

## Chapter- 7 Conclusion

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### 7.1 Conclusion

A physical development plan that goes unimplemented for years loses its credibility as the plan turns obsolete over time. One day people find it nothing but a waste paper. Since independence several physical development plans have been prepared for many towns and cities in Bangladesh, but they have hardly received adequate patronization as far as their implementation is concerned. Time has proved that plan execution is more cumbersome and difficult than plan making. Crores of taka of public money have been spent in plan making, but taking an account of their execution reveals a frustrating picture as a very few of the development plan proposals have so far come true. This creates a naïve situation for plans themselves. A frustrating picture of implementation is revealed after formal acceptance of DMDP in 1996. The development in flood zones goes unabated despite Structure Plan restrictions. Road infrastructures proposed have hardly been taken care of. RAJUK hardly has the capacity to prevent unwanted developments though equipped with all necessary legal powers to do so.

The current Detailed Area Plan, formulated under DMDP, opens up a new horizon of development opportunities and land use control at the very micro level. The land use areas have been marked indicating the RS mauza and dag numbers. It is expected that control of land use development contrary to the DAP can be prevented more easily. This will require exercise of power with more vigor and sincerity.

It is not possible for the government alone to go for plot to plot development as per plan with its meager resources. This calls for involving stakeholders, particularly, the land owners in the development process. Such initiative is possible at the local level infrastructure development, where the land owners will be directly benefited. In case of wider level development the development authority can take initiatives for cost realization of infrastructure development from beneficiaries. DAP indicates measures for such development approaches.

The RAJUK as a development authority should shun with land based housing development that allows low density use of land and also benefits the privileged classes of the society increasing social imbalance. In a land scarce country like Bangladesh housing development should aim at maximum accommodation of population. This calls for vertical accommodation with standard open space provision on the ground. No standard/rules in this regard have yet been prepared by the development authorities.

The northern part of the newly urbanizing planning area of Group-E is in precarious conditions with respect to basic municipal services-water supply, drainage, and solid waste management. The situation is deteriorating every month with the increasing growth of factories and houses with no paurashava to take care of these services. Urgent attention is needed to establish three paurashavas as suggested in the plan document. New industrial development must be brought together to allow their best management with respect to service provision. Agglomeration will make it easier supplying water, managing solid waste, arranging waste water and storm water drainage and above all providing Common Effluent Treatment Plant (CETP) services for factories discharging liquid effluent.

Flood zones earmarked in the land use plan must be retained at any cost not only to save economically more valuable built up high lands from flooding areas but also to save food crop growing on low lying paddy lands.

It would not be wise to expect RAJUK, as a development authority, to exercise the total control of the entire RAJUK area with its stringent manpower and capacity. As an authority RAJUK should serve as a regulatory body rather than a developer. It should only control, facilitate and promote development in the interest of the people. Development should go to the private sector. But it should develop mechanism to realize its costs of infrastructure development so that no one can capitalize on public money to make personal gains.

Rule of law must be established. A culture of law obedience must be created among the people in general and such practice should start with government agencies that do not follow the provision building plan approval rules. It is hardly possible for the government to control all irregularities unless the people themselves become conscious and cooperative. Necessary stringent measures should be taken against the violators to make people abide by laws.

Regular monitoring of the plan implementation is necessary together with urban development going on in new areas. This is necessary to take up further planning and development projects as per need of the capital city which is growing as a mega city at an ever increasing rate. Monitoring would help early detection of problems and suggesting solutions for their amelioration. An early measure in tackling problems can not only save huge public money but also the miseries of the city dwellers.