

## **An Assessment of People and Place based Community Development: An Analysis on Mirpur Area, Ward no 14 of DNCC**

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### **Abstract**

For the development of an area as a potential urban center, two broad types of influential factors namely place-based (facilities attract people) and people based (facilities provided after residential agglomeration) factors can be addressed. The present behavior of urban people leads people to gather surrounding the facilities (place bound) but in terms of the developing countries like Bangladesh, the urban people can hardly experience the benefit of place bound factor rather they compelled to live over people bound factor. The ward no. 14 of Dhaka North City Corporation is developed in the later period of the development of Dhaka City. From the analysis of the study area, it is observed that the study area is developed mainly as a residential community and the community people suffer much from the essential urban civic services. Although, some facilities attracted people to live here (e.g. development of manufacturing processing industries in 1981-1990), the study area has developed mainly as people based urban community development pattern and planning intervention is not ensured into the study area.

### **Introduction**

Planning for the development of a city cannot be limited within municipal boundaries. It considerably influences and is influenced by happenings outside, especially the immediate surroundings. The effects of the automobile on urban life and on cities are influencing the present structure of this cities and urban. The personal activity which is influenced by the private automobile, its speed and flexibility are expanding the size of a community in a wider ranges in larger in area. Along with the expanding growth, old links, structure are broken, new ones are sought and problems of future structure arise which involve the fortunes not only of individuals but of whole communities. Any kind of structure of a city or urban is bound to their people and of all the kinds of facilities. The objective is to overcome total distance such as people can be transported to facilities or facilities can be distributed to people. But not all people are mobile and not all facility can be distributed.

In this sense, the individuals intend to live those places where the workplace of those individuals requires a small traveling cost or distance. This intends of the individuals or peoples of a place may occur by place based development or people based development in vice versa. Besides People may be place bound because of their age (the young and the old) or because of their social role (as women with young children). Some facilities can't be distributed because to exist at all, they must exist at a physical or economic size which present indefinite multiplication. To overcome these constraints and total distance, the development of the city or place may occur on following the strategy of people oriented or place oriented development where the use of both transportation and

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distribution is required. Parts of distance must be overcome by means of transportation system or setting up other facilities in close proximity of the people.

People based or supply side strategies are targeted to develop first the individual or community people who are under the distressed situation such as extreme poverty, acute shortage of living place, unemployment condition, suffering from absence or shortage of utility and community facilities etc by taking people based approaches rather than place. While extremely popular among local politicians and community activists — especially for areas of concentrated poverty — place-based programs have been the subject of extensive policy critiques. Moreover, location contains information helpful in identifying intended recipients; space constrains the individual's economic activities; and the effectiveness of people-based programs varies in the spatial context.

However the place based or the demand side development approaches are mainly focused on the place based development such as establishment of investment zone, enterprise zone, effective and planned infrastructural facilities, commercial activities area etc which develop the area and along with its development the surrounding people living on this area are also developed. This type of development mainly occurred in those areas where a lot of space is available and the potentiality of that place is remaining in consideration. The output of place based development is distributed to its residents but an inequality is also seen in this approach. Both People and Place based Development have their own restriction. But one would be preferential than other in spatial context. Thus both strategies face targeting and effectiveness challenges ([www.lincolninst.edu](http://www.lincolninst.edu)). Rather than strictly a matter of which generally dominates, the more common policy choice is one of negotiating the tradeoffs.

This concept of people based and place based development are influencing the income level of the people, the concentration of the poor in a certain place, the government aid, planned development and the rapid growth of population in the related area. As the exercise of these two developments strategy in a certain area will be a major concern for the urban development initiatives, both strategies have been given a good preference in the upcoming urban planning process. In this study, people based and place based community development of the selected area have been observed, analyzed and the best strategy for urban planning context have taken forward.

### **Objectives and Method of the Study**

The objective of this study is to recognize the function and structure of the existing community fabrics in the study area and to analyze the dominance of these community fabrics in the perspective area and focuses the planning implications of these two strategies in urban planning field. The study focuses on the community development of this selected study area in two perspective way, one from peoples side or supply side and another from place side or demand side.

The study draws extensively from secondary GIS database found from RAJUK where the year of establishment of the settlements, the pattern of development and amount of land uses for different types of development are considered and from the BBS, the time from which people came this study area to live and the number of people for different periods are considered and a wide extensive questionnaire survey considering the two facts such as facilities which had been existed before coming of people in this study area and another is facilities which had been established after coming of people in this study area have been conducted in the point of facilities centre and in Household.

### Study Area Profile

Table 1: General Information of the Study Area

Location	Under the DNCC of Zone no-4. This ward is surrounded by the Mirpur Main Road and Khan Bahadur Ahsanullah road in the north, Ward no. 13 in the West, Ward no. 16 in the East
Time of Emergence	In 1962, this Ward was under Mirpur Thana and after the emergence of the Kafrul thana in 6th December 1998 it was situated partly under mirpur thana and partly under kafrul thana.
Total Area	The total area of this ward is 551 acre or 2.225 sq. km according to the population census, 2001 where 419 acre is in kafrul thana and 132 acres in under Mirpur thana
Total Population	1,13,292
Total Household	24,077
Total Mohalla	3 such as Paschim and Purbo Senpara Parabatha, Kazipara and Shewra Para
Water supply	About 96% drinks tap water Supplied by DWASA and rest 4% from other sources
Electricity Connection	About 98.47 % area has electricity connection
Health Institution	Two Medical (General Hospital, Al Helal hospital) and many diagnostic centers,
Educational Institution	5 Primary schools, 10 Secondary schools, 4 colleges and 1 research Institutions
Religious Institution	20 mosques, 3 madrashas, 1 Baptist church, 1 baptist shangha, 1 shibaloy and 1 mazar.
Other Institution	Two community centers, several co-operative societies, a few women training institutions and a Jubo Prashikhan Academy and several clubs

Source: BBS, 2001 and Field Survey

### Analyzing the People based and Place based Community Development in the Study Area

The analysis of the people and place based community development in the study area, ward no 14 of DNCC has been conducted in consideration of three issues as described below.

#### Changing pattern of the Population

The Population growth rate of the study area has found 0.94 which is different in different Mahalla Basis. The Population changing pattern of the study area in different period such as 1991, 2001 and projected 2011 has shown in Fig 1.

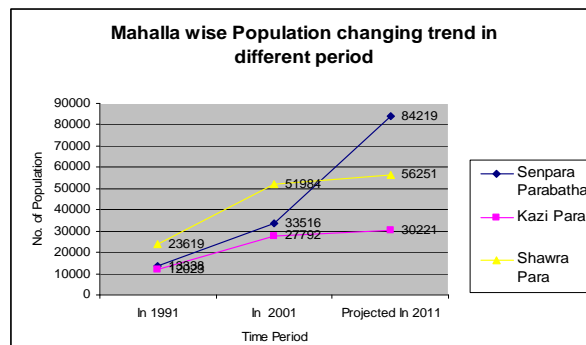


Fig 1: Mahalla wise Population changing trend; Source: BBS, 1991& 2001

### Changing Pattern of the Structure

Development trend in the study area of Ward no 14 of DNCC had been started since 1951 and it has gotten a new dimension in the year among 1991 to 2000 where most of the development had been taken place. The construction of the Begum Rokeya Sarany in the period among 1985 to 1988 was a regulatory fact which had affected this tremendous development in a wide extent in this study area. In 1998, Mirpur thana has been divided between Mirpur and Kafrul thana which was another fact of such type of increasing development. In Pakistan period of 1951 to 1960, only 7 settlements or structures were found in this area and the immediate before of the liberation war of Bangladesh from 1961 to 1970 period, 30 structures were found. After the liberation war, the major development in the study area had been occurred. In the period of 1971 to 1980 and 1981 to 1990, the established no. of structure were 385 and 1366 respectively, it was more than double in the period of 1991 to 2000. During the 1981 to 1990 periods, the commercial and industrial development had been accelerated in this area which pulls a lot of residential development in the next decade 1991 to 2000 time period. This evident proved that in the 1991 to 2000 period, the development of this area has flourished.

Table 2: Summary of the Construction period of different structure in the study Area.

Construction Year	No. of Structure	No. of Structure in percentage (%)	Area (Acre)	Area in Percentage (%)
1951-1960	7	0.10	0.10	0.05
1961-1970	30	0.43	0.88	0.43
1971-1980	385	5.47	11.36	5.54
1981-1990	1366	19.41	42.46	20.72
1991-2000	3371	47.90	96.88	47.28
2001-2010	574	8.16	17.63	8.60
Not Found	1304	18.53	35.62	17.38
<b>Total</b>	<b>7037</b>	<b>100</b>	<b>204.93</b>	<b>100</b>

Source: RAJUK, 2011 and Calculated by Author

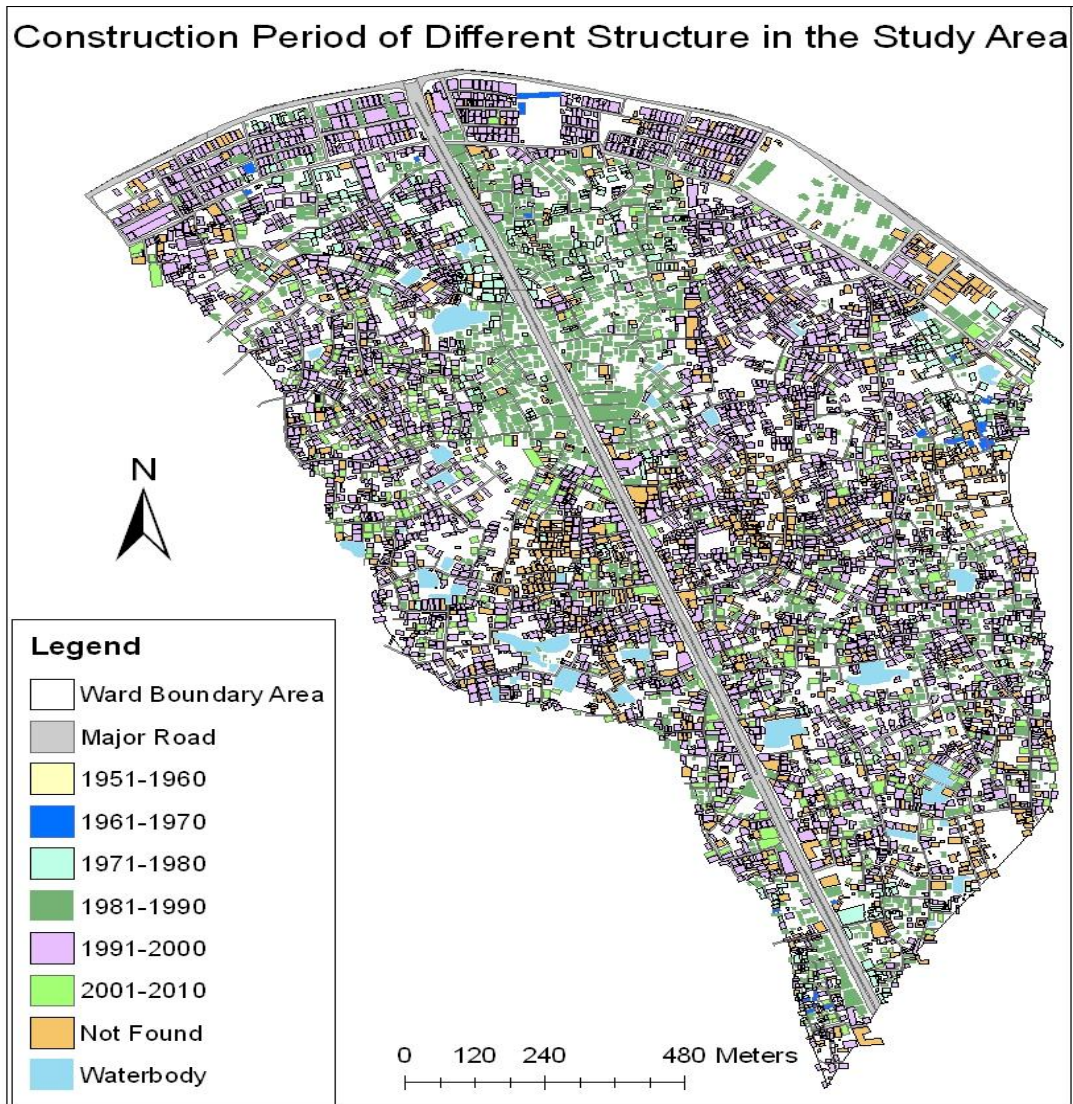


Fig 2: Map of Construction of Structure in Different Period of the study Area; Source: RAJUK, 2011 and modified by Author

### **Changing Pattern of Land Uses Development in 1951-1960 and 1961-1970**

During period 1951-1960 and 1961-1970 consecutively 7 Structures and 30 structures were developed in this study area. All of these 7 structures and 30 structures of these two periods were developed as residential purpose. The area covered by these 7 structures in 1951-1960 was 0.096 acre and in 1961-1970 was 0.47 acre which was consecutively about 0.02% and 0.18% of the study area. Other development was very nominal.

### **Development in 1971-1980**

During this period 385 structures were developed, 5.47% of total structure covering an area of 2.39% of total area. Among these, most development took place as residential purpose. About 85% structure was developed as residential purpose covering an area of 8.73 acre (about 77% area developed in this purpose). The industrial development started in this period. Six manufacturing and processing industries were developed during this period. Besides, commercial, services, education etc was developed lightly in this period (shown in Fig: 3.1).

### **Development in 1981-1990**

The physical development of the study area accelerated during this period. People started to gather at a large scale for residential, commercial, economic agglomeration during this period. During this period 1366 structures were developed which is 19.41% of structure developed throughout different period covering an area of 8.95% of total area. Among these, most development took place as residential purpose. About 83% structure was developed as residential purpose covering an area of 31.26 acre (about 74% area developed in this purpose). The industrial development boomed in this period. 39 manufacturing and processing industries were developed during this period most of which are ready made garments. Commercial and mixed use development also took place at the mentionable scale during this period (shown in Fig: 3.2).

### **Development in 1991-2000**

The physical development of the study area boomed during this period. People gathered at a large scale for residential, commercial, economic agglomeration during this period. During this period 3371 structures were developed, 50% of total structure developed covering an area of 20.42% of total area. Among these, most development took place as residential purpose. About 87% (highest of all period) structure was developed as residential purpose covering an area of 78.64 acre (about 81% area developed in this purpose). The industrial development also continued in this period. 15 manufacturing and processing industries were developed during this period most of which are ready made garments. Commercial and mixed use development also took place at the mentionable scale during this period (shown in Fig: 3.3).

### **Development in 2001-2010**

The physical development of the study area lessened for shortage of developable land. During this period only 574 structures covering an area of 3.72% of total area. Among these, most development took place as residential purpose. More than 90% structure was developed as residential purpose covering an area of 15.02 acre (about 85% area developed in this purpose). The industrial development is not notable in this period. Other development was very nominal (shown in Fig: 3.4).

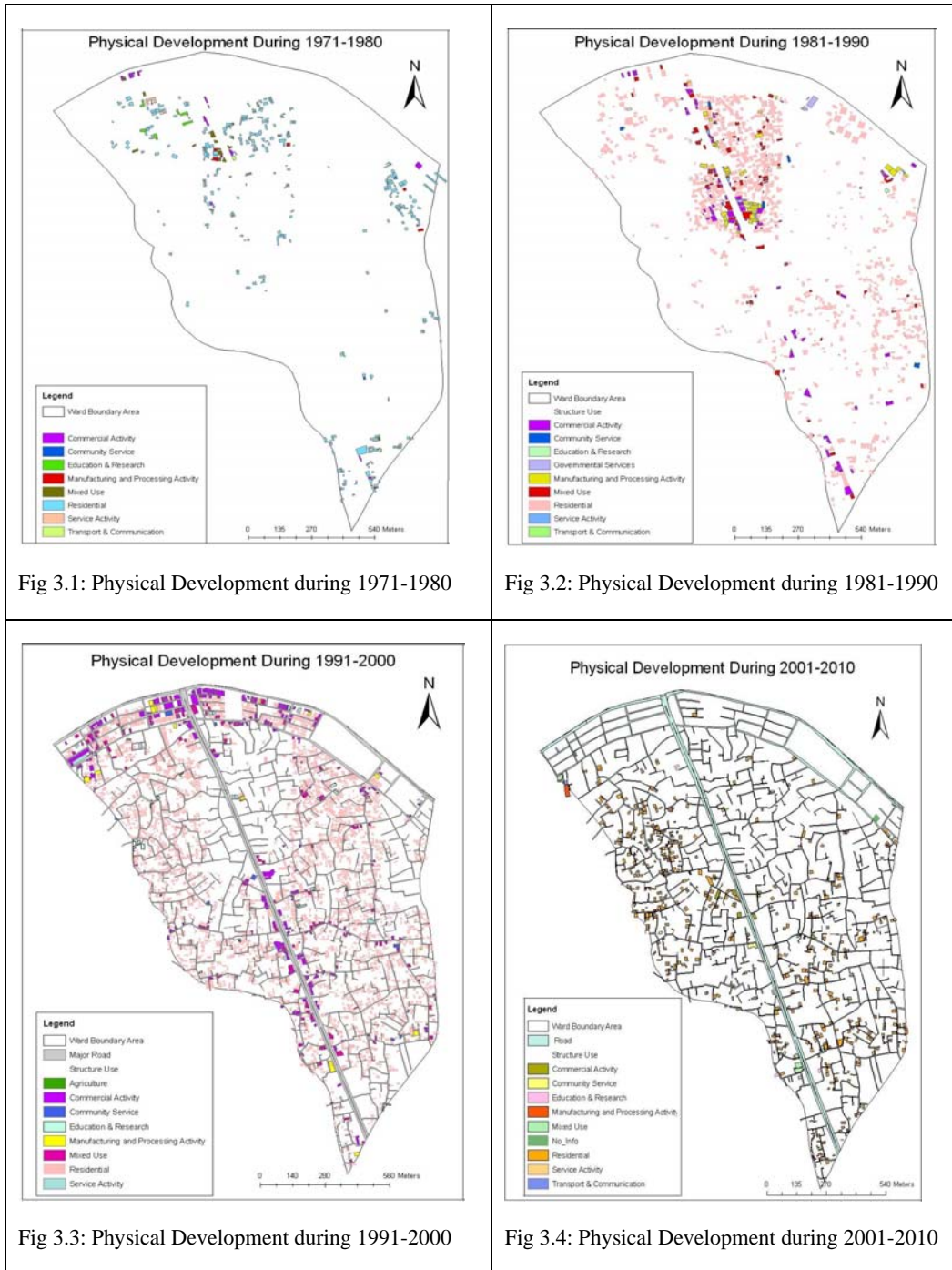


Figure 3: Physical Development of different time period

Source: RAJUK, 2011 and Modified by Author

### **Dominance: People based Vs. Place based Development**

- The industrial development of the study area played a vital role in the agglomeration of people to live into the study area. The manufacturing and processing industries boomed during 1981-1990. Most of these industries are ready made garments and knitting industries. This industrial agglomeration acted as a factor of people's concentration in the next decade into the study area. From this view point, it can be concluded that the development during 1991-2000 was mainly place bound (facilities attracted people to live).
- Commercial activities of the study area have been developed without following any criteria of place bound or people bound. From the analysis of development in different periods, it can be concluded that commercial development took places with respect to the agglomeration of residential development. Residential development acted as a factor of commercial development and commercial development accelerated further residential agglomeration.
- Other facilities like education, research, community services, government services, transport and communication etc. developed lightly throughout different period. Existing conditions of these facilities are quite nominal with respect to the need of people. So, it is easily assumed that development of these services was initiated due to the demand of people living in the area although these are not sufficient. From this view point it can be concluded that the study area is developed as people-bound (due to people's agglomeration, some facilities were developed).
- From the analysis of above assumptions, it can be concluded that the study area is not developed as place bound nor people bound rather it's development pattern continued based on both the theory of people bound and place bound. Sometimes, facilities attracted people (e.g. industrial development attracted people to live here) to live here. Again, people's agglomeration also attracted some sorts of facilities (commercial and services are developed depending on people's concentration). Besides, land scarcity into the core area of the city also compelled people to agglomerate into the study area.
- The fast trending urbanization of this study area has exploited its open spaces, park, playground and other recreational facilities which are in the place developing community fabrics. If this trend is continued then in near future this area will get the figure of the present Dhaka's appearance. In this case it is clear that in this area people based development has occurred and still occurring.
- With the effect of transport efficiency, the speed and fast moving automobile facilities in this study area, the residents intend to move a larger distance for their workplace. But these transport movements waste a significant amount of time and cost. For this reason most of this study area's residents want to live the houses of proximity distance from their work place and also where other civic and utility facilities are also supportive to them. In this case this study area are people bound for their worker classes people and for supporting them various service facilities are provided in this area or places which are supportive to the place development of urban strategy.



### **Planning Implications of People and Place based Community Development**

- Insufficient and inadequate civic facilities push the resident to outside. From this view point, it is recommended to ensure the essential urban community services for the inhabitants before developing any area as a residential community. A detailed land use plan should be adopted in this regard. As it is clear from the perception that, after the development most of the land of any area, it becomes difficult to allocate land for services and community facilities. So, community facilities should be planned and developed adopting place bound theory of urban planning.
- From the view point of the study it is found that as after the densification of any area as residential purpose, it becomes difficult to establish road network at sufficient level due to the irregular development of land, so it is better to establish the road network before people's agglomeration. From this view point, it is recommended to prepare plan and develop road network of any area to be developed as residential purpose before the agglomeration of people. Besides, a pre planned road network can play a vital role to guide the development pattern in a planned way. So, road network development is proposed to be developed adopting the place bound theory of urban planning.
- To avoid the congestion and discomfort during the office hour, it is recommended to agglomerate an optimum level of industrial development in any area to be developed as residential purpose. Excessive and heavy industries in the residential developed area should be discouraged to agglomerate through applying suitable policy in this regard. So, both the theory of place bound and people bound should be considered for the development of industries into the residential community.
- For the development of any area as residential purpose, there should be considered some norms about adopting place bound and people bound theory of urban community planning. The residential community should not have large central parks or other large scale commercial and industrial development. Because, large central park or large scale industrial and commercial development attract people to be gathered from the surrounding community which will make congestion and discomfort to the community people. So it is recommended to follow certain standards for ensuring community facilities and commercial agglomeration in the community development planning for residential purposes.
- Essential facilities should be ensured the residential community so that the community people need not to go outside of the community for availing basic urban community facilities.
- No community can be developed adopting a single theory from place bound or people bound community development. Certain facilities (road, community spaces etc.) should be developed before the agglomeration of people to attract the people into the community. Again, some facilities will be developed after the agglomeration of people (commercial, business, research etc.). Again, some facilities will be developed at the same time of residential agglomeration (utilities like telephone, gas, electricity, water supply, waste management etc.).
- So, place bound and people bound urban community development is not recommended separately for the development of residential community rather combination of these both is recommended along with certain policy adoption for the development of residential community.

### Conclusion

As a mega city, Dhaka city has numerous urban problems. Lack of urban civic services and unplanned transportation network are very common problems faced by the residents of Dhaka city. The ward no. 14 of Dhaka City Corporation is developed in the later period of the development of Dhaka City. So, it had an ample scope to develop this ward as a planned urban community. So, for the planning of any urban community for residential purpose, some facilities should be pre-planned and developed adopting place bound theory which will attract people to live in peace and satisfaction. Although, the study area is developed as people based urban community, it can't ensure to lead an efficient provision of urban civic services. Also people are compelled to live here as there is scarcity of developable land for living, ensuring urban civic services and community facilities are the crucial issues of humanity. So, the development of any residential urban community should be place-based for ensuring planned road network to guide the development, efficient community facilities, and essential urban civic services and so on. Alongside this strategy, some facilities should be developed after or along with the agglomeration of population.

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