BDT 50 lakh for destroying peoples' homes and a graveyard in Holan of Dakkhinkhan in the capital of Bangladesh. In the photograph 2.1, a local resident is explaining her plight to an official. The Daily Star reported on November 17, 2011 that many inhabitants of Holan and Ashkona in the capital's suburbs have been living there for decades and generations. But they are now living in fear of eviction, as land in their Dakkhinkhan neighbourhood has become a lucrative commodity for housing companies. Daily Star also mentioned that it is not, however, only their homesteads

and croplands that are being either forcibly purchased or grabbed for the project Ashiyan City. The land developer of Ashiyan City project, has even filled up a two-hundred year old graveyard in the area, where, locals say, some of their ancestors were buried. On receiving information, a team of the Department of Environment went to the company's Ashkona site to conduct an eviction drive on November 17, 2011. Many people spoke of their frustrations before the team. Many wept and wailed as they described how the company had forcibly filled up their croplands. They also narrated how some local goons and middlemen hired by the company were intimidating and threatening them for selling their land to the company. Mr. Munir Chowdhury, director of Department of Environment, Monitoring and Enforcement Division, led the team, which found the allegations to be true and fined the company Tk 50 lakh. This Team also ordered Mr. Nazrul Islam, managing director of the company, to save the graveyard. Accompanied by members of Rapid Action Battalion (RAB), the team also confiscated eight bulldozers and six dumper trucks that Ashiyan had been using to knock down structures and fill up the land.

After nine months, same Daily newspaper reported that The environment ministry has mysteriously waived BDT 45 lakh from a penalty of BDT 50 lakh slapped on the developer of illegal housing scheme of Ashiyan City through the title 'Ministry goes soft on realtor' slashes BDT 45 lakh off BDT 50 lakh fine.

Here it can be mentioned that a Dhaka Court on 1st February, 2010 sent Chairman Nazrul Islam Bhuiyan of Ashiyan City Land Developer Ltd to jail after he surrendered before it and sought bail in connection with an attempted land grabbing case. Mr. Nazrul's cousin Ms Anwara Begum filed the case against 17 people, including Mr. Nazrul Islam with Khilkheta Police Station, Dhaka on December 1, 2009. In the case statement, Ms Anwara alleged that Mr. Nazrul's musclemen attempted to grab her 10 decimals land situated at Dakhinpara Bhuiyan Bari in the city's Khilkheta area. Ms Anwara's brother Mr. Habullah who lived at that house was beaten mercilessly when he resisted them during the attempt, it said. But after a few days Nazrul Islam gained bail and continuing his activities as previous. So these types of example also influenced people to recognize developer higher level of linkage.

- Considering land developers violation, The Daily Star on 10th November, 2012 reported through the title ‘Realtors real violators’. They mentioned that even though the Department of Environment (DoE) and RAJUK have been penalizing Real Estate firms for violations of environmental laws every now and then, many of them and other big businesses have been constantly dodging the laws. However, steps taken by the Department of Environment are only made public when the regulator fines any firm in sudden visit. People remain in the dark about the monitoring procedure during when the DoE officials allegedly favor some businesses by giving them more time to comply with the related laws. And, according to media reports, even though the businesses are fined, the amount of fine could be reduced through negotiations with the officials of the ministry concerned. This allows them and lures other unscrupulous businesses to dodge laws even after they are being held responsible.
- In May 2012, an inter-ministerial body led by the housing state minister conditionally approved BDDL Natundhara and United City (Neptune Land Development) in Dhaka's Eastern fringe following recommendations from RAJUK, the real estate regulator, even though those projects were declared illegal by the High Court last year for destroying natural wetlands and rural homesteads. RAJUK in defence said that they had made the recommendation as the district administration utility agencies and the DoE had given their clearances. Two other similar projects, declared illegal by the High Court, Swarnali Abashan and Green Model Town, were approved in August, 2012 by the same ministerial body in the same way.
- The 77 projects declared illegal by the High Court in June, 2011. The court had directed the government to take action against the schemes developed over the past decade by filling up low-lying wetlands, water bodies, rural homesteads and croplands. A year before the HC directives, an expert body on Dhaka's detailed area plan (DAP) recommended removal of BDDL Natundhara, Swarnali Abashan and United City, showing those to be on floodplains in Bhatara, Santarkul, Dumni and Sutibhola moujas. But still there have no meaningful progress about this issue.

- The Rajdhani Unnayan Karttripakkha (RAJUK) had lodged a complaint with police against 41 real estate companies for breaching housing laws by undertaking 43 illegal projects. The city housing authority filed a general diary with Sher-e-Bangla Nagar Police Station on 18th December, 2011. The companies against whom the GD has been filed were: BDDL, Ashiyan Lands Development Ltd, Biswas Builders, Amin Mohammad Lands Development Ltd, The Dhanshiri (BD), Bashudha Builders, Tanshir Properties, East West Properties Ltd, Well Care Consortium, AG Properties, Metro Properties, US Bangla Group, Heerajheel Properties Development, Nasim Group, Purbachal NRB Homes, Sabuj Chhaya Residential Project, Glorious Land Development, MA Wahab and Sons, Bashukunja Lands Development, Nabodoy Housing, Shatabdi Housing, New Dhaka Alliance, Inspired Development, Atlantic Properties, Vision 21 Design & Development, Four Seasons Holdings, Kopotakkha Green City, Ideal Real Estate, Probashi Palli Group, Yes Group, Innovative Holdings, Bangladesh Development Company, Actual Land Development, Uttaran Properties, New Vision Group, Udayan Properties Development, Bhulua Royal City Private Ltd, Al Warish Properties, New Dhaka Alliance, Dakkhina Real Estate, and Invite Properties. But RAJUK activities concentrate only by GD; no crucial action had been taken for stopped their illegal activities.

2.7 Magnitude and Impacts of Population Displacement

Many development projects intended to alleviate poverty, ended up increasing poverty by displacing large numbers of people without reestablishing them viably, despite the use of compensation payments for assets lost. According to World Bank (2010) unsuitable new sites can lead to lost livelihoods, lost sense of community and social capital, cultural alienation, poverty, and people abandoning the new sites and returning to the location of their original community. Risk of impoverishment is inherent in the process of relocation of local people from their original places through a number of sources. Once people lose their land, income and other assets and move to new surroundings, they are unable to use their traditional skills. The productivity of their land decline, as does their food security [64]. Ahsan (2007) expressed that during displacement people lose natural capital, manmade capital, social capital and

human capital. Displacement of people from their origin and poverty has been linked together by social scientists. Cernea's (1999) model has been used as a framework for a number of studies. For example Mahapatra (1999) uses a model for evaluation of India's resettlement from 1947 to 1997, examining each of the risk in turn. Ramaiah (1995) noted that involuntary relocation create adverse impact on health because of mental stress and higher work pressure.

2.8 Conceptual models Perspectives on Forced Relocation

Two conceptual models which deal with forced relocation are presented in the following section.

1. Thayer Scudder's (2005) conceptual model on stress and settlement process. This is based on the concept of stress to analyze the process of resettlement based on four distinct stages.
2. Michael Cernea's (2000) impoverishments risks and reconstruction model for resettling displaced populations (IRR model). Eight risks are identified that resettlers have to cope with in order to successfully protect their lives from impoverishment.

2.8.1 Thayer Scudder's Stress and Settlement Process

Conducting various studies on forced resettlers (development-induced resettlers), Thayer Scudder develops a multidimensional stress and settlement process model [69]. This model discusses physiological, psychological and social-cultural dimensions of stress that resettlers have to grapple with. Multi-dimensional stress is especially prevalent during the physical removal of people from their settlements and in the years immediately following resettlement. Resettlers can overcome this however; it depends on the successful implementation of resettlement processes. If not, resettlers have to grapple with stress for longer periods.

Stage One: Planning and Recruitment –This stage mainly deals with activities relating to the pre-resettlement period, such as planning for the removal, rehabilitation and development of the people. In order to make resettlement a success, Scudder stresses the importance of early involvement of displaced people in the planning and decision making process.

Stage Two: Coping and Adjustment –This stage begins as soon as the physical removal of communities for resettlement has commenced. It is considered the most painful stage as it may take a number of years, depending on the number of resettlers and the time taken to construct new settlements. During this stage, one could expect the living standards of the majority of resettlers to drop, owing to multidimensional stress and the large number of adjustments that take place in order to adapt to the new environment such as new neighbours, new economic activities, rising expenses, the host population.

Stage Three: Community Formation and Economic Development –The majority of resettlers show more attention to community formation activities by forming different community based societies such as burial, farming or water use associations, and also actively involve themselves in societal activities, constructing various religious structures and common infrastructure such as clinics, community centres etc. These collective activities, at the community level, and economic development at the household level will eventually not only improve the living standards of resettlers, but also minimize their dependency syndrome.

Stage Four: Handing Over and Incorporation - This involves the second generation of resettlers. Successful integration of relocated populations into a regional or national political economy will bring an end to the relocation process.

2.8.2 Michael Cernea's Impoverishment Risks and Reconstruction Model for Resettling Displaced Populations (IRR model)

Cernea stresses the applicability of this model as a planning and monitoring tool. The eight risks are briefly discussed below:

- (1) Landlessness:** Confiscation of peoples land would eventually destroy the foundation of productive systems, commercial activities, and livelihoods which, in turn, is seen as a major factor of poverty as they lose both manmade and natural capital unless they acquire land elsewhere and the productive system is reconstructed, or replaced with steady income generating activities [24].
- (2) Joblessness:** The risk of losing wage employment as a result of resettlement is very high among both rural and urban populations. To overcome this, it is important to create more opportunities for them to acquire more skills, financial

assistance to start new income earning activities using these skills and also to assist them to find employment [24].

- (3) **Homelessness:** For many resettlers loss of shelter is only for a temporary period. But some resettlers have to remain in temporary shelters or camps for longer periods of time until they obtain a house to stay in or complete construction of a new house. These risks can be avoided by adequate project financing and timely preparation [24].
- (4) **Marginalization:** This occurs when families lose economic power. Economic marginalization is often accompanied by social and psychological marginalization, which can be identified by resettlers feeling a loss of confidence in themselves and society, a drop in social status, feelings of uncertainty, injustice, and deepened vulnerability. When displacedes resettle in new locations, they are called “strangers or outsiders” and generally do not get equal access to opportunities and entitlements similar to what the host community enjoys [24].
- (5) **Food Insecurity:** Settling displaced people in new locations can increase the risk of temporary or chronic undernourishment as their calorie-protein intake tends to be below the minimum necessary levels for normal growth and work. There is a close link between food insecurity related risks and morbidity and mortality risks [24].
- (6) **Increased Morbidity and Mortality:** Massive population relocation can lead to serious declines in the health of resettlers as a result of relocation induced social stress, psychological trauma and vector born diseases [24].
- (7) **Loss of Access to Common Property Resources:** Loss of access to common property resources that belong to relocated communities can obstruct their income earning activities and in turn deteriorate their household income. When displaced people’s access to common property resources are not protected, they tend either to encroach on reserved forest or put pressure on the host community’s common property resources which is one of the causes of social conflicts with the host community and further environmental degradation [24].
- (8) **Social Disarticulation:** Resettlement fragments communities, dismantles patterns of social organization and disrupts informal networks with friends, neighbours etc. Most importantly, all of these are uncompensated. The real loss

of social capital as a result of relocation has long term consequences, such as growing alienation and anomie on one hand and lower cohesion in family structure on the other [24].

2.9 Resettlement Policies

2.9.1 The Nature of the Involuntary Resettlement Policy of Different Organization

2.9.1.1 Asian Development Bank (ADB)

Involuntary Resettlement Policy, 1995:

Where population displacement is unavoidable, a detailed resettlement plan with time-bound actions specified and a budget are required. The contents and detail of resettlement plans will vary with circumstances, especially the magnitude of resettlement. To assist staff and project sponsors, a set of guidelines and an annotated outline of a resettlement plan will be prepared and issued after the resettlement policy is approved by ADB.

Handbook on Resettlement, 1998:

A full Resettlement Policy (RP) is required when resettlement effects are significant. “Significant” is defined as meaning that 200 people or more will experience resettlement effects; 100 people or more who are experiencing resettlement effects are indigenous people or vulnerable as defined in the policy (for example, female headed households, the poorest, isolated communities, including those without legal title to assets, and pastoralists); or more than 50 people experiencing resettlement effects are particularly vulnerable, for example, hunter-gatherers. The projects department concerned decides, in consultation with Social Development Division, if a full RP is required. The Handbook defines effects as “Insignificant” if they are below the AP thresholds mentioned. Projects with insignificant resettlement effects, as determined by the Projects Departments concerned and SOCD, will have a short RP.

Operations Manual (OM) Section OP/F2 Issued on 29 October 2003

Projects are assigned an IR category depending on the significance of the probable IR impacts. a. Involuntary Resettlement Category A: Significant. “Significant” means 200 or more people will experience major impacts, which are defined as (i) being

physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating). Category A projects require a full RP. Some of these projects may require a RF prior to the full RP. b. Involuntary Resettlement Category B: Not Significant. Category B projects include IR impacts that are not deemed significant and require a short RP. Some of these projects may require a RF prior to the short RP. c. Involuntary Resettlement Category C. No IR effects are foreseen in category C projects. They neither require an RP nor an RF.

Objectives and Principles of ADB Involuntary Resettlement Policy:

- Involuntary resettlement should be avoided where feasible.
- Where population displacement is unavoidable, it should be minimized by exploring all viable project options.
- People unavoidably displaced should be compensated and assisted, so that their economic and social future would be generally as favorable as it would have been in the absence of the project.
- People affected should be informed fully and consulted on resettlement and compensation options.
- Existing social and cultural institutions of resettlers and their hosts should be supported and used to the greatest extent possible, and resettlers should be integrated economically and socially into host communities.
- The absence of a formal legal title to land by some affected groups should not be a bar to compensation; particular attention should be paid to households headed by women and other vulnerable groups, such as indigenous peoples and ethnic minorities, and appropriate assistance provided to help them improve their status.
- As far as possible, involuntary resettlement should be conceived and executed as a part of the project.
- The full costs of resettlement and compensation should be included in the presentation of project costs and benefits.
- Costs of resettlement and compensation may be considered for inclusion in Bank loan financing for the project.

2.9.1.2 World Bank

In 1980, when the first World Bank policy on resettlement was issued, the policy objective was defined as “to restore [to their pre-project levels] and if possible

improve” the income/livelihood standards of resettlers [6]. In 1988, when the Bank’s policy guidelines were first published by the Bank, the concept of “restoring” was explicitly defined as reaching higher than pre-project levels; that is, reaching a level that includes the growth that would have occurred “without the project” [28]. In 1990, the policy goal was again enhanced, being defined as “improving, or at least restoring” (instead of the previous wording “restore and if possible improve”) the income and livelihoods levels of resettlers. It specified further that “all involuntary resettlement should be conceived and executed as development programs, with resettlers provided sufficient investment resources and opportunities to share in project benefits” [15].

According to World Bank following aspects are required for Successful Relocation:

Relocation of communities requires risk mitigation through well-planned and adequately financed programs that include such elements as land-for-land exchange, employment generation, ensured food security, improved access to health services, transportation to jobs, restoration of common properties and support for community and economic development.

Relocation is more likely to be successful when:

- Affected communities participate in critical relocation and implementation decisions (site selection, identification of basic needs, settlement planning, housing designs, and implementation);
- Livelihoods are not site-specific and so are not disrupted;
- Water, public transport, health services, markets, and schools are accessible and affordable;
- People are able to bring with them items of high emotional, spiritual, or cultural value (religious objects, salvaged building parts, statuary or other local landmarks);
- People belonging to the same community are resettled together to a new site;
- Emotional, spiritual and cultural attachment to the old site is not excessively high;
- Housing designs, settlement layouts, natural habitat, and community facilities conform to a community’s way of life;

- Social, environmental and hazard risk assessments confirm that risk cannot be mitigated in the old location, while the community can be assured of the suitability of the relocation site;
- Communication with target groups is frequent and transparent, and mechanisms to resolve grievances are effective; and

Relocation and assistance to mitigate its economic impacts are adequately funded over a reasonable period of time.

2.10 Reviews on the Systems of Involuntary Resettlement of Different Countries

2.10.1 India

In case of project driven involuntary resettlement of people, India used to have no policy but relied on the Land Acquisition Act (LAA) of 1894 (amended in 1984), and the National Highways Act 1957 which cuts some corners of the LAA. The LAA lays down the procedures for expropriating and compensating land owners and the amendment improved public disclosure of decisions. However, it does not directly deal with resettlement and rehabilitation of affected persons (APs), informal dwellers, tribal lands or land donation issues. In February 2004, the Government of India approved a policy on involuntary resettlement. It includes the following specifications: (i) the cost of resettlement and entitlements are to be made part of the project cost (ii) consent award for compensation of land is allowed (this means APs can in principle participate in the land valuation process and that the consent of landowner is essential to finalize the award) (iii) some measure of rehabilitation assistance is to be provided to affected persons full text (iv) assistance needs to be provided to vulnerable groups like Below Poverty Line Marginal Farmers, Scheduled Tribes and Scheduled Castes (although it is unclear whether squatters are included) (v) tribal land issues are to be dealt with separately and (vi) assistance needs to be provided to laborers losing livelihood as a result of the project.

Drawback addressed in the policy:

- (i) The policy seems to be intended mainly for major infrastructural works like dams (only one brief paragraph addresses the complexities of linear projects like roads).

- (ii) No assistance is specified for encroachers and squatters that need to be moved.
- (iii) The Policy does not discuss replacement value for land, structures and other assets lost.
- (iv) No provision is made for addressing loss of common property resources.

2.10.2 People's Republic of China

Land in People's Republic of China is owned either by the State (all land in cities, and much 'wasteland' elsewhere) or by collectives (agricultural land in rural areas). One law and two regulations have governed compulsory land acquisition and involuntary resettlement: (i) the Land Administration Law of 1998, which includes land compensation and involuntary resettlement subsidy issues and which deals mainly with rural farm land owned by collectives, (ii) the Water/Hydro Power Resettlement Regulation of 1991, and (iii) the Regulations for the Management of Urban Residential Demolition and Eviction (1991, implemented from November 2001), applying to resettlement in towns/cities in the context of public works, where all land is owned by the state. The Ministry of Land and Resources promulgated new Regulations on Land and Resources Hearings in 2004, which require the land expropriating agencies to inform affected farmers of their right to a hearing on compensation standards and the resettlement package. Such a hearing must be held if requested within five days after the parties are informed. Document No. 28, also approved October 2004, takes this further and states that before the expropriation is submitted for approval, its purposes, location, compensation standard and resettlement and rehabilitation measures should be made known to farmers whose land is to be taken, and the results of the survey on the existing situation of the land proposed to be taken should be confirmed by the rural collective and farmer households. The Ministry of Land and Resources is currently reviewing the land compensation system, aided by World Bank technical assistance, in order to systematize and unify this. Compensation rates for expropriation of arable land have improved steadily in the past few years; even in remote areas, they are routinely equivalent to between \$15,000 and \$50,000 per hectare of arable land. Around urban areas these values can be doubled easily. Almost always, cash compensation is relied

on; this is also almost invariably favored by the farmers who lose their land. Apart from land compensation and resettlement subsidy, the law provides for compensation for temporary use of land and loss of young crops. The other two regulations, one for dams and one for urban demolition have upheld more conservative compensation rates and have been more controversial for this reason, but are currently under revision. For urban dwellers who need to be displaced, rehabilitation assistance can be provided but not in cash and not in the context of the project causing the displacement; actual programs of rehabilitation are not mandated but are contingent upon local government interest and budgets available. This policy relies on post-resettlement plans for the rehabilitation of dam reservoir displaced persons. The plans are not very much regulated and in practice this leads to variable rehabilitation efforts of the local authorities.

2.10.3 Pakistan

The Land Acquisition Act (1894 with subsequent amendments) governs land acquisition for development purposes by the Government of Pakistan. Section 4 allows preliminary notification for survey. Section 6 provides for declaration of intended acquisition. Section 8 deals with detailed survey and planning. Sections 11 to 15 and 23 to 28 provide for inquiry by the Land Collector into claims and values, and the setting of compensation levels, primarily through interpretation of market value. Sections 16 and 17 provide for compulsory acquisition, while Section 18 allows for redress of grievance at the District level Civil Courts, and above, if necessary. Each province has its own application and interpretation of the Act through the provincial Land Revenue Department and the Land Acquisition Collector. Generally, compensation rates are set through an officially determined registered market value which draws upon past market prices and might not reflect the current market cost [5].

2.10.4 Philippines

The Government of the Philippines as of yet does not have a specific law which comprehensively addresses the complex issues of involuntary resettlement. There are laws which provide a part of the legal framework for addressing such issues. Urban Development and Housing Act, and lastly the Republic Act (RA) 8974 of 2000, also

named the Act on the Acquisition of Right of Way, Site or Location of Government Infrastructure Projects. The Philippine Constitution guarantees payment of just compensation for private property taken for government use. The Urban and Housing Act defines the procedures for the relocation of illegal settlers in urban areas. RA 8974 sets the system for land acquisition and defines the procedures and valuation methods to be use RA 8974 prescribes that land acquisition shall be done in three ways: (i) by donation, (ii) by negotiation; and (iii) by expropriation. The act stipulates that the first option to be considered is by donation. Property owners shall be asked to donate the land needed for the government infrastructure projects. This is commonly done when the land needed is not sizable as in the case of irrigation canals or a few square meters for drainage and road improvements; and/or in situations where the private owners stand to benefit from the government project as in the case of irrigation or road access. If the private owners refuse the request for donation, the act prescribes that the government initiates negotiation with the private owners. The government shall initially offer the zonal value of the needed property as determined by the Bureau of Internal Revenue. This zonal value is usually lower than the fair market value and is based on values identified by real estate brokers and developers. If this is not acceptable to the property owners, the governments continue the negotiation to determine the fair market value of the property. The Act defines fair market value as the value which will allow the property owner to acquire similarly situated land of approximate size. The fair market value laid down by the Act is essentially equivalent to the cost of replacement of the land. If the negotiation fails, the government initiates expropriation by filing an expropriation case in court with a mandate to pay the property owner the value of the property based on zonal valuation of the Bureau of Internal Revenue. If the owner refuses to accept the offer, the court shall decide within 60 days the just compensation of the property based on conditions defined in the Act. These conditions include: (i) the classification and use for which the property is suited based on the approved land use and zoning ordinance of the municipality or city concerned; (ii) the development costs for improving the land; (iii) the value declared by the property owners as shown in their latest Tax Declaration Certificates or Sworn Statements; (iv) the current market selling price of similar properties in the vicinity based on the records on Deeds of Sale in the Office

of the Register of Deeds concerned; (v) the reasonable disturbance compensation for the removal and or demolition of certain improvements on the land and for the value of improvements thereon; (vi) the size, shape or location, tax declaration and zonal valuation of the land; (vii) the price of the property as manifested in the ocular findings, oral as well as documentary evidence presented; and (viii) such facts and events as to enable the affected property owners to have sufficient funds to acquire similarly situated lands whose areas and values approximate those required from them by government which will enable the property owners to rehabilitate themselves as early as possible. The government shall then pay the property owners the difference between the amount already paid and the compensation value defined by the court. The Implementing Rules and Regulations (IRR) of Republic Act 8974 stipulate that the replacement cost method shall be used for determining the value of improvements and structures on the land and the IRR defines this as the amount necessary to replace the improvements and structures based on the current market prices for materials, equipment, labor, contractor's profit and overhead and all other attendant costs associated with the acquisition and installation in place of the affected improvements and structures. RA 7279 or the Urban Development and Housing Act of 1992 prohibits the demolition or eviction of illegal settlements unless resettlement sites acceptable to the relocatees are available. The Act requires that basic services such as infrastructure, utilities and social services; and employment opportunities shall be provided in the resettlement sites. The Implementing Rules of the Act defines the procedures and guidelines for relocation including identification of resettlement sites; census and tagging operations; consultation process; preparation and development of resettlement sites; dismantling of structures; relocation and post resettlement operations. As mentioned, the legal framework for involuntary resettlement in the Philippines is constrained by the lack of a law which specifically addresses involuntary resettlement. Thus compensation based on replacement cost is limited only to the payment for land and structures; and agricultural crops affected by government projects.

2.10.5 Bangladesh

In Bangladesh, people experience displacement from their homes and livelihood sources due to a variety of factors such as natural disasters and development of large

infrastructure projects. Hundreds and thousands of people are displaced annually in the country by public and private sector development projects due to acquisition of land causing impoverishment of those affected and displaced. The current land laws and regulations, including the Acquisition and Requisition of Immovable Property Ordinance II (1982), have failed to adequately address the needs of those affected and displaced. The land acquisition laws of 1982 and 1989 ensure only statutory cash compensation to legal owners of the properties under acquisition, but do not guarantee neither replacement of the acquired properties or restoration of the standard of living of those affected by the acquisition. The acquisition laws have no provisions for compensating people who are not property owners, but nevertheless stand to lose from the acquisition (tenant farmers, share croppers, farm laborers and other customary or illegal occupants of lands under acquisition). The notices for acquisition of land (under the 1982 Ordinance) is not served to the individuals concerned but is only made known through public notice, result frequently in forfeiture of rights. People get to know about the government's intention to acquire land too late to make necessary preparations.

Land Acquisition Ordinance (LA Ordinance) of Bangladesh does not have any provision for resettlement/rehabilitation but only the monetary compensation to the property loser. In most of the cases this money cannot compensate for 25 percent of tile losses [51]. For the calculation of compensation, the land acquisition officials at the district have to depend on the available records of rights and records of transfer of property. The common practice of under reporting the value of land in transfer deeds (in order to avoid taxes) results in too low a level of compensation. On the other hand, there are also a few examples of fake transfers at an artificially high level taking place in anticipation of land being acquired, in order to raise the level of compensation.

Non- payment or delayed payment of compensation is common practices. The policy of transferring government funds for land acquisition in three or four installment, spread out over the year, means that the district administration may not have sufficient funds available when payment is due. The property owners incur high transaction expenses for travelling to and from the district office to claim the rights and to receive compensation. Objections against acquisition are often heard and

payment of compensation is normally done in the district town. This means that the recipients not only face high costs for travelling to the district town, but also lose income.

Related aspects regarding relocation issue in ‘Private Residential Land Development Rules 2004’ are discussed in below:

Land ownership and conditions for the rehabilitation of the acquired land owners:

Entrepreneur of a private residential project must own precisely the complete land area (hundred percent) without any shares, if the entrepreneur fails to own maximum 10% of the total land locally for any reason from any land or house owner (in special case maximum 15% of the total land with the permission of the committee formed by the government), can be proposed for land acquisition through the law and in such circumstance the entrepreneur must appeal for land acquisition with proper reason supporting his proposal.

- Under the Sub Act (1) owners of the acquired land or house (The Acquisition and Recquisition of Immovable Property Ordinance, 1982 (Ordinance No. II of 1982) must be paid an extra 50% value for the property according to the Ordinance.
- Under the Sub Act (1) owners of the acquired land or house must be provided a Rehabilitation Plot in the project area with 50% discount from the present rate of the developed plot as their land or house has been acquired for the project.
- All the acquired land owners must be rehabilitate and such Indigenous dwellers must be provided with Rehabilitation Plot where accurately their previous houses/infrastructures were and Layout Plan must be produced accordingly.
- While producing Layout Plan if acquired land owner’s land is distinguished for road, sewerage or such essential public facility then they must provided Rehabilitation plot as near as possible to their previous plot and such owner’s land location and Rehabilitation plot location must be showed in the Layout Plan.

NB: In this Sub Act Indigenous means such person who has been dwelling in that house or land since 1971 or before, or has been inherited the land or house according to the CS Record.

There are no specific rules and regulations for relocation/resettlement procedure of local people in Bangladesh. Government projects that are supported by donors are considered relocation issue from their perspective. For example Resettlement Plan of Bhairab Bridge Construction Project carried out accordance with DFID guidelines on Involuntary Displacement and Resettlement. Similarly Jamuna Multipurpose Bridge authority prepared their resettlement action plan based on their donor World Bank 'Involuntary Resettlement' manual. But for private projects, there have no specific guidelines for local people relocation.

In below shows two government projects case studies where relocation issue were properly mentioned

Case 01: Jamuna Bridge Project

Jamuna Multipurpose Bridge Project mainly followed World Bank Resettlement Objectives for addressing local people relocation. Which are mentioned in below:

- a) Involuntary resettlement should be minimized where feasible, exploring all viable alternative project design.
- b) Since some displacement is unavoidable, resettlement plans should be developed. All involuntary resettlement should be conceived and executed as development programmers with resettles provide sufficient investment source and opportunities to share in project benefits. Displaced persons should be (1) Compensated for their losses at full replacement cost; (2) Assisted with the move and supported and during the transition period in the resettlement site; and (3) Assisted in their efforts to improve their former living standards, income earning capacity, and production levels, or at least to restore them particular attention should be given to the needs of the poorest groups to be resettled.
- c) Community participation in planning and implementing resettlement should be encouraged. Appropriate patterns of social and cultural institutions of resettles and their hosts will be supported and used.
- d) Resettlers should be integrated socially and economically into host communities in such a way that host communities also benefit from the project. Consultation between resettlers and host communities is to be realized.

- e) Land, alternative sources of income, skill training, infrastructure and other compensation should be provided to the adversely affected population who has usufruct or customary right to the land or other resources taken for project. Absence of (legal) title to land should not be a bar to compensation to those deriving an income from the land or living on the land.

JMBA (Jamuna Multipurpose Bridge Authority) adopted a Resettlement Policy that covers the weaknesses of the land acquisition laws and the same time would ensure proper resettlement and rehabilitation of the project affected persons. The primary objective of Resettlement Policy is to enable all project affected persons to at least regain their pre acquisition standard of living and preferably to improve upon it.

The core components of this Resettlement Policy are:

- i. People who are losing farm/homestead lands will be given a grant in addition to the compensation under the law to cover the difference between the compensation and the actual replacement cost of those properties. In addition, they would also be provided with institutional assistance and liberal credit facilities to purchase replacement lands from the open market.
- ii. People who do not own a homestead but are displaced from their place of residence will be given a house plot at the resettlement site or a cash grant to purchase a similar plot elsewhere.
- iii. People losing their residence and other structures will be given transfer and reconstruction grants.
- iv. Assistance in the form of maintenance grant, vocational training and subsequent credit facilities to those who are affected by loss of sharecropped land and/or wage employment.

The entire resettlement program will be carried out with the full cooperation and participation of the affected population including the host area population. The implementation of the program will be closely monitored to assess the effectiveness of the policies and plans and modification and changes will be made whenever required.

Entitlement Package:

Loss of farm land: All PAPs affected by loss of farm land are entitled for a monetary package adequate to buy an equal area of replacement land. This package includes, in addition to the compensation under the land acquisition Act, a cash grant to meet the difference between the compensation and the replacement value of an equivalent area of land. Land losing PAPs were also eligible for an additional credit up to 50 percent of the total compensation purchase of land. This facility is primarily to safeguard those PAPs who are, for various reasons, unable to put in their share of money (compensation money received earlier). Commercial interest rates were charged to discourage misuse of the credit facilities. This facility, were available to those PAPs whose per capita residual holding is more than 33 decimals (1decimal is equal to 40 square meters).

Loss of homestead: All PAPs who have lost their normal place of residence (land and structures owned or otherwise occupied) to project works are entitled to an equivalent replacement homestead land. Such PAPs were not evicted from their place of residence until a replacement homestead is provided for either by themselves or by JMBA in a resettlement site.

Loss of residential and commercial structures: PAPs affected by loss of residential structures are entitled to a transfer and house construction grant of BDT 7000. This was paid in two installments BDT 2,000 at the time of relocation and BDT 5000 after PAP has identified a homestead and vacated from their old structure(s). In the case of commercial building, the scale of assistance is (a) dismantling and removal assistance equal to 15 percent of the compensation under the law and (b) building construction grant of BDT 25 per sq. ft. of floor area. PAPs who are displaced from a rented/occupied commercial premise are entitled for a moving/transfer grant of BDT 2000.

Loss of rented in/share cropped farm, wage labour/employment: Persons affected by such losses are entitled to a one-time maintenance grant of BDT 3600 and for vocational training at project cost, After the vocational training, they were helped to find employment or to obtain institutional credit for starting a suitable production

service activity. Alternatively these PAPs are entitled to 15 decimals of land, the cost of which is considered equivalent to the cost of vocational training. Landless tenant frames and farm laborers residing within areas acquired for the project were offered an alternative option of a cash grant adequate to buy 15 decimals land. The cost of 15 decimals land is considered an equal to the cost vocational. This grant will be paid only against purchase of land.

Case 2: Bhairab Bridge Project

Bhairab Bridge constructed over river Meghna. The bridge was completed in 2002 with the help of British expertise and funding. The bridge was constructed at a cost of 681 Crore BDT, funded jointly by the Government of Bangladesh (58%), the UK Department for International Development (DFID) (21%) and through a loan from Standard Chartered Bank (21%).

Land Acquisition and Resettlement Plan of Bhairab Bridge Construction Project carried out accordance with GoB Acquisition and Requisition of Immovable Property Ordinance II (1982) and DFID/DAC-OECD Guidelines for Aid Agencies on Involuntary Displacement and Resettlement in Development Projects (1992).

DAC-OECD policy requires that displaced persons should be (i) enabled to reconstruct a land-based or employment-based productive existence; (ii) compensated for their losses at replacement costs; (iii) assisted with the move and during the transition period at the relocation site; and (iv) assisted in their efforts to improve their former level of living, income earning capacity, and productive levels, or at least to restore them.

Land acquisition and resettlement of Project Affected People carried out in accordance with the following guidelines in a manner satisfactory to DFID.

1. Land acquisition will be minimized to the extent possible in the Project and will be carried out in a way that it will minimize the adverse impact on the PAPs. This will be done in consultation with the people to be affected.
2. PAPs losing land will, to the extend possible, receive replacement land for farming and livelihoods. If land is not available, cash compensation will be paid

at the market value of the land. Likewise, loss of standing crops and productive trees will be compensated at market price.

3. Owners of residential/commercial structures will be compensated at replacement costs. RHD (Roads and Highways Department) will ensure access of SMEs, particularly the godown owners to river front and roadside space along the new ferry ghat to re-establish their businesses.
4. Renters/lease holders affected by loss of living quarters will receive compensation due to indirect impact of the Project.
5. Additional compensation in the form of income restoration will be provided to ensure no loss of income during the period of relocation and resettlement.
6. The needs of women and other vulnerable groups will be identified and provisions made for social support, employment, and means of subsistence to maintain their role as contributing members of their households.
7. Affected community infrastructures or common property resources, including tubewells will be re-built or replaced at project costs.
8. RHD/SAP implementing NGO will assist PAPs and SMEs in all aspects regarding relocation and resettlement.
9. RHD will guide, supervise and monitor the land acquisition, compensation payments, and resettlement of the PAPs, including grievance redressal and resolution of disputed claims for compensation.

In below major approaches which covered resettlement policies are described.

Table 2.1: Type of Losses, Risks and Mitigation Measures

Type of Losses	Impact and Risks	Mitigative Measures
<p>1. Land -Privately owned</p> <ul style="list-style-type: none"> □ Loss of commercial land/plot due to RoW and working area requisition □ Loss of agricultural land /water bodies for natural and cultured fisheries due to RoW and temporary /permanent working area 	<ul style="list-style-type: none"> □ Loss of income from land and commercial activities □ May cause disruptions on existing landholdings and resource use □ Loss of income of land and fisheries □ May cause negative impact without residual land 	<ul style="list-style-type: none"> □ Replacement land/cash compensation at market value □ Replacement land for agriculture/fisheries/cash compensation at market value □ Income restoration assistance to restore income

<p>2. Land - Government owned (BR/RHD)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Loss of access to land due to RoW and working area acquisition 	<ul style="list-style-type: none"> <input type="checkbox"/> Loss of income from leased land and cash paid in advance <input type="checkbox"/> Loss of access to land for business/housing 	<ul style="list-style-type: none"> <input type="checkbox"/> Cash compensation for loss of income <input type="checkbox"/> Income restoration assistance
<p>3. Structure- Commercial</p> <ul style="list-style-type: none"> <input type="checkbox"/> Loss of permanent/temporary SME structures due to RoW and working area acquisition <input type="checkbox"/> Loss of structure and small industries (rice mills) and factory (nail factory) due to acquisition for ferry ghat and RoW 	<ul style="list-style-type: none"> <input type="checkbox"/> Disruption in and income loss from business <input type="checkbox"/> May cause negative impact without alternative sources of income <input type="checkbox"/> Loss of income from mills/factory <input type="checkbox"/> Loss of work/employment by workers <input type="checkbox"/> May cause adverse impact without assistance 	<ul style="list-style-type: none"> <input type="checkbox"/> Cash compensation at replacement value of the structure <input type="checkbox"/> Income restoration assistance <input type="checkbox"/> Cash compensation for loss of business <input type="checkbox"/> Subsistence allowance/income restoration assistance to restore the loss
<p>4. Structure-Residential</p> <ul style="list-style-type: none"> <input type="checkbox"/> Loss of residence by rail workers/tenants due to RoW acquisition <input type="checkbox"/> Loss of housing by owners of private structure <input type="checkbox"/> Loss of housing quarters by rice mill workers 	<ul style="list-style-type: none"> <input type="checkbox"/> Lack of housing and living quarters by the family members of railway employees/tenants <input type="checkbox"/> Lack of housing and living quarters by affected family members <input type="checkbox"/> Lack of housing for rice mill workers 	<ul style="list-style-type: none"> <input type="checkbox"/> Rehousing by BR in the existing rail colony <input type="checkbox"/> Cash assistance to tenants for alternative housing <input type="checkbox"/> Cash compensation at replacement rate to the owners of structure and shifting allowance <input type="checkbox"/> Cash compensation at replacement rate to owners of housing structures of rice mills <input type="checkbox"/> Shifting allowance to affected rice mill workers
<p>5. Social Infrastructure/Civic amenities</p> <ul style="list-style-type: none"> <input type="checkbox"/> Loss of social infrastructure/civic amenities like mosque, temples, library due to RoW acquisition 	<ul style="list-style-type: none"> <input type="checkbox"/> Impact on the quality of social life <input type="checkbox"/> Lack of social benefit from community life 	<ul style="list-style-type: none"> <input type="checkbox"/> Reconstruction of civic amenities within easy reach of all users <input type="checkbox"/> Shifting allowance as appropriate
<p>6. Livelihood</p> <ul style="list-style-type: none"> <input type="checkbox"/> Loss of business by owners due to dislocation <input type="checkbox"/> Loss of secondary household livelihood sources (e.g., homestead) to 	<ul style="list-style-type: none"> <input type="checkbox"/> Reduced income from business <input type="checkbox"/> Reduced household income <input type="checkbox"/> Lack of income to 	<ul style="list-style-type: none"> <input type="checkbox"/> Income restoration allowance to the affected businesses, and affected workers/employees <input type="checkbox"/> Provisions for income

<p>ensure gender needs</p> <ul style="list-style-type: none"> □ Loss of workdays/income by workers and employees (including ferry workers in post-construction period) 	<p>support family</p>	<p>restoration for secondary inco-earners</p> <ul style="list-style-type: none"> □ Provision for assistance to ferry workers (e.g. reemployment as regular workers by RHD) or alternative source of livelihood.
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Social Development Fund:

A Social Development Fund (SDF) established to assist the affected households, particularly women and other vulnerable groups such as child workers, female-headed households and elderly without family support to assist them in restoring income in post-resettlement period. The implementing NGO (BRAC) conducted needs assessment surveys during project implementation to identify programs for job creation for women (for instance, small business, micro-credit for self-employment) to provide long-term benefits to women and other vulnerable groups.

Steps to Ensure Community Participation:

The Project Director, through the implementation agency/NGO were published brochure and leaflets explaining the impact of the project, compensation policies for PAPs, resettlement options /strategies for households and SMEs, and tentative implementation schedule of the project. Steps were taken (i) to keep the affected people informed about land acquisition plan, compensation policy and payments, and (ii) to ensure that PAPs involved in making decisions concerning relocation plan and implementation of SAP. RHD/implementing NGO provided information displays in Bangla in project sites and in affected areas, which were readily accessible to local populations.

The following Table 2.1 shows the types of Losses Eligible for Compensation under Donors' Policy and GoB Land Acquisition Ordinance.

Table 2.2: The types of losses eligible for compensation under Donors' Policy and Government Land Acquisition Ordinance

SL No.	Types of Losses/Assistance Eligible for Compensation	Donors' Policy	GoB LA Ordinance
1	Loss of Land by title owners	Yes (RV)	Yes (CCL)
2	Loss of property on titled hind	Yes (RV)	Yes (CCL)
3	Loss of house or other build structures on owned land	Yes (RV)	Yes (CCL)
4	Loss of Crops	Yes (RV)	Yes (CCL)
5	Loss of Trees, Perennials and ponds	Yes (RV)	Yes (CCL)
6	Loss of house or other build structures on others land	Yes	No
7	Loss of property on without titled land	Yes	No
8	Taking away of salvageable materials by the RAPs	Yes	No
9	Shifting cost for relocation	Yes	No
10	Assistance to improve or at least restore former living standards, income and productive level	Yes	No
11	Especial Income restoration Assistance to women/vulnerable group of people	Yes	No
12	Assistance for Restoration of Community Facilities	Yes	No

Source: Khatun, 2005

National Policy on Resettlement and Rehabilitation (NPRR):

Proposed National Policy on Resettlement and Rehabilitation (NPRR) is designed to address and mitigate both “project” and “non-project”. This policy has a multiple options for resettlement, Payments of compensation, Valuation of assets. But ADP

facilitated Relocation plan, is still not approved by Government and this is hanging from the year 2007. The NPRR (2007) is based on the premise that for achieving overall socio-economic development it is imperative to safeguard the interest of those affected who cannot absorb the risks and costs of modern development. The key objectives of this policy are (i) to safeguard the rights of the affected and/or displaced households/persons (ii) to ensure appropriate mitigation measures and resettlement plans are implemented, (iii) to ensure that appropriate assistance is provided to affected households and communities to restore and to improve their socio-economic conditions and (iv) to establish community social systems and networks during and after resettlement has occurred.

The NPRR will be applied to (i) Public sector projects irrespective of sources of funding; (ii) Private sector and also projects under Public-Private Partnership (PPP); (iii) River erosion and eviction displaces. In the case of development project requiring land acquisition, a Land Acquisition Plan (LAP) will be prepared for all land to be acquired under the project and a separate Resettlement Plan (RP) will be prepared to deal with consequence of land acquisition and displacement including relocation, resettlement and livelihood restoration. In some cases, wherein land acquisition may not be required due to available right-of-way (ROW), a resettlement plan may still be necessary to deal with any informal settlements and non-title holders affected by the project [40].

Land acquisition for public/private sector projects:

Lands may be acquire or procured for the project purposes by one or more of the following mechanisms: (i) acquisition through eminent domain; (ii) direct purchase on a willing-buyer and willing-seller basis; and (iii) voluntary donation, particularly for community-based public purpose facilities. Acquisition of land through the use of eminent domain will be used only in case of large (i.e., 50 acres or more) public sector projects. In all other cases, direct purchase through negotiation on a willing-buyer and willing-seller basis will be encouraged. In such cases, use of eminent domain will be the last resort for any specific case(s) where land owner(s) are unwilling to depart with lands despite assurances to pay market value of assets

acquired. Private sector and PPP projects will purchase land on a negotiated price along with provision for resettlement of affected/displaced households, if necessary. Further, opportunities for benefit-sharing will be explored as a mechanism for restoration of incomes and livelihoods of those affected. In case of extractive industries such as mining, the Government may acquire land through the use of eminent domain only under a joint venture model. In such instances, all operational aspects/procedures for development-induced displacement will apply. Further, the private investors and/or corporations have to ensure compliance with internationally established norms concerning resettlement of affected persons. Voluntary donation of land refers to voluntary initiative by a land owner to donate his or her land without any pressure, coercion for public use. In order to ensure that voluntary donation of land does not adversely affect such households, the following measures will be observed: (a) APs are fully aware of their losses and their entitlements to compensation, allowances and rehabilitation assistance; (b) there is full consultation with landowners and non-titled persons having interest on the land as users; (c) APs do not belong to the vulnerable groups; (d) voluntary donations do not severely affect the living standards of affected people and are directly linked to benefits for the affected people, with community sanctioned measures to replace any losses that are agreed through verbal and written record by affected people; (e) any voluntary donation will be confirmed through verbal and written record and verified.

Valuation and compensation of assets:

All project related asset losses will be compensated at full market value which is equivalent to the replacement value for the acquired asset. Valuation of structures, trees, crops and others will be determined using existing rates of Public Works Department (PWD), Department of Forests, and Agricultural Marketing Directorate, respectively. The DC, following the 1982 Ordinance, will use the average value of acquired lands, and provide a sum which is five times of the assessed value as cash compensation under law (CCL) in consideration of the compulsory nature of the acquisition and loss of productive assets. The compensation for acquired structures will be paid at replacement value as determined by PWD. In case of any depreciation cost deducted from affected structures in CCL by DC, the same shall be paid as

additional construction grant to resettlers by EA through the implementing NGO [40].

Payments of compensation:

Compensation for acquired assets by titled owners will be paid by the concerned DC prior to transfer of land/assets and dislocation of affected families. In case of dispute over ownership (particularly land due to lack of proper legal papers, or up-to-date records), the DC shall still pay for structures/trees based on user and/or possession rights. If any asset (land or structure) is partially affected rendering it unusable, compensation will be paid for the entire property. APs shall be allowed to take away the salvageable materials, at no costs, from their houses and shops acquired by the project. Similarly, displaced persons receiving compensation for trees/crops shall be allowed to take away felled trees and standing crops for their own domestic use. For private sector/PPP projects, the project-sponsors shall conduct a due diligence study by a third party to assess whether affected persons/families have received their compensation and other resettlement benefits as per agreement with the project. Additional measures will be taken to redress grievances, if any [40].

Relocation and Resettlement:

In the case of development project, displaced persons will be given multiple options for resettlement. The options may include (i) self-relocation with all eligible resettlement benefits and assistance; (ii) relocation to resettlement site(s); and (iii) relocation of businesses to newly built market/shopping complex(s). Resettlement sites, to be developed by the project, shall provide all civic amenities like drinking water, internal and link roads, drainage, electricity, and other services like schools, mosques, community centres as necessary. Any common properties resources (e.g., school, mosque/temple, community centre, etc.) getting affected by the project will be re-established by project cost either of same or better standards at the site in consultation with the affected community. Resettlement site selection and various amenities to be developed will be based on consultation with the resettlers and host communities. One of the key considerations for site selection would be access to jobs and income generation sources. Women will be particularly consulted prior to

selection of sites and development of various services. The project will also provide for new/additional civic amenities in the host communities to enhance carrying capacity caused by the new resettlers [40].

2.11 Conclusion

After going through various literature reviews, it can be said that though relocation brings a number of unconstructive aspects in original life of people, in most of the cases it is considered for government or donor fund based development projects. The current land laws and regulations, including the Acquisition and Requisition of Immovable Property Ordinance II (1982) and Private Residential Land Development Rules 2004 have failed to adequately address the needs of those affected and displaced people. According to Residential Land Development Rules 2004, if the entrepreneur fails to own maximum 10% of the total land locally for any reason from any land or house owner (in special case maximum 15% of the total land with the permission of the committee formed by the government), can propose for land acquisition through the law. But here government officials have no role to justify developer's claim in field level. As a consequence these types of confusion ultimately favor for land developers. On the other side, Proposed National Policy on Resettlement and Rehabilitation (NPRR) is designed to address and mitigate both "project" and "non-project". This policy has a multiple options for resettlement, Payments of compensation, Valuation of assets. But ADP facilitated Relocation plan, is still not approved by Government and this is hanging from the year 2007. As a result, local people of fringe areas are facing vulnerable condition for absence of proper rules and regulations addressing private projects relocation issue.

CHAPTER 3

METHODOLOGICAL APPROACH

3.1 Introduction

In recent years, hundreds of land development projects are in operation in the fringe areas of Dhaka City. Land developers are converting low lying areas as well as agricultural lands to build up areas. This research tries to identify the relocation process of local people due to private housing projects and their socio economic condition after relocation. To fulfill the objectives of the research, the entire study has been carried out through an orderly step by step process. This chapter illustrates these sequential steps. A brief outline of the research methodology is presented in this chapter but details of the research tools and analysis process have been presented in the following relevant chapters.

The total procedure of methodology is represented by the following flow chart:

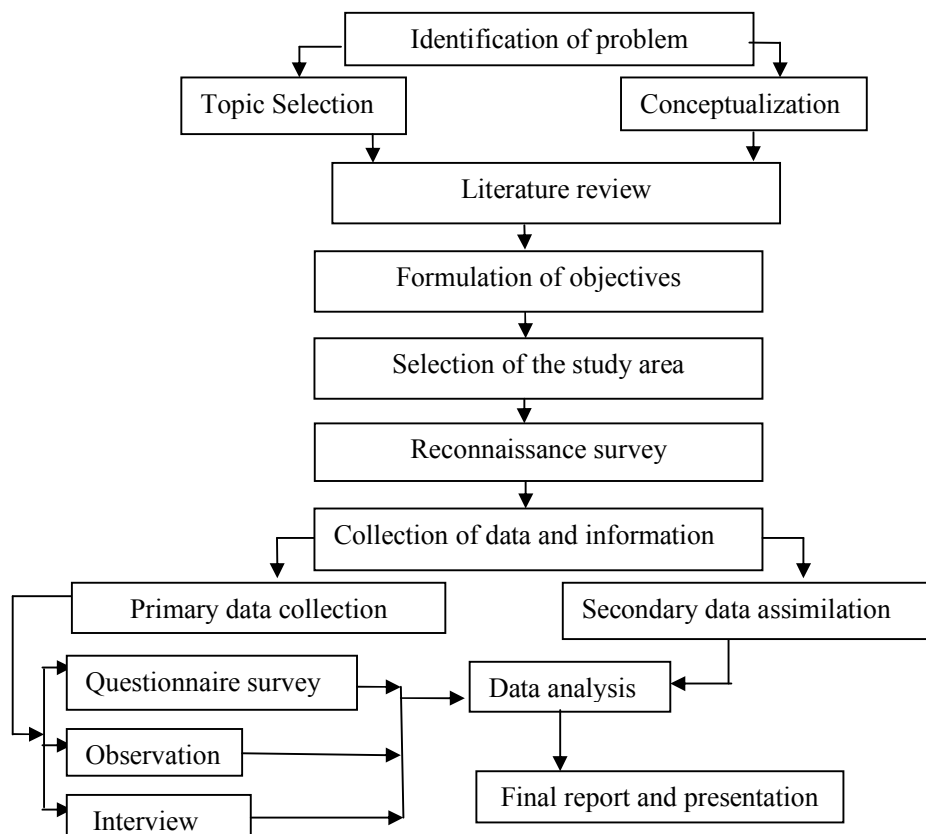


Figure 3.1: Flow diagram of the methodology of the study

3.2 Formulation of Objectives

In this study, the investigation starts with the question regarding relocation issue that how relocation process worked in fringe areas of Dhaka City. This research further inquired to know about what is the present status of relocated people. With the backdrop of these questions, the study finally focused on the following objectives.

- a) To study the relocation process of local people due to private housing projects.
- b) To study the present status of relocated people and to assess their socio-economic impact due to relocation.

3.3 Selection of Study Area

According to Private Residential Land Project Regulation, 2004, there are seventy seven (77) private land developer companies registered by RAJUK. This research included 5% of private land developers who have land projects in Dhaka City. So, four land developers land projects were considered for survey. For this reason top four developer's four housing projects were selected for this study according to the size of the project from the year 2000 to 2010. In this selection process, the land projects approved by RAJUK were considered for this research. Unpublished MURP thesis [67] and Phd Thesis [41], REHAB Website, Daily Newspaper sources were used for collecting the list of land projects of all the registered land developers from the year of 2000 to 2010. Then top four lands project according to size were considered for this research. Four land projects selected for the study are Green Model Town (200 Hectare) of Amin Mohammad Foundation Ltd, United City (73.33 Hectare) of Neptune Development & Holding Ltd, Pink City (120 Hectare) of Xenovally and Ashiyan City (466.67 Hectare) of Ashiyan land development Ltd.

3.4 Reconnaissance Survey

Reconnaissance survey is the primary stage to get a visual appearance of the site and perceive it in reality. This experience is required to form a preliminary idea about an area subjected to detail surveying. In this survey, the selected land projects and their surrounding areas were examined in order to know how the work can be executed in

the best possible ways. To fulfill the purpose, the selected land projects were rounded by the surveyors on appropriate days.

3.5 Data collection

Data was collected from both primary and secondary sources to fulfill the research objectives. In order to obtain the objectives of this research, several methods of data collection and analysis were adopted. Following is a synopsis of methods of data collection and analysis.

3.5.1 Primary Data Collection

This research required a substantial amount of primary data because there was no previous study conducted on relocation of local people due to private housing projects. An extensive questionnaire survey conducted to collect data on relocated people, to explore the relocation process of local people, to identify factors related to relocation, influential actors, land selling procedure, utilization of money & new land information. Interview of officials from selected land developer companies were conducted. To assess the present and past status of socio-economic condition of relocated families a set of indicators were studied. Data were collected on housing condition, services, social network, occupation, income and expenditure, land ownership etc for fulfilling second objective.

(a) Questionnaire Survey

A questionnaire survey was conducted to find out the process of relocation and existing socio economic condition of the relocated people. For this research, relocated people who used to own land in selected land projects were the main consideration for questionnaire survey. As relocated people are not living in their previous areas, following procedure were implied to collect the information about them.

Sampling

There was no authentic information and specific number of relocated families in any government offices. It was a challenging task of this research to find out the information of relocated families. Though original local residents sold their land and moved to different places but some of local people still lived around the projects areas and provided the information about relocated families. At first, survey team collected information from those people who lived in surrounding areas of selected land projects. Similarly, local primary school teachers, local religious leaders (Imam), local NGOs workers and clubs which are formed by relocated people were the sources of information about present status of the relocated people. Likewise, focus group discussion and interviews of local resource people played another vital role to explore the number of relocated families and their present location. After collecting information of relocated families from above mentioned sources, approximately 3,920 families were identified as relocated families who had land in project areas. According to 95% confidence level and confidence interval of 5 at least 350 questionnaires need to be surveyed. This research used snowball sampling for questionnaire survey. Snowball sampling also called network or chain sampling [60]. Residents of adjacent of land development projects were the main introducing section for snowball sampling and data were randomly collected from field level.

(b) Interviews

The in-depth interviews were designed for key personalities who have a good knowledge about relocation process. The researcher was able to interview Dr. Hafiza Khatun, a Professor of Geographic and Environment Department, University of Dhaka, Mr. Abul Gaffar, a teacher of a local primary school, Mr. Abdus Sobhan, a Imam of a local mosque, Mrs Momtaz Begum, a local NGO worker. Though it was interested to make an interview with the respective areas local Union Parishad Chairmans, certainly it was not possible for their non cooperative attitude.

(c) Case study

Sometimes questionnaire survey cannot explore some matters in details which can be more descriptive through case study. This research work used both qualitative and quantitative methods of data collection. Case studies of both relocated and existing localities (surrounding areas of selected land projects) people who were under pressure for relocation by land developers is presented to portray the real scenarios in these four land projects.

3.5.2 Secondary Data

Secondary data included relevant literature like published and unpublished thesis paper, study reports, journals, books, newspapers, magazines, research publications, seminar paper, ordinance/policy etc. related to this research topic. Information on housing projects was collected from RAJUK, REHAB, offices of land developers and advertisements published in media and website. Internet was another informative source of secondary data used in this report. Similarly secondary data was collected from various government, non government and international organizations.

3.6 Conclusion

This chapter deals with procedural approach followed to carry out the study. The methodology of the study was classified in to several steps. The research was started with identification of the problem and ended with the real circumstance that happened in eastern fringe areas of Dhaka City for relocation.

CHAPTER 4

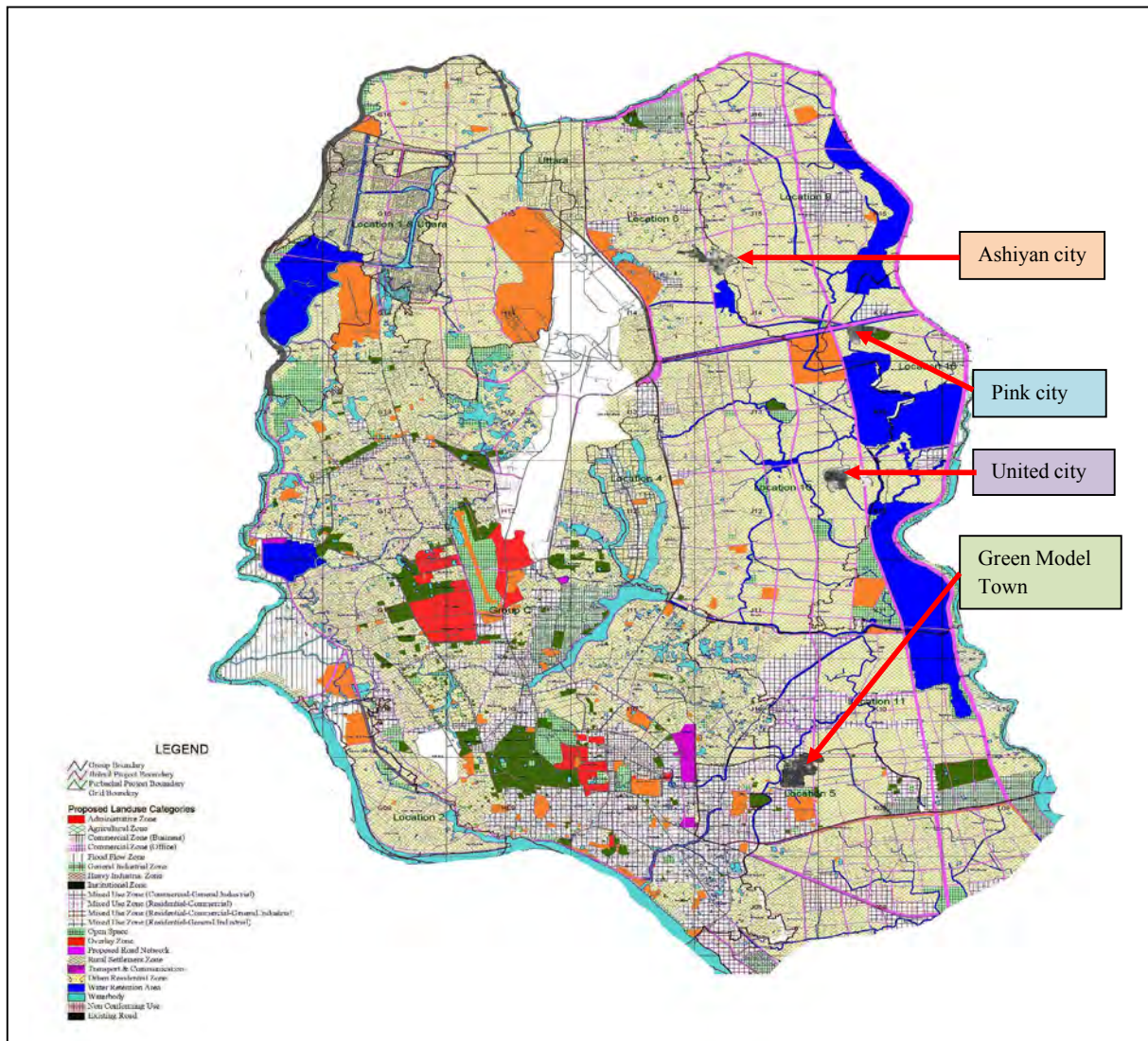
Profile of Study Area and Relocated People

4.1 Introduction

This research conducted investigations regarding relocation process of local people due to private housing projects and their socio economic condition after relocation. According to the size of the land projects from the year 2000 to 2010, top four registered land projects of four land developer were selected and 350 relocated households were considered for this research. As those people (relocated people) moved from their original location to different areas, there was no option to select any specific location for collecting relocated household information. In this chapter briefly discussed about profile of study area and some basic information about relocated people.

4.2 Selection of study area and relocated people

There are 77 registered private land developer companies by RAJUK till 2011. This research included 5% of the registered (RAJUK) private land developer. According to the size of the land projects from the year 2000 to 2010, top four land projects of four land developer were selected namely; Green Model Town of Amin Mohammad Foundation Ltd, United City of Neptune Development & Holding Ltd, Pink City of Xenovally and Ashiyan City of Ashiyan land development Ltd. Then relocated people from those selected land projects are considered for this research. Though original local residents sold their land and moved to different places, some of local people still lived around the projects areas and provided the preliminary information about relocated families. Similarly, focus group discussion and interviews of local resource people played vital role to explore the number and present location of these families. After collecting information of relocated families from above all sources, approximately 3,920 families were considered as relocated households from selected four land projects.



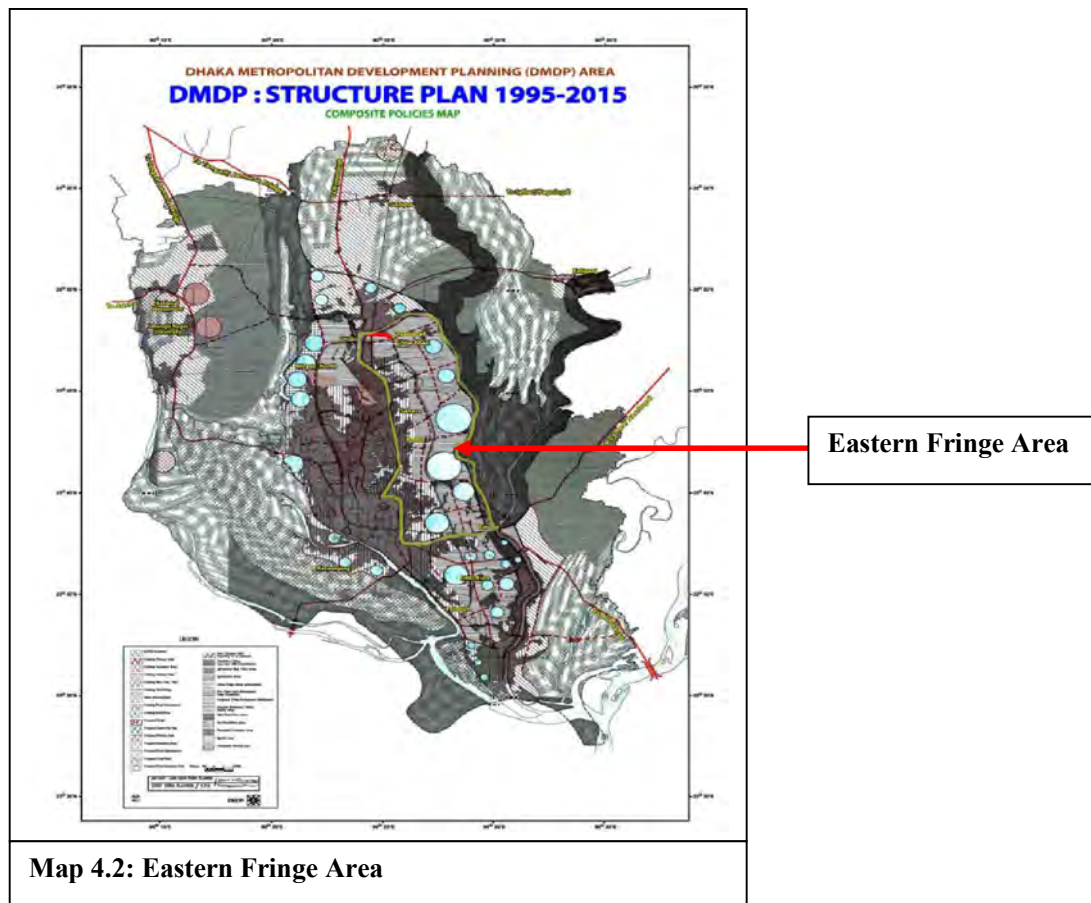
Map 4.1: Selected land projects indicated in DAP

Source: DDC Limited



4.3 Description of the Study Areas

All the selected land projects are fallen in the Eastern Fringe area of Dhaka City. Dhaka is surrounded by rivers from all sides; there are also numerous canals, low lying land and flood plains within the city. The Eastern Fringe of Dhaka also consists of low lying area, lakes and flood plain and fringe area forms two third of Dhaka's drainage basin [42]. It is surrounded on the North by Tongi Khal, to the East by River Balu, to the South by Demra Road and to the West by Pragati sharani. The area is about 6-7 kilometers on the Northeast of the central business district. To the East the proposed Eastern Bypass road and to the North there a 300 feet wide road will be developed. The area of Eastern Fringe is about 29,531 Acres and it consists of 68 Mauzas.



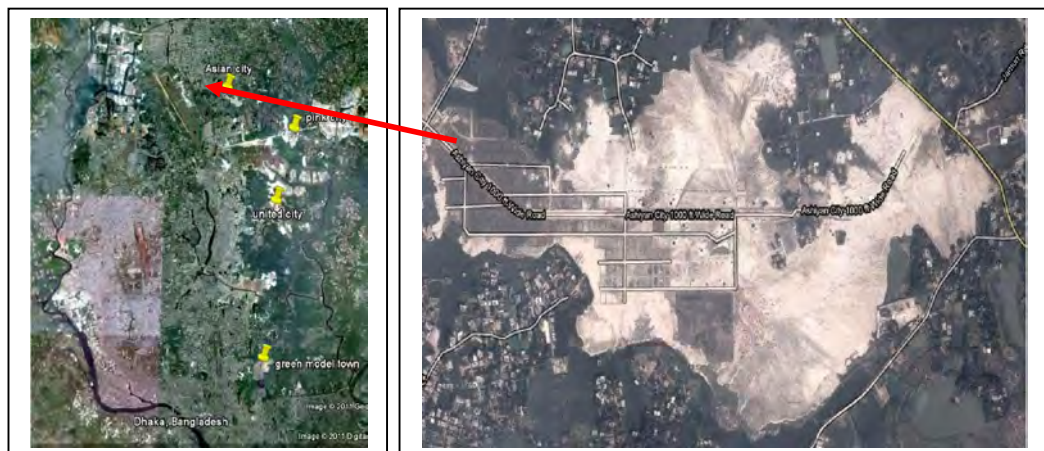
Present condition of four land projects and proposals of DAP about those areas are discussed below:

4.3.1 Ashiyan City:

The Ashiyan Land development Ltd entered in the Real Estates sector as land developer in the year of 2004 and started Ashiyan City project at Daksinkhan in Dhaka City. Though it was calculated that the total area of land is approximately 466.67 hectare, but practically it was difficult measuring their land area accurately. From field investigation, it was informed that the land project authority expanded their project areas very quickly by strong political and social influence. Detail information about developer's activity has been discussed in following relevant chapters.

(a) Existing condition of the Study area:

Dhaka Metropolitan Development Plan (DMDP) 1995-2015, divided entire Dhaka metropolitan Area (DMA) into different zones and locations. The selected land project (Ashiyan City) falls within Location 09. The development pressure has already started occurring in the Location-9 [66]. The area facing lacks of proper planned road network and other utility services. This area also has no planned residential unit.



Photograph 4.2: Ashiyan City indicates in Google Earth Map

(b) Ashiyon City's present condition shown below through Photographs:



Photograph 4.3: Developer's signboard on filled out land

Source: Field Survey, 2011



Photograph 4.4: Developer's signboard has shown their proposed medical college, school and college.

Source: Field Survey, 2011



Photograph 4.5: Existing Condition of project areas

Source: Field Survey, 2011



Photograph 4.6: Land filled through sand

Source: Field Survey, 2011

(c) Proposal in DAP:

Considerable lands of Location-9 are under low-lying areas and at present are not suitable for urban development. About one third of the total land may be reserved for urban agriculture, one-third area for retention ponds and others are proposed for urban development. It has been suggested to control and monitor the activities of the developers and guided them to develop the area in a planned manner, indicated in the DMDP plan. With implementation of the DAP, new housing estates and residential areas will be developed through zoning system and the private housing development

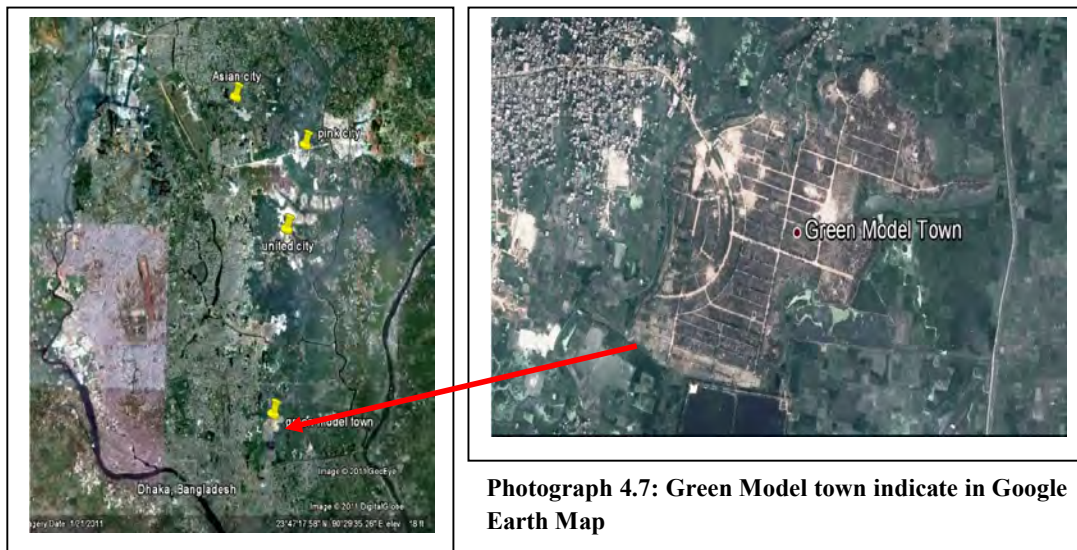
and construction will also be done under the jurisdiction of RAJUK. Develop more planned settlement /housing areas with water supply, drainage, electricity, telephone, playground, open space and recreational facilities. Stop unauthorized housing construction by strict implementation of land use plan prepared by DMDP and DAP.

4.3.2 Green Model Town:

Amin Mohammad Foundation Ltd. started Green Model Town land project in 2002 at Sabujbag in Dhaka City. Though official document about the project area was 200 hectare but their land project is been expanded. From field investigation, it was found that land developer expanded the amount of their land through middleman/muscleman initiatives. Detail information about developer's activity has been discussed in following relevant chapters.

(a) Existing condition of the Study area

Dhaka Metropolitan Development Plan (DMDP) 1995-2015 divided entire Dhaka metropolitan Area (DMA) into different zones and locations. The selected land project falls within Location 05. A dense development has taken place during the last decade. This urban growth is mostly the result of natural growth. So, most of the construction here are unauthorized, haphazard, incompatible and therefore, damaging. A number of land uses are mixed together and which are difficult to differentiate. The unplanned infrastructures are incapable to accommodate the ever increasing traffic demand [66].



Photograph 4.7: Green Model town indicate in Google Earth Map

(b) Green Model Town's present condition shown below through Photographs:



Photograph 4.8: Entry gate of Green Model Town

Source: Field survey, 2011



Photograph 4.9: Developed plots

Source: Field survey, 2011



Photograph 4.10: local people cultivated on plots

Source: Field survey, 2011



Photograph 4.11: Surrounding low lands that are filled continuously

Source: Field survey, 2011

(c) Proposal in DAP

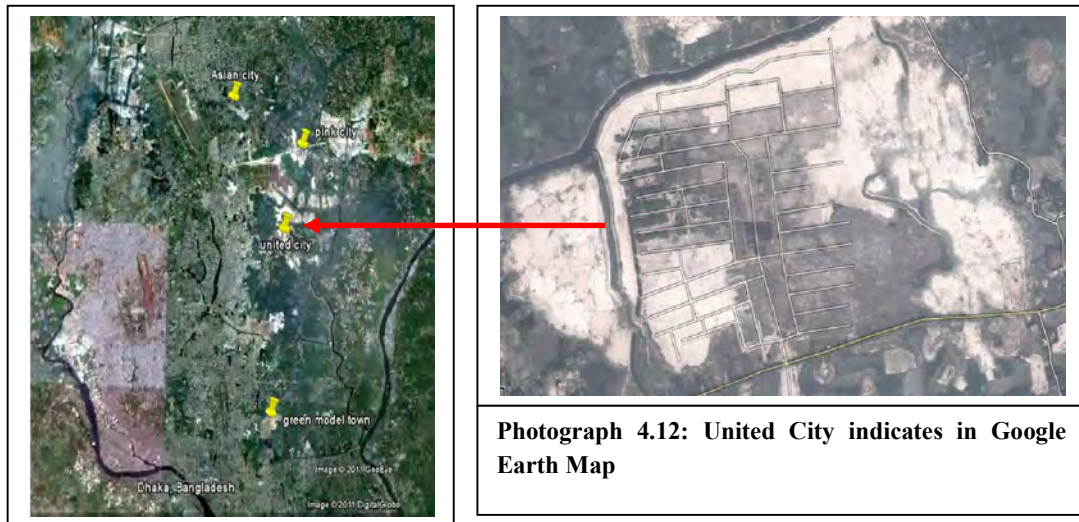
Private land developers' approach cannot be discouraged in this area. Private land developers must have to provide all the essential urban amenities and facilities required for the human habitation and they must have to protect the existing khals. So, a strict observation has been recommended on Private land developers activities by concerned authorities.

4.3.3 United City:

Neptune Development & Holding Ltd. started United City Project in 2004 at Satarkul in Dhaka city. Their strategy for this project was that United City project had to be completed very quickly. And the land selling money had to be collected at the same time very quickly from the buyers. For this strategy, they sold their land to corporate and high professionals and also arranged loan for their clients. As a consequence, buyers collected loan and paid their land money at a time. This information was collected from developer's field office and some clients of the developer. Now total area of United City project is 73.33 hectare and considered as a complete land project. Detail information about developer's activities has been discussed in following relevant chapters.

(a) Existing condition of the Study area:

The selected land project falls within the Location 10, Spontaneous residential development and linear commercial development in the Eastern side of Pragati Sarani, but there was no development prevails in the inner parts [66]. Housing estates have already purchased vast tracts of land. Development in general takes place in an unplanned way. Some major land filling projects have been undertaken within the location 10. Haphazard lands filling increased the frictional surface and further reduced the velocity of water flow. As a consequence, this is creating the problem of drainage congestion especially during the rainy season. Land grabbers are sometime filling the natural drainage channels and khals, not keeping in mind about the drainage congestion. This illegal land filling is aggravating the situation. Indiscriminate and unplanned growth of settlements and shelters are major problems for having livable environment. Settlements are developing in remote areas devoid of adequate basic services including road networks. Development is taking place in areas without having any standard road resulting into narrow and zigzag roads [66].



(b) United City's present condition shown below through Photographs:



Photograph 4.13: Entry gate

Source: Field survey, 2011



Photograph 4.14: Developed plots

Source: Field survey, 2011



Photograph 4.15: Surrounding areas of United City

Source: Field survey, 2011



Photograph 4.16: Land filling process

Source: Field survey, 2011

(c) Proposals in DAP:

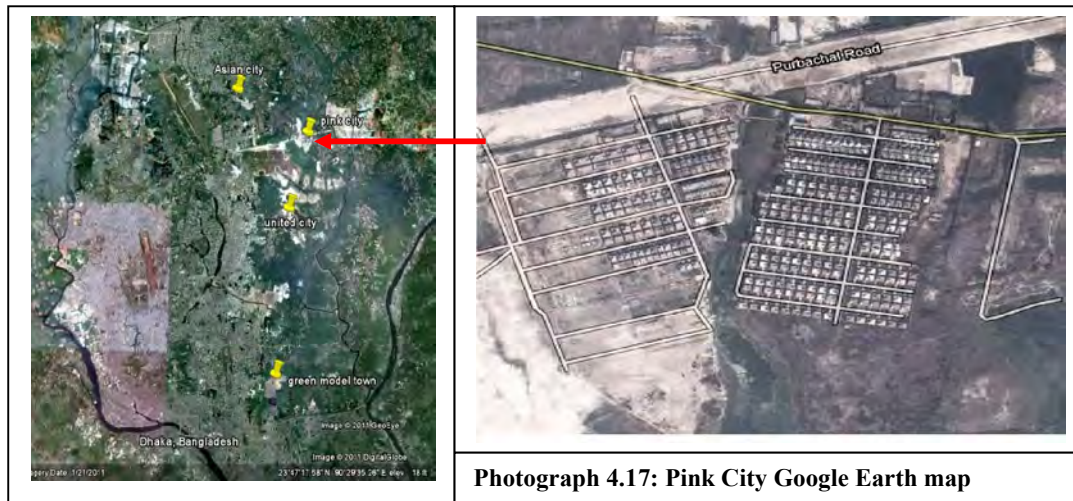
Housing area should be developed through participatory approach using such techniques as, Guided Land Development and Land Readjustment. The existing khals are proposed to be widened and a network of khals to be created connecting them with the retention ponds. DAP development proposals will be implemented by various public sector agencies including RAJUK. There is also need to monitor regular execution of DAP proposals and take action to rectify the fault. A very large part of the zone is free from development; as such development of this area can be implemented in a planned manner. Private developers are developing a substantial portion of the zone. If it is coordinated and managed appropriately, planned development will be initiated in the zone. For housing area development in the existing developed areas, there is still scope for organized development in vacant lands.

4.3.4 Pink City:

Xenovally started Pink City land project in 2003 at Joarshara in Dhaka City. Total land area was 120 hectare. This land project was very popular for duplex housing. Though land developer purchased a large portion of land from local people but at present political situation is influencing to stop the project. In field studies, it was informed from local residence that now a day's they are not facing any type of pressure from developer which they used to face five years ago. Detail information about developer's activity has been discussed in following relevant chapters.

(a) Existing condition of the Study area:

Dhaka Metropolitan Development Plan (DMDP) 1995-2015 divided the entire Dhaka metropolitan Area (DMA) into different zones and locations. The selected land project (Pink City) falls within the Location 16. There is a large fault line in this location named Rampura Fault line along Begunbari Jirani Khal [66]. This makes the area very vulnerable to settlement development. It has an elevation of 4-6 meters. Flood and water logging cover almost 45% of the area. The average gross density is also very low. All of these demonstrate that this location is not suitable for major settlement purpose [66].



Photograph 4.17: Pink City Google Earth map

(b) Pink City's present condition shown below through Photographs:



Photograph 4.18: Present project condition

Source: Field survey, 2011



Photograph 4.19: Surrounding areas of Pink City

Source: Field survey, 2011

(c) Proposal in DAP:

The land use proposals are mainly considered this area remained as floodwater retention. The irregular geophysical conditions of this area are not appropriate for settlement planning. It has been suggested to control and monitor the activities of the developers and guided them to develop the area in a planned manner followed by the DMDP plan. It is suggested not to allow planned housing development in this area. Considering the nature of the area, proposals of roads, water retention ponds, large-scale recreation encompassing the retention ponds and urban agriculture etc. are proposed.

4.4 Profile of Relocated People

Primary focus of this research is on relocated people who used resided of in the four selected project areas. So the information of the relocated people is a vital element for this research. Most of the original local residents sold their land and moved to different places. But some of the local people still lived around the project areas and provided the preliminary information about relocated families. At first, survey team collected information from the people who lived in surrounding areas of selected land projects. Similarly, primary school teachers, religious leaders (Imam), NGOs workers and clubs which are formed by relocated people were other sources for collecting information. Likewise, focus group discussion and interviews of local resourced people played another vital role to explore the number and present location of relocated families. Approximately 3,920 families are considered as relocated families, after considering all the collected information from above mentioned sources. Considering 95% confidence level and confidence interval of 5 this research conducted questionnaire survey on 350 relocated households.

4.4.1 Duration of living in original locations:

From field investigation, it was found that most of the relocated people lived in their original location for more than 20 years. On the other side, 12.3% and 20.3% people lived their original location from 10 to 20 years and less than 10 years respectively (Figure 4.1).

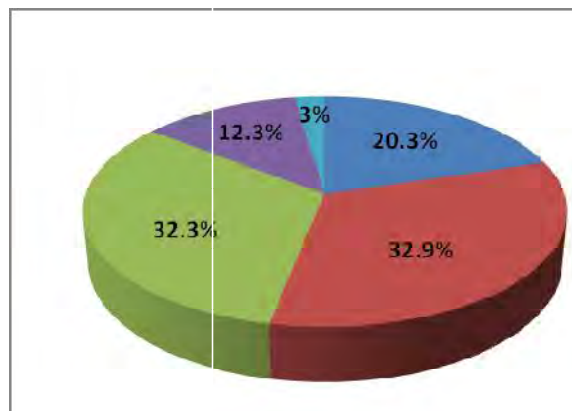


Figure 4.1: Duration of living in previous/ original Place

Source: Field Survey, 2011

4.4.2 Relocated place and distance from original location:

From field investigation, it was found that because of social bondage, income source and recognizing the place, the most of the respondents (44.6%) at present are living the place which distance is less than 5 km from the previous places. So, social connection among the relocated people makes the survey an easy way to find them. From the field survey it was found that only 4.6% household live more than 15 kilometers from the previous location.

4.4.3 Land ownership status:

Due to relocation, land ownership has been changed drastically. From field survey, it was found that the people without lands in previous location were hardly found. But at present most of the people (67.7%) have no land. Previously, 43.1% people had land above 10-20 katha but now its decreasing to remain 6.9% people having land more than 10-20 katha at present. Though some people obtained land selling money at a time from the land developers but at present most of the people could not buy lands in any other place for high price of land.

4.4.4 Occupation and land ownership pattern:

Previously, main income sources of local people were agriculture, but nowadays labor placed as the main occupation. Similarly, from the field investigation, it was found that most of the land owner in previous location obtained their land through inheritance (81.4%), the next position placed by purchasing. It was also observed from the field investigation that the owner, living in the previous location for duration less than 10 years, obtained the land by purchasing. Previously most of the household acquired their own land through inheritance (Table 4.1). After relocation, it was difficult task for most of the relocated people to purchase the new lands in relocated areas due to its high price. Similarly, it was found that there were significant relationship between previous occupations and attainment of ownership of land. From field survey, it was found that those people whose previous jobs were agriculture, acquired their land mostly through inheritance. Similarly government service holders obtained their land through purchasing (Table. 4.2). This result had

significant outcome after relocation and most of the household were turned as landless in relocated places.

Table 4.1: Land ownership pattern in previous locations

Attainment of Ownership of land	Frequency	Percent
By inheritance	285	81.4
By purchase	61	17.4
By gift	4	1.1
Total	350	100.0

Source: Field Survey, 2011

In below it's shown the relationship between attainment of ownership of land and Previous Occupation through cross tabulation.

Table 4.2: Attainment of ownership of land and Previous Occupation

Attainment of ownership of land * Previous Occupation Cross tabulation											
			Previous Occupation								
			Agriculture	Labour	service	Govt.	Service	Private	Business	Small business	Total
% within How acquire previous land	By inheritance	Count	143	72	0	2	33	17			267
		% within How acquire previous land	53.6%	27.0%	.0%	.7%	12.4%	6.4%			100.0%
	By	Count	5	8	9	19	7	30			78

	Purchase	% within							
	How acquire previous land	6.4%	10.3%	11.5%	24.4%	9.0%	38.5%	100.0%	
	By gift	Count	0	0	1	0	0	4	5
	How acquire previous land	.0%	.0%	20.0%	.0%	.0%	80.0%	100.0%	
Total	Count	148	80	10	21	40	51	350	
	How acquire previous land	42.3%	22.9%	2.9%	6.0%	11.4%	14.6%	100.0%	

Source: Field Survey, 2011

Here Asymp. Sig value .000 which indicated that two variables (previous occupation and attainment of ownership of land) were truly dependent each other.

4.5 Conclusion

It is very important to have a general picture of the study area before starting any task related to any area. Top four land projects of four land developer from the year 2000 to 2010 were selected for this research. But four land projects accurate land size did not collect accurately. Land developers have acquired a large portion of land from local people but there have no official records or documents about relocated people. For political reason, Pink City development work has been stopped since 2007 and United City project can be considered as complete projects. Another two namely Ashiyah City and Green Model Town are continuing their activities. Approximately 3920 families are considered as relocated people from the selected four land projects. Because of social liabilities, relocated people tried to live within short distance from

their original location. Haque (2012) observed that a middle or lower middle class land owner in the urban fringe is likely to have invested his whole life's savings to buy that small piece of land with a dream of building own house. The high land price within the city that is beyond middle or working class peoples' reach ultimately drove him to the city's fringe. Now if he has to give up this property, he may never be able to afford another. This research also showed the same result. Most of the local people (81.4 %) gained their land through inheritance and lived in their original location for more than 20 years. As a result after relocation, they turned as land less person.

CHAPTER 5

RELOCATION PROCESS OF LOCAL PEOPLE

5.1 Introduction

The relocation process of local people due to private housing projects is a complex issue which can be understood through various analytical procedures. To get information about the relocation process, a number of indicators were studied. Such as original place of settlement, duration of living in original settlement, influential actors, factors that influenced relocation process, selling procedure, sale price of the land in original settlement, satisfaction of the owner regarding selling price, money transfer procedure, utilization of money, nature of pressure faced by the local residents in land transfer process, duration of stay in new place, factors influencing the choice of the new place, distance from original location etc. The indicators selected for this study were gathered from extensive literature reviews and discussions with experts. The survey covered 350 households to collect data from different places where the relocated people live. As original local residents sold their land and moved to different places, this research used snowball sampling for questionnaire survey. The questionnaire format for data collection is provided in Appendix B.

In this research, relocation is comprised of four phase and involved four actors. Those actors which played an influential role for relocation process are discussed below.

5.2 Actors in Land Transformation Process

Land transformation process is a complex method. Mainly four actors played a vital role for land transformation process. They are land developers, middleman/musclemen, local officials and local people. Each actor played specific role in land transformation process.

(a) Land Developer:

The land development activities in Dhaka City introduced from the 80's. At the beginning, the investment in this sector was made by the largest real estate companies of Bangladesh such as Banasree Residential Area by Islam Group, Bashundara City by Bashundhara Group and so on. Because of high return of profit, a number of investors are involved in this sector. Private Land and Real Estate firms may not have the privilege and coercive powers of state land acquisition. But they have stronger financial foundation and they can secure political backing. These enable them to subordinate relevant governance arrangements and deploy strong arm techniques in securing land in their own terms. As a result not only money but also other techniques have played as capital for this business. Land developers have been playing a number of techniques for buying land and these procedures are discussed in below.

Ashiyon City:

Information was found that the owner of the Ashiyon City was first involved with Bashundhara City as a middleman, who managed the land purchasing process from the local people. Understanding the techniques of land acquisition process, he (Owner of the Ashiyon City) started the Ashiyon City project. One resident of Barua village at Ashkona, Dakkhinkhan alleged that the owner of the Ashiyon City initially bought 5 Bigha land in that village. Later he laid claim to 500 Bigha land and started land development work there [77]. The developer of Ashiyon City established his office in his own village and formed his own group with local young political party leaders to buy local people's lands by various tricks. From field investigation, it can be said that because of the political support and existing musclemen power, the activity of Ashiyon City is continuing very smoothly. Ashiyon City has been widely reported in media for its land grabbing and forced land purchases [43].

Green Model Town:

Amin Mohammad Group established the Green Model Town project. The developer did not actively play any role to acquire the land. Rather they engaged the middlemen for that act. There is a site office of Green Model Town in their project area to operate their activities in an easy way.

United City:

Neptune land developer implemented the United City project. United City authority did not actively play any role to acquire the land. They mainly engaged middlemen for the acquisition of land. From field investigation, it was informed that most of the lands were sold to the corporate people, politician and high professional people. For example, the employers of City Bank bought a large portion of lands from the United City authority. As a consequence, United City authority got a large amount of money at a time and implemented their project very quickly. At present, the project of United City has been completed.

Pink city:

The owner of the Pink City is a politician. At first, the authority of the Pink City started their journey to set up the land development project on the owner's own land that was 10 Bigha and acquired the surrounding land with the help of local musclemen. For lack of the political support, at present the activity of Pink City to acquire the land has stopped.

(b) Middleman/Musclemen:

Middleman/Musclemen is the person who creates connection between land developers and local people. From field investigation, it was found that usually Middlemen/Musclemen are the local residents who have good knowledge about over all local conditions. It was informed by local people that in most of the cases middlemen/musclemen were involved with ruling political party to get the political favor. This situation is same for all regimes. They sometimes act as the middleman who collect land from local people at low price and sell to the developer at a higher price. In most of the cases, middlemen get a percentage from land developers after he negotiates a deal between the developer and the land owner. Similarly, in some cases, Musclemen acquires land through illegal procedure by using unwanted force. From field experience, it was found that sometimes middleman acts as representative of developer at root levels. For example, land developers get defective land papers and other related information of the local people from musclemen/middleman. In some cases, land developers engaged with the local musclemen to threat and pressurize the

local people for selling their land. From field investigation, it was found that though musclemen had a social connection with previous local people but did not show any favor for them. Musclemen conduct their activities to gain benefit within short time. In this procedure even the relatives of the musclemen were not excused from the land acquisition. For example, Mr. Jamal Sikder, 43, worked as a middleman for Ashiyan City. He pressurized his neighbors' to sell their land to developer. He added that even his cousin was also pressurized for selling land. He also added that without immoral activities, there was no chance to become a rich person within a short time. Relocated people also informed that local musclemen always came from unprivileged family and developer's handsome offer easily motivated them to work with land developer. So they always tried to provide maximum benefit of land developers. Local residents also mentioned that musclemen/middleman changed their lifestyle within few years from when they were involved with land developers. They can be considered as wealthy person and lived in aristocratic areas for their safety and dignity. Musclemen created their own group in root level to implement their defined activities. They also maintain connection with political leaders, local administratives, land officers, social influential persons and young mobsters for continuing their activities without any interruption. In below shows the linkage that musclemen has to maintain and this scenario was almost same in all areas.

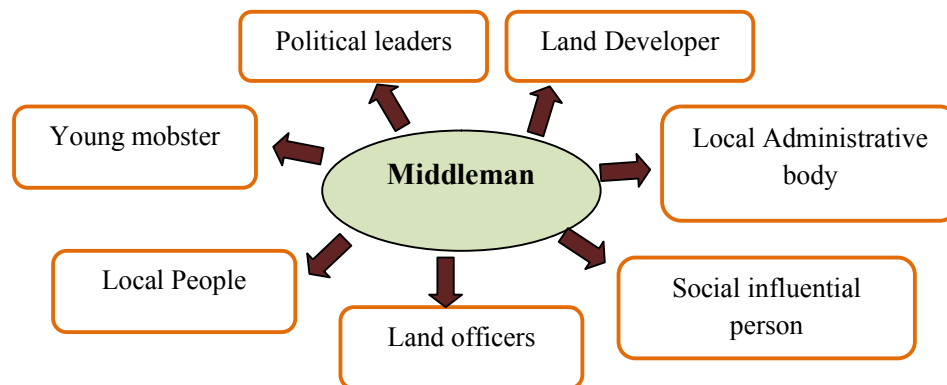


Figure 5.1: Musclemen Linkage

Source: Field Survey, 2011

As a result, it can be said that musclemen/middleman plays a vital role in the land transformation process in the study area.

(c) Local officials:

From focus group discussion and field experience, it can be said that the local administrative body always favored for land developers. At the same time the land developers also used this tool (people believe) to create rumor among local people. As a consequence, most of the local people did not show any interest to take support from local administrative for avoiding unnecessary harassment. Survey team was interested to set interviews with the respective area's local Union Parishad Chairmans, but it was not possible for their lack of interest. Similarly the officials of the land offices also played another vital role which ultimately provided support for the land developer's activities. For example, this information was collected from the local people that middleman used the process of 'Commission Register' with the help of land office. As a result of that the land registration was done in the land seller's house instead of office. This type of option used by land developers and local musclemen is a common phenomenon in study areas. Local unprivileged household expressed very negative aspects according to this issue. Sometimes musclemen pressurized local people to sell their land through "Commission Register". In most of the cases, local poor people had no option to refuse musclemen initiatives. Similarly, government and private details land information also provided by the land officers to musclemen and land developers. It is easier for the developers to get hold of such properties where several inheritances or dispute lands. In this process, land officers providing information about lands and middleman/musclemen arrange false documents of disputed piece of lands. Local people are well aware about those illegal activities that done by local officials. Similarly musclemen/middleman also tried to spread rumor that local officers are in favor for land developers. As a consequence, local officials (land officers and local administrative) activities discouraged people to take initiatives against land developer's illegal actions. So from above discussion, it can be said that local officials played as an actor in relocation process.

(d) Local People:

From the field investigation it was found that the main occupation of local people in the previous area was agricultural. Most of the local people got their land through inheritance (81.4%). Most of the respondents in the sample survey were lived in

their original location more than 20 years. It is evident from the field investigation that the people of those areas were not aware of their rights. So middleman/musclemen and land developers took advantage from the local people having lack of awareness. Linkage among four actors is shown in figure 5.2.

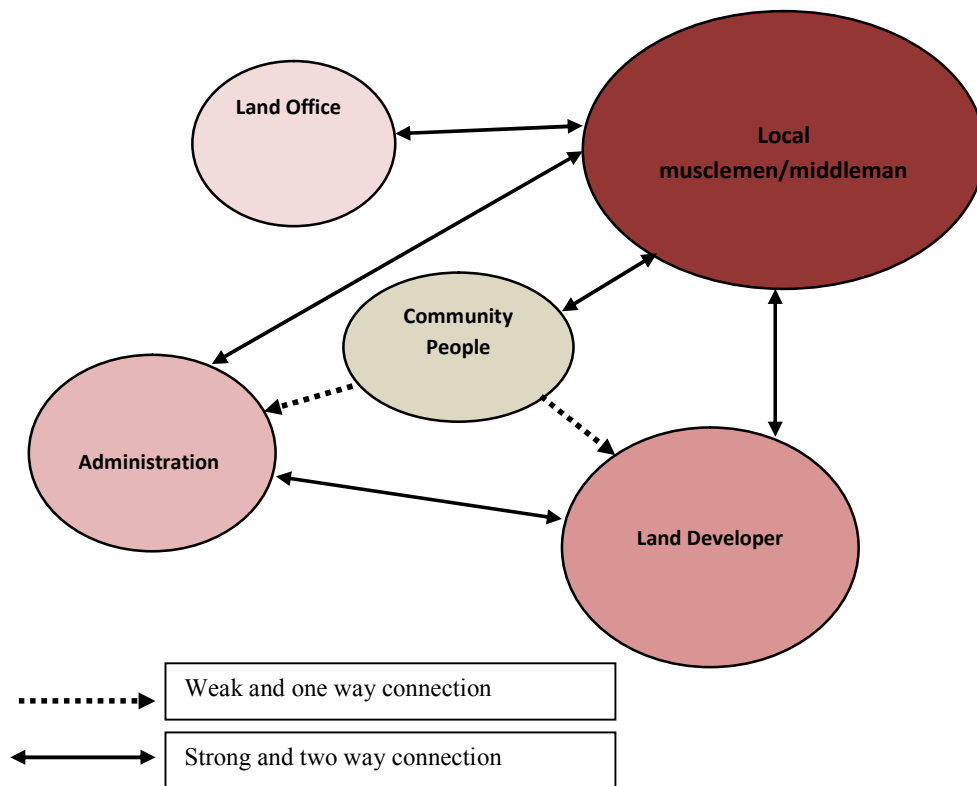


Figure 5.2: Linkage among four actors

Source: Field Survey, 2011

5.3 The four phases which linked with relocation process

The four phases which linked with relocation process are discussed below:

5.3.1 Phase One: Selection of land/areas for purchase by land developers:

From field investigation and literature survey, it was informed that every land developers have specific strategy for their housing project. They always focus on unprivileged area for land business. Because the local people of those areas are not aware about their rights and political influence has a chance to favor land developers activities. Similarly, four land developers of this research also had specific strategy

for buying land and those strategies were briefly discussed previous and following chapters. So it can be said that selection of lands for purchase by developers were the introductory part for relocation process. Then the other actors implemented the developer's goal in a methodical way. The others phases which occurred in a relocation process are discussed below.

5.3.2 Phase Two: Factors related with sell of land by local people

The decision to shift one's residence may be as either voluntary or involuntary [52]. From field investigation, it was realized that sell of land was occur both in voluntary and involuntary manner. Factors related with sell of land by local people are discussed below.

5.3.2.1 Causes for land selling:

Respondents in the sample survey expressed their view regarding causes for land selling. Major issues that found from field investigation can be divided into voluntary and involuntary categories. Voluntary causes are good land price (16%) and commitment from developers to get a job (26%). Similarly involuntary causes are family security (30%), false land documents of disputed piece of land parcel (15%) and uninhabitable condition created by the developers (13%) (Figure 5.3). Case study goes into greater depth and gets more details for qualitative research [60]. For this reason, some case studies are discussed below for disclosing the real circumstance.

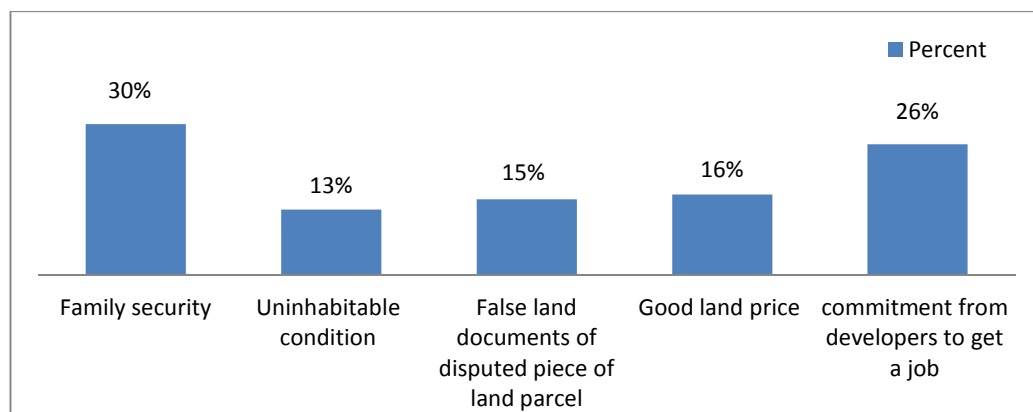


Figure 5.3: The reasons behind by the local people relocation decision

Source: Field Survey, 2011

(a) Family Security:

“Family security” refers to the mental and physical pressure on the people from both developers and the local musclemen. From field investigation, it was found that the musclemen made various types of social pressure and panic to acquire the land from the local people such as eve-teasing, threats, throwing stone at houses in midnight and so on. From field survey, it was found that 30% respondent indicated issue of family security for selling their land. For example, in the Pink City, the causes of land selling by the local people were mainly caused by family insecurity. From the field survey, it was found that a huge Hindu religious people were relocated from the place due to the family insecurity. Those people got different types of threats from the musclemen and did not revolt to protect their land. The people who did not want to sell their land to the developers took few steps against the developers’ activities, but their protest was not successful due to the political pressure.

Case studies of two relocated household and one Vulnerable household are discussed below:

Case Study 1: Relocated People: Pink City

Photograph 5.1: Surveyor interviewing Kamini Das relocated from Pink City
Source: Field Survey, 2011

Kamini Das, 65 years old women, expressed the procedure by which she was relocated from her original homestead. She mentioned that her family was under serious pressure to sell their land to the Pink City. Her two sons were abducted seven days by the developer as a technique to force her family to sell their land. Primarily to secure her family safety



Photograph 5.2: Original homestead of Kamini Das (Red border)

Source: Field Survey, 2011

they decided to sell their land. She also said that because of low social status and religious (minority) background, they had very limited option to protect developer activities. So her family did not try to protect their property through any sort of legal or social action.

Kamini Das sold her homestead (15 katha) to the land developer (Pink City) and bought new land in India (area were not mentioned). Now she tenants a house for living beside her previous land.

Case Study 2: Relocated people: Pink City

Nikil Biswas, 60, who was relocated for the development of Pink City housing project. He said that local musclemen forced (verbal death threat) him for selling his homestead. He also mentioned that he was involved as a member of ruling party and had many linkages with higher local authority.



Photograph 5.3: Nikil Biswas
Source: Field Survey, 2011

For these reason he had a voice against developer activities regarding his land acquisition. To manage Mr. Biswas, developer offered him to exchange his land. It can be said that this procedure was very rare in the study area for collecting land by land developer. Though he had 10 katha land but developer offered 4 katha lands in

Nandipara. Mr. Biswas realized that it was quite better proposal rather than being landless. So he accepted the proposal of the developer to exchange land. He also said that he was not interested to sell his land but surrounding circumstances influenced him to take that decision. Because developer had strong political and administrative background, it was not possible for him to fight against them in long term. He expressed that he is happy as he still has some land left whereas some people are totally landless in this stage. He expressed that most of the relatives and neighbors did not use their land selling money for productive purpose. Some of the people used their land selling money for their daughters' marriage purpose and in most of the cases they sent money to India for family expenditure. At present, Mr. Biswas uses rented house for living. Similarly, at present he turned as a day labor from a farmer.

Case Study 3: Vulnerable for Relocation: Ashiyan City

Md. Kamal Hossain, 34, previously involved with poultry business in Holan nama para under Dakkin Khan Union. He said that their homestead will be occupied by developer within short time. Developer wanted to buy their homestead but Mr. Hossain family was not interested to sell their land.



Photograph 5.4: Poultry farm that closed by local Musclemen
Source: Field Survey,2011

As a consequence, local musclemen who are appointed by land developers created pressure on him and his family to sell their homestead. He also informed the survey team that he had a Poultry farm which was closed by musclemen two months ago as a technique to create pressure on his family to sell their land.



Photograph 5.5: Survey team talked with Md. Kamal in front houses
Source: Field Survey,2011

In this moment he has no work in hand. Similarly local musclemen threw stone at his house in every night and his younger sister was facing eve teasing on road. He also informed that though his family met with the local Union Parishad Chairman to protect them from this situation, the chairman did not take any action regarding this issue. One rumor also spread in this area was that the chairman was one of the shareholders of this developer company, he added. For this reason, local poor people were not interested to inform the chairman or other officials to avoid unnecessary harassment. Mr Kamal added that Union Parishad Chairman, members, and even police did not help them in saving their homes. The person also informed that his two uncles shifted from this place around seven months ago due to musclemen pressure. Utilities connections of his two uncles were cut off through illegal procedure by local musclemen. As a consequence, Mr Kamal social network was not so strong like previous and he tried to negotiate with musclemen to get a good amount of money after selling his land.

(b) Good land price:

Good land price (16%) was another vital issue for relocating of the local people from their original locations. Majority of the local people do not have enough education and do not well aware of future consequence. Most of the relocated people inherited their land. As a result, they were easily motivated by the developers for selling their land with a handsome financial offer. Though land price per katha was 5-10 lakh in existing locality but in some cases, land developers provided up to 15 lakh per katha for collecting land from the local people. In below discussed case study regarding this issue:

Case Study 04: Relocated people: United City
Morjina Begum, a 67 years old woman, permanent resident of Manda Union said that developer paid extra money comparing local buyer. She said that her family willingly sold their land to United City authority and got very handsome amount of money comparing market price.



Photograph 5.6: Previous land of Morjina Begum (Red Border)

Source: Field Survey, 2011

She showed (Photograph 5.6) her land (12 katha) that she sold to developer for her son's business purpose. She also mentioned that her husband directly sold their land to the land developer. As a result, middleman had no option to take extra money from her family. Her family bought a new land (4 katha) within ½ km from their previous location. Now her family lives in tenant house adjacent to previous location. She was happy regarding her present status. She said that her land selling money brought good result because she got money altogether and her son's business were improving. She also informed that her family will build a new house in their own land within few months that they bought it after relocation.

(c) Commitment from developers to get a job:

Commitment from developers to get a job (26%) was another reason for selling the land by the local people. From field investigation, it was common phenomenon for Green Model Town and United City projects. The authorities gave the assurance to the local people that if they sell their land, their relatives will get a chance to get a job in the company. But from field experience, it was found that after selling the land, local people had no chance to get a job in the land developer's office. It was the land developer's propaganda to acquire land from the local people. In below discussed case study regarding this issue:

Case Study 05: Relocated People: Green Model Town

From field survey, it was seen that a huge number of local people cultivated their own land in the boundary of Green Model Town housing project like Sorafat Mirda. Mr. Mirda, 55, sold his land (15 katha) in the conditions that he could cultivate his own land for five years and his son will get job in the company.



Photograph 5.7: Sorafat Mirda Working in Green Model Town Project
Source: Field Survey, 2011

For this condition he got only 5 lakh BDT in exchange of his land. A huge amount of

the land selling money was used to pay debt. Still now son of Mr. Mirda is not involved in this organization but he is working in his land. Now he lives 1 mile far from Green Model Town project as a tenant. Legally, he is now considered as a landless person.

(d) False land documents of disputed piece of land parcel:

From the field survey it was found that all the developers tried to identify disputed piece of land surrounding their project areas. It is easier for the developers to get hold of such properties where several inheritances. In this process, middlemen acted as a data collectors from field level for land developers and arrange false documents of disputed piece of lands. From field investigation, it was found that 15% relocated household indicated that the false land document which produced by land developers was the prime cause for their relocation.

In below discussed case study regarding this issue:

Case Study 06: Relocated people: Ashiyan City

Mr. Murad Ali, 50, a resident of Holan Nama Para of Dakkin Khan Union expressed the procedure by which Ashiyan City authority acquired his homestead. Mr. Ali informed that some of his inherited land was sold to Ashiyan City authority by his relatives which ultimately played a vital role for his land selling. By the help of local land office, land developer produced false paper of his land which shown the evidence of his land selling.



Photograph 5.8: Mr. Murad Ali who was relocated by Ashiyan City, expressed his views regarding developer's activities in front of his demolished house.

Source: Field Survey, 2011

Because of low economical status, he did not have any capability to file case against the developer illegal procedure. But Mr. Ali tried to protect his homestead by social

negotiation (salish). For this reason, he informed the local Union Chairman. The Union Chairman was not interested in this matter. Because of his low social status and previous experience, he did not inform police station (Thana).

He also informed that in previous time, some of his relatives went to police station (Thana) but they were forced and threaten by police asking them why they tried to voice against the land developer. He said quoting local representatives and middlemen, "You should sell your homesteads as you cannot fight against them (land developer) for long.



Photograph 5.9: Murad Ali original homestead

Source: Field Survey, 2011

They (land developer) have strong connections with the government and they can do anything they like." He was forced to sell his total homestead (6 katha) and got 5.5 lakh BDT from Developer. Mr. Ali had to give 60 thousand taka to a local musclemen to get the whole money from the developer at a time. Rest of the money he used for buying new land in Tongi (2.5 katha). That land was marshy and had no chance to use for cultivation or living purpose.

(e) Uninhabitable condition created by the developers:

Uninhabitable condition defines, to create such situation that hampers local people's living condition. From field investigation, it was found that 13% relocated household indicated the uninhabitable condition created by the developers was the major cause for their relocation. For example, sometimes Ashiyan City authority cut off water and gas line in adjacent area's households. As a consequence, people had no option other than selling their land to the referred developer. Similarly, sometimes false water logging in those areas was created so that frequent movement of local resident gets hampered.

In below discussed case studies regarding this issue:

Case Study 07: Vulnerable household for relocation: Ashiyan City

Mr. Jamal Ahmed, 52, lived Dakkin Khan Union since 1979. Mr. Ahmed was in vulnerable condition in the study area for relocation by Ashiyan City authority. When survey team visited the study area they found that he was locked by Ashiyan City authority for two days with his family. Even his children were not allowed to go to school.

Musclemen who worked under Ashiyan City authority even took away his mobile phone. So he had no option to connect with his relatives or police for help. All his relatives and neighbors were relocated from his surroundings in different period. The person was a businessman and tried to prevent the developer from illegal activities.



Photograph 5.10: Jamal Ahmed was locked by developer of Ashiyan City
Source: Field Survey,2011

Two months ago, a case was filed against the developer but police did not even accept his GD, he added. The survey team found that musclemen had cut down the main entry road and gas supply of Mr. Jamal's house. As a consequence, it was hard for Mr. Jamal's family to stay in this place for long term. Here the developer's main aim was to create uninhabitable condition which ultimately forced Mr. Jamal to sell his land.



Photograph 5.11: Cut down the main entry road of Mr. Jamal's house
Source: Field Survey,2011

When this picture was taken, some of the musclemen threatened the person not to

talk with the survey team. The person expressed that he had no option but relocation though he tried his best to stay here.

Case Study 08: Ashiyani City strategies to buy land from local people

When the survey team visited they found that a number of houses were empty. Ashiyani City authority created false water logging in those areas.



Photograph 5.12: Ashiyani City created false water logging in the study area

Source: Field Survey, 2011

This image showing inhabitable condition, created by developer, was the prime reason for those families' relocation. Local people expressed that those families were pressurized by developer for relocation. Most of them did not get their land selling money at a time. In most of the cases local musclemen played as middleman between local land owner and developer. As a consequence, huge portion of land selling money was taken by musclemen from local people by force. In most of the cases developer gave money to the land owner in 2 to 4 installments.

Case Study 09: Green Model Town strategies to buy land from local people



Photograph 5.13: Green Model Town dumping Waste garbage in front of local residence houses

Source: Field Survey.2011

Green Model Town authority filled up their surrounding areas by local wastages. Local people told that in this process local ward commissioner also has a part in the developer activities. Local people urged that he (Ward Commissioner) always supported developer activities. From these pictures, it is clearly shown that some households' front sides were filled by wastes which ultimately created inhabitable condition for those residents. From field survey it was found that a number of household were relocated because of this type of unhealthy condition.

Similarly from field survey it was found that Musclemen appointed by Green Model Town authority spreading sand around the lands of project areas by force.



Photograph 5.14: Surrounding areas of Green Model Town

Source: Field Survey, 2011

Because, developer recognized that most of the people were engaged with agriculture. So if agriculture land is filled with the sand, so they will be bound to sell their homestead to the developer at low price.

5.3.2.2 Strategies taken by the local people to save their land:

Local people used many strategies to save their land from developers. Mainly those households who were not interested to sell their land tried both social and legal assistance for protecting their lands. Here some factors played an influential role in this process. Social status had an influential role for receiving legal assistance. From field survey, it was observed that who were poor or has low social status regarding wealth and professional status was more vulnerable. Similarly from field survey, it was found that Govt. service holder (100%), Private Service holder (100%) and Businessmen (100%) tried to protect forcible relocation through social or legal

assistance. Likewise those who engaged with agriculture, activeness to protect forcible relocation was less (15.5%) comparing other occupations. Here social assistance means the meeting- where land developer and local people problems are solved by local influential person. From field investigation, it was informed by the local people that local Chairman and Ward Commissioner got directly benefited from land developers. So this rumor discouraged local people to place their urge in front of their legal authority. That's why many people did not try to take any step to consult with union chairman about this matter. Table 5.1 shows the relationship between previous occupation and the initiatives of local people against relocation.

Table 5.1: Relationship between previous Occupation and the initiatives of residents against relocation

Previous Occupation * the initiatives of residents against relocation Cross tabulation					
			Try to fight against forcible relocation		Total
			Yes	No	
Previous Occupation	Agriculture	Count	23	125	148
		% within Previous Occupation	15.5%	84.5%	100.0%
	Labour	Count	4	76	80
		% within Previous Occupation	5.0%	95.0%	100.0%
	Govt. service	Count	10	0	10
		% within Previous Occupation	100.0%	.0%	100.0%
	Private Service	Count	21	0	21
		% within Previous Occupation	100.0%	.0%	100.0%
	Business	Count	40	0	40
		% within Previous Occupation	100.0%	.0%	100.0%
Small business	Count	20	31	51	
	% within Previous Occupation	39.2%	60.8%	100.0%	

Total	Count	118	232	350
	% within Previous Occupation	33.7%	66.3%	100.0%

Source: Field Survey,2011

Based on field survey, it can be said that major portion of the respondents in the sample survey did not try to protect their forcible (involuntary) relocation issues by adapting any form of social or legal assistance (66.3%). Only 33.7% of the respondents tried to protect their relocation by social or legal assistance. Here occupation status played imperative aspects for people initiatives to protect their lands from developer.

On the other hand, some of the local people tried to protect their homestead through religious strategy but developer did not even consider the graveyards. For example, One interesting thing was found from the Ashiyan City project field survey that some people were hanging signboard in front of their house which exposed proposed religious institution like Madrasa (Islamic education centre). But those lands were not saved from the eviction process of the developers.



Photograph 5.15: Signboard for proposed religious institution

Source: Field Survey,2011



Photograph 5.16: Graveyard

Source: Field Survey,2011

Local people have also expressed that two old graveyards (Photograph 5.16) were occupied by the Ashiyan City. When the survey team visited the area, they found that one family had shown red flag to protect their grandfather's grave in study area.

5.3.3 Phase Three: Transfer of Land and Money

Land transfer process is a complex issue and so many matters are occurred in this process. It is common tendency that without satisfaction people do not get interested to sell their land. From field investigation, it was informed that most of the respondents in the sample survey were not satisfied (79.4%) of their land price and only 20% were satisfied regarding the land price.

5.3.3.1 Key Role Player for Fixation of Land Price:

Determining land price is a very vital issue for reassigning any land. In the study area, it was found that in most of the cases (48.9%), local musclemen was determining the price of land between land developers and local people (Figure 5.2). From both focus group discussion and questionnaire survey, it was informed by relocated people that local musclemen played very vital role for determining land price.

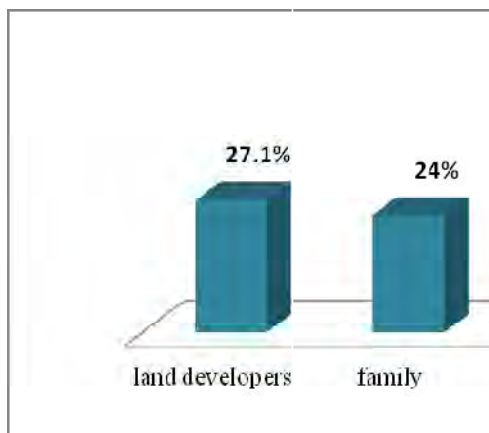


Figure 5.4: Key role player for fixation of land Price

Source: Field Survey, 2011

It was informed from field investigation that in most of the cases, local political party leaders played as musclemen and created pressure on local people by various ways to sell their land. In Most of the cases musclemen played role as a middleman for determining land price for land developers and land owners. The next significant percentages were 27.1% and 24% of land developers and family respectively (Figure 5.4).

Most of the cases it was found that the bargaining power of land owner was very low, as local musclemen acted as middle man they favored the land developers by fixing land in low price. From field investigation, it was found that determination of the land price was based on some criteria. For example, the price of homestead was different from the price of agricultural land. Developer had to pay more money to get the homestead land than that of agricultural land, as it was the business policy to get the whole land easily. The developers believed that, it would be easier for them to get the agricultural land if they buy homestead land at first. Likewise, social and political power of local people also determined the selling price of previous land. Those who had strong political linkage got extra money comparing neutral household for land selling.

5.3.3.2 Selling Price of Previous Land and Utilization of money:

Table 5.2 shows the land price per katha in previous locations.

Table 5.2: Selling price of previous land (According to Katha)

Katha/ BDT	Frequency	Percent
1-5 lakh	113	32.3
6-10 lakh	130	37.1
11-15 lakh	107	30.6
Total	350	100.0

Source: Field Survey, 2011

Various mode of utilization money were found among surveyed family. Most of the households used their land selling money for business purpose (38%). Next significant percentage was of buying new land (32%) for residential purpose or for cultivation. similarly it was taken 27% and 3% respectively for the family purpose and educational purpose (Figure 5.5).

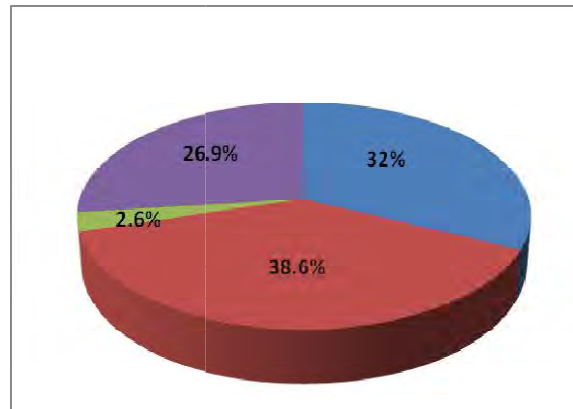


Figure 5.5: Mode of utilization money

Source: Field Survey, 2011

5.3.3.3 Money Receiving Procedure and satisfaction about land price:

From the survey of four developers in this study, some common scenarios have been found from money receiving procedures between the local people and developers. The field survey reflected that most of the respondents did not get their whole money at a time. It was found that about 28% of people got the money at a time but 72% people did not receive whole amount of money at a time. From field investigation, it was found that in most of the cases middlemen engaged in money transfer process between land developers and local people. Similarly middlemen also took percentage of the land selling money from both local people and developers. The role of the Middleman varied from place to place and developer to developer. Sometimes middlemen took more money from the developers but gave less money to the local people. . At the same time, the middlemen gave threat to the local people that they will not receive any money if they take any step against their illegal activities. As middlemen had the political support, they exercised the power to deprive the local people from their rights. From the field survey of four land projects, it was found that there were no main offices in projects areas. That's why people in these areas could not make any connection with land developers authority. For that reason, most of the time people had to connect with the middlemen for collect land selling money.

Most of the respondents in the sample survey were not satisfied (79.4%) with their land price. And thus lack of interest was grown to sell lands. It was found that about 20% only were satisfied regarding their land price.

5.3.4 Phase Four: Relocated to new Place

Discussion about relocated place and reason for choosing the new place for living narrated below.

5.3.4. 1 Duration of Living in this Relocated Place:

From field survey, it was found that most of the respondents were living in this new place around three to five years (58.9%). Next significant portions (28.3%) were living more than five years. Only 12.9% respondents lived less than one year to three years.

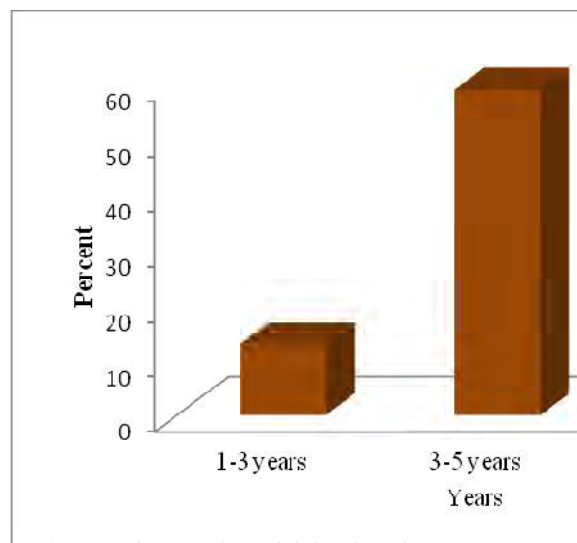


Figure 5.6: Duration of living in this relocated Place

Source: Field Survey, 2011

5.3.4. 2 Land Price in relocated places:

Because of flexibility in survey, data of land price has been categorized in 3 groups. From the field survey, it was found that 32% relocated people have the land in present area and others do not have own land in present time.

Table 5.3: Land Price in Present location

BDT/ Katha	Frequency	Percent
1-5 lakh	38	33.62
6-10 lakh	45	39.82
Above 10 lakh	30	26.54
Total	113	100

Source: Field Survey, 2011

From field survey, it was exposed that most of the cases local people paid the land price per katha within 10 lakh (73.46%). The less number of 26.5% people bought their land above 10 lakh per katha (Table 5.3).

5.3.4. 3 Reason of selecting relocated place for living:

There were a number of reasons for selecting relocated place for living by local people. From field investigation, it was found that job opportunity (33.1%) was the key consideration when choosing new place for living. Because, it was found from field survey that most of the people changed their previous occupation. On the other hand the significant reason for choosing new place was based on land price (32.3%). The other vital reason which influenced local people for choosing new place were adjacent to previous location (9.4%), adjacent to relatives (5.7%), proximity to city center (4.9%), better transport facility (3.4%) and low house rent (11.1%) (Figure 5.7)

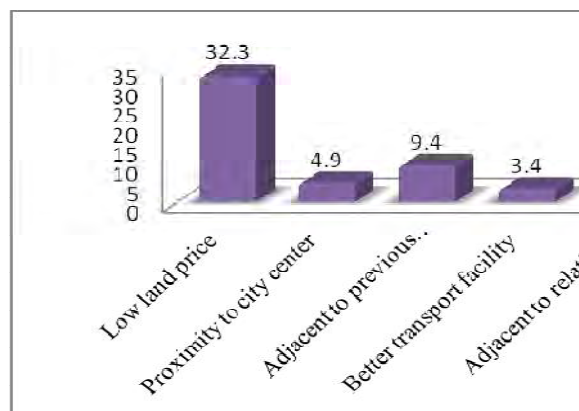


Figure 5.7: Reason of chosen relocated Place

Source: Field Survey, 2011

5.3.4. 4 Relocated place and distance between relocated and original Place:

It was found from field survey that most of the respondents were interested to live nearby their previous location. But in reality, job opportunity placed prime consideration for choosing new place (Figure 5.8).

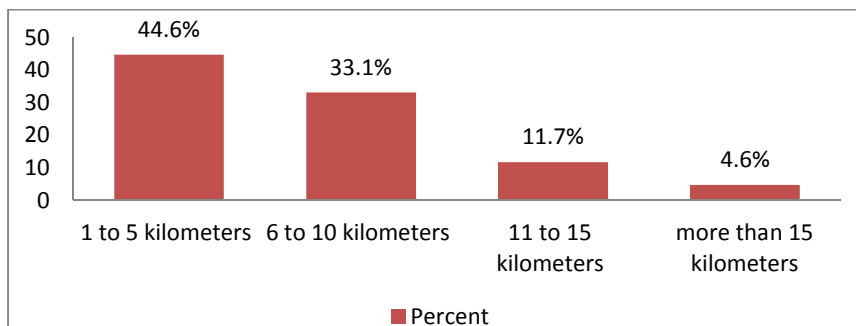
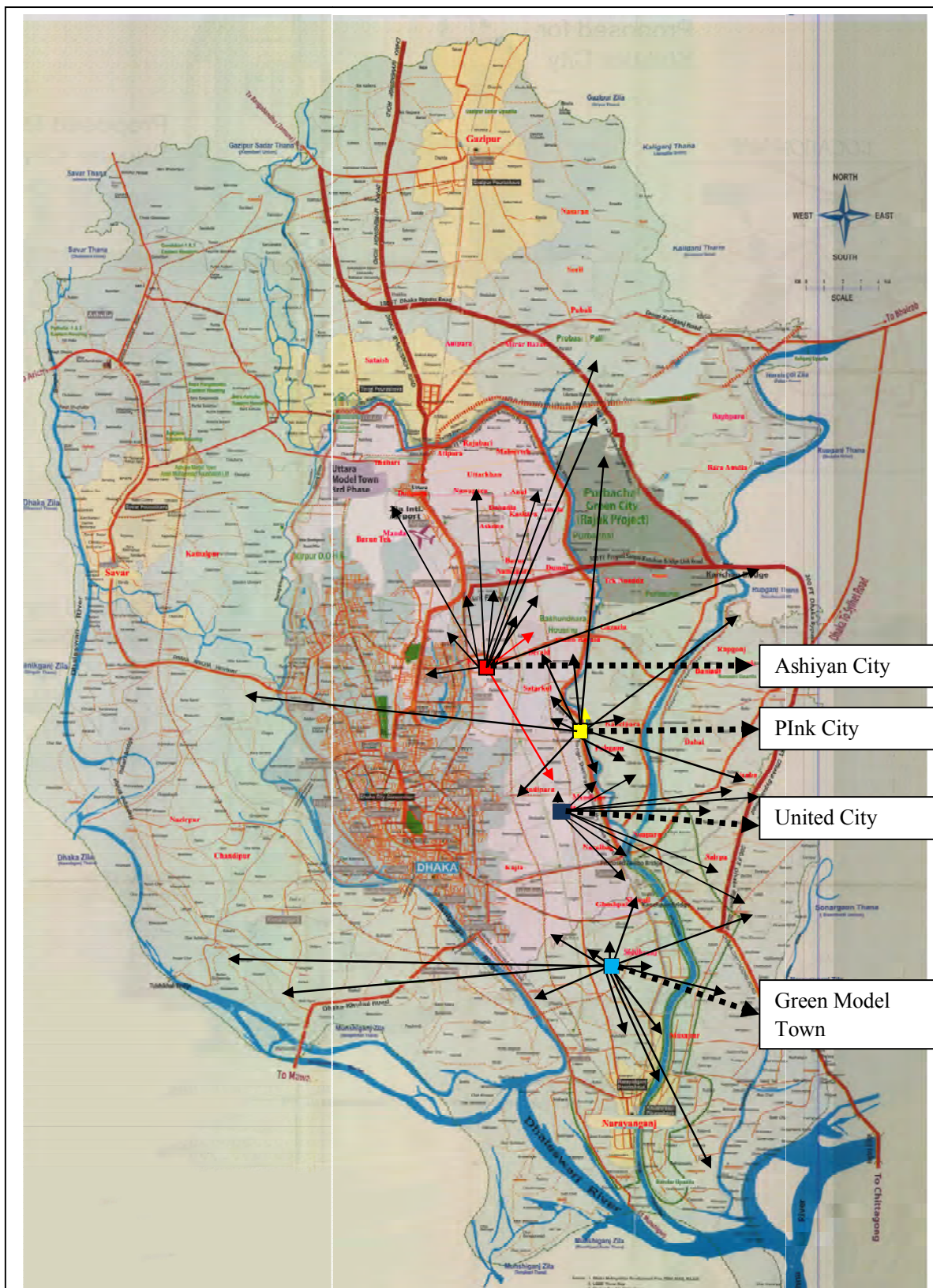


Figure 5.8: Distance between existing and original Place

Source: Field Survey, 2011

Their first priority was searching a new job or new land for living in adjacent areas. As a result, most of the household directly or indirectly involved with the surrounding areas. It is obvious from the figure that 44.6% household live in the existing place that was 1 to 5 kilometers away from the previous location. The next major 33.1% household live that place which was 6 to 10 kilometers away from the previous place. From survey it was found that only 4.6% household live more than 15 kilometers from original location (Figure 5.8). The present location map of the relocated people is shown below. Less than 20% relocated in districts outside Dhaka such as in Comilla, Khulna, Noakhali, Gazipur. Map 5.1 shows the chosen relocated areas by the local people within Dhaka Metropolitan Area.

Table 5.4: The present location of the relocated people.	
Land Projects Name	Relocated places
Ashiyon City	Atipara, Sataish, Mirar Bazar, Nasaran, Soril, Rajabari, mainter Tek, Baghpara, Dolipara, Manda, Barun Tek, Askona, Anul, Mainertek, Beraid, Noakhali, Comilla and so on.
United City	Beraid, Choto Baraid, Gazaria, Rupganj, Berok, Baniadi, Dabai, Kahetpara, Pubgaon, Airaba and so on.
Green Model Town	Nandipara, Mendipur, Amalia, Noapara, Airaba, Sairpa, Simrail, Goshpara, Sidranj, Kajla, Chandpur, Nazirpur, Gazipur (Dhaka) and so on
Pink City	Kaskara, Amala, Barua, Namapara, Dumni, Pubali, Rupgonj, Gazaria, Choto Baraid, Nazirpur, Barua, Kaskara, Tek, Nandipara, Barua, Amalia



Map: 5.1 Relocated places (Greater Dhaka City)

Source: Field Survey, 2011

5.4 Major Findings of Land Acquisition Process from Local People

Land developers with the help of local musclemen and local officials used many techniques to buy land from local people. More or less same techniques were used by all land developers for acquiring local people's land. Here people's social status, political influence, educational background influenced developers to choose their techniques. In below shows the land acquisition process of local people in broad scale for selected land projects:

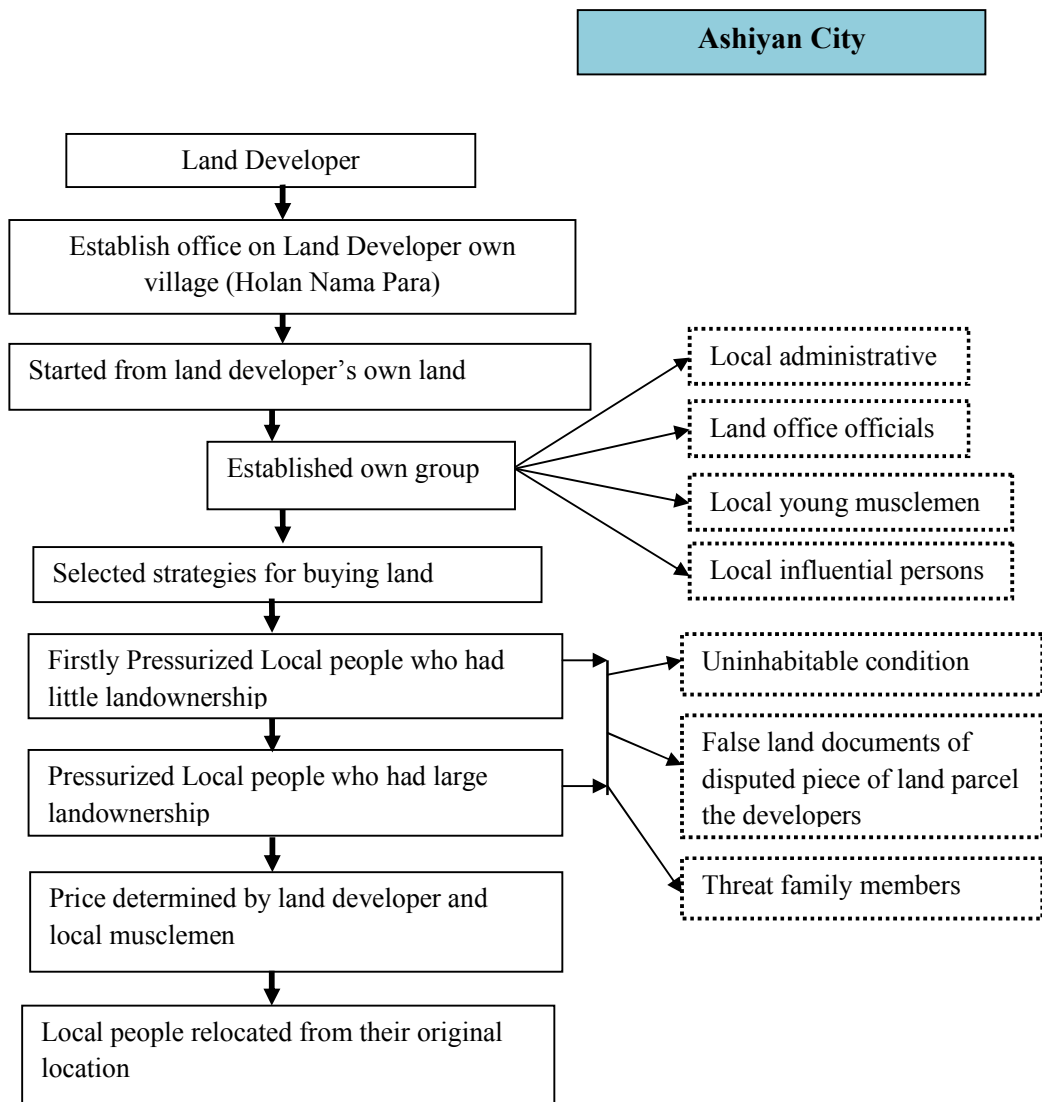


Figure 5.9: Ashiyon City land acquisition process

Source: Field Survey, 2011

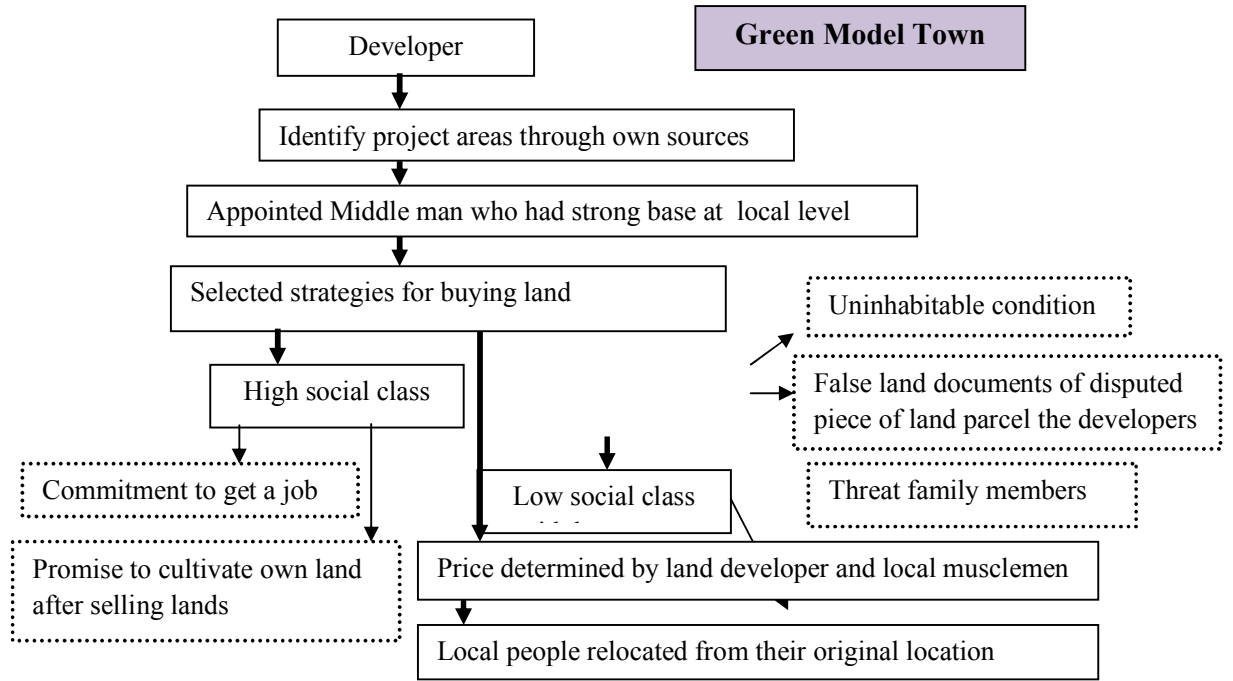


Figure 5.10: Green Model Town land acquisition process

Source: Field Survey, 2011

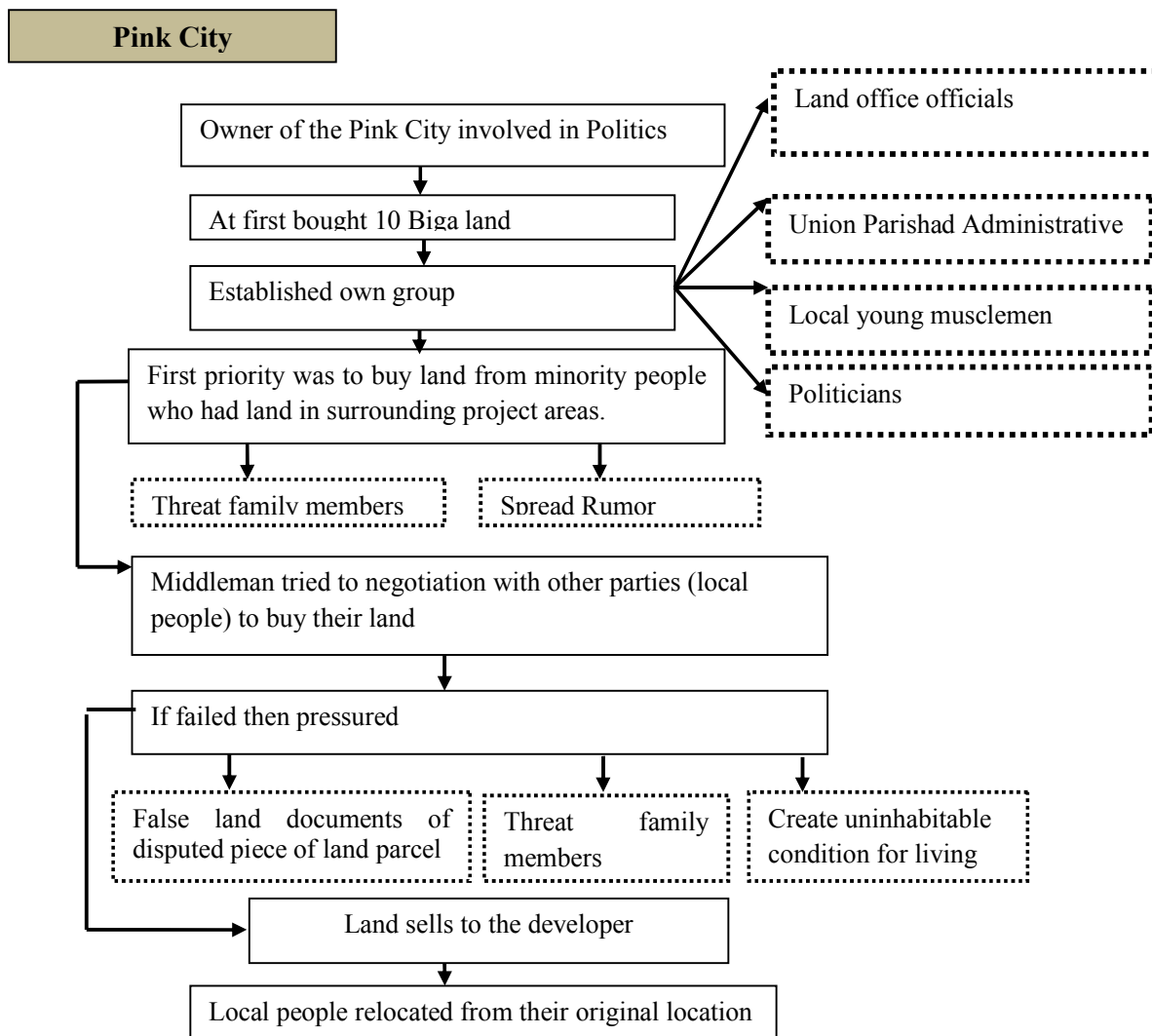


Figure 5.11: Pink City land acquisition process Source: Field Survey, 2011

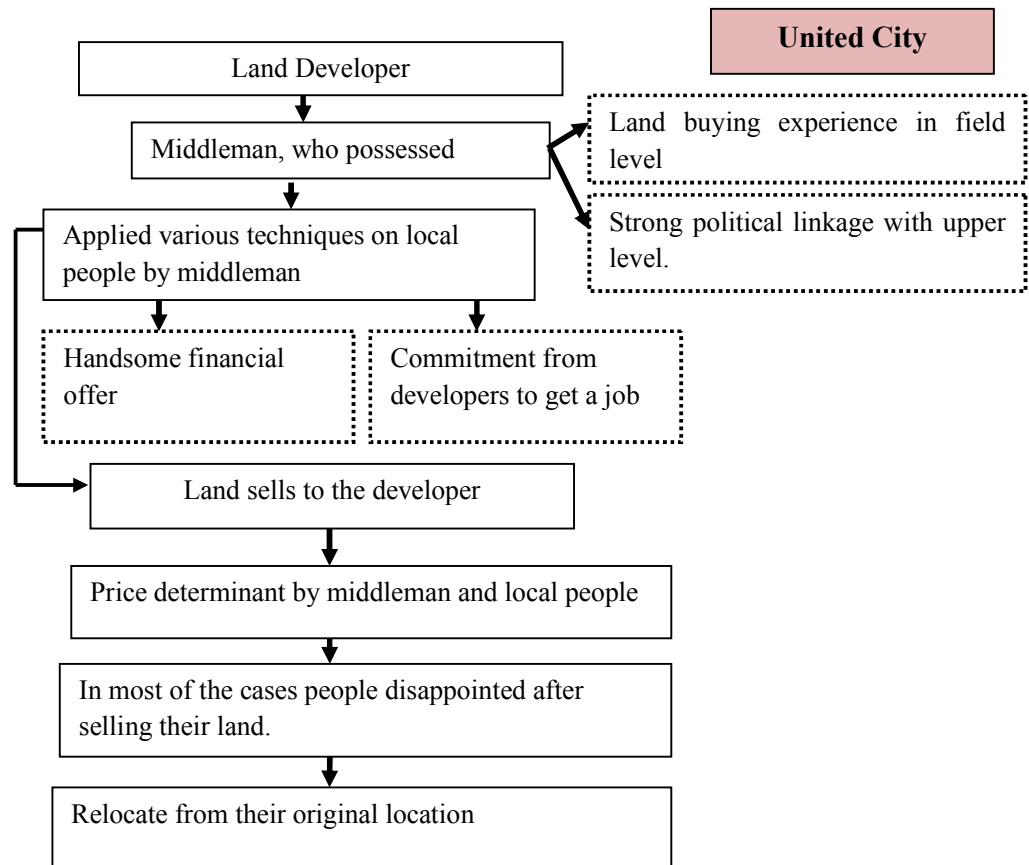


Figure 5.12: United City land acquisition process

Source: Field Survey, 2011

It is evident from the field survey that the land acquiring process from the local people in four the land development project contains some similar techniques but not all of them are identical. All the developers treated the local people according to their size of land ownership, social status, political involvement etc. All the developers used their political and social power to pressurize the land owners to sell their land but the extent varied. For example in case of Ashian City, the middle man used all the techniques to terrorize the local people to sell the land. On the other hand, Green Model Town used some techniques of negotiation such as they said the local people can cultivate their land for long time but when it was necessary they also used treat and pressure.

Following Figure 5.13 is a generalized diagram showing the typical land acquisition process.

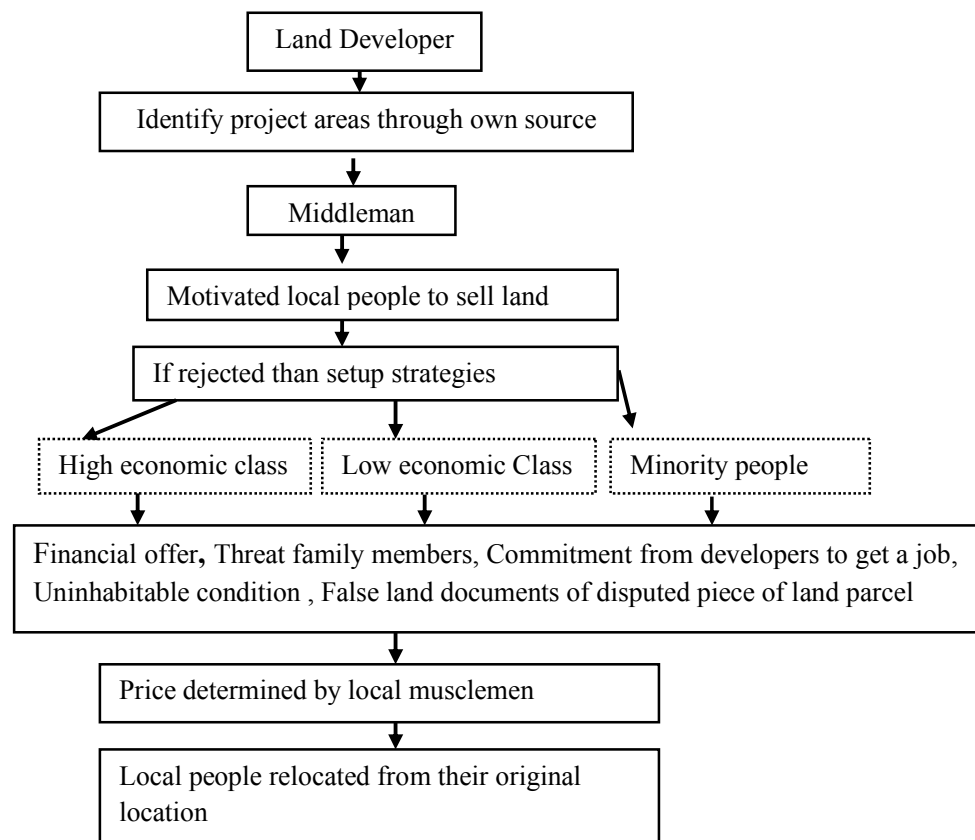


Figure 5.13: Typical land acquisition process

Source: Field Survey, 2011

5.5 Conclusion

Though both voluntary and involuntary procedures were used for relocation, this research outcome clearly showed that maximum local people were displaced from their original location through involuntary procedure. Four actors namely, land developers, local musclemen, local officials and local people being identified actively played various roles in this relocation procedure. From survey findings, it can be said that those local people who were not interested to sell their land used many strategies to save their land from developers. After getting land selling money from the developers, people search new place for living and prime consideration was

job opportunity. Local people tried to live within short distance from their original location which ultimately showed their strong belongings with the existing localities. It can be said that suitable relocation should follow some stages as like 'Thayer Scudder's conceptual model' (See 2.8.1). Scudder (2005) considered first stage as Planning and Recruitment stage. This stage deals with activities relating to the pre-resettlement period, such as planning for the removal, rehabilitation and development of the people. Next stage is Coping and Adjustment stage where adjustments that take place in order to adapt to the new environment such as new neighbours, new economic activities, rising expenses, the host population. Community Formation and Economic Development takes in third stage. Here community formation activities and constructing various religious structures and common infrastructure is established for relocated people. Successful integration of relocated populations into a regional or national political economy will bring an end to the relocation process in Stage Four. But this research findings show that there had no specific pre-resettlement plan for local people from land developers. Similarly coping and adjustment in new location regarding environment, social condition and economic activities were not considered for relocated people. Likewise there had no provision for community formation activities and construction of various religious structures for relocated people. From the research finding, it can be said that the process of relocation could not be defined in an exact way as it varied from place to place, developer to developer, people to people, time to time, society to society in selected four land projects. There were no specific guidelines for local people relocation from their original location. As a consequence, local people were relocated from their original location though various procedure by land developers. Land developers with the help of local musclemen and officials' displaced local people without considering any humanities background, only monetary matters are considered. As a result, local people rights are not properly maintained in relocation process.

CHAPTER 6

SOCIO ECONOMIC CONDITIONS OF RELOCATED PEOPLE

6.1 Introduction

Present status of relocated people and their socio-economic impact due to relocation is a vast issue which can be recognized through various analytical procedures. Ahsan (2007) expressed that during displacement people lose natural capital, manmade capital, social capital and human capital. Displacement of people from their origin and poverty are linked together by social scientists. Cernea's model [30] has been used as a framework for a number of studies. For example, Mahapatra [59] uses the model to evaluate India's resettlement from 1947 to 1997, examining each of the risk in turn. Displacement of local people from their own land has many negative social impacts [83]. Ramaiah (1995) noted that involuntary relocation creates adverse impact on health because of mental stress and higher work pressure. Similarly, once people lose their land, income, other assets and move to new surroundings, they are unable to use their traditional skills. The productivity of their land declines, as does their food security [64]. Resettlement fragments communities, dismantles patterns of social organization and disrupts informal networks with friends, neighbours etc. Indicators to study present status and socio economic condition are divided into two sub groups namely social and economical. Indicators under social are housing conditions, access to services namely water supply, power and sanitation, social network. Similarly, indicators under economical are occupation, income & expenditure and land ownership. The indicators chosen for this study was selected from extensive literature reviews and discussions with experts.

The household surveys were carried out in parallel with reconnaissance survey for better understanding of relocation process. The survey covered 350 households to collect data for relocation process from fringe areas. The questionnaire survey was randomly collected. As original local residents sold their lands and relocated in

different places, this research used snowball sampling for questionnaire survey. The questionnaire format used to collect data is provided in Appendix B.

6.2 Land Ownership

6.2.1 Previous and Present Land Ownership:

Due to relocation, land ownership has been changed drastically. From field survey, it was found that the people without lands in previous location were hardly found. But at present most of the people (67.7%) have no land. Previously, 43.1% people had land above 10-20 katha but now it's decreasing to remain 6.9% people having land more than 10-20 katha at present. Though some people got the money at a time from the developers by selling their lands but most of the people could not buy lands in any other place for high price of land.

Table 6.1 Present and Previous Land Ownership

Land size	Previous Land Ownership (%)	Present Land Ownership (%)
Above 20 katha	3.4	0
10-20 katha	43.1	6.9
5-9 katha	28.0	.9
1-4 katha	25.4	24.6
No land	0	67.7
Total	100	100.0

Source: Field Survey, 2011

To justify result (Table 6.1) through statistical analysis, Paired Sample 'T' test was applied for respondent's previous and present land ownership status. From Paired Sample 'T' test, it was found that the calculated value of $t=31.79$ At 0.05 significance level and with 349 degrees of freedom, the critical value is 1.96 found from the table of t distribution. So it was found that computed value of t (31.79) falls in the rejected region, the Null hypothesis is rejected. From the hypothesis test, it was found that there would be huge change regarding land ownership among the relocated people of the studied area between two time periods. (Calculation appendix-G)

6.3 Occupation Status

6.3.1 Previous and Present Occupation:

From field survey it can be said that at present local people's occupation structure is totally changed from previous locations. For example, agriculture and labour percentage were dramatically changed between two periods. Agriculture percentages were 42.3% and 16.6% according to previous and present locations. Similarly labor percentages are increased from 22.9% to 56.6%. At the same time, small business and large business percentage are reduced from previous to present. One interesting point was that private and government service holders had shown the same percentage in both periods. Only overseas employees added new job sector in present and it was totally absent in previous locations (Figure 6.1).

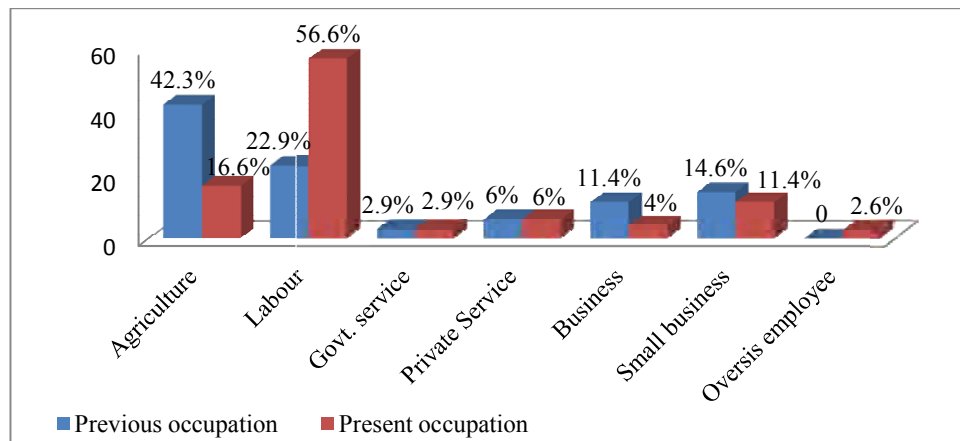


Figure 6.1: Previous and Present Occupation

Source: Field Survey, 2011

6.4 Income and Expenditure:

6.4.1 Present and Previous Income and Expenditure:

From field survey, it can be said that overall income range is reduced from previous to present. Only (20,000- 25,000) earning people showed adjacent results in both (present and previous) places (6.2% & 8.5%).

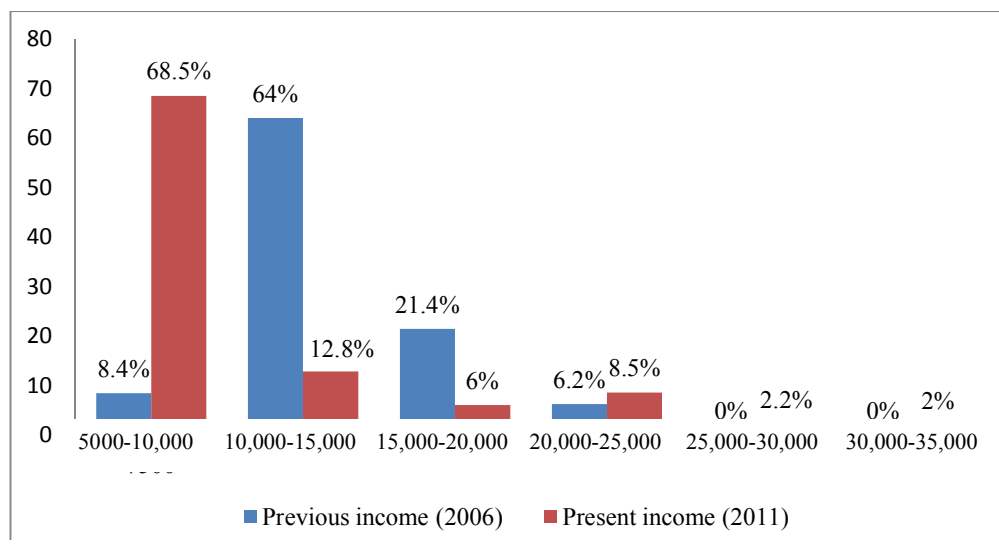


Figure 6.2: Compare Present and Previous income

Source: Field Survey, 2011

Measuring the money valuation between two years (2006-2011):

Taking the present average inflation rate of Bangladesh, 8.28, it is calculated that the successive monetary values given below is that the 100 BDT of 2011 is equal to the 67.182 BDT in 2006 (Appendix. H)

Table 6.2: Valuation of money in 2006 to present

Valuation of money in 2006 to present	
Base year (2006)/BDT	Equal to present value/BDT
7500	11163.705
12500	18606.72
17500	26048.645
22500	33491.115
27500	40933.585

After valuation of money			
Income range (BDT)	X	No. of respondents	
		Previous (2006)	Present (2011)
5000-10000	7500	15	240
10000-15000	12500	14	44
15000-20000	17500	160	21
20000-25000	22500	74	30
25000-30000	27500	65	8
30000-35000	32500	22	7

Source: Field survey, 2011

After valuation of money, it can be said that in previous locations most of the people's income ranged between 15,000 BDT to 20,000 BDT but at present it ranges from 5,000 BDT to 10,000 BDT shown by the highest percentage. So it can be said that local people's actual income was reduced at present than previous locations.

To justify result (Figure 6.2) through statistical analysis, Paired Sample 'T' test was applied for local people of Present and Previous Income range. From paired sample 'T' test, it was found that the calculated value of $t = 13.30$. At 0.05 significance level and with 349 degrees of freedom, the critical value is 1.96 found from the table of t distribution. So it was found that computed value of t (13.30) falls in the rejected region, the Null hypothesis is rejected. From the hypothesis test, it can be said that there would be huge income change among the relocated people of the studied area between two time periods. (Calculation appendix-H)

As there is no saving money by the studied people between two time periods due to money both income and expenditure were equal. So in the study expenditure is not explained broadly.

6.5 Social Network:

It is the universal truth that people always want to live in a secured place. The socio economic study of Dhaka shows that 60 to 70 percent of families of Dhaka have their close relatives living in the same area [75]. Similarly friendship develops among relatively homogenous type of people [21]. As a result Resettlement fragments communities, dismantles patterns of social organization and disrupts informal networks with friends, neighbours etc. It's also important to determine social network in any place. In the present study, primary social network was described by relatives and friendship networks within neighborhood. Similarly secondary social network in the neighbourhood was described by the level of participation of the respondents in the activities of the neighbourhood based organizations.

It was found from field survey that most of the household respondents were positive regarding their relatives, friends and neighbors forced relocation issue (67.7%). Only 32.3% household showed negative response in this aspect (Table 6.3). So it can be

said that forced relocation is a crucial and concerning issue for fringe areas in Dhaka city.

Table 6.3: Percentage of respondents' relatives, friends and neighbors forced by developers for Relocation

Response	Frequency	Percent
Yes	237	67.7
No	113	32.3
Total	350	100.0

Source: Field Survey, 2011

6.5.1 Information about respondent's Relatives and Friends in present and previous locations:

It was understood from field survey that maximum local people lived adjacent to their relatives, friends in previous locations (70.6%). On the other hand this percentage was half in present locations in comparison to the previous locations (See Figure 6.3).

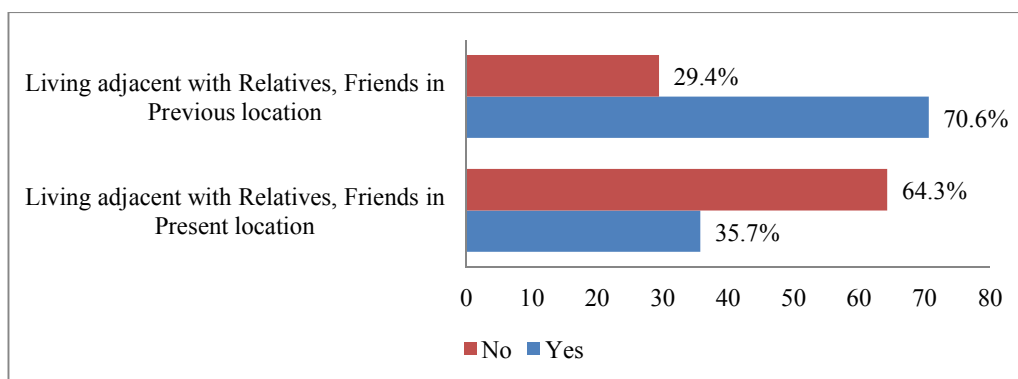


Figure 6.3: Relatives, Friends living adjacent in Present and Previous location
Source: Field Survey, 2011

6.5.2 Involvement with Neighborhood Organization:

It is important to recognize involvement with Neighborhood Organization for measuring social network. The ultimate nature of bonding with the neighbourhood can be understood by the concerns of the residents towards problems of

neighbourhood and initiatives taken by them for solving these problems and for upgrading the overall socio economic environmental condition of the neighbourhood. Residents of a neighbourhood usually do these activities by forming a neighbourhood based club or organization [23]. For example, cultural club, neighborhood development club, sports club, religious club and so on. From survey, it was found that only 36.9% were involved with neighborhood organization in present locations. But this percentage was 73.1% in previous locations (Figure 6.4). For example, Jubo Somity (Sports club) was established by Holan Nama Para's resident in DakkinKhan Union, Dhaka. Similarly, residence of adjacent areas of Pink City established so many clubs like as "Dumni Somaj Unnayan" (Neighborhood development club). This club was arranged so many social events such as, Eid Prayer in the area. In present locations ceiling number of respondents live on rental basis. This played a vital role for involvement with neighbourhood organizations. As, families of rental houses, do not have provision of membership or have no chance to control a club. As a result, they feel alienated in the neighborhood and have no voice regarding various social issues.

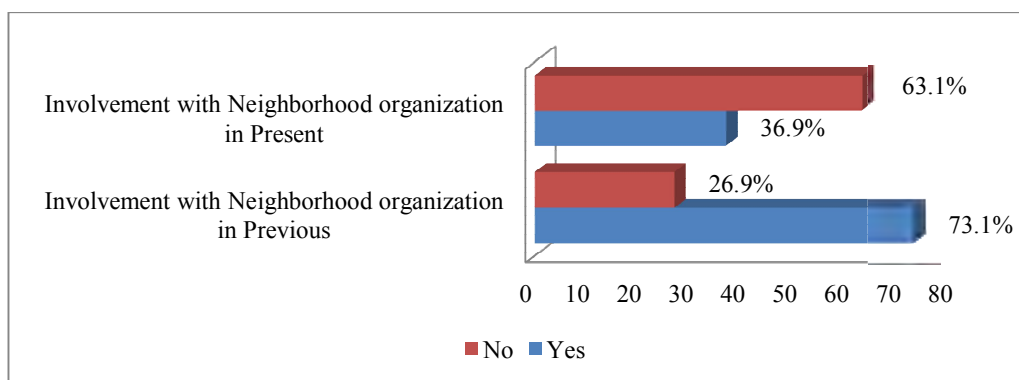


Figure 6.4: Involvement with Neighborhood organization in Present and Previous location

Source: Field Survey, 2011

Involved Neighborhood organization in previous location and Relatives, friends living adjacently in previous location Cross tabulation:

Table 6.4: Involved Neighborhood organization and Relatives, friends lived adjacent in Previous locations

Involve Neighborhood organization in previous locations * Relatives, friends living adjacent in previous location Cross tabulation					
			Relatives, friends living adjacent in previous location		Total
			Yes	No	
Involve Neighborhood organization in previous location	Yes	% within Relatives, friends living adjacent in previous location	94.7%	21.4%	73.1%
	No	% within Relatives, friends living adjacent in previous location	5.3%	78.6%	26.9%
Total		% within Relatives, friends living adjacent in previous location	100.0%	100.0%	100.0%

Source: Field Survey, 2011

From Table 6.4 it can be said that those who lived with their relatives and friends in previous locations, enrollment in neighborhood organizations were higher than those who did not live adjacent to their friends and relatives.

Similarly Involved Neighborhood organization in Present and Relatives, friends, living adjacent in Present locations Cross tabulation:

Table 6.5: Involved Neighborhood organization and Relatives, friends lived adjacent in Present location

Involve Neighborhood organization in present * Relatives, friends, living adjacent in present Cross tabulation					
			Relatives, friends, living adjacent in present		Total
			Yes	No	
Involve Neighborhood organization in	Yes	% within involve Neighborhood organization in present	84.5%	15.5%	100.0%

present	No	% within involve Neighborhood organization in present	7.2%	92.8%	100.0%
Total		% within involve Neighborhood organization in present	35.7%	64.3%	100.0%

Source: Field Survey, 2011

From Table 6.5 cross tabulation it can be said that those who lived with their relatives and friends in present locations, enrollment in neighborhood organizations were higher than those who did not live adjacent with their friends and relatives.

6.6 Housing condition:

6.6.1 Present Resident Status:

It was found from field survey that most of the respondents in the sample survey lived in rented houses in present locations (67.7%), only 32.3% lived in their own home. On the other side in previous locations, 100% people lived in their own home (Table 6.6).

Table 6.6: Present Resident Status

Ownership Pattern of Respondents	Frequency	Percent
Own home	113	32.3%
Tenant	237	67.7%
Total	350	100.0

Source: Field Survey, 2011

6.6.2 Type of Housing:

It was found from field survey that at present 33.7% household house types were katcha but this percentage were 7.7% in previous locations. Similarly at present Semi Pucca house types reduced 9.5% from previous locations. Likewise 27.7% household were Pucca house in previous locations which were 11.1% regarding to that in present locations (Figure 6.5).

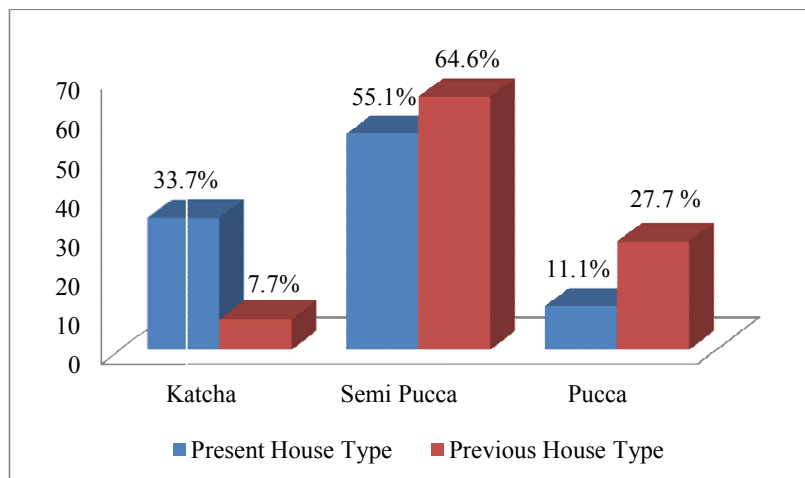


Figure 6.5: Present & Previous House Type

Source: Field Survey, 2011

6.6.3 Satisfaction about Housing Condition:

In this study, satisfaction is illustrated by the overall housing condition, interior space condition and family pleasure. Most of the respondents, 61%, in the sample survey expressed their positive views with satisfaction about previous housing condition, likewise only 25.1% expressed their view regarding satisfaction about present housing condition. Similarly, 15.7% respondents did not satisfy regarding their previous housing condition whereas 55.1% expressed same result considering present housing condition (Figure 6.6).

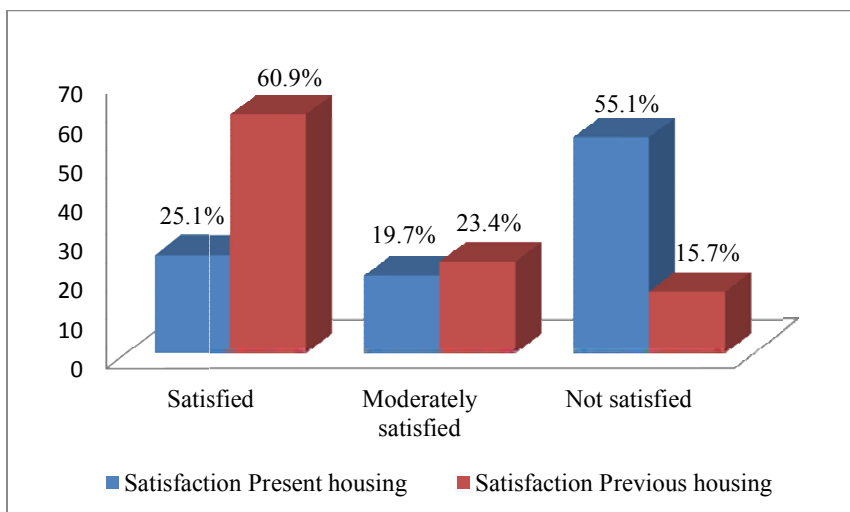


Figure 6.6: Satisfaction about Present & Previous housing condition

Source: Field Survey, 2011

6.7 Utility Facilities:

6.7.1 Electricity:

6.7.1.1 Electricity Connection:

From field survey, it was found that in previous locations, most of the households (92.9%) had electricity connection. On the other hand, at present 37.1% of households have no electricity connection whereas 62.9% were with electricity connection (Figure 6.7).

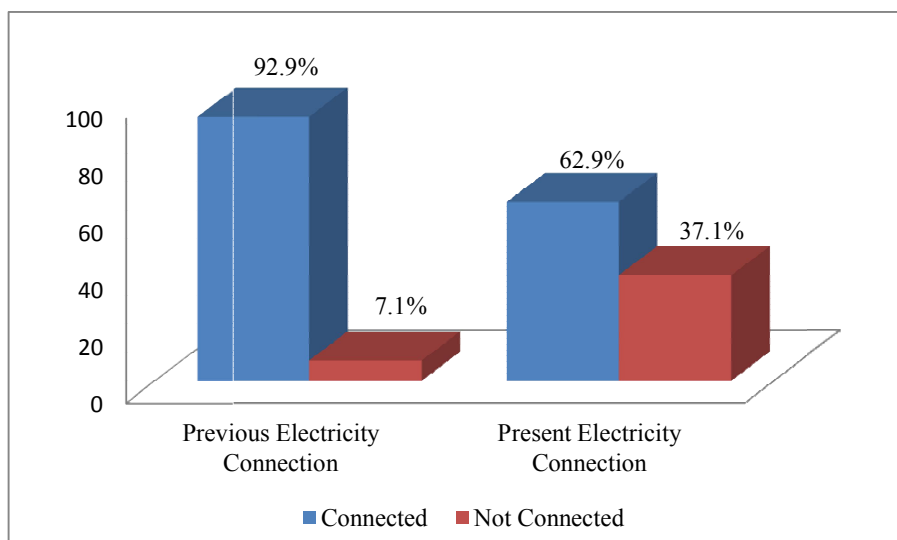


Figure 6.7: Present & Previous Electricity availability

Source: Field Survey, 2011

6.7.1.2 Electricity Condition:

At present, a huge number of sample households connected electricity through illegal way from their surroundings. That's why the concerned authority sometimes disconnects the electricity line. Side-by-side they did not have opportunity to connect the electricity line in legal way because of lack of affordable money.

As a result their satisfactions regarding electricity condition were only 28.1% in present locations and were 49.4% in previous location. Next moderately satisfied were nearby in both places. But not satisfied extended 9.3% from previous locations to 32.1% in present locations (Figure 6.8).

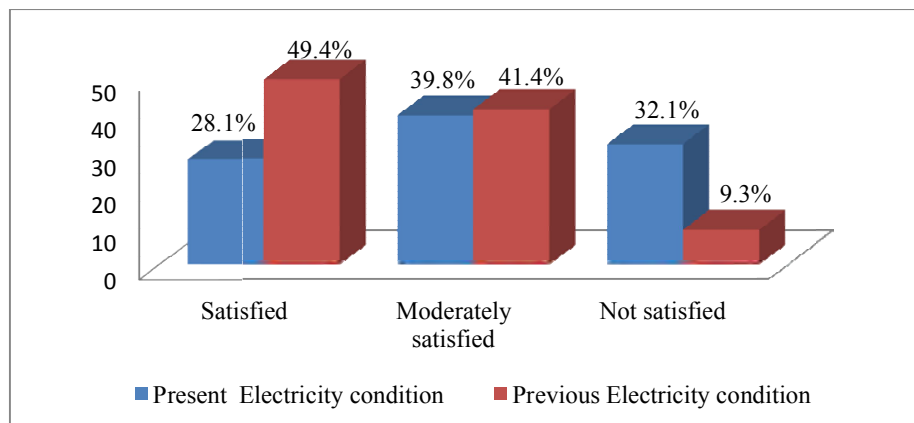


Figure 6.8: Present & Previous Electricity condition

Source: Field Survey, 2011

6.7.2 Water:

6.7.2.1 Water Availability:

It was found from field survey that most of the households had water availability in their house in previous locations (91.4%). Only 8.6% did not have their own supply, they mainly collected from their neighbors. On the other hand, 68.9% household had water availability and 31.1% did not have the water connection in their house at present locations (Figure 6.9). As a result, a huge percentage collected their water from surroundings. But most of the respondents did not show good response regarding their relationship with neighbors. As a consequence, social quarrel was common scenario in present locations.

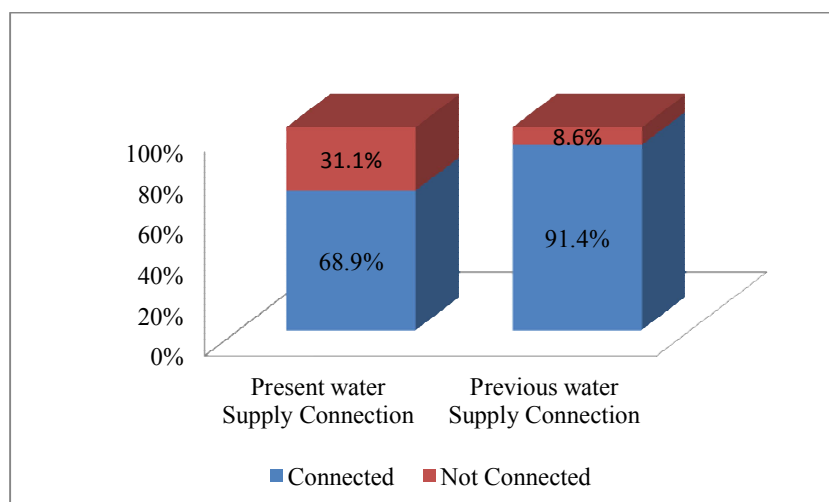


Figure 6.9: Present and Previous water supply connection

Source: Field Survey, 2011

6.7.2.2 Water Supply Condition:

It was found from sample survey that 52.2% were satisfied regarding their previous water supply condition and only 24.4% were satisfied regarding their present water supply condition. On the other hand 38.4% and 31.8% expressed moderate satisfaction in previous and present water supply accordingly. In present location 43.8% respondent did not satisfy regarding their present water supply condition but this percentage were only 9.4% in previous locations (Figure 6.10).

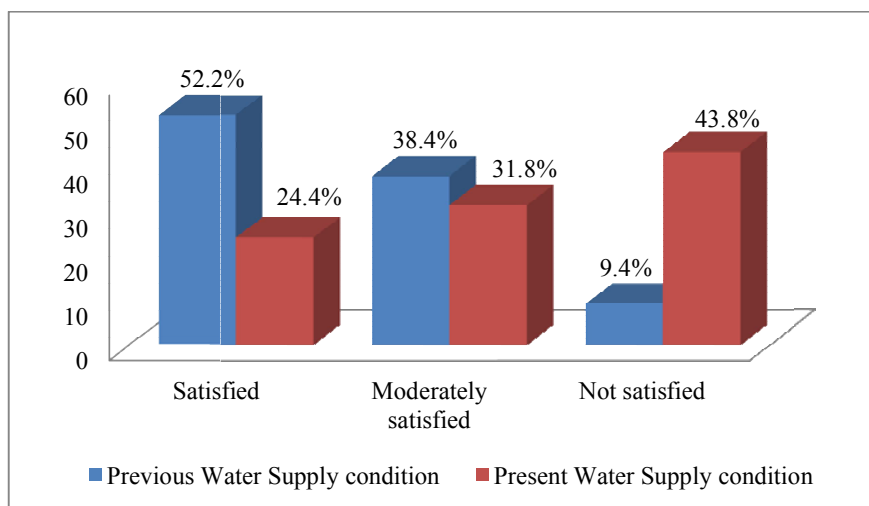


Figure 6.10: Present and Previous Water Supply condition

Source: Field Survey, 2011

6.7.2.3 Water Supply Provider:

It was found from field survey that in previous locations mainly government supply (38.4%) and private initiatives (61.6%) were the main source for water. In present locations government provided water supply to 26.9% households and private initiative provided water supply to 66.9% households. Community Based organization (CBO) did not play any role as water provider in previous locations. On the other hand, 6.2% household got water supply through CBO initiative in present locations (Figure 6.11).

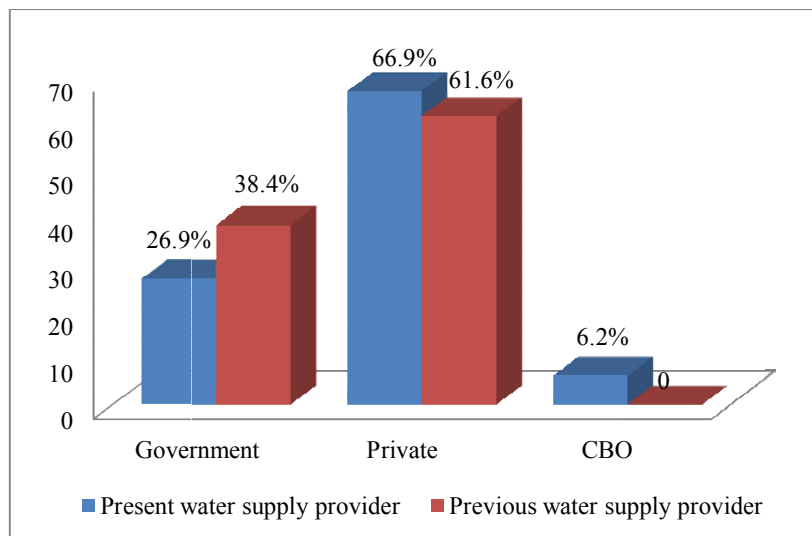


Figure 6.11: Present and Previous water supply provider

Source: Field Survey, 2011

6.7.3 Gas:

6.7.3.1 Gas Connection:

It was found from field survey that in previous locations 74.9% households were under gas supply whereas this percentage were only 25.1% in present locations (Figure 6.12). As at present most of the respondents lived in rented houses, their present residential status played a vital role for showing this result. So gas supply was not like previous locations.

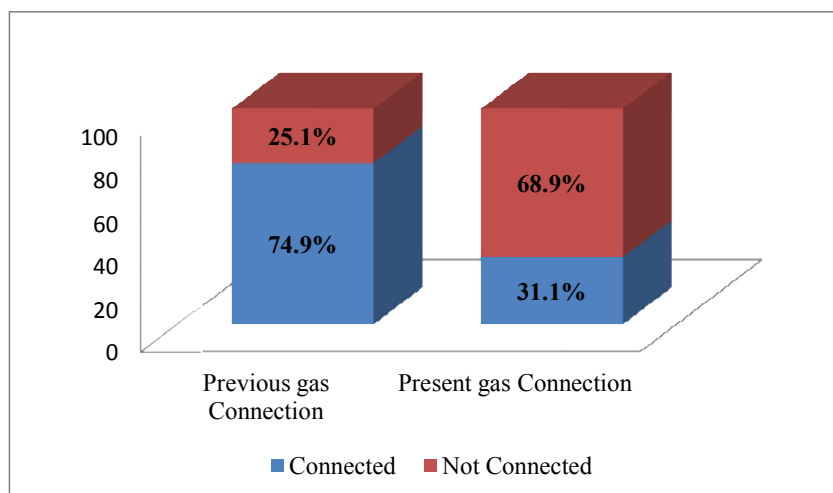


Figure 6.12: Present and Previous gas Connection

Source: Field Survey, 2011

6.7.3.2 Gas Condition:

Comparing between present and previous gas condition, it was found from field survey that in previous locations 45.4% were satisfied with their gas condition whereas at present this percentage were 19.3%. On the other hand a huge percentage (40.4%) was satisfied considering their gas condition at present locations (Figure 6.13).

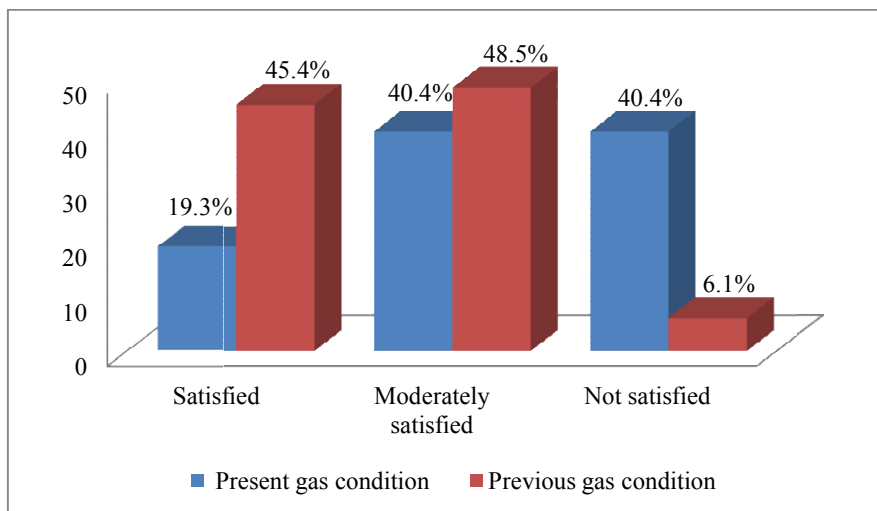


Figure 6.13: Present and Previous gas condition

Source: Field Survey, 2011

6.7.4 Drainage:

6.7.4.1 Drainage Availability:

It was found from field survey that in previous locations 72.6% household were under drainage facility whereas this percentage were 56.0% in present locations. On the other hand, without drainage connections percentage increasing from 27.4% in previous locations to 44.0% in present locations (Figure 6.14).

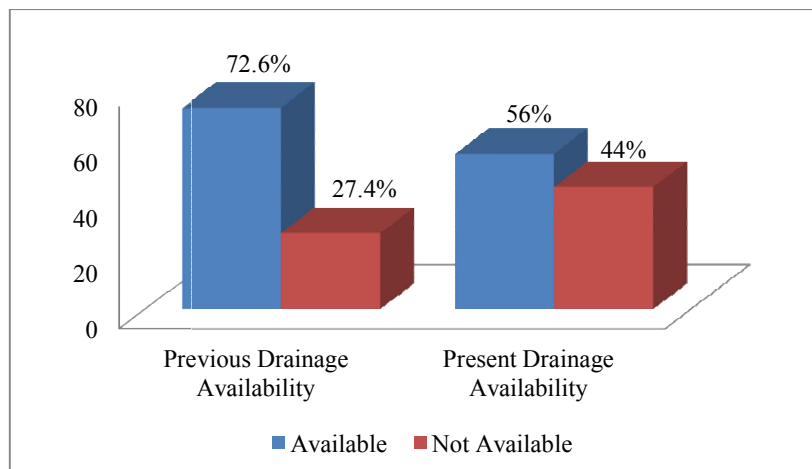


Figure 6.14: Present and Previous Drainage Availability
Source: Field Survey, 2011

6.7.4.2 Drainage Condition:

In present locations 26.0% respondents were satisfied with their drainage condition whereas 35.2% were moderately satisfied and 38.8% did not satisfy regarding their drainage condition. On the other side in previous locations, 49.6% were satisfied, 42.9% were moderately satisfied and only 7.5% did not satisfy considering their drainage condition (Figure 6.15).

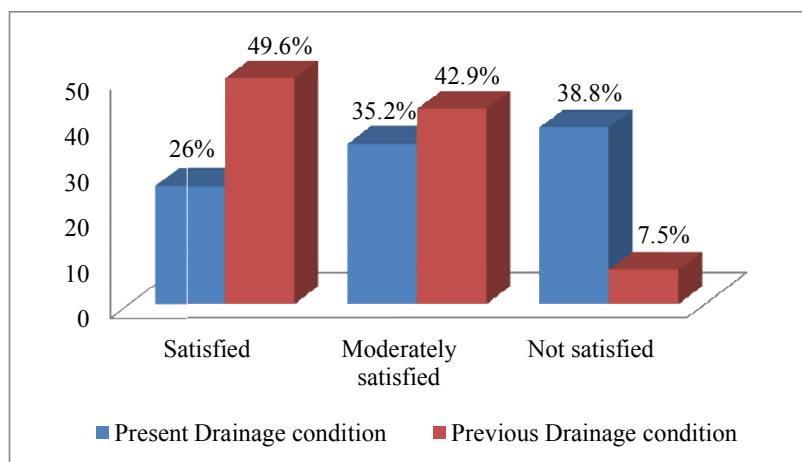


Figure 6.15: Present and Previous Drainage condition

Source: Field Survey, 2011

6.7.4.3 Drainage Service Provider:

Among government, private and CBO initiatives as drainage service provider, only government initiatives were reduced from previous locations (46.5%) to present locations (16.3%). On the other side private initiative increased from 48.4% in previous locations to 65.3% in present locations. Similarly CBO's roles being only 5.1% in previous locations were shown 18.4% in present locations (Figure 6.16).

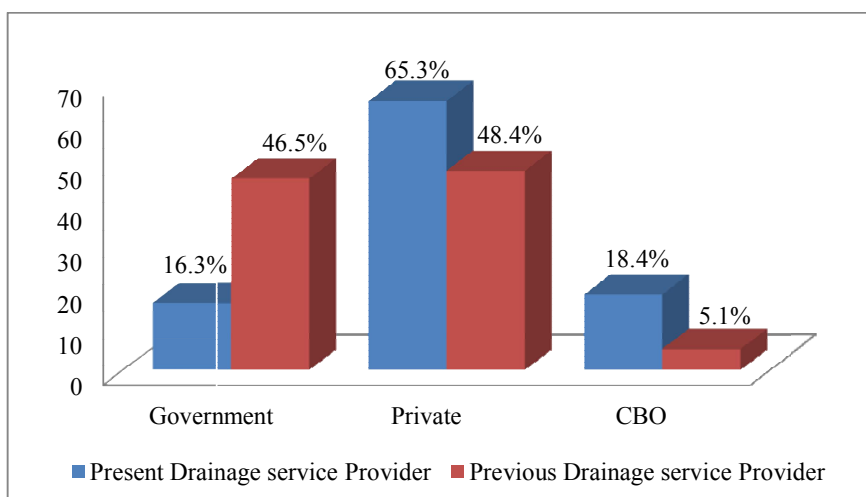


Figure 6.16: Present and Previous Drainage service Provider

Source: Field Survey, 2011

6.8 Conclusion:

Though socio economic analysis is a vast issue, in the study, due to time constraints only few indicators are considered for data collection. Survey findings of this research supported social scientists' opinion about consequence of relocation. Displacement of people from their origin and poverty are linked together by social scientists. For example, Mahapatra (1999) uses 'Cernea Model' for evaluation of India's resettlement from 1947 to 1997, examining each of the risk in turn. It was found from the research findings that local people over all socio economic condition degraded from previous location which ultimately supported social scientists opinion about consequence of relocation. At present most (67.7%) of the local people don't have lands but this was reversed in previous locations. Similarly, Local peoples' occupation structure was totally changed in present location comparing with previous

locations. Likewise, at present locations most of the cases income levels, housing condition and utility facilities were degraded from previous locations. Here social network played a vital role. Local people not only moved from their residence but also were deprived of major potential in original location. Also, most of the local people lived in rented house in present locations which has an influential role for their low satisfaction level in housing condition and utility facilities. Table 6.7 shows the analysis of study findings according to ‘Cernea Model’

Table 6.7: Analysis of study findings according to ‘Cernea Model’

Eight risks after relocation	Before Relocation	After Relocation	Findings from study area
Landlessness: land would eventually destroy the foundation of productive systems, commercial activities, and livelihoods.	0% landless	67.7% landless	In previous, maximum people land ownership between 10-20 katha
Joblessness: The risk of losing wage employment as a result of resettlement is very high among both rural and urban populations.	42.3% involved with agriculture	56.6% people are day labor	Day labor had no fixed income and had no job security.
Homelessness: Many resettlers loss of shelter is only for a temporary period.	100% people had own home	32.3% have home	Maximum local people turned as landless people
Marginalization: Economic marginalization is often accompanied by social and psychological marginalization, which can be identified by resettlers feeling a loss of confidence in themselves and society, a drop in social status, feelings of uncertainty, injustice, and deepened vulnerability	Most of the People income was range between 10,000-15,000	Most of the People income range between 5,000-10,000	Evaluate income range between two locations based on inflation rate
Food Insecurity: Settling displaced people in new locations can increase the risk of temporary or chronic undernourishment as their calorie-protein intake tends to be below the minimum necessary levels for normal growth and work.	Most of the People income was range between 10000-15000	Most of the People income range between 5000-10000	Relocated people in vulnerable condition
Increased Morbidity and Mortality: Massive population relocation can lead to serious declines in the health of	—	—	Not considered in this study

resettlers as a result of relocation induced social stress, psychological trauma and vector born diseases			
Loss of Access to Common Property Resources: Loss of access to common property resources that belong to relocated communities can obstruct their income earning activities and in turn deteriorate their household income.	—	—	Not considered in this study
Social Disarticulation: Resettlement fragments communities, dismantles patterns of social organization and disrupts informal networks with friends, neighbours etc.	<ul style="list-style-type: none"> ■ 70.6% people lived beside relatives and friends. ■ 73.1% people had involvement with neighborhood organization. 	<ul style="list-style-type: none"> ■ 35.7% people lived beside relatives and friends. ■ 36.9% people have involvement with neighborhood organization. 	Primary social network described by relatives and friendship networks, secondary social network described by the level of participation in the neighbourhood organizations.

Source: Field Survey, 2011

From overall research findings, it can be said that local people socio economic condition was ruined at present comparing with previous locations.

CHAPTER 7

MAJOR FINDINGS, RECOMMENDATION AND CONCLUSION

7.1 Introduction:

This chapter summarizes the findings about relocation process and socio economic condition of the relocated people. In conclusion, some general recommendations are added regarding local people's relocation procedure.

7.2 Major Findings from the Study

All the preceding chapters presented alarming picture of forcible relocation of local people of fringe locality of Dhaka Metro area. If the current trend of relocation process continues, it would cause a serious social unsustainable condition in fringe areas of Dhaka City. It is a difficult task to protect the interest of local people in fringe areas like Dhaka where land is limited and land price is increasing immensely. The alarming rate of land grabbing by land developers in Dhaka city has made the policy makers, administrative body, and planners concerned about the issue. Mass media focused on various reports on that but so far no significant attempts were applied to prevent the land developers' illegal activities.

Though relocation process brings a number of disturbances in peoples' regular life, in most of the cases this issue is considered as development project based on government or donor fund. Government projects that are supported by donors are considered relocation issue from their perspective. For example, Resettlement Plan of Bhairab Bridge Construction Project carried out accordance with DFID guidelines on Involuntary Displacement and Resettlement. Similarly Jamuna Multipurpose Bridge authority prepared their resettlement action plan based on their donor World Bank 'Involuntary Resettlement' manual. Private project relocation aspects are not properly considered regarding Rules and Regulation in Bangladesh. Private Residential Land Development Rules, 2004 has not served yet the local people who

are affected by private land developer's activities. Similarly, ADP facilitated Relocation plan is still not approved by Government and this is hanging from the year 2007.

Local people's relocation from their origin locations occurred in various ways and various techniques were applied by land developers. For this reason, the household surveys were carried out in parallel with reconnaissance survey for better understanding of relocation process. The survey covered 350 households to collect data for relocation process from fringe areas. The questionnaire survey was randomly collected. As original local residents sold their land and relocated in different places, this research used snowball sampling for questionnaire survey.

Land transformation process is a complex method. From field investigation it was found that there were mainly four actors who played a vital role for land transformation process. They are land developers, middleman/muscleman, local officials and local people. Each actor played precise role in land transformation process. From field investigation it was informed that four land developers have specific techniques for transferring local people from their original location.

Most of the local people got their land through inheritance (81.4%) and it was evident from the field investigation that the people of those areas were not aware of their rights. So middleman/muscleman and land developers took advantage of the local peoples' lack of awareness.

Relocation can be occurred either in voluntary or involuntary process. From field investigation, it was found that both ways were used by land developers for local people relocation. Voluntary causes were good land price (16%) and commitment from developers to get a job (26%). Similarly involuntary causes are family security (30%), false land documents of disputed piece of land pieces (15%) and uninhabitable condition created by the developers (13%).

Finally it was informed from field survey that most of the respondents in the sample survey were not satisfied (79.4%) about their land price that they sold to the land developers. In most of the cases (48.9%), local muscleman determined the price of land between land developers and local people. As a consequence local people were

deprived from getting real market price and faced serious trouble in collecting land selling money.

Local people used so many strategies to save their land from developers. Here social status played an influential role in this process. Most of the respondents (66.3%) in the sample survey did not try to protect their forcible relocation issues by adapting any form of social or legal assistance. Here people's social status, political power, occupation and rumor have influenced to protect their relocation process.

Local people used their land selling money in various modes. Most of the households used their land selling money for business purpose (38%). Next significant percentage was of buying new land (32%) for residential purpose or for cultivation.

There were a number of reasons for selecting relocated place for living by local people. From field investigation, it was found that job opportunity (33.1%) was the key consideration when choosing new place for living. It was found from field survey that most of the people changed their previous occupation after relocation. The other vital reasons that influenced local people for choosing new place were adjacent to previous location (9.4%), proximity to city center (4.9%), better transport facility (3.4%), adjacent to relatives (5.7%) and low house rent (11.1%). From field survey it was also found that most of the respondents were living in this new place for three to five years (58.9%).

From the above study, it can be understood that the relocation process is a vast issue and cannot be defined in a specific way, as it varies from place to place, developer to developer, people to people, time to time, society to society and so on.

This study also tries to find out the socioeconomic condition of relocated people. Displacement of people from their origin and poverty are linked together by social scientists. As socioeconomic is an enormous issue, only few related issues were discussed in the previous chapter. Due to relocation, land ownership has been changed in a drastic way in this research. Previously there were no people without lands. But at present most of the people (67.7%) are landless. Though some people got the money at a time from the developers by selling their land but most of the people could not buy lands in any other place for high price of land. From field

survey it can be said that at present local people's occupation is totally changed from previous. For example, agriculture and labor percentage were dramatically changed between two periods.

It was found from field investigation that most of the relocated people were not satisfied with their present housing condition and they had to live in the present locations without the proper utility facilities such as electricity, sanitation, water and so on. It was found from field survey that at present 33.7% household house types were katcha but this percentage were 7.7% in previous locations. Though land developers are selling their land in high price to higher income groups but original land owners were dissipated and displaced from their homestead. So, it can be said without any confusion that the socioeconomic status of the maximum local people is decreased after relocation.

7.3 Recommendations

This Study briefly recommends some broad steps that need to be considered for relocation issue. The recommendations are as following:

- Good governance is a prime consideration for fringe area development. Adequate transparency, accountability, decentralization, participation, coordination should be incorporated for development which are missing in Bangladesh. As a consequence land developers are exploiting local people's basic rights and violating existing laws. Here rule of law should be implemented for encouraging local people to protect local people's right. In some of the cases, court had directed the government to take action against the schemes developed over the past decade by filling up low-lying wetlands, water bodies, rural homesteads and croplands. But still there has not been any meaningful progress about this issue.
- Private sector relocation issue should be incorporated in all the existing rules and regulations. The current land laws and regulations, including the Acquisition and Requisition of Immovable Property Ordinance II (1982), have failed to adequately address the needs of those affected and displaced. Proposed National Policy on Resettlement and Rehabilitation (NPRR) is designed to address and mitigate both "project" and "non-project" induced impacts and displacement with

provision for appropriate assistance and rehabilitation. This policy has a multiple options for resettlement, Payments of compensation, Valuation of assets. But unfortunately National Policy on Resettlement and Rehabilitation (NPRR) is not approved by government till now. So National Policy on Resettlement and Rehabilitation, 2007 should be implemented as soon as possible to protect the land right of local people. Similarly, Private Residential Land Development Rules 2004 should be more focused on people's right. According to Private Residential Land Development Rules 2004, if the entrepreneur fails to own maximum 10% of the total land locally for any reason from any land or house owner (in special case maximum 15% of the total land with the permission of the committee formed by the government), can propose for land acquisition through the law. But here government officials have no role to justify developer's claim in field level. Land project approved from RAJUK should be properly monitored, so that land developers would have no chance to take illegal procedure for plan approval. At the same time, it should be prerequisite that people relocation procedure should be mentioned properly in proposal level by land developers.

- Local people participation should be encouraged in local level planning. Because stakeholders' participation can make a fertile ground for good governance and can be a potentially useful vehicle to enhance the quality of governing system in land management in root level. Land readjustment tools have a good chance for fringe area's proper development by people participation. These tools should be encouraged where both land developers and local people can directly participate for residential area development. Local officials should also have a part in this process.
- Lastly mass media can play a vital role for increasing people's awareness about land developers' activities so that any unwanted situation can be minimized. From field survey, it was observed that a huge number of people are not well aware of developers land grabbing process. Land developers' hidden activities should be exposed by media.

7.4 Conclusion

Local people relocation is a complex issue. This study has unfolded the procedure of local people relocation in Dhaka City. Land developers with the help of local musclemen and local officials used many techniques to buy land from local people. Both voluntary and involuntary procedures were used for relocation. About 3920 household relocated because of four land projects. Though this research outcome clearly shown that maximum local people were displaced from their original location through involuntary procedure. This research also identified socio economic condition of relocated people. The research shows that overall socio economic conditions of local people were inferior comparing with previous locations which ultimately supported social researcher's opinion [2][30] about negative effect of relocation. A proper relocation process should follow some strategies such as, conceptual model of Thayer Scudder (2005). Scudder (2005) describes that relocation procedure should follow four stages. But from field investigation, it was found that four land developers had different techniques for acquiring local people land without considering the right of the local people. Land developers had followed their own strategies. Social status, political involvement and educational background of local people influenced developer to select their strategies.

As a developing country's capital city, Dhaka has no option to exclude private developer's activities in housing sector where government initiative has very limited scale. But alarming reports is that urban fringe is predominantly used for capital and asset accumulation of powerful actors and relocating people from their original location. So this issue should be properly mentioned and revised in existing rules and regulation for protecting local people's right. Similarly Proposed National Policy on Resettlement and Rehabilitation (NPRR) should be implemented as soon as possible. From research findings, it can be said that family security (30%) was the prime cause for people relocation. For this reason rule of law should be developed for improving people safety and security. For proper development, land readjustment scheme can be used where both parties (local people and land developers) have a chance to gain benefit from housing development. This study findings and recommendations must be disseminated and implemented in Rules and Regulations by the Government to protect local people's land precisely. Similarly, this research opens a vast field of

study for the future researchers to work on private developer's relocation issues in different perspective as like environmental impacts, proper relocation procedure, common property resources, food insecurity and so on.

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APPENDICES

Appendix –A

List of indicators, data type and data source

SL		Indicators	Data source
1	For how long period you had been staying at your previous/ original place of settlement?	Duration of living original place of settlement	Questionnaire survey
2	Who made the decision for relocation?	Relocation determining factor	Questionnaire survey
3	Why did you take the decision of relocation?	Influence for relocation	Questionnaire survey
4	How much you owned previously and how much you sold?	Amount of land previously owned and sold	Questionnaire survey
5	Through what procedure did you sell the land?	Selling procedure	Questionnaire survey
6	What was the selling price and cost price of the previous land?	Purchase and sale price of previous land	Questionnaire survey
7	Who fixed the price of land?	Price determinant	Questionnaire survey
8	Were you satisfied with the price of land?	Satisfaction of selling price	Questionnaire survey
9	Did you take the whole money together?	Money receiving procedure	Questionnaire survey
10	In which mode did you utilize the money received after sell?	Utilization of money	Questionnaire survey
11	How many times you as local people had encountered pressure of forcible relocation	No. of times for being pressured	Questionnaire survey
12	Did you try to protect the forcible relocation issues by adopting any form of social/ legal assistance?	Protective measures	Questionnaire survey
13	How long are you staying in the new place?	Duration of stay in new place	Questionnaire survey
14	Who contributed in the decision of your choice regarding the new areas of living?	Influencing personnel	Questionnaire survey

15	Why have you choose this place?	Causes to choose the new place	Questionnaire survey
16	What is the distance from original place?	Distance from original location	Questionnaire survey
17	How much is the amount and price of new land?	New land particulars	Questionnaire survey

Objective 2: To study the present status of relocated people and to assess their socio-economic impact due to relocation.

	Indicators	Data source
Socio-economic	Present & previous Housing condition.	Questionnaire Survey
	Present and previous access to services (water supply, power and sanitation)	
	Present & previous Social network. Primary social network: Kinship & friendship network in the neighborhood. Secondary social network: Involvement with neighborhood organization	
	Present & previous Occupation	
	Present & previous Income & expenditure	
	Present & previous Land ownership	

Appendix –B

Questionnaire for original resident in selected land development projects

STUDY OF RELOCATION PROCESS AND ITS SOCIO ECONOMIC IMPACTS ON LOCAL PEOPLE DUE TO PRIVATE HOUSING PROJECTS IN EASTERN FRINGE OF DHAKA

ID No.....

Date & Time :.....

Name of the Respondent:

1. What is your present address: (a) Village/ Area/ Road:.....
(b) Ward/Union:.....(c) District:.....
2. How long do you have been in this area?.....
3. How long did you have been in your previous/ original place?(Year)
4. What is the distance between existing and original place?.....(km)
5. What is your Present & Previous Land Ownership?

Present Land ownership (katha)	Previous Land ownership (katha)

6. How did acquire your previous land?
 - a) By inheritance
 - b) By Purchase
 - c) By gift
 - d) By others (pls specific).....
7. What is the amount and price of new land?

New land Size (Katha)	New land price (BDT)

8. Why do you have chosen this place for living? (Please tick)

Low land price	
Proximity to city center	
Adjacent to previous location	
Better transport facility	
Adjacent to relatives	
Job opportunity	
Family members educational purpose	
Security	
Others (Pls specific)	

9. Did the whole family shift in the new place?

Yes No

10. What is your Present & Previous Occupation?

Present Occupation	Previous Occupation	Code
		(1) Agriculture (2) Labour (3) Govt. service (4) Private Service (5) Business (6) Unemployment (7) Small business (8) Overseas employee (9) Others (Specific)

11. What is your Present & Previous Income?

Present Income (BDT)	Previous Income (BDT)

12. What is your present resident status?

(a) Own home (b) Tenant (c) Others (pls specific).....

13. What is your Present & Previous Housing Condition?

Present Housing Condition		Previous Housing Condition		House Type	Use Code
House Type	Use Code	House Type	Use Code	1) Katcha	1) Residential
				2) Semi Pucca	2) Commercial
				3) Pucca	3) Mixed
					4) Cultivated

14. What is your level of satisfaction regarding your present and previous housing condition?
(Please tick)

Level of Satisfaction	
Present Housing Condition	Previous Housing Condition
(a) Satisfied (b) Moderately satisfied (c) Not satisfied	(a) Satisfied (b) Moderately satisfied (c) Not satisfied

14. What is your Present & Previous Utility service condition? (Please tick)

Present Utility service condition					
Utility service	Available	Not available	Service Standard		
			Good	Moderate	Bad
Electricity					
Water Supply					
Gas					
Drainage					

Previous Utility Service condition					
Utility service	Available	Not available	Service Standard		
			Good	Moderate	Bad
Electricity					
Water Supply					
Gas					
Drainage					

16. Who are the providers of utility services?

Present Utility Service Provider				
	Electricity	Water Supply	Gas	Drainage
Government				
Private				
NGOs				
CBO				
Others.....				

Previous Utility Service Provider				
	Electricity	Water Supply	Gas	Drainage
Government				
Private				
NGOs				
CBO				
Others.....				

17. Are your relatives and friends living adjacent your house?

Yes No

18. Did your relatives and friends live adjacent your previous house?

Yes No

19. Do you involve in any Neighborhood organization in this area?

Yes No

20. Did you involve in any Neighborhood organization in previous location?

Yes No

21. What is the aspect of adjustment of your neighbors?

Present aspects	Previous aspects
(a) Good	(a) Good
(b) Bad	(b) Bad

22. Why did you take the decision of relocation?

.....

23. Who made the decision for relocation? (Please tick)

- (a) Family
- (b) Relatives
- (c) Friends
- (d) Neighbors
- (e) NGOs
- (f) Land Developers
- (g) Local musleman
- (h) Others (Pls Specific).....

24. Whom did you sell your land?

Developer name:.....

25. What is the amount of land being sold to developers?

.....

26. Through what procedure did you sell the land?

.....

.....

.....

27. What is the selling price and cost price of the previous land?

Selling price (BDT) Year:	Cost price (BDT) Year:

28. Who fixed the price of land? (Please tick)

Land Developers	
Family	
Relatives	
Friends	
Neighbours	
Local Musleman	
Others (Pls Specific)	

29. Did you satisfy with the price of land?

Yes No

30. Did you take the whole money together?

Yes No

31. In which mode did you utilize the money received after sell? (Please tick)

For buying new land	
For business purpose	
For going to abroad	
For educational purpose	

For family purpose	
Others (Pls specific)	

32. How many times did you as local people have encountered pressure of forcible relocation?.....
 ...

33. Did you try to protect the forcible relocation issues by adopting any form of social/ legal assistance? If yes please mention

34. Were your relatives / friends/ neighbors forced for relocation? If yes mention number and relocated new place?

35. Do you know the rules and regulation regarding relocation in Bangladesh?
 Yes No

36. What is the feeling/view as local people regarding the relocation process in the eastern fringe area of Dhaka City?

Duration of Interview:

:

Signature of Interviewer

Appendix –C

Case Study Format:

<p>Introduction Key Components:</p> <ul style="list-style-type: none"> • Thank you • Your name • Purpose • Confidentiality • Duration • How interview will be conducted • Opportunity for questions • Signature of consent 	<p>I want to thank you for taking the time to meet with me today.</p> <p>My name is S.M. Shah Mahmood and I would like to talk to you about your experiences regarding relocation.</p> <p>The interview should take less than an hour. I will be writing the session because I don't want to miss any of your comments.</p> <p>All responses will be kept confidential. This means that your interview responses will only be shared with teachers and will ensure that all information will be included for thesis report only. Remember, you don't have to talk about anything you don't want to and you may end the interview at any time. Are there any questions about what I have just explained? Are you willing to participate in this interview?</p> <p>.....</p> <p>Interviewee</p>
<p>Questions</p> <ul style="list-style-type: none"> • No more than 15 open-ended questions • Use probes as needed 	<ol style="list-style-type: none"> 1. For how long period you had been staying at your previous/original place of settlement? 2. Would you tell what happens about your relocation? 3. Would you tell about your previous land selling procedure? 4. In which mode did you utilize the money received after sell? 5. Could you elaborate your activities regarding protect relocation? 6. Would you tell about reason behind for chosen this place? 7. Would you tell me about your Present & previous Housing condition? 8. Can you compare your Present and previous access to services (water supply, power and sanitation)? 9. Would you tell about your Present & previous Social network? 10. Would you tell about your Present & previous Occupation

	<p>status?</p> <p>11. Would you tell about your Present & previous Land ownership?</p>
<p>Closing Key Components:</p> <ul style="list-style-type: none"> • Additional comments • Thank you 	<p>Is there anything more you would like to add?</p> <p>Thank you for your time.</p>

Appendix –D

Photographs regarding developer land grabbing news in media:



Source: The Daily Star



Source: The Daily Sokalar Khobor





Source: The Daily Financial Express



Source: The Daily Star



Source: The Daily Star



Source: The Daily Amar Desh



Source: The Daily Amar Desh



Source: The Daily Prothom Alo



Source: The Daily New Age



Source: The Daily Star



Source: The Daily Star



Source: The Daily New Age



Source: The Daily Star





Source: The Daily Star



Source: The Daily Star

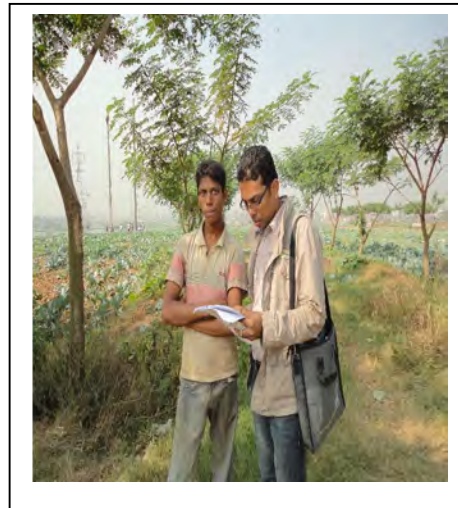


Source: The Daily Star



Appendix –E

Survey picture:



Appendix –F

Registered 77 land developers name and registration number under Private Residential Land Development Rules, 2004:

Serial no	Registration no	Promoter name	Apply Date	Registration given Date
01.	RD No-001	Concord Condominium Ltd.	23.05.04	08.07.04
02.	RD No-002	Capital Land Development Ltd.	19.05.04.	08.07.04
03.	RD No-003	Concord Lands Ltd.	19.05.04	08.07.04
04.	RD No-004	Metro Makers & Developers Ltd.	13.05.04	08.07.04
05.	RD No-005	Concord Real-state Building Products Ltd.	07.06.04	08.07.04
06.	RD No-006	Shades Properties Ltd.		08.07.04
07.	RD No-007	Jenoveli Model Town (Pvt) Ltd.	19.05.04	08.07.04
08.	RD No-008	Neptune Land Development Ltd.	19.05.04	08.07.04
09.	RD N o-009	Northern Holdings Ltd.	18.05.04	08.07.04
10.	RD No-010	Concord Real-state & Development Ltd.	30.05.04	08.07.04
11.	RD No-011	Concord Entertainment Com. Ltd.	11.05.04	08.07.04
12.	RD No-012	Bangladesh Development Com. Ltd.(BDC)	02.06.04	-
13.	RD No-013	Bangladesh Infrastructure & Roads Development Ltd (BIRD)	02.06.04	-
14.	RD No-014	Century Reality Ltd.	25.05.04	-
15.	RD No-015	Bonani Property Development (Pvt) Ltd.	25.05.04	-
16.	RD No-016	East West Property Development (Pvt) Ltd.	23.05.04	08.07.04
17.	RD No-017	Concord Architects & Interior Décor Ltd.	09.05.04	20.07.04
18.	RD No-018	Eastern Housing Ltd.	07.06.04	24.08.04
19.	RD No-019	Arshinogor Development Society.	11.09.04	05.02.05
20.	RD No-020	Darul Islam Housing Ltd.	11.09.04	05.02.05
21.	RD No-021	Sharif Housing Com. Ltd.	14.07.04	15.02.05
22.	RD No-022	Jamuna Builders Ltd.		06.03.05
23.	RD No-023	Amin Mohammad Plants Development Ltd		30.03.05
24.	RD No-024	Navana Real-state Ltd	18.07.04	02.02.05
25.	RD No-025	Rupayan Housing State		30.03.05

		Ltd		
26.	RD No-026	Paiyoniar Holdings Ltd.	10.06.04	11.04.05
27.	RD No-027	Notun dhara Housing Com. Ltd.		02.05.05
28.	RD No-028	Shan Holdings Ltd.	01.07.04	07.05.05
29.	RD No-029	Shah-jalal Lake View Housing (Pvt) Ltd.	09.08.04	17.05.05
30.	RD No-030	Reliance Development Associates Ltd.	26.08.04	29.05.05
31.	RD No-031	M.A. Ohab Properties Ltd.	29.10.04	17.05.05
32.	RD No-032	Mission Energy & Properties Ltd.	11.06.06	.04.12.04
33.	RD No-033	North-South Housing (Pvt) Ltd.		18.12.06
34.	RD No-034	Ashian Lands Devt. Ltd.	19.04.06	09.04.07
35.	RD No-035	Pacific Real Ltd.	28.08.05	09.04.07
36.	RD No-036	N.M. Housing Ltd.	24.11.04	12.11.07
37.	RD No-037	Lake-hurt Apartment Ltd	12.02.05	17.04.07
38.	RD No-038	Vulua Royal City (Pvt) Ltd.	23.07.06	12.04.07
39.	RD No-039	Urban Property Devt. Com. (Pvt) Ltd	20.09.06	24.04.07
40.	RD No-040	Nobodoy Housing Ltd.	05.11.06	25.04.07
41.	RD No-041	Shotabdi Housing Ltd.	20.04.05	30.04.07
42.	RD No-042	Memsons International	13.02.06	23.05.07
43.	RD No-043	Great wall Land Property Ltd.	05.10.06	11.07.07
44.	RD No-044	Bishash Builders Ltd.	05.04.07	09.08.07
45.	RD No-045	Hamid Real-state Construction Ltd.	09.04.06	08.10.07
46.	RD No-046	Prianika Trading Ltd.	21.11.04	08.10.07
47.	RD No-047	Hazi Gofur Land Developers Ltd.	28.06.06	09.10.07
48.	RD No-048	M.N.H. Real state Ltd.	29.08.07	02.01.08
49.	RD No-049	Dokhina Real-state (Pvt) Ltd.	21.10.04	03.01.08
50.	RD No-050	Ecub Housing Com.(Pvt) Ltd.	18.09.07	07.01.08
51.	RD No-051	Sheltec (Pvt).Ltd.	20.07.07	09.01.08
52.	RD No-052	Configure Housing Ltd.	15.11.07	10.01.08
53.	RD No-053	East Baridhara Housing Ltd		13.02.08
54.	RD No-054	Diamond Vali Homes Ltd	08.10.07	18.02.08
55.	RD No-055	Hira-zhil Property Devt.(Pvt) Co. Ltd.	02.01.07	25.02.08
56.	RD No-056	Uttoron Properties Ltd.	11.05.07	08.04.08
57.	RD No-057	Share & Care Developers Ltd.	04.03.08	02.06.08
58.	RD No-058	Darul Makan Housing	18.03.08	15.06.08

		Ltd.		
59.	RD No-059	Anwar Real-state (Pvt) Ltd.	12.06.08	30.07.08
60.	RD No-060	Ashaloy Housing & Developers Ltd.	19.06.08	19.08.08
61.	RD No-061	Nasim Real-state Ltd.	06.08.08	20.08.08
62.	RD No-062	Haveli Property Devt.Ltd.	07.09.08	29.01.09
63.	RD No-063	Inspired Devt. Ltd.	07.09.08	29.01.09
64.	RD No-064	Onnodhara Consotium (Pvt) Ltd.	16.11.08	29.09.09
65.	RD No-065	BDDL Notun dhara Housing Ltd.	02.12.08	21.02.09
66.	RD No-066	Care-i Ltd.	01.02.06	09.02.09
67.	RD No-067	Q.C Holdings Ltd.	12.04.09	20.04.09
68.	RD No-068	Tanshir Properties Ltd.	05.05.09	06.07.09
69.	RD No-069	Noman Properties Ltd.	20.04.09	18.08.09
70.	RD No-070	Bangladesh Export & Import Ltd.	26.04.09	03.09.09
71.	RD No-071	Tanin Kunjo Housing Prokolpo Ltd.	20.12.09	13.09.09
72.	RD No-072	Safa-Maroa Housing Ltd.	10.04.08	13.09.09
73.	RD No-073	Sobuz –Saya Abashon Project Ltd.	23.04.09	16.09.09
74.	RD No-074	S.M. Abashon Ltd.	05.03.09	13.09.09
75.	RD No-075	Al hamra Real-state Ltd.	23.04.09	29.09.09
76.	RD No-076	Jamuna-Basundhara Housing Development Ltd.	14.06.09	03.09.09
77.	RD No-077	Dishari Real-state & Co. Ltd.	03.07.06	16.09.09

Source: RAJUK Website

Appendix –G

(1) Calculation of Inflation Rate:

The average inflation rate of Bangladesh in 2010 to 2012 is 8.28.

$$\text{Present value} = \frac{\text{Future value}}{\left(1 + \frac{r}{100}\right)^n}$$

Let the present valuation of money is 100 BDT.

The average money inflation rate of Bangladesh is 8.28

So the valuation of money in 2 years ago is given below =

$$= \frac{100}{\left(1 + \frac{8.28}{100}\right)^5}$$

$$= \frac{100}{(1.0828)^5}$$

= 67.182 this is the successive monetary value between 5 years

From the calculation of the valuation between two years, it would be observed that the present value of 100 BDT is equal to 67.182 BDT of two years ago

(2) Paired Samples Test between Present Income and Previous Income:

Paired Samples Test									
		Paired Differences							
			Std. Deviation	Std. Error Mean	95% Confidence Interval of the Difference Lower	Upper	t	df	Sig. (2- tailed)
		Mean							


Pair 1	Previous income – present income	2537.143	3566.405	190.632	2162.210	2912.076	13.309	349	.000
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(3) Paired Samples Test between Present Landownership and Previous Landownership:

		Paired Samples Test							
		Paired Differences							
		Mean	Std. Deviation	Std. Error Mean	95% Confidence Interval of the Difference		t	df	Sig. (2-tailed)
					Lower	Upper			
Pair 1	Previous land (katha) – Present land (katha)	7.494	4.410	.236	7.031	7.958	31.792	349	.000

Appendix –H

Sample Size Calculator:



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Research Aids

- Sample Size Calculator
- Sample Size Formula
- Significance
- Survey Design
- Correlation


Sample Size Calculator

This Sample Size Calculator is presented as a public service of Creative Research Systems [survey software](#). You can use it to determine how many people you need to interview in order to get results that reflect the target population as precisely as needed. You can also find the level of precision you have in an existing sample.

Before using the sample size calculator, there are two terms that you need to know. These are: **confidence interval** and **confidence level**. If you are not familiar with these terms, [click here](#). To learn more about the factors that affect the size of confidence intervals, [click here](#).

Enter your choices in a calculator below to find the sample size you need or the confidence interval you have. Leave the Population box blank, if the population is very large or unknown.

"Best Survey Software"



TopTenReviews selected The Survey System as the Best Survey Software of 2013.

"The Survey System gains our highest marks for survey creation, analysis and administration methods, making it the best survey software in our ranking... This is the only product in our lineup that offers all features and tools we considered. For these reasons

Determine Sample Size

Confidence Level: 95% 99%

Confidence Interval:

Population:

Sample size needed:

Source: www.surveysystem.com/sscalc.htm