

Future Management of Chittagong City

by Khondker Neaz Rahman

After a lapse of 31 years, a major urban planning project started in 1992, to prepare a comprehensive plan for Chittagong. Since the previous plans were prepared, the whole situation has changed in two major aspects. They are: the politico-economic world and the realm of planning theory.

During the '60s, the urban population growth rate was 6.70 per cent which had increased to 11 per cent in 1991 (Binnie & Partners, 1995, Structure Plan). In the '60s the economic policy of the state emphasised on development of import substitute industries, coupled with regional disparity between the eastern and western wings of the then Pakistan. The state took the initiative to establish industries and gradually handed them over to few privileged families. This was due to the absence of indigenous entrepreneurs of the post-colonial state. Almost the same role the new state played during the early '70s. But during the late '70s and '80s the state gradually started to disinvest the public enterprises and withdraw from trade and industrial activities. Due to the sharp and hasty turn in the economic policy of disinvestment after 1975, the macro economy received a major shock.

In the 1990s, the main emphasis of the economic policy of the country shifted toward export-oriented industrialisation, liberalisation of trade and monetary policies, and inviting direct foreign investment for reducing dependency over BWI (WB, IMF, ADB etc.) loans.

The economic policies of the '60s were reflected in the 1961 Master Plan which was produced for Chittagong. It was a 'command' plan, the tools were development and development control, in physical sense only. With the shift of economic policy through its agencies and authorities, shifted toward managing the macro economy. This is reflected in the new metropolitan plan produced in 1995.

Existing Development and Planning System of Metropolitan Chittagong: The organisations responsible for development planning of Chittagong city are Chittagong Development Authority, Chittagong City Corporation and Chittagong Port Authority. Besides

The following is a sketch of what has been dreamt of by a group of professionals, architects, engineers, economists, sociologists, who worked for three years closely with the people of Chittagong to put their city in the right place of the future world. And this is about the future of the past, a glorious past.

these there are several agencies providing services and facilities in Chittagong. Among these are CWASA, PDB, T&T, Bakrabad Gas Systems Limited are the important ones. Though Bangladesh Railway owns a substantial amount of land and establishment but it doesn't have any role in city planning.

Among the existing agencies, CDA is mainly responsible for development planning in Chittagong. Chittagong Development Authority is a statutory government agency incorporated under the Chittagong Development Authority Ordinance 1959. Chittagong City Corporation through its ordinance has the power for planning and development, but so long CCC has not exercised its power for city planning. It has confined its activities into planning and execution of site development schemes. As a single most economic activity generator and owner of a substantial land (970 ha.) Chittagong Port Authority has a special role in the development of the city. At present CPA has a statutory duty to control over land on both the banks of Karnaphuli river from Halda Char to Patenga points, within 50 yards of high water mark. Beyond this, CPA has no metropolitan planning function.

The Chittagong Development Authority Ordinance 1959 establishing the CDA gave its powers for development, improvement and expansion of Chittagong city and certain area in its vicinity. The power includes general planning, area planning and development and development control.

The general planning includes the preparation of a Master Plan for its area. The power for area planning and development is obligatory when the Master Plan is approved. The development control as exercised by the authority is a negative form of planning control, i.e. by establishing any form of development and construction, public or private as unlawful if it does not conform with the Master Plan and unless permission is obtained. Declaring "controlled area" for directing and preventing substandard and haphazard growth, is one of

the power of the authority, which the authority has never used.

The second form of development control is enforcement of East Bengal Building Construction Act 1952. This Act empowers the authorised officer to issue permission to "construct or reconstruct or make addition or alteration to any building, or excavate or re-excavate any tank or cut or raze any hill." This Act gives a very comprehensive power but these are obviously for building control rather than for planning control.

Out of its 19 duties and power granted so far the authority did not exercise the following power and execute improvement schemes: to declare a controlled area; to declare an use area and to levy a betterment fee; formation, establishment, retention or enlargement of open spaces; augmentation of water supply; and making a drainage and sewerage scheme.

In December 1983, the government approved the Enam Committee report, which abridges the functions of CDA as follows: to prepare a Master Plan; to prepare programmes for the development of the city; to prepare specific development schemes; to execute development projects, including those of other agencies; to receive revenue from the disposal and/or plots in schemes undertaken; to administer the East Bengal Building Construction Act 1952.

The major share of CDA's development activities are confined in land development and road improvement schemes. Vast area of urban development management is kept untouched by the authority.

Because of inadequate staff resource coupled with lack of interest or direction, the planning division's work is in effect confined in preparing plans and designs for CDA's land development.

The existing structure of the

CDA is unbalanced in so far that it does not reflect the duty it is supposed to carry out. This is reflected in the dominance of engineering department carrying out only physical development work, mostly limited in land development and road improvement under the Chief Engineer, who is also the head of the planning division which is mainly serving the needs of land development and road layout. Due to the absence of proper understanding of development tools and the revenue earning importance of land development, the present activities of the authority are emphasised exclusively on physical work. If the ordered development of Chittagong is to take place, planning should be given its rightful place in the authority.

Another important feature that claims attention is the absence of a coordination machine. Internally different departments and divisions of the authority have both informal and formal arrangements for cooperation but there is no coordination system for coordination with external agencies like CWASA, CCC, CPA etc.

Vision for the Future

When the existing function of CDA is compared with the new development objectives of the authority set forth in the new plan from the Table, it can be observed that there is a clear shift in its objectives. The shift is from mere execution of physical development project towards a comprehensive urban development management.

Planning is a conscious attempt for setting direction for the development process to accelerate growth and promote structural change in the level and composition of employment of the people, resulting in a changed standard and pattern of their living. An interdependent relationship exists in implementation of development plan and an appropriate institutional set-up.

To put the growth pace of national economy in a desired level and take the advantage of the prevailing exogenous and endogenous factors, the objectives of the state machine has to be changed. It is also to be mentioned that a symbiotic relation exists between the change in objective to be achieved, and the role of state machine to be played.

Changing Role of Government Agencies: The role of state to be played by its different agencies is determined by the interface of domestic economy and socio-political structure and the circumstances created by the change in global politico-economic condition.

The role of state in development of the country can never be abridged in a social condition where the state is not primitive. State is a very powerful actor in mobilising resource and controlling the macro economy. As a prime determinant the state charts the (see chart below) direction of economic growth and structural change of employment and income distribution of the populace. Therefore the main issue is not whether the state should intervene or the extent of intervention in the development process. Rather the question is: what is the appropriate role of the state to be played in a certain circumstances? The efficiency of urban state is not determined by the point whether the development plans are prepared or not by the state, it is the result of the appropriateness of setting goals in relation to the capability of the economy and the efficiency of the major actors.

To reduce inefficiencies and inequalities which might be produced by the activities of private and public bodies and to direct the total process of urban development in order to achieve the desired objectives, plans are produced and adopted as an acceptance of intervention in the process. Therefore, it is recommended in the new Chittagong

Metropolitan Master Plan the activities of CDA be shifted from narrow physical development projects to a comprehensive urban planning and development management job. Intervention in the development process will be done from three different levels as follows:

Macro Level Intervention: At macro level of planning the urban development policies are determined which is illustrated in the Structure Plan. There are 77 policies covering the issues like population, economy, spatial development strategy, housing, community facilities, transport, infrastructure services, flood control and drainage, urban land development, rural land development, environmental quality and prestige project. A continuous monitoring of macro-economic changes will be carried out so that review of policies can be done in proper time.

The second component of macro-level intervention is introducing urban coordination among different public agencies. At the culmination of this kind of intervention Multi-Sectoral Investment Programme (MSIP) will be developed. To carry out these functions Chittagong Urban Development Co-ordination Council (CUDCC) is proposed in the new plan. Planning Department will prepare, monitor and review the MSIP and provide technical support to CUDCC.

Meso Level: Urban Development Plan is prepared to intervene the development process from the middle level. This plan is further detailed down to Detailed Area Plans. At this level CDA will form different development companies in partnership with private entrepreneurs for carrying out development activities at zonal level. This is to coordinate the private and public initiatives in the desired direction.

Micro Level: Local Area Planning Division will prepare plan at the community level. This plan will be prepared with the community's participation. To ensure community's participation in planning process, changes in authority's ordinance have been recommended in the Metropolitan Master Plan package.

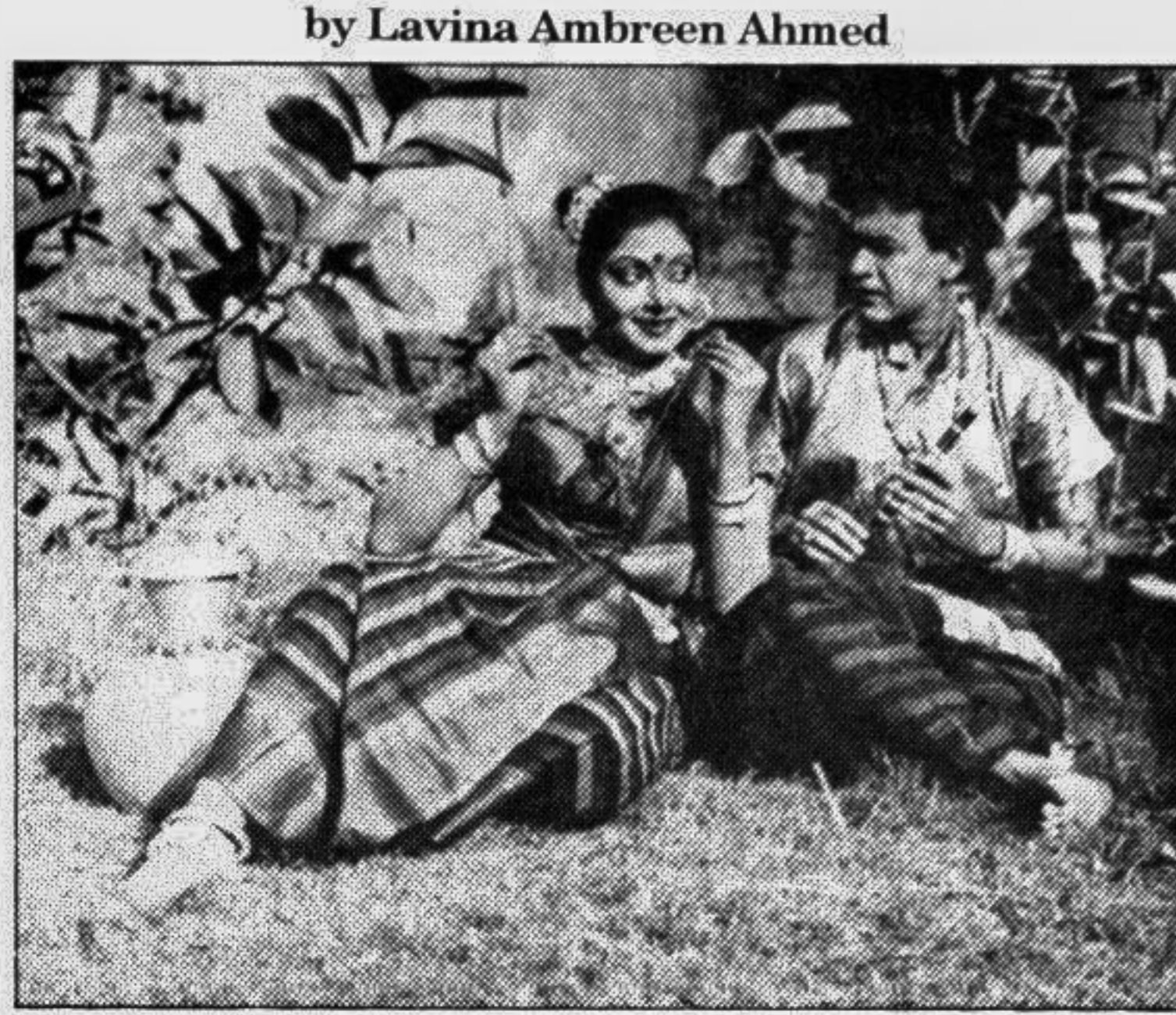
Development control will be limited only to those issues which are critical. Development works which are simple, small in scale and have little or no adverse impact on the urban environment will be exempted from the need to obtain permission or will go through a simple and short procedure.

Amendment of the Chittagong Development Authority Ordinance 1959 has been proposed in the 'Recommended Institutional and Legislative Changes' report, with specific amendments to establish CUDCC, subsidiary development companies, and implement public participation for preparation and approval of local area plan. It is to be highlighted that at all the levels of intervention, the authority will mainly play a role of coordinator and facilitator.

The writer is an urban and regional planner, and an architect.

Dhaka Day by Day

Dhaka's New-found Treats



A scene from Kanchanmala, one of the dance dramas, of the dance festival.

Its hard to believe that only a couple of months ago Dhaka was known as the city of 'infinite boredom' with little entertainment facilities available. We had to rack our brains in order to figure out the best ways to utilize our free time. That's all in the past now. The situation is gradually changing — or so it seems. These days so many things are happening, all at the same time, that one can barely keep up with the pace.

It's almost as if we are living in a metamorphosed Dhaka city — says a happy Architecture student who is very busy lately checking out all the hyped-about events in town. With the ongoing Trade Fair and Boimela, things are pretty hectic and festive at the moment. While the Trade Fair draws plenty of eager buyers every day, The Ekushey Book Fair attracts more non-book lovers than avid readers. "Boimela offers a diversion, we can hang around there with our friends for an hour or two" — commented a bunch of DU students. True, one can easily spot groups of students carrying on animated conversations looking least interested in the books on display. The US and the UK trade shows received good response from the local visitors as well.

The noteworthy aspects of the 'new and improved' Dhaka city include the photography exhibitions and musical soires that take place all the year round. Recently, classical music connoisseurs had the privilege to enjoy the renowned pianist Ravi Shankar's superb performance at the Spinkala Academy. For the dance lovers, the ten day Dance Festival was a treat indeed. The two local productions Chandanika and Kanchanmala and the solo shows of the eminent Indian dance artists such as — Leela Samson, Bharati Shivaji, Madhavi Mudgal and Prerana Shrivastava enthralled the dance lovers in Dhaka.

Of course the much publicized show at Sheraton turned out to be a disappointment for

Bird-brained?

IRATE South Africans are protesting against the European Union (EU) ban on their ostrich meat and live birds following an outbreak of Congo fever. The EU ban came into effect after an abattoir worker died recently and 16 other workers became infected with the Congo disease, in Oudshoorn, a town southwest of the centre of South Africa's ostrich industry.

What has left the South Africans fuming is the fact that while the disease has been detected in one area, the EU ban would apply to the whole country and could put a question

Objective and duties set for CDA in 1959 and 1995.

Development Objectives set for CDA on the basis of Metropolitan Plan 1995.	Objectives defined by Chittagong Development Authority Ordinance 1959 for CDA.
1. Encourage the growth of Chittagong	1. To prepare a Master Plan
2. Ensure that Chittagong can accommodate the growth of population and economic activity expected in the future.	2. To prepare programmes for the development of the city.
3. Guide the spatial distribution of urban development.	3. To prepare specific development schemes.
4. Extend the provision of urban services and facilities.	4. To execute development projects including those of other agencies.
5. Improve decision making related to funding of urban services and facilities.	5. To receive revenue from the disposal and/or rent of stalls in markets and plots in schemes.
6. Ensure that government, as enabler rather than provider, supports the private sector in its development role.	6. To administer the EBBC Act 1952.
7. Give priority to meeting the needs of the poor.	
8. Take environmental considerations fully into account in making decisions related to urban development.	

Source: Compiled by the author from Binnie and Partners, 1993. Technical Report-1, p. 1.4-1.7, and Binnie and Partners, 1995, p. 2.2-2.6.

The existing structure of the

The Daily Star Entertainment Guide

Tuesday 18th March
(All programmes are in local time. There may be changes in the programmes.)

BTV
3:00 Opening Announcement
3:10 Quran Programme Summary
3:15 News in Bangla
3:15 Patriotic songs
3:20 Recitation from the Geeta
3:25 The Album Show
3:30 Cartoon film 4:15 Unnesh
4:50 Coach 5:00 News in Bangla
5:22 Sarangeta 6:00pm National Television Debate Competition
6:50 Open University
7:00 The News
7:25 Silver Jubilee of Freedom Fighter-A Documentary
8:00 News in Bangla
8:25 Silver Jubilee of Freedom Fighting-Mujibnagar Govt
9:00 Drama Serial: 10:00 The News
10:25 Those days of Freedom Fighting
10:30 Sur Lahan
11:35 Wednesday's programme summary
11:40 Close down



Two for the Road on Star Movies, Tonight at 7:30

BBC
6:00am BBC World News
6:10 Newsnight
7:00 BBC Newsroom
inc. World Business Report/Asia Today/24 Hours
10:00 BBC World Headlines
10:05 World Focus
Panorama
10:45 The Panel
11:00 BBC Newsday
2:00 BBC World News
2:15 World Focus
Panorama
3:00 BBC World News
3:30 Time Out
Tomorrow's World
4:00 BBC Newsdesk
6:00pm BBC World News
6:15 World Focus: The Money Programme
7:00 BBC World News
7:15 World Business Report
7:30 BBC Newshour
Asia & Pacific
8:30 Time Out
Holiday
9:00 BBC World News
9:15 World Focus
Panorama
10:00 BBC World News
10:30 Time Out
Top Gear
11:00 BBC World News
11:30 Time Out
Film 37
12:00am The World Today
2:00 BBC World Headlines
2:05 World Focus
Panorama
4:45 The Panel
3:00 BBC World News
3:30 Time Out
The Clothes Show
4:00 BBC World Report
inc. World Business Report/24 Hours

Tomorrow's World
Tomorrow's World on BBC World, Today at 3:30 pm

Frame by Frame 2:30 Liberty
First Day First Show 3:30
The Indian Top 10 4:00
Frame by Frame 4:30
Big Bang VJ
Alessandra 6:00
Remind VJ
Sophia 7:00
By Demand VJ
Trey 8:00
Planet Ruby 9:00
The Vibe 10:00
Liberty First Day
First Show 10:30
Soul Curry
11:00
Speak Easy 11:30
The Ride 12:00pm
Over The Edge VJ
Sophia 12:30
Remind VJ
Sophia 1:00
Haysah 2:00
By Demand VJ
Trey 3:00
Big Bang VJ
Alessandra 4:30
Billboard US Countdown

CHANNEL V
6:30am The Ticket
7:00 Rewind
VJ Sophia
8:00 Frame by Frame
9:00 Jump Start
VJ Alessandra
10:00 Frame by Frame
11:00 The Vibe
VJ Luke
12:00 Rewind
VJ Sophia
1:00 By Demand
VJ Trey
2:00

STAR PLUS
6:30 Ninaad
7:30 Star News
8:00 Star Business
8:30 Star News
9:00 Sky News
9:30 Aerobics
Oz Style
10:00 Yan Can Cook
10:30 FYE
11:00 Kate & Allie
11:30 The Oprah Winfrey Show
12:00noon The X Files
1:30 Saria Barbara
2:30 The Bold & the Beautiful
3:00 Hindi Serial: Imtihan
3:30 Khandan
4:00 TV Mail
Main 4:30 Land of the

STAR MOVIES
7:30am Classic: Fixed Bayonets
PG (Arabic Subtitles)
9:30 Film Club: The O J Simpson Story 15 (Arabic Subtitles)
11:30 Action: Eye of the Eagle II 15 (Arabic Subtitles)
1:30 Family: The Care Bears Movie G (Hindi Subtitles)
3:30 Comedy: North 15 (Hindi Subtitles)
5:30 Oscar Winner — Best Actress: Blue Sky 15 (Hindi Subtitles)
7:30 Romance: Two For The Road 15 (Hindi Subtitles)
9:30 Hollywood One On One 10:00 Action: Best Seller 15 (Hindi Subtitles)
12:00 Action: Bloodfit II 18 (Arabic Subtitles)
2:00 Film Club: Less Than Zero 18:40 Future Shock: Dark Star 12 (Arabic Subtitles)
5:30 Comedy: Help! 12

PTV
8:00am Tilawat Aur Tarjuma/Hamd/Naat
8:20 Cartoon
8:30 Khabrain
8:45 Beauty Care
8:50 Fun Katha
9:10 Dhanak & Health Tips
10:05 Har Taan Hel Deepak
10:30 English Film: Home Improvement
10:55 Milli Naghma
11:00 Khabrain
11:10 Anita (Serial)
12:00 Sports Hour
12:55pm Quran-e-Hakeem
1:02 Bismillah
1:15 The Science Show
2:00 Yeh Jahan (Music video)
2:25 Animated Classics
3:15 Geography & Sammar School
4:20 Mitti Sona
5:00 Allah Huma Labbaik
5:25 Qabhi Mein Soochta Hoen (Drama Serial)
6:25 Ajour Courses
7:00 Dhanak
7:45 English News
8:15 UN Quiz
8:45 Jab (Drama Serial)
9:00 Break for Headline News
10:00

ZEE TV
5:30 Jagran
6:00 The News

EL TV
12:30 Hindi Feature Film 1:30 Kinetic
Pride Hasen Pal 1:40 Aakhi Doo 2:00 Chori Chori Chupke Chupke 2:30 Lumsa Tea Chalo Cinema 3:00 Ru-Ba-Ru 3:30 Usha Uthup Show 4:00 People's Club 4:30 TBC/MB 5:00 Sire 5:30 TDP 6:30 Hit Par 7:00 Scandal 7:30 Dard 8:00 Hindi Feature Film 11:00

DD 7
10:30 Janmadin
10:35 Classical Music
11:00 Gharu Bare
11:30 Parliament Hour
12:30 Monorama Cabin (Serial)
1:00 Jan-

SONY ET
9:00 The Three Stooges
9:30 Dennis The Menace
10:00 I Dream Of Jeannie
10:30 Bewitched
11:00 Taan Jhank
11:30 Gaane Jaane Maane
12:00 Ghaat
12:30 Premier
1:00 Jane

ZEE CINEMA
6:45 Songs
7:00 Apra Jahan (Naseeruddin Shah, Deepthi Naval)
9:00 TBA
9:30 Lahu Ke Do Rang (Vinod K Shabana A)
12:15 Reruns
12:30 Main Awar Hoon (Sanjay Dutt, Rati Agnihotri)
3:15 First Take
3:45 Bhagat Gora Kumbhar (Gujarathi)
6:30 Lalanga (Ranbir Kapoor, Mumtaz)
9:15 Cinema Cinema
9:30 Movies
Masti
Maqic
10:30 Yateem (Sunny Deol, Farah)
12:45 Tera Karam
Mera Dharan (Anil Kapoor, Amrita Singh)
3:30 Ikke Pe Ikke
4:00 Do Shatru (Shatrughan Singha, Sharmila T)

Garfield
I WONDER WHY I DO THIS... IS IT BECAUSE I CRAVE ATTENTION?...
OR IS IT JUST BECAUSE I'M STUPID?
HEY EVERYBODY! LOOK AT THE STUPID CAT!
...OR BOTH

STAR SPORTS
6:00am Marlboro League '97
Chinese National Football League 1997
Qianwei vs Dalian
Round 1
7:30 India Tour Of West Indies 2nd Test Match Day 4
HL
8:30 US PGA Tour 1997
Doral Ryder Open Final Day
10:00 Trans World Sport
11:00 Spanish Fball League HL
11:30 Watersports World
12:30noon

Meri Awaz Suno on Star Plus, Tonight at 9:00

James Bond
IN THE OLD GREEK MYTH, MINOS WAS A KING — WHOSE WIFE GAVE BIRTH TO THE BULL-HEADED MINOTAUR...
THE MONSTER WAS SHUT UP IN A CAVE ON THE ISLAND OF CRETE!
I SEE... AND SINCE BOTH OF THESE ARE THE SOURCE OF VILLY'S POINT TO CRETE — THAT'S WHERE I'M GOING!
QUITE RIGHT, JAMES! MONEYMONEY HAS YOUR PASSAGE ALL BOOKED!

James Bond
DRAWN BY JOHN MCLUSKY