

ECONMIC RESTRUCTURE AND REDEVELOPMENT

A CASE OF KHULNA CITY

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Contents

Chapter one: Introduction	1
1.1 Statement of the problem	1-2
1.2 Importance of the study	2-3
1.3 Objectives of the study	4
1.4 Hypotheses/assumption of the study	4
1.5 Operational definitions and contents	4-7
1.6 Limitations of the study	7
Chapter two: An overview of Economic ce and redevelopment in Khulna city	8
2.1 Bangladesh: overview of economic structure	8-10
2.2 The trend of urbanization	10-11
2.3 Khulna City: At a glance	11-13
2.4 Khulna City: trend of economic structure	13-14
2.5 The growth of Khulna city	14-18
2.6 Economic restructure and redevelopment in Khulna city due to liberalization	18-22
2.7 Privatization and social life	22-23
Chapter Three: Urbanization, economic restructure and redevelopment	24
3.1 Existing structure of the Khulna city	24
3.1.1 The factors of growth	24-27
3.2 The regional economy of Khulna	27-29
3.2.1 The metropolitan economy	29
3.3 Existing housing condition	29-30
3.3.1 Planned residential areas	30-31
3.3.2 Housing quality	31-32
3.3.3 Low income housing areas	32
3.4 Existing road condition	32-61

Chapter Four: theorizing economic structure	62
4.1 Theorizing economic structure and redevelopment	62
4.2 David Hervey	62-76
4.3 Saskia Sassen	77-78
4.4 Mike Davis	78-85
Chapter Five: Methodology	86
5.1 Research in social sciences	86
5.2 Rational choosing the methodology	86
5.3 Phase-1: The preparatory stage	86
5.3.1 The study of area	87
5.3.2 Technique of data collection	87
5.3.3 Survey method	87
5.3.4 Study population	87
5.3.5 Unit of analysis	87
5.3.6 Questionnaire survey	88
5.4 Phase -2	88
5.4.1 Sampling	88
5.4.2 Study instrument	89
5.4.3 Data collection procedure	89
5.4.3.1 Report building	89
5.4.3.2 Data collection	89
5.5 Phase -3	89
5.5.1 Data processing and analysis	89
5.5.1.1 Universal distribution of data	90
5.6 Phase-4	90
5.6.1 Ethical consideration	90
5.6.2 Reliability and validity	90

Chapter Six: Increase privatization and effects on urban social life in Khulna city	91
6.1 Demographic characteristics of the respondents people economic structure.	91
6.1.1 An analyzing people economic structure of the Khulna city.	91-101
Chapter Seven: Conclusion	102-103
References:	104-106
Appendices:	108
Annexure One: Case studies	108-111
Annexure Two: Questionnaire	112-116
Annexure Three: Checklist	117
Kulna Zilla Map	118
Census	119-120

List of Figures

Figure- 6.1:	Educational qualification of the respondents	92
Figure-6.2:	Location of the Respondents	93
Figure-6.3:	Pattern of Occupations	93-94
Figure-6.5:	The reason to come in Khulna city	95
Figure 6.6:	Monthly average income of the respondents	95-96
Figure 6.7:	Interaction with Khulna City Corporation and Khulna Development Authority	96
Figure 6.8:	Increasing Economic Restructure and Redevelopment	97
Figure 6.9:	Increasing Land Price	97-98
Figure 6.10:	Changing Pattern of the Economy	98
Figure 6.11:	Troubles created by Redevelopment and Restructuring	99
Figure- 6.12:	The respondents live with the family member	99-100
Figure 6.13:	People live in Nuclear Family	100
Figure 6.14:	Celebration of occasions	101
Figure 6.15:	Using Parlor and Gymnasium	101

List of Tables

Table-3.1:	Buildings of Historic Importance at Khulna	36-38
Table-3.2:	Gradual Increment of Population in the SPA 1991-2020	38-39
Table-3.3:	Estimated Ratio of Migration and Natural Increase in the Growth of Population in the Structure Plan Area (2000-2020)	39
Table-3.4:	Population Projection for Study Area for the year 1998, 2000, 2005, 2010, 2015 and 2020	41
Table- 3.5:	Existing and Proposed Major Industrial Land use Areas	55
Table-3.6:	Phasing of Industrial Estate Projects for KDA/Other Development Agencies	60
Table-6.1:	Age category of the respondents	92
Table-6.4:	Migration in Khulna City	94

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Abstract

The present world is a post-modern world. Everywhere there is a consumer culture. Since 1991 the world is going on a new phase, for the communication revaluation the world became so closer. With the development of the market economy the world run away with a new culture. In this world economy everyone wants to lead a better life. All over the world this culture is going on, another important thing is that in Third World countries this new economic culture is also evident very well. Bangladesh is also a member of a new economic world. Due to liberalization economic restructure and redevelopment occurred in our country. In Khulna city the effects of liberalization is also evident. It makes incredible transformation of lifestyle .Quality of urban life in Khulna city has become a commodity where consumerism, privatization, cultural and social changes effects on everywhere. This study aims to explain the situations of the social life of the urban dwellers. It will focus how privatization and commodification makes dependent urbanization. It further explains how capitalistic logic makes fictional capital and makes the new urban poverty. The study is based on mixed methodology .Urban history and ethnology has been used to explain the transformation of the city. It argues that neo-liberalism creates redevelopment of the economic structure and its effect the social life.

Chapter One

Introduction

1.1 Statement of the problem:

In every society economy play an important role in social life. Due to neoliberal economy and communication revolution, pattern of economic structure is changing day by day. Economic development of the Third World countries has been shaped by the influence of capitalistic development. Economic structure of Bangladesh has been shaped by the process of de-industrialization. In Khulna city, it has been identified a different pattern of economic structure. In the last 10 years city economic structure rapidly changes into a redevelopment and restructure. Multinational corporations, real estate business, NGOs, privatization of education, private bank, restaurant, park etc. are increasing rapidly. But there is no planed industrialization or development. Consumer culture has emerged due to increasing shopping mall, restaurant, park, beauty parlor.

Most of people of Khulna city are defense service holder. They lead a middle class life by their monthly income. They live in two bedroom, dining and kitchen flat with single family. They detach from their relative and family bondage. They think that, future of their children depend on their batter education. Sometimes they go to Chinese restaurant and spend holy visit city area or park. They lead a life in society with dual character in inside and outside of family. By their ration product they meet their kitchen cost. But they shopping from large shopping mol. Spend large amount of income for children.

On the other hand, housing cost increasing keep place with daily necessities. Real estate, businesses are increasing rapidly in Khulna city. Real estate business becomes more popular recently. Few real estate businessmen make a lot of profit from it. Sometimes real estate businessman attracts people showing various facilities. But most of time they break their promises.

People of Khulna city today become more conscious about beauty. Most of women go to parlor for beauty care. Young and middle age both type of women go here. On the other hand, only young man go gymnasium for body fitness. As a result number of beauty parlor and gymnasium increasing day by day. It affects greatly their thinking process. We know that, the development of a country depend on the development of culture. By this

type of conscious people become rootless and mechanical (like western young generation).

Food habit of young generation is changing. Favorite food of them is replacing by Chinese food and chain food etc. Club centered recreation has been increased. Now-a-days people celebrate occasions in the community centers and Chinese restaurants.

During late 1950s and 1960s Khulna become an important centre for industrial development. With the establishment of a second seaport of the country at Chalna, just about 20 miles south of Khulna town, the city gained further momentum. Many new industries were setup at Khulna and jute trade in Bangladesh. Historically, Khulna has contribute to the national economy through jute manufacturing, jute bailing, newsprint industry and match factories, shipyard and handling export goods through Mongla port. Import industries during the British period were salt and sugar that gradually vanished after industrial revolution in Europe. Today government try to re established these industry.

Privatization of education is increasing and become more important than last 10 years ago. Private medical college and university change the education environment. Student of private university and medical college and English medium school are so much different from public. They mostly follow western culture and also practice it. All these problem create interest to me to explore the situation of economy and structure and effects of it on social life.

1.2 Importance of the study:

Economic redevelopment and restructure is the main part of the study. Economy is the most vital part of a country. Economic redevelopment and restructure is the basis of this study. Economy is the most vital part of a country, because all of the structure run out with this process. Structurally the change may have been seen and also the development is one of the important part, when we go to discuss anything. That means to through the other organization the economic structure also have come changes developmentally and structurally. Why study the economic sector? To see the the various kinds of economic structure have I feel interested to worth with the economic redevelopment and restructure. To discuss about the economic redevelopment and restructure in Khulna city

here comes the important term that is urbanization where the economic structure is mostly related. Urbanization is an irreversible process. The 20th century has seen the emergence of megacities (cities with population greater than 10 million). Such large population concentration in cities is a significant historic change. The number of megacities has risen from two in 1950 to twenty in 2005. Moreover, 17 out of the 20 megacities in the world are located in the world's less developed regions. Ancient Megalopolis, built by Epaminondas in 371-368 B.C., was the capital of the Arcadian alliance in Greece. It was considered to be the model of a prosperous, happy and peaceful city. Most current megacities (that share the same "name" with the ancient city) but also metropolitan cities (cities up to 5 million) do not experience a similar quality of life, since global population growth is becoming an urban phenomenon mainly in the less developed regions. It is ironic that much of what were once considered the major advantage of life in city, like security, better housing conditions, and services provision have now become major disadvantages of urban life, like criminality, slums and lack of services. Massive displacement of people to megacities perpetuates environmental degradation and climate change resulting in the shrinkage of areas available for agriculture, and causing the loss livelihoods based on agricultural and animal breeding. It is clear that sustainable development cannot be achieved without sustainable urbanization. There are some significant trends in megacity. Firstly, rising infrastructure costs means that investment is needed from all sectors of economy, driving the need for public/private partnerships for infrastructure developed and maintenance. Secondly, transportation congestion is a major challenge. Growth in megacities is trending towards creation and growth of individual centers or sub-cities, rather than just growth in the central business district. Thirdly, over half the growth in megacities will be in Asia. Fourthly, informal Survivalists are especially vulnerable and marginalized to the government policy, political leaders and law enforcement agency.

Importance of the study is more, because here I try to explore the present situation of urbanization in Khulna city. To know about that how urbanization makes urban poverty, how liberalization work with the 3rd world countries. Commodification and privatization may increase to know about it. Also social life is effected is helps to know the study. That means for neoliberalisation how economic structure may capture where the

redevelopment and restructure occurs in everywhere in Khulna city and also know about the changes life patterns of people.

So, last we can say that to know exact situations of Khulna city this topic is more important.

1.3 Objectives of the study

- a) To find out the economic restructure due to liberalization
- b) To explore the impact of privatization on urban space
- c) To examine the effects of redevelopment on urban social life

1.4 Hypotheses/Assumptions of the study

- a) Privatization and commodification makes dependent urbanization
- b) Capitalistic logic makes fictional capital and also makes urban poverty
- c) For the economic causes pattern of urban life has been changed

1.5 Operational Definitions and concepts

A) URBANIZATION:

Urbanization is not merely a modern phenomena, but a rapid and historic transformation of human social roots on a global scale, whereby predominantly rural culture is being rapidly replaced by predominantly urban culture. Urbanization refers to the increasing number of people that live in urban area. Urbanization is closely linked to modernization, industrialization and the sociological process of rationalization.

B) NEO-LIBERALISM:

The term neoliberalism has two linked sense: the wider sense of a 'new capitalism', the second sense, as a set of policies to restore capitalist power and lead to a new phase of development (Dumenil and Levy, 2002). David Harvey has emphasized that neoliberalism must be understood as a political project 'to re-establish the conditions for capital accumulation and to restore the power of economic elites' (Harvey, 2005:19). The neo-liberal state becomes a prime agent of redistributive policies, reversing any flow from the upper to the lower classes that may have happened under social democracy (Harvey, 2005:160-4)

C) ECONOMY:

Economy is the main part to through a country. An economy consists of the production, distribution or trade and consumption of limited goods and services by different agents in a given geographical location. The economic agents can be individuals, business organization or governments. In this study this term may used to know about the present situation in a city.

D) ECONOMIC DEVELOPMENT:

It generally refers to the sustained, concerted actions of policy makers and communities that promote the standard of living and economic health of a specific area. Economic development can also be referred to as the quantitative and qualitative changes in the economy. Such actions can involve multiple areas including development of human capital, critical infrastructure, regional competitiveness, environmental sustainability, social inclusion, health, safety, literacy, and other initiatives. Economic development differs from economic growth. Whereas economic development is a policy intervention endeavor with aims of economic and social well-being of people, economic growth is a phenomenon of market productivity and rise in GDP.

E) ORGANIZATION

Economic development has evolved into a professional industry of highly specialized practitioners. The practitioners have two key roles: one is to provide leadership in policy-making, and the other is to administer policy, programs, and projects. Economic development practitioners generally work in public offices on the state, regional, or municipal level, or in public-private partnerships organizations that may be partially funded by local, regional, state, or federal tax money. These economic development organizations function as individual entities and in some cases as departments of local governments. Their role is to seek out new economic opportunities and retain their existing business wealth.

There are numerous other organizations whose primary function is not economic development work in partnership with economic developers. They include the news

media, foundations, utilities, schools, health care providers, faith-based organizations, and colleges, universities, and other education or research institutions.

F) RESTRUCTURING

It is the corporate management term for the act of reorganizing the legal, ownership, operational, or other structures of a company for the purpose of making it more profitable, or better organized for its present needs. Other reasons for restructuring include a change of ownership or ownership structure, demerger, or a response to a crisis or major change in the business such as bankruptcy, repositioning, or buyout. Restructuring may also be described as corporate restructuring, debt restructuring and financial restructuring.

Executives involved in restructuring often hire financial and legal advisors to assist in the transaction details and negotiation. It may also be done by a new CEO hired specifically to make the difficult and controversial decisions required to save or reposition the company. It generally involves financing debt, selling portions of the company to investors, and reorganizing or reducing operations. The basic nature of restructuring is a zero-sum game. Strategic restructuring reduces financial losses, simultaneously reducing tensions between debt and equity holders to facilitate a prompt resolution of a distressed situation.

Corporate debt restructuring is the reorganization of companies' outstanding liabilities. It is generally a mechanism used by companies which are facing difficulties in repaying their debts. In the process of restructuring, the credit obligations are spread out over longer duration with smaller payments. This allows company's ability to meet debt obligations. Also, as part of process, some creditors may agree to exchange debt for some portion of equity. It is based on the principle that restructuring facilities available to companies in a timely and transparent matter goes a long way in ensuring their viability which is sometimes threatened by internal and external factors. This process tries to resolve the difficulties faced by the corporate sector and enables them to become viable again.

G) CITY

A city is a relatively large and permanent settlement.^{[1][2]} Although there is no agreement on how a city is distinguished from a town within general English language meanings, many cities have a particular administrative, legal, or historical status based on local law. Cities generally have complex systems for sanitation, utilities, land usage, housing, and transportation. The concentration of development greatly facilitates interaction between people and businesses, benefiting both parties in the process. A big city or metropolis usually has associated suburbs and exurbs. Such cities are usually associated with metropolitan areas and urban areas, creating numerous business commuters traveling to urban centers for employment. Once a city expands far enough to reach another city, this region can be deemed a conurbation or megalopolis.

H) SOCIAL LIFE:

Usually social life means the people who exist in the society, their life pattern. In this study the term may be used to know about the effects on societal people for economic redevelopment and restructure.

1.6 Limitations of the study

To make the study as a scientific one it has the following limitations:

- a) Sampling method is one of the important parts of any research. The purposive selection of sampling in Khulna City may not exactly represent the population.
- b) Recent political situation was not good which partly affect the fieldwork.
- c) The present life is very first and everyone is busy for earning their livelihoods. It was very difficult for them to co-operate.
- e) Some respondents were reluctant to give the information about their personal life. Mainly the women feel shy to answer some questions.

Chapter Two

An overview of economic restructure and redevelopment in Khulna city

2.1 Bangladesh: Overview of economic structure

Bangladesh is a 3rd world country. Physical planning for urban development in Bangladesh began during late 1950s based on master plan approach. The master plans prepared during late 50s and early 60s for major cities of the country served as the basis for urban development in the concerned cities till 1970s. All these first phase plans expired by early 80s. After a break of about a decade a new phase of spatial planning emerged from early 1990s reinforced by the new generation planning professionals. There have been genuine attempts by donors and international consultants to reverse the traditional planning concept of 'blue print planning' to 'process planning'. But the overall environment does not seem to be congenial enough for adoption of the new system of urban planning. The Khulna city master plan was four basic sets of proposals: land use zoning, development of basic Infrastructure Development and, administration and Implementation of the plan.

Four major sites were proposed by the plan for locating public buildings. The first site, on about 295 acres, was proposed in between Daulatpur and Khulna by the Jessore Road to accommodate divisional and central (erstwhile) government offices, staff quarters and ancillary service facilities. The above sites were chosen to create an integrated relationship with the proposed surrounding activity areas, like, stadium, hotel, medical college and hospital and educational establishments in a setting of attractive parkland.

There already existed industrial agglomeration in Daulatpur and Khalishpur area that were marked as industrial zone in the master plan. About 465 acres of land marked for industries in the southern part of the city remained almost unutilised. It has been estimated that out of total industrial land, only about 1412 acres had been developed for industrial use which is only 28% of the total. In terms of industrial projects the percentage stands at 30.00% only. Lack of capital and export market, lack of entrepreneur and political turmoil in the country are among the major reasons for set back in smooth growth of the industrial sector. To replace its old master plan, expired in 1981, Khulna

Development Authority (KDA), with GoB funding prepared a new metropolitan plan in 2001. It was package plan comprising

Structure plan, master plan and detailed area plans. Only three detailed area plans were prepared as samples leaving rooms for subsequent local level planning at a later stage. Structure Plan laid down sectoral policies relating to socio-economic and physical development of the city during next 20 years. Implementation of socio-economic policies were beyond the jurisdiction of KDA. It was presumed that concerned departments would execute those, which never happened. The master plan, prepared for a period of 10 years, concerned those areas that are likely to be urbanized during the plan period. It also served as a land use zoning plan used for planning permission. The master plan also laid down some broad development proposals including physical and social infrastructure. The Khulna master plan is nearing to its half way duration, but so far only one road proposal is now being implemented. In the meantime KDA is preparing for a new project to formulate detailed area plans, elaborating master plan sub-areas.

Economic Job creation, income, employment, skills, employability, development , social and cultural quality of life, health, education, crime housing, quality of public services. Physical and environmental, infrastructure, built and natural environment, transport and communication

Governance Nature of local decision making, engagement of local, community, involvement of other groups (Tallon, 2010).

Dimensions of urban regeneration can be broadly described as – 1) economic; 2) social and cultural; 3) physical and environmental; and 4) governance related in nature (Table 1). These four dimensions are not mutually exclusive, but interconnected (Tallon, 2010). Successful urban regeneration should recognize the linked nature of economic, social and environmental problems in the context of local geographies. It implies that that the regeneration problems and opportunities should best be considered within a spatial continuum (Robert, and Sykes, 2000).

With regard to this conceptual understanding, in this study re-invention of Khulna's industrial areas is conceived as a process of urban regeneration of the historical significance of the largest jute-industrial city of Khulna through gradual change over time, aiming at improving living and working conditions through the physical and environmental upgrading of declined jute industrial belt. Leading on from a discussion of the definition and characteristics of re-invention, a pertinent question is - why is it important to re-invent the industrial areas of Khulna? In the present urban context of Khulna reinvention matters for three interrelated reasons. *Firstly*, because of the fundamental changes of the historical conditions that shaped the industrial city, in particular, the industrial, socio-economic, demographic and physical changes took place during the last three decades. *Secondly*, that the city is now experiencing a paradigm shift in political foundations and industrial policies. And *thirdly*, the strategic location and connection of the city within the regional towns and growth centers make it the most important city in the southern region. Decline of the industrial areas has hindered the growth of the city as a regional centre. Thus, there is an urgent need to develop innovative re-invention strategies with an emphasis on the revival of the declined jute industries.

2.2 The trend of urbanization

Most of the cities of developing countries are experiencing a period of enormous socioeconomic transformations that call for a similarly vast process of urban regeneration and reorientation. There already have many concepts that all, in one way or another, mean reinventing, reforming or rebuilding the city: urban re-development, regeneration, renewal, revitalization, re-construction, re-habilitation and so on (Kamo, 2000). Among these "re-" concepts, urban regeneration, renewal, and renaissance are the buzzwords that have come to characterize the key urban issues as interchangeable terms essentially relating to the same process (Tallon, 2010). However, as Lees (2003) identified, there are subtleties relating to the use of these terms by academicians and policy makers.

For example, urban renewal in the 1960s was public sector-driven and primarily concerned with the large scale redevelopment of overcrowded inner city slum area (Couch, et. al., 2003). By contrast, urban regeneration in the 1980s focused on economic growth and used public funds to level in largely undirected market investment as exemplified by London's Docklands (Brownill, 1990). Current policies seek to concern both the public and private sectors in partnership to achieve urban regeneration with a more heightened environmental awareness than before (Hall, 2006). All of the terms have similar meaning and connotations relating to re-invention, re-birth, revival, and reconstitution (Tallon, 2010).

In broader sense and ideal form of re-invention refers to sustainable urban regeneration where management and participation processes and investment, directed at disadvantaged areas and households, giving long-lasting improvements in the prospects of residents and full integration with society (Clarley, and Kirk, 1998). Regarding the notion of re-inventing city's lost image and functions, regeneration remains the most recognized and widely used term by professionals and academicians alike.

2.3 Khulna city: At a glance

Historical Background

The eminent saint Hazrat Khan Jahan Ali came to this part of southern Bengal during 15th century when Sultan Nasiruddin Mohammad Shah (1442-1460) was ruling Gour. Khan Jahan Ali, who settled down at Bagerhat, had profound influence over the growth and development of the region. In the British colonial period there was a salt chowki at koilaghata of Khulna, administered by the salt agency in the late 18th century (Ahmed, 1991)

In 1836, Khulna Thana was set up at Nayabad. In 1842, Khulna sub-division was established comprising Khulna sadder, Bagerhat and a part of Narail. In 1882, taking off Khulna and Bagerhat from Jessore, and cutting Satkhira, Kaligonj and Basantapur from 24 pargana (West Bengal), a new district named Khulna was created. Later on the size of Khulna district was reduced cutting off Satkhira, Basantapur (now part of

India), Kaliganj, Bagerhat and Narail. Noapara has always been a part of Jessore and separated of Khulna.

EVOLUTION

Surrounded by its rich agricultural hinterland and good accessibility Khulna emerged as a market place during British reign. As a seat of administration and market, Khulna was able to attract people from surrounding areas. With all its growing prosperity Khulna was declared as a municipal town 1884. Calcutta-Jessore railway line was extended up to Khulna in 1885 and the Khulna railway station was set up in 1908, which served as a major impetus for the growth of Khulna (Ahmed, 1991).

In 1947, when India was partitioned Khulna had a population between 10,000 to 12,000. Following partition a large number of Muslims from India migrated to the then East Pakistan and many of them settled down in Khulna. In 1951 the population of Khulna city reached about 42,000. During 50s and 60s Khulna became an important centre for trading and industry, mainly based on export of jute and jute goods. With the establishment of second seaport, of the East Pakistan, at Chalna, about 20 miles south of Khulna town. Many new industries were set up and commercial activities increased and Khulna became one of the major focal points of trading and industries. The city experienced further growth following communal riot in Calcutta in 1965, when another influx of migrants settled down in Khulna. (KDA Research, Area plan- 2003, Volume-II)

From late 60s industrial growth of Khulna was falling due to dull export market. Following liberation in 1971, the population of Khulna showed sharp rise. But decaying industrial sector failed to absorb the new labor force. The city experienced a declining trend until 1990. From early 90s the economy started to show slow revival again based, mainly, on shrimp farming and processing activities. Khulna University, established in 1991 facilitated another major impetus. In 1984 Khulna was given metropolitan status by establishment of the Khulna city corporation.

Khulna City is administered by Khulna City Corporation (KCC) that works under the administrative control of the Ministry of Local Government, Rural Development and Cooperatives. It provides the basic services in the forms of sanitation, health, water supply, building and maintenance of roads, drainage, street lights, maintenance of public

safety and environment and so on. Khulna Development Authority (KDA) is the governmental planning cell responsible for planning, development and control, improvement and expansion of Khulna City and its surrounding areas. Apart from KCC and KDA, there are a number of government sectoral agencies working under different ministries providing various services and facilities within the city. There is a lack of proper coordination and effective communication between the development agencies. KCC, being the local government organization, enjoy very limited administrative and political autonomy and has hardly any control over the activities of these agencies (Murtaza, 2007). KDA's city planning lacks proper integration of national industrial policy implications. On top of that, development of the city is very much dependent on the political will of government. (KDA Research, Area plan- 2003, Volume-II)

Many decisions affecting the city economy and spatial growth are in fact dependent on national or regional policies that are mostly published without consulting the Khulna City's administration, which remains at the receiving end without having much involvement in the policies affecting them.

2.4 Khulna City: Trend of economic structure

Khulna being located in the south-western part of Bangladesh has always been located in hinterland of large metropolises Kolkata and Dhaka. This 'in-between' status of the divisional headquarter makes the city's range of influence on its surrounding districts: Bagerhat, Jessore, Shatkhira and Mongla. The strategic location and linkages of Khulna city with these regional towns and growth centers make it the most important city in the southern region. It has significantly contributed to the national economy through the large and medium industries, especially the jute manufacturing industries, hardboard mills, and newsprint mills. Apart from this, Khulna serves as the gate-city for the tourist-attractions in this region: The Sundarbans (world's largest mangrove forest), and ShaitGumbad Mosque in Bagerhat, which are listed in the UNESCO world heritage site. However, despite these potentials, apart from the industrial decline, major constraints of the city are the physical divides due to the absence of bridge over the river Padma, and an airport; and lack of gas supply. If Mongla port is developed as an international sea port; the Padma Bridge, and the airport is constructed as planned by the present government, the

industrial city has full potentials to develop as an agglomeration of trade, industry and commerce.

2.5 The growth of Khulna city

Urban development based on master plan approach was introduced in Britain during late 40s, after end of World War II. Master plan approach to modern city development was brought to the Indian sub-continent by the British planning experts in 1950s and 60s. The decision makers in the erstwhile East Pakistan indulged into master plan techniques in late fifties, as an instrument to redress the urban ills, particularly, in fast growing major cities that later on turned into metropolises. But after over one and a half decades of its inception master plan concept was challenged internationally about its capability to address the diverse and dynamic nature of urban problems. There has been exhaustive deliberations on the effectiveness of the master plan concept during 1980s and 1990s sponsored by UN and among the international planning professionals.

But how far it has been successful in reversing the traditional spatial planning system in the developing countries still remains a big question. Physical planning for urban development in Bangladesh began during late 1950s based on master plan approach. The master plans prepared during late 50s and early 60s for major cities of the country served as the basis for urban development in the concerned cities till 1970s. All these first phase plans expired by early 80s. After a break of about a decade a new phase of spatial planning emerged from early 1990s reinforced by the new generation planning professionals. There have been genuine attempts by donors and international consultants to reverse the traditional planning concept of 'blue print planning' to 'process planning'. But the overall environment does not seem to be congenial enough for adoption of the new system of urban planning. (KDA Detailed, Area plan- 2006, Volume-II)

The Master Plan Area

Master Plan for major Cities

In the context of spatial planning, the period from late 1950s to early 1960s can be termed as the 'master plan age' in Bangladesh. During this period three comprehensive master plans were prepared for three major cities of the country. In 1956 Dhaka Improvement Trust (DIT) was created for organised development of the provincial capital city of Dhaka of the then East Pakistan. This organisation was renamed as Rajdhani Unnayan Kartripakkha (RAJUK) during mid '80s with some structural changes (GoB,1953). Nearly in the same period two more similar bodies were set up in Chittagong and Khulna Cities called Chittagong Development Authority and the Khulna Development Authority respectively. The broad functions of this entire prototype urban development agencies were city planning, development and development control.

Immediately after establishment of these bodies they were directed to prepare city planning projects for organized development of their respective cities. The then government sought British technical assistance for preparation of master plans for Dhaka and Chittagong cities under the Colombo Agreement. A British Consortium of consultants, (M/S Minoprio Spensely and P.W.)

Macfarlane was engaged to carry out the assignment. In 1959 two master plans were produced simultaneously for the two major cities-Dhaka and Chittagong. Later on, they were also assigned Khulna City and the master plan for city was accomplished in 1961. These were the first ever comprehensive city plans in Bangladesh prepared in a style and manner same as the British master plans prepared for British towns during late 1940s to early 1960s.

Master Plan Concept and Style

Master plan is a statutory plan introduced by the British during post World War II period of urban re-construction drive in Europe. The master plan of a town or city or an urban centre can be described as a mosaic of land uses woven together by a network of streets and transportation routes, water, sanitation and communication channels (DIT, 1953). To arrange all these facilities properly is the function of a master plan. Besides, it also contains orderly zoning of future land uses. In brief an urban development master plan is

a guide to orderly development of an urban centre in order to promote health, safety, welfare and convenience of the people. As described by Ratcliff “ it has developed from the technical professions architecture, surveying and engineering and has consequently produced solutions to urban problems that are predominantly physical in character, such as land use maps, zoning, density controls, building regulations and planning standards” (Ratcliff,1978).However, there is no universal definition of a master plan. Its nature, contents and coverage may vary from country to country depending on their respective social, economic, physical, environmental and other conditions. There exist provisions of master planning in the respective acts/ ordinance of four metropolitan development authorities and the municipal city corporation ordinances of Bangladesh.To quote from Town Improvement Act, 1953 (based on which Rajdhani Unnayan Kartripakkha or Capital Development Authority was established), Section 73(1),

“As soon as may be after the 1953 provision of the Act comes into force, the (Kartripakkha) shall prepare a master plan for the area within its jurisdiction indicating the manner in which it proposes that land should be used (whether by carrying out of Development or thereon otherwise) and the stages by which any such development should be cried out”.

Regarding contents and presentation of the plan the Act adds, “The master plan shall include such maps and such descriptive masters as may be necessary, to illustrate the proposals aforesaid with such degree of particularity as may be appropriate.

Thus it throws the master planning into a total flexibility. Again in the next part of the sentence it breaks the flexibility by saying, and any such plan may, in particular, define the sites of proposed roads, or fields, parks, pleasure grounds, and other open spaces or allocate areas of land for use for agricultural, residential, industrial or other purpose of any class specified in the Master Plan,” .(GoB, 1953).

The conditions are the same for all the metropolitan development authority acts/ordinances and Municipal and City Corporation Ordinances where there are provisions for master plan preparation. Until the preparation of the first ever master by

the Dhaka Improvement Trust for Dhaka City in 1959 it was not possible to know the actual style and contents of a master plan. In

1959 two prototype master plans were prepared for Dhaka and Chittagong cities followed by the master plan of Khulna City. All the three master plans were prepared by the same British consultants in the same style and manner. (KDA Detailed, Area plan- 2006, Volume-II)

Khulna City Master Plan 1961 : Framework and Features

The Khulna City master plan was prepared for an area of 70 sq. miles or 113 sq. km area which later on became the jurisdiction of Khulna Development Authority (KDA,1961).

The entire set of proposals was prepared in a macro framework emphasizing on the physical setting of the plan area. Stated in simplified form the plan does not go for detailed analysis of the situation and background of the proposals. Most proposals were set in the form of outline instead of programs and projects.

The final output of 1961 master plan project were, two versions of plans, at scales, 1: 20,000 and 1: 3960 and a supporting explanatory report. The plan in the scale of 1:3960 conforms to the cadastral survey map of early 20th century comprising revenue plots and mouzaboundaries. This level of plan scale was chosen to ease implementation of development control regulations and land acquisition for undertaking development projects. The plan in 1: 20,000 scale was prepared primarily for use as a ready reference. The supporting plan report was intended to explain proposal details that were not possible to convey through plans/maps only. Following are the major features of 1961 master plan of Khulna city:

Population

According to 1961 census the population of Khulna City was 1, 28,000. Considering 2.2% as annual growth rate the plan projected a population of 4, 00,000 in the year 1981. The projection was made in consideration of a number of socio-economic factors prevailing in this region during early sixties. From 1961 to 1981 there had been substantial changes in the size of population caused by the changes in national, regional

and local socio-economic and political conditions, which upset many of the master plan projections. According to 1974 census data the size of population of the municipality was 4,37,000. According 1981 population census the population. KDA area was 6,65,000 which was over 66% of what was projected by master plan for the year 1981. This demographic changes consequently upset many master plan proposals and served as a major factor impeding smooth implementation of plan proposals.

2.6 Economic restructure and redevelopment in Khulna city due to liberalization

These studies explain the situation of urbanization, where 26% people all over the country live in urban area. The how capture the urban life. That means many hinds of effects we can see for urbanization.

Marxist analysis argues that neoliberalism has transformed urban politics. Harvey himself (2005:Ch 4) suggests that a specific incident in urban politics –the fiscal crisis of the New York City government – was one of the key moments in the shift to neoliberalism. In a context in which capitalist restructuring and deindustrialization has been eroding the economic base of the city, and suburban flight by the middle class had left the central city impoverished, public investment and employment had been seen as the solution on the 1960s ‘urban crisis’. But in the mid – 1970s, the Nixon administration and the financial institutions refused further support, pushing the city into bankruptcy in a ‘coup by the financial institutions against the democratically elected government of New York City’, resulting in the imposition of ‘fiscal discipline’ accompanied by cuts in public expenditure, employment and social programmes, prefiguring the national debt crises of countries from Mexico to Korea in the 1980s (Harvey, 2005:45-8).

More generally, the reshaping of cities as ‘spaces of neoliberalism’ has stimulated a new Marxist or neo-Marxist literature, which seeks at the same time to reflect the diversity of ‘neoliberalism’ across the globe while identifying more universal features of neo-liberal urban space. Harvey himself emphasizes the uneven geographical development of neoliberalism. Harvey suggests that accumulation by dispossession comprises four main features:

- Privatization and commodification of public utilities, social welfare provision, institution, intellectual property rights and other domains has opened up new fields for accumulation while rolling back the gains of decades of class struggle.
- Financial deregulation has allowed redistribution of value on a massive scale through asset stripping, debt promotion and speculation.
- The management and manipulation of crises at all levels from the individual to the global has become major means of redistribution of wealth from poor countries and individual to the rich
- The neo liberal state becomes a prime agent of redistributive policies, reversing any flow from the upper to the lower classes that may have happened under social democracy (2005:160-4)

These features of neo-liberalism are extremely apparent in the advanced world, but even more so in South, where neo-liberal structure adjustment regimes imposed by transnational institutions such as the IMF and World Bank have hegemonised political options in many countries. While urban inequalities have intensified in Europe and North America, they pale by comparison with those in the South. In his most recent work, Mike Davis explores the growth of megacities, and especially of slums in the South, where ‘urbanization ... has been radically decoupled from industrialization, even from development per se’ as a result of neo-liberalism – specially the debt crises of the 1970s and the subsequent IMF led restructuring of Third World economics in the 1980s and retreat of the state, including the local state as a provider of services (Davis, 2004:9, 19-20). Residents of slums now constitute 78 per-cent of the global informal working class, ‘almost one billion strong, making it the fastest growing and most unprecedented social class on earth’ (2004:24). Asking where such a potentially potent social force can actually possess historical agency. Davis suggests that struggles of informal workers have tended to be episodic, focused on immediate consumption issues and attracted to populist and religious saviours in the form of fundamentalist Christianity and Islam rather than to Marxist politics.

A particularly interesting example of the hegemony of neoliberalism is that of South Africa, which in the space of a decade from the mid-1990s has made a double transition – not only from apartheid to bourgeois democracy, but from the Marxist influence mass movement radicalism of the ANC at the time of transition to the policies of the ANC in government.

As a Third World country Bangladesh also have the effects on urbanization. Here in Khulna City we can also see the effect of urbanization.

Commerce

Commercial development proposals in the master plan were in the form of commercial land use earmarked at different locations and site development for specific commercial purposes. The plan recommended for two town/civic centres at Daulatpur and Khulna main city area on an area of 87 acres and 40 acres respectively. But none of these proposals were executed. Markets, shops and commercial sites were proposed at 13 locations, development took place only at 3 locations.

Including two town/civic centres, altogether there were 15 commercial development proposals in the master plan of which only 3 could be implemented. In percentage, the performance stands at 20 only. However, the greatest failure was that the concerned authority failed to check large scale informal commercial development taking place almost any where in the city, mostly as ribbon development which was not foreseen by the consultants of the master plan. (KDA Detailed, Area plan- 2006, Volume-II)

Industrial Area

During preparation of the master plan Khulna was experiencing an industrial boom due to its jute goods export supported by its excellent transport and port facilities. The master plan consultants expected further expansion of industrial activities and recommended an area of 5060 acres for industrial and storage use at 15 locations throughout the planning area. But it was proved to be a wrong apprehension. From early 60s the export market was dwindling and by 1970s it almost collapsed. Industrial agglomerations gradually shifted to Dhaka and Chittagong. In the industrial estate developed over an area of 511

acres at Shiromoni area, outskirts of Khulna City, only a handful of industries have been developed so far.

There already existed industrial agglomeration in Daulatpur and Khalishpur area that were marked as industrial zone in the master plan. About 465 acres of land marked for industries in the southern part of the city remained almost unutilised. It has been estimated that out of total industrial land, only about 1412 acres had been developed for industrial use which is only 28% of the total. In terms of industrial projects the percentage stands at 30.00% only. Lack of capital and export market, lack of entrepreneur and political turmoil in the country are among the major reasons for set back in smooth growth of the industrial sector.

Other Proposals

There were proposals for water supply network expansion, creation of sewerage network, new fire station, development of central *eidgah* and cemetery. Old jail was proposed to be shifted to a new site outside the city, so as the slaughter house. Bangladesh Rifles Sector Headquarters was proposed for shifting to a new site.

No step was taken for development of sewerage network due to paucity of fund. *Eidgah* and cemeteries were not built, jail was not shifted, no new slaughter house was built during the plan period. Rifles Headquarters was shifted with slight change in the location. The plan recommended setting up of city fuel stations at appropriate locations through mutual discussion between KDA and the distribution companies instead of locating them on road intersections. However, it did not happen. There exists an agricultural training centre on the north-western part of the city covering a large area. It was proposed to be shifted to outside the city in a rural environment. But the task was not accomplished. There was proposal for three general hospitals, instead one general hospital was built long after expiry of the plan period. The plan recommended for four specialised hospitals, but so far only one came into being.

Planning Administration

The plan report in its concluding parts sets forth some brief recommendations with regard to planning administration and plan implementation. However, it did not pinpoint the institutional lacking of KDA nor did it suggest any measure to overcome the same. The plan suggested KDA to work as executive authority for coordinating planning and development within KDA area. It was said in the plan document that all development proposals including those for use of land, erection of buildings, or change of use of existing buildings, whether by government departments or by private persons, should at the initial stage, be referred to the planning authority for consultation and decision. But it did not happen the same way as the plan recommended. The plan did consider whether the recommendations were feasible in terms of prevailing legal or administrative provisions and practices. As a result there was hardly any response from any public or private agency regarding adherence to the recommendations about coordination.

Instead there were sheer disregard for the master plan. All agencies proceeded with their own development activities ignoring the master plan. Interesting enough, KDA or its controlling ministry hardly ever took any effective step to redress the problem. There are large number of departments working in the city under different ministries. Without a central and legally powerful body, it is difficult to coordinate activities of these departments belonging to many different ministries. In reality most departments considered the master plan as a KDA product and thought it to be only their affair to execute it. Therefore, other departments hardly felt any obligation to follow the provisions of the plan. The plan report also failed to make recommendations about institutional strengthening including recruitment of planning professionals to monitor plan execution and revise it. The plan, also did not spell out the mechanism to execute the proposals including sources of funding for execution

2.7 privatization and social life

Urban life now going on a new era. Where we can see that privatization is increasing in every sector of society for Urbanization. Urban economy is based on industry and industrialization. The world economy system is going on Capitalism or Market economy.

Capitalism means the private ownership of property and the main purpose of Capitalism is to make profit. In Urban area industry and industrialization increasing rapidly and these industry based on Market economy. So, privatization is spread all over the Urban area. For Urbanization private consumer life is developing in the society. All attention going on self dependency theory. So, social distance is increasing and decrease belief among the people.

Chapter Three

The Existing Structure of Khulna city

3.1.1 Factors of growth

There are a number of factors, such as historical, physical, economic and social which ultimately shape up a city and its structure. Understanding of the city needs an elaborate explanation of these factors.

3.1.2 Historical factors

Khulna city has a long history. Between 1884 and 1947, it had a long journey with little prospects for growth. In 1947, a large number of Muslims from India had migrated to the then East Pakistan and many of them settled in Khulna. The impact of such migration was revealed in 1951 census when Khulna population rose to about 42,000, nearly four times than it had just 5 years ago.

During late 1950s, and early 1960s Khulna became an important centre for industrial development. With the establishment of a second seaport of the country at Chalna, just about 20 miles south of Khulna town, the city gained momentum. Many new industries were set up at Khulna and commercial activities increased manifold, and thus the city became centre of jute industries and jute trade in Bangladesh.

Historically, Khulna has contributed to the national economy through jute manufacturing, jute baling port. Important industries during the British period salt and sugar that gradually vanished after industrial revolution in Europe.

During fifties and sixties mainly jute based industries, like jute processing and baling factories developed. Industrialization created new employment and led to urbanization. However, after political change after 1971 the industrial boom was no more, firstly, as the export market was lost, and second, most industries were abandoned as non-Bengali owners left the country. This brought about an economy decline in the local economy (Ahmed, 1991). After 1971, the population of Khulna continued to rise, but the industrial sector did not grow matching with its population growth. In fact, after 1968, the industrialization in public sector almost stopped and the huge labor force in the city were forced to seek alternative employment elsewhere. The city experienced a declining trend until the 1990s, when the economy started to revive again based mainly on shrimp

farming and processing activities and the activities related to the establishment and development of a new University in Khulna and some other national level institution.

Modern Khulna with industrial development is comparatively a new city although it has a long history of development. Situated on the river Rupsha and Bhairab, traditional Khulna town was known as a river port cum fishing center since ancient time. However, with the modern industrialization Khulna held a unique position in the deltaic region of the Ganges and began to expand as economically a vibrant metropolis. The city suffered a setback with diminishing industrial activities. Nevertheless, it seems that an economic regeneration is taking place in the city based on services, business and fish processing activities.

3.1.3 Physical Factors

With the characteristic of a moribund delta and tidal environment, Khulna city has some specific conditions, need to be considered for any spatial and physical planning exercise like the present one.

The physiographic of Khulna region can be broadly characterized by the Ganges-tidal floodplain having lower relief and being criss-crossed by innumerable tidal river and channels. This physiographic unit is nearly flat and the surface is poorly drained. The city and its surrounding areas landscape are characterized by natural levees. Floodplains old meander complex. Tidal marsh and back swamps. Natural levees are well developed along the Bhairab-Rupsha banks (mostly on the west bank) and is occupied mainly by the present built-up area of the city.

The surface physiographic of Khulna city is not perfectly level and can be characterized by various geomorphic units (shown and elaborated in the Draft Urban strategy. Each of these units has different land levels. Contour lines show the terrain elevation in the structure plan area. It can be observed that elevation of land decrease sharply to the east and west direction from the main city, or may appropriately, from the rivers Rupsha and Bhairab. However, along the north south directions level moderately decreases towards the south. The highest level of land in the structure plan area was found with elevation contour lines of 4.50 meters in some of mousers of Noapara and Fultala, while the lowest

lines of elevation contours with 0.50 meters were found in all thanas except Sonadanga, Khulna sadder and Btiaghata. (KDA Detailed, Area plan- 2003, Volume-II)

By individual locations, Abhoynagar (Noapara) and Fultala , shows their highest levels of land elevation and 4.5 meters .Khan Jahan Ali thana upto 4.0 meters while Daulatpur and Khalispur 3 shows the highest elevation up to 3 meters .Sonadanga and Khulna sadder thanes' highest elevation was found to be 2.50 meters .On the left bank of the rivers Bhairab-Rupsha highest 3 meters . It thus shows that elevation gradually going down towards south.

Apart from the topographic condition the city has the following natural peculiarities: Khulna city has a unique linear shape, extending from southeast to northwest along the Bhairab –Rupsha rivers .Subsequently, railway line and Khulna –Jessore Road played dominant role in shaping the city a linear one; Khulna City experiences high impact of salinity in its surface and ground water .This poses a problem because of saline natural environment around the city; the city is almost free from natural disasters like flood, cyclone and earthquake; both frequency and intensity of disasters are also low in Khulna.

3.1.4 Economic Factors

A linear economic corridor from Jessore to Mongla has been developed over the period due to transport network ,road ,railway and water .Following such condition ,Khulna has emerged as a major jute processing and trading centre .This has played a significant role in the growth of the city during the 1960s .However ,the city no longer depends on such important industrial base .Several new dimensions have been added to its economy .Khulna is emerging as a major shrimp processing and exporting centre in the country .Already the sector made a significant contribution to the regeneration of the city .

Traditionally, Khulna was famous for two basic industries Shipyard and Newsprint Mill. But in course of time both the industries declined to play an important potential role. Shipyard, however, has been taken over by the Bangladesh Navy for its regeneration but the newsprint Mill is yet to be shown for its revitalization .Khulna still has the opportunity of having a major industrial location. Despite the closure of major nationalized industries in Khulna, the still has a lion share of labor force in the industrial

sector .Such basic characteristics the potentially of further growth of the city .Shrimp processing industry have grown profoundly in and around the city .This may be considered as resource base for the city .Low net density, but high gross density in Khulna city indicates a lack of open space and a large non-built up areas.

3.1.5 Transportation factors

Khulna is a major transit point in the southwestern region .The whole southwestern is a natural hinterland of the city .At present is hinterland extends toward north west through Harding Bridge .In future ,once the Pakshey Bridge is completed ,the whole north west region will be added to the hinterland of Khulna .Besides a good number of south central districts ,namely ,pirojpur ,Gopalgong , Faridpur and Barisal are accruable from Khulna by road. Khulna city is located at terminal point of main western railway network .A new dimension of economic regeneration of Khulna city has began with the renewed operation of Khulna –Benapole railway service.

The above characteristics help distinguish in the city from other urban areas of the country, which consequently determine the existing and future structure of Khulna city.

3.2 The regional economy of Khulna

Khulna was predominantly a city of industry and shipping. Although the city of Khulna serves the whole southwestern region of the country in terms of providing transport and trade network, port facilities, extraction of raw materials for industries, health and education facilities, yet the core area linked to the city could be consisting of the districts of Khulna, Satkhira and bagerhat. Other districts of Khulna division the whole of Barisal division and greater Faridpur comprising the peripheral areas to the hinterland of Khulna. However the city has economic linkage to the whole nation and beyond because of the port of Mongla, inland port of Benapol, and an industrial base. A special attraction of the region is the Sundarbans, one of the world's largest mangroves, and the recent development of shrimp farming and shrimp processing plants. The silent features of the region, the districts of Khulna, Satkhira and Bagerhat in the national context is briefly described below:

- The region comprises of 8.30 percent of the total geographical area of the country, while it accommodates 4.70 percent of total population indicating substantially lower population density. This is mainly because of having the Sundarbans covering almost the whole of the southern half of the region. Effective density of the region is therefore, close to that of the national average. Hence, availability of agricultural land per capita is not very different from the national average.
- The region accommodates almost the whole of the mangrove forests of the country, the Sundarbans and covers 26 percent of the country's forest area.
- Khulna contributes to about 82 percent of shrimp production and 74 percent of shrimp area of the country. The remaining shrimp area and production are mainly located in the Cox's Bazaar district. It should be noted that, close to 8 percent of the nation's export earning comes from shrimp and frozen food which is mainly concentrated in Khulna region.
- The annual growth rate of regional GDP of Khulna during 1991-1995 was 4.4 percent. A current estimate shows that the regional annual GDP of Khulna at Tk.27.5 bn. during 1990-1995. In terms of sectoral share, agriculture declined from 37.4 percent to 33.7. (KDA Detailed, Area plan- 2003, Volume-II)
- Percent over the period of 1990-1995. Service sector remained more or less stagnant while the shares of both industry and manufacturing increased respectively from 16 and 9 percent in 1990-1991 to 19 and 12 percent in 1994-95. Although the sectoral composition of GDP is structurally more or less the same as the national situation, the share of manufacturing and transport and communication sectors are higher than the national situation and this is likely to continue in the near future.
- A significant proportion of the country's timber production comes from the Sundarbans.
- Khulna has tremendous tourist potentials, subject to provision of safe accommodation in areas like Heron Point and convenient transport facilities by fuel efficient, safe and speedy water craft between Mongla and Heron Point and Khulna.

3.2.1 The Metropolitan Economy

Khulna is the third largest metropolis and the largest city of the southwestern part of the country. The city with a population of 1.20 million serves not only the city dwellers, but also a large hinterland-the smaller towns and rural areas in the southwestern region of the country.

The greater Khulna City comprising of Khulna city corporation Area; Rupsha area; the left bank of Bhairab river (Dighalia).In addition, Mongla Port area roles and services could also be considered as the part of greater Khulna City area. The city provides services: Serves as an inland river port connecting the reverie ports of the region to Mongla, Barisal, Dhaka, Chittagong and through these inland ports to the rest of the country and rest of the world; provides a link between railway, road, highways and water network; once grew as an industrial base mainly centering around the jute industries in Daulatpur and Khalispur, newsprint industry in Khalispur, Steel mill in Labanchara, Metal factory in Rupsha, and shipyard in Labanchar;

Khulna City traditionally contributes to the national economy through jute manufacturing, newsprint industry, match factories, shipyard and by handing mainly of all over the city. While the industries at the public sector have been suffering, it is only very recently that the economy of Khulna seems to be showing signs of improvement due to the emergence of shrimp processing activities. In addition, some of the new national level institutions like Khulna University, Medical College, BIT, etc are also contributing to its fragile economy.

3.3 Existing Housing condition

For the changing pattern of economic structure in Khulna city we can see that the housing area increase and many middle-man who dells with the project and get more interest. In the central city area a substantial amount of land is occupied by public agencies, which is in most cases unused or underused.

There were 1,87,195 housing units in the proposed structure plan area in1991.If the corresponding number households during the same period were compared, there were shortages of 12,358 housing units(6.6percent).In the KCC area, such shortages of housing were 8 percent. This gives marginal shortages of housing units in Khulna, which is 7

percent. In other words, about 7 percent of the households were not properly housed. Thus, compared with the national situation, Khulna seems to be comparatively in a better condition.

There are five major housing delivery sub-systems in the structure plan area. These sub-systems and their corresponding proportion of housing units:

1. Private housing subsystem	90 percent
2. Public housing subsystem	1.50percent
3. Development authorities sites and services schemes	4.00percent
4. Squatter subsystem	4.00 percent
5. Others (Floating, footloose etc)	0.50 percent

The operation of private housing subsystem takes place in two ways: formal and informal, the size of the latter is overwhelmingly high. Private formal sector in Khulna is yet to come forward, although some real estate developers already provided a very few sites and services schemes.

Under public housing subsystems, public sector employees in the central city area were provided accommodation. In the context of total housing needs, even for the public sector employees, the supply is not adequate.

Various development authorities such as KDA and HSD provided a limited number of plots under sites and services schemes. Khalispur, Sonadanga, Mujgunni ,Nirala and Boyra residential area were developed. The lowest income groups of the city dwellers live in City's 172 slums and squatter settlements (with minimum cluster of 10 households). The settlements are found all over the city.

3.3.1 Planned residential areas

Planned residential areas in the city are of two categories: public sector sponsored sites and services projects; apartment based staff housing of public sector agencies. The development of sites and services schemes in Khulna is quite remarkable .Although the plots were allotted in the housing estates long ago, the growth of structure and development is rather slow, particularly in low income housing areas such as Boyra. Lack of affordability, low demand for pucca housing, absence of HBFC loan are perhaps the

major reasons for non-construction of structures in these areas. Situation in high-income areas are like Sonadanga and Nirala is comparatively better. The major staff housing areas belong to important local and national level agencies. The staff housing areas is mostly provided with all necessary utility and service facilities. The emerging third category is the private formal sector development. At the moment, several sites and services schemes are being promoted. However, the real estate developers have coordination with city development authority, KDA. (KDA Detailed, Area plan- 2006, Volume-II)

3.3.2 Housing Quality

In terms of building materials used in roofs, only 22 percent of the units were made of concrete in 1991. The remaining housing units were temporary in nature. In KCC area, the situation is however, comparatively better, where concrete houses were about 31 percent. There were 36 percent concrete houses during 1998. Room occupancy by household's shows room occupancy by households shows the pattern of congestion in the living environment. In Khulna however, congestion is not that acute as usually found about 27 percent of the households occupy one room house, most of whom are poor living in slums or squatter settlements. The poor in slums and squatter settlements use up to 400 sq.ft. on average.

In general Khulna is a low height city. Most of the residential units are one storied and there are very little vertical expansion of even pucca buildings. Both physical and economic constraints are responsible for such low height development. The old residential areas, characterized by one and two storied structures of bricks and steel truss roofs, still shows reasonably good and most houses are well maintained. Semi urban settlement are common along either side of the rivers Bhairab and Rupsha and Khulna-Jessore railway line and road, except in the older part of the city. These settlements are characterized by low net density in terms of both housing as well as population. Housing structure are predominantly kutcha, but a good proportion of pucca and semi-pucca houses are also found in these areas. These settlements are predominantly occupied by the native inhabitants. The southern part of the city, where main residential areas have

been developed, is characterized by such spontaneous housing development. The southern part of the city developed as residential zone where old residential areas like Toot para, Ray para, Musalmanpara are situated. Side by side, new residential areas developed in Bagmara, BK Road, East Baniakhamar, West Baniakhamar, Banarganti and Gobor Chaka are old residential areas.

3.3.3 Low income housing areas

A large segment of Khulna urban population belongs to low income groups. It has already been indicated that there are 172 clusters (of 10 households or more) slums and squatter settlements in the Khulna city corporation area in the year 1999. These settlements, in fact, do not follow any pattern within the city. However, it can be said that most concentrations of these settlements were found near the centers of employment. Nearly 20 percent of the population of Khulna City Corporation live in these slums and squatters areas. There is a mark difference between the numbers of slums and squatters. The survey shows that the members of slums are almost twice (106) the number of squatters (66).

The 66 square settlements, as found in the survey are located mainly on public land in and around Khalishpur, Rupsha, Sonadanga areas. The slums 106 in number are located all over the city. Most of the settlements are very old. Slum improvement project (SIP) identifies 55 slums in the city of varying sizes where the city's poor people live and launched improvement programs. Other studies identified slums in the city of varying sizes. The major slum and squatter areas are: Rupsha slum at Rupsha area; Alamdanga slum at Khalishpur and Sonadanga slum at Sonadanga area.

3.4 Existing road condition

Khulna has a fairly good transportation system consisting of road, water and railway network. Water and rail transportation in the past, but with the passage of time road network is getting an edge over the water and rail transport. Although Khulna is a metropolitan city, ranking third in the country, it conspicuously lacks an airport. Taking advantage of these networks and modes of transport a large number of people commute to the city from the surrounding region. Commutation takes places far as from Jessore

about 1.30 hour's journey by bus or train. The traders use waterways as the cheapest means to haul their goods by barge as far as from Chittagong, Sylhet and Dhaka. The city enjoys excellent inter-city communication with almost all the major urban centers of the country including the capital city. The intra city bus communication is not very efficient, in terms of both frequency and direction. In fact, there is a single public bus transport route in the city, the quality of service, however, is not up to the mark. Major commuting trips to the city take place by bus and tempo. Rickshaw and now one kind of auto rickshaw called easy bike get more popular in Khulna city, although widely available and comparatively cheaper, expensive for the large low income people. Khulna City is served by a broad gauge railway line from Jessore, which established links with Khulna and Western region of the country. Railway has also loop and super facilities in the industrial and warehouse areas for easy movement of goods. There are 5 stations-Khulna, Daulatpur, Fultala, Bajerdanga and Noapara, within the master plan area. Khulna railway station enjoys the multi-model transport facilities served by railway and road linked together.

Urban Planning and Governance

Khulna City is administered by Khulna City Corporation (KCC) that works under the administrative control of the Ministry of Local Government, Rural Development and Cooperatives. It provides the basic services in the forms of sanitation, health, water supply, building and maintenance of roads, drainage, street lights, maintenance of public safety and environment and so on. Khulna Development Authority (KDA) is the governmental planning cell responsible for planning, development and control, improvement and expansion of Khulna City and its surrounding areas. Apart from KCC and KDA, there are a number of government/sectoral agencies working under different ministries providing various services and facilities within the city. There is a lack of proper coordination and effective communication between the development agencies. KCC, being the local government organization, enjoys very limited administrative and political autonomy and has hardly any control over the activities of these agencies (Murtaza, 2007). KDA's city planning lacks proper integration of national industrial

policy implications. On top of that, development of the city is very much dependent on the political will of government. (KDA Detailed, Area plan- 2006, Volume-II)

Many decisions affecting the city economy and spatial growth are in fact dependent on national or regional policies that are mostly published without consulting the Khulna City's administration, which remains at the receiving end without having much involvement in the policies affecting them. There are three main actors in the land development process of Khulna city. These are public agencies, private formal sector or real state developers and the private individuals or private informal sector.

First, the public agencies, such as KDA, Khulna City Corporation, Housing and Settlements Directorate (HSD), public works development (PWD), Local Government Engineering Department (LGED) and Water Development Board are the major developers of land. While KDA and HSD work for both public and private individuals, PED act only for the government uses. KCC, on the other hand, develops land and infrastructure for both individual as well as for community usage. Other agencies which play important role in development in the defence service establishments like Army, Navy, BDR and the police. Together they develop a good number of areas.

Khulna Development Authority builds major infrastructure in the city, which in fact guide city's overall development process. KDA also develops site and services projects for housing similarly, HSD develops housing schemes both for public and private sector individuals, particularly for the lower income groups. All public agencies develop land in the city mainly through compulsory acquisition of privately owned land. The extent of spatial developments carried out by the public agencies has been discussed earlier.

Second, the private informal sector is the largest developer of land in the city. The private individuals develop land mainly for housing and commercial uses. They inherit or buy land from open market and develop land for their desired usage. Most of the residential areas under private initiative in Khulna city were developed spontaneously without any area planning intervention. This is a fact, a common practice in all cities of Bangladesh. Side by side, the public sector developments were found with higher standard, which is beyond the affordability of the low-income people. Access of the

poor to serviced urban land is extremely limited .Moreover , the development works by public sector lead to public sector lead to enhancement of land value of adjacent private land.

The Third process by which lands are being developed in Khulna is through the private real estate developer , or may be called private formal sector . This is comparatively a new real estate development projects around the fringes area of the city which, develop land mainly for housing .A good number of such projects located along the Khulna-Satkhira road . However , there are some projects around Nirala , behind the Khulna University and in Rupsha . For example Arafat Housing is operating with over 200 acres ,Prottasha Housing with about 50 acres in the western and southern ends of the city . Through the number of such companies is gradually increasing , they are yet to play any significant role in the serviced housing land supply in the city .

- The unique characteristic of Khulna city have already been mentioned earlier . The city and its surrounding areas are also unique and rich in terms of its history and heritage . The chapter highlights some of the important heritage and recommends a few policies their conservation.
- In the ancient period ,Hindus and the Buddhist ruled this part of undivided India . Some fine examples of Hindu temples built in the ancient period still exist in the region . Bharat Vayana at Keshabpur and Kodla Math at Bagerhat are the examples such of finest old heritage .
- The Khulna region came under the Muslim rule under middle of the 15th century A.D . A saint and Muslim GovernorHazarat Khan Jahan Ali commissioned by the court of Delhi to establish a Muslim colony in the region .Hazarat Khan Jahan was settled near Baagerhat and built numerous Mosques, buildings, roads, Mousala , palaces in an area of about 4 sq . km ., within a short span of time. Following Tughlaq architectural style fine monuments like Shat Gambuj Mosque, Bibi Begnis Mosque , Chunakhola Mosque. Hazarat Khan Jahan Ali , etc. were built . He also excavated s number of large tanks with staircases to provide sweet water in a saline belt. The city of Khulna was however, not born during the period.

- Khulna start to grow as a township during the British period Extension of railway line from Jessore to Khulna further facilitated the growth of the present Metropolitan Khulna.

The large number of buildings built during the British period still exists and contains historic value and architectural merit . These buildings represents a particular time in history .Most of these buildings stand on the old part of Khulna ,in a well planned with its roads in a regular pattern . Important administrative buildings like district judge court ,collectorate building ,City corporation building , jail , circuit house ,etc. Are located in this area . The area has a great potential for conversation . Apart from these, there are other important build in this period are notable . A list of buildings with names and location with their current usage are given below.

Table-3.1: Buildings of Historic Importance at Khulna

SI. No.	Name of Establishment	Amount of Land in Acres	Present use	Location	Year of Establishment
01	BisramNiketan	0.25	Press club	Sir Iqbal Road	1884
02	NagerBhaban (KCC)	0.72	Khulna City Corporation	K.D.Ghosh Road	
03	CollectorateBhaban	5.00	D.C .Office	K.D.Ghosh Road	
04	Khulna District Judge Court	5.00	Judge Court	K.D.Ghosh Road	1891
05	Khulna Circuit House	8.75	Rest House for VIP	K.D.Ghosh Road	
06	Residence of Civil Services	1.04	Residence of Civil Services	K.D.Ghosh Road	
07	Monomohan Maternity	2.11	Maternity Hospital With General Hospital	RatanSenSerwan i	1935
08	Residence Shoilendranath	0.20	Nurses Stuff Quarters	RatanSenSerwan i	

09	NikharikaBhaban	0.15	Private Residence	Khan-A-Sabur Road	1925-1930
10	Khan -A- SaburBhaban	0.35	Cancer Hospital(Proposed)	Khan-A-Sabur Road	
11	Residence of KumudGhosh	0.30	Orthopedic Hospital	Khan-A-Sabur Road	
12	Ispahani Building	0.25	Residence and Office	Khan-A-Sabur Road	
13	Bango Kale Pre Cadet School	0.10	School and Residence	SamsurRahman Road	
14	ShishuBiddalaya	1.20	School	Ahasan Ahmed Road	
15	Residence of BhubanGhosh	0.25	Post Master General(PMG)	Ahasan Ahmed Road	
16	Monument	0.03	Monument		
17	Selim Hotel	0.09	Office of Parjatan Corporation	SamsurRahman Road	
18	Kesab Chandra Sangskritik Toll	0.06	Used for Religious Purpose(ISKCON)	South Central Road	
19	DukBanglo	0.25	Rest House	Khan-A-Sabur Road	
20	Jora Shiv Mondir	0.50	Abandoned Property	5 No GhatArea(21 no Ward)	
21	PremKanon	1.50	Recreational Park	Inside the Joragate and Khalishpur	
22	Khulna BL (Brazal) College	39.00	College	Jessore Road	
23	Rabindra Complex	3.00	Not in Use	DashhinDihi	1890-

				(Fualtala)	1900
24	Divitional Forest Office of Sundarban	0.63	Forest Office	K.D.Ghosh Road	1884
25	ZilaParishadBhaban	2.75	Develoment of District & Union Parishad	K.D.Ghosh Road	1885

Source: KDA, 2003

Past Trends in Population Growth

The growth of population in Khulna took place in several phases. The first impetus of growth came from the extension of railway line from Jessore to Khulna during the British period. In the second phase division of India played a vital role in population growth through the influx of refugees. In the third phase, industrialization of Khulna in the 1960s played a remarkable role. During the post Liberation period, the population of Khulna City marked a tremendous growth. This was due mainly to rural urban migration and natural increase of population. Together they contributed to increase of 4.13 percent per year. It can be observed that migration from other places to Khulna had been the dominant factor of population growth. Figure 4.1 shows the trends in population growth during last 100 years while Figure 4.2 shows the growth of population over space during 1981-1991.

According to the census of 1991 the proposed Structure Plan area had a population of about 1.1 million of which 56 percent were in the inner zone while the remaining 44 percent were in the outer zone. Table 4.1 shows the projected growth of population by various years upto 2020.

Table-3.2 : Gradual Increment of Population in the SPA 1991-2020

Year	Inner Zone Population	Outer Zone Population	Total Population	Percent
1991	6,21,305	4,78,196	10,99,501	34.00
2000	+ 2,38,601	+ 95,222	+ 3,33,823	11.00
2005	+ 1,95,651	+ 1,28,733	+ 3,24,384	10.00

2010	+ 2,46,657	+ 1,62,241	+ 4,08,898	13.00
2015	+ 2,88,312	+ 1,88,544	+ 4,76,856	15.00
2020	+ 3,32,822	+ 2,17,379	+ 5,50,201	17.00
Total	19,23,348	12,79,315	31,93,663	100.00

Source: Comprehensive Report Vol. 1 - Population Projected by the Study Team

Table-3.3 : Estimated Ratio of Migration and Natural Increase in the Growth of Population in the Structure Plan Area (2000-2020)

Year	Natural Increase		Migration Rate		Total	
	Percent	Population	Percent	Population	Percent	Population
2000	53.00	7,59,662	47.00	6,73,662	100.00	14,33,324
2010	48.00	10,39,971	52.00	11,26,635	100.00	21,66,606
2020	45.00	14,37,148	55.00	17,56,515	100.00	31,93,663

Source: Comprehensive Report Vol. 1 - Population Projected by the Study Team.

Population Projections in the Past

A projection of population for Khulna City was made in 1961 Master Plan assuming that the population of Khulna Master Plan (1961) area would be increased at a rate of 2.50 percent per annum. Thus, the total population of Khulna City area would be 2,35,000 while that of the Master Plan area (1961) would be 400,000 by 1981.

Such growth of population was assumed under the circumstance that natural increase for Khulna City would not differ from that of the then East Pakistan as a whole. During the period (1961), the natural growth was estimated to be 2 percent. The 1961 Plan document, however, failed to estimate the incoming migration rate for the city. The plan allowed some degree of immigration due to pressure of population from surrounding rural areas. Taking these factors into account, the Plan assumed that annual increase of population of KDA area would be at the rate of 2.5 percent

In reality, the projected population for 1981 was surpassed in 1974, when it reached 4,37,000. In 1981, the population of KDA Master Plan area, in fact, reached 6,65,000, while the projected population was only 400,000.

The second projection of population for Khulna City was made by the Centre for Urban Studies, Dhaka in 1980. According to this projection the most probable population of KMPA was estimated at 88, 7000 in 1980 with 691,000 in the Khulna City Corporation area and 196,000 in the rural areas within KDA area. This population was expected to reach 1,884,000 by a low estimate, while 2,551,000 and 2,204,000 respectively by a high and most probable estimate by the 2000. These estimates were made on the basis of rates of population increase given in various secondary sources.

In reality, by 1991, the population of Khulna City Corporation reached 6,63,000 instead of projected population of 1 1,91,000 made by the study in 1980. Similarly, for the Khulna Master Plan area, the 1980s lowest projection of population was 240,000 by the end of 1990, but this was also an over estimation which did not reach even by the year 1998. In 1961, Khulna City contained only 5 percent of the total urban population of Bangladesh. By 1980, this rose to 7.5 percent. The CUS study (1980) projected that by the year 2000 Khulna City's population will be 2 million, which will cover one-tenth of the total urban population in the country. (KDA Detailed, Area plan- 2003, Volume-II)

Population Projections, 2001 - 2020

While determining the city population for the future, making an estimation of the flow of migration to city and the question of annexation of new areas with it is problematic. Both the factors are related to various circumstances in the area concerned.

However, the overriding effect of population control measures on the lowering rate of natural increase has also been considered an important demographic factor. Therefore, it is assumed that the total sizes of population under the low, medium and high growth rate assumptions are likely to provide the Khulna SMA populations of about 1.26, 1.28 and 1.29 million respectively in the year 2000. This will more than double, because more of migration factor than the effect of natural increase, by the year 2020 -reaching a population of 2.55, 2.85 and 3.18 million for the respective assumptions.

Table-3.4: Population Projection for Study Area for the year 1998, 2000, 2005, 2010, 2015 and 2020**a) Low Projection**

Areas	1991*	1998	2000	2005	2010	2015	2020
KCC	663340	847497	908948	1088208	1309352	1559761	1839571
Extended Area ³	389111	497136.5	533183	638335.9	768057.5	914946	1079081
Study Area ^b	1052451	1344634	1442131	1726544	2077410	2474706	2918652

b) Medium Projection

Areas	1991*	1998	2000	2005	2010	2015	2020
KCC	663340	847497	918083	1126970	1390318	1698138	2053473
Extended Area ³	389111	497137	538542	661073	815552	996117	1204554
Study Area ^b	1052451	1344634	1456624	1788043	2205869	2694255	3258027

c) High Projection

Areas	1991*	1998	2000	2005	2010	2015	2020
KCC	663340	847497	927310	1167112	1476290	1848792	2292247
Extended Area ³	389111	497137	543954	684620	865982	1084490	1344617
Study Area ^b	1052451	1344634	1471264	1851733	2342273	2933281	3636864

- Extended Area means areas outside KCC but within the study area. Extended Area includes other urban and rural areas of the Study Area.
- Study Area comprises areas under KCC and the Extended Area. There are 148 mouzas within the Extended Area. The Study area has been considered as the Structure Plan area.

Source: Urban Area Report. Bangladesh Population Census, 1991

Such a population growth will have far reaching effect on the KMPA's functional characteristics, civic amenities, traffic and transport requirements, social services, employment and occupation, housing demand, recreation facilities and so on. Therefore, it is an important indicator for the total and sectoral urban planning of the city.

Population Density

Khulna seems to be traditionally a low-density town. The 1961 Master Plan emphasized that this trend would continue. The density, recommended by the 1961 Master Plan, was 70 persons per acre with half the land allocated to main roads, schools, open space, public buildings and shops. This, however, gives a net population density of 130 persons per acre. The Plan (1961) anticipated that with such lower densities, it would be possible to develop larger areas. The plan also suggested that 80 percent of the housing land would be developed through an average density of 130 ppa, while the remaining 20 percent areas with only 30 ppa net.

Distribution of Densities

The core area (KCC) of Khulna city has always a high population density compared with other parts of the city (Figure 4.4). The density of population in this area has been doubled in about 25 years. For instance, in 1974, the gross density of population in KCC area was 9500 persons per sq. km (38 ppa), while that in 1998 rose to about 18,500 per sq. km. (76 ppa).

On the other hand, the larger outer zone surrounding the core KCC area, characterized by sub-urban and rural functional activities, registered a much lower overall density of population during the same period. The overall gross density in the outer zone is only about 6.44 ppa compared with the core areas 76.36 ppa in 1998. (KDA Detailed, Area plan- 2003, Volume-II)

At the micro level, population density per acre shows the major concentration of population both in the past as well as at present in the KCC core and surrounding sub-urban areas. The present density distribution is highly skewed having the densest area in the KCC core and very low density in the outer zone. Even, within the KCC core, the density varies considerably. Very high densities, more than 200 ppa, were found in wards 20 and 24 of Khulna (Zone 1) and ward 8 of Khalishpur (Zone 4). As many as 13 wards in the KCC core area shows a moderate density, having population between 100 and 200 ppa. These are wards 19, 21, 28, 29, 30 and 31 of Zone 1; ward 17 of Zone 2

(Sonadanga); wards 7, 10, 11 and 12 of Zone 4 (Khalishpur) and wards 5 and 6 of Zone 6 (Daulatpur). All other wards of KCC core area are having population density less than 100 ppa. (KDA Detailed, Area plan- 2003, Volume-III)

The past trends of increase in the population density in Khulna city shows that it took about 24 years to double the density. This can also be further substantiated by various case density trends in planned and unplanned spontaneous settlements in Khulna.

As far as the present study is concerned, zone wise population density (1991) for Khulna core City area (KCC) and for the extended study area reveal that the gross population density in Khulna city is quite low both in the core city areas as well as in the extended sub-urban zones. In the core city areas, density varied from 31.88 ppa in Daulatpur to about 87 ppa in Khulna Zone. Two high density zones in 1991 were Khulna and Khalishpur. The same table also shows the densities for 1998, with Khalishpur and Khulna being on the top.

Compared with the core city area (KCC), densities in the outlying suburb (the extended area) show a remarkably lower density. The gross average population densities in these outlying zones were 6.10 ppa in 1991, while in 1981, such densities were still lower, only at 4.64. The reason for such low densities in the outlying areas is the presence of vast rural agricultural land in these zones.

Zonal Distribution of Population:

Zone wise distribution of population between 1981 and 2020 is shown in Khulna main, contains the largest number of population among all zones, followed by Khalishpur . In the outer zone, however, Rupsha-Fakirhaet contains the highest number of population followed by Noapara urban area. It has been estimated that by the end of 2020 the inner zone will contain about 60 percent of the projected population, while the remaining 40 percent will be absorbed in the outer zone. (KDA Detailed, Area plan- 2003, Volume-II)

Characteristics of Development Zones

Zone 1 - Khulna : This zone contains 13 wards of the City Corporation (Wards 19 through 21), and forms the most important part of the city. It plays a very vital role for the city within and outside. The population of this zone is about 3.5 lakh, with higher average densities than the all other zones. Functionally, both administrative and business are important, for being the CBD located in this zone. The zone contains establishments such as KCC, KDA, Khulna Chamber of Commerce, General Hospital, Banks, KMP, Offices of the Deputy Commissioners, and so on. Some industries are also located here.

Planning and Development issues

- The circulation network is not enough to accommodate the traffic generated in the zone.
- Residential population is declining while the day time population is increasing.
- Drainage system is problematic. During heavy rain some parts of the area are inundated for several hours.
- The zone contains the oldest part of the city, which needs gradual regeneration.

Zone 2 - Sonadanga : The zone consists of wards 17 and 18, and located very close to the heart of the city. Although the zone is mainly an upper income residential area, it contains an important commercial area such as New Market. Density of population is low, only 80 ppa (1998 estimated). Important establishments in this zone are Zia Hall, New Market, Shilpa Bank, Baitul Aman Mosque, Khulna ifcscum, Divisional Bus Terminal, Women's Sports Complex, Medical College and an abandoned Tofle Mill.

Planning and Development Issues

- As a residential area, housing density is low and thus, measures should be undertaken to increase density of population.
- New Market and its surrounding areas along with Majid Shawrani will eventually emerge as important commercial areas, perhaps as second CBD. Thus, careful planning measures should be undertaken from right now.
- Drainage condition is poor.

- A sweeper colony in the area is perceived as a problem by upper income people living in this zone.
- An old Textile Mill is a problem for this area. Decision must be taken by appropriate authority regarding this huge unused land.

Zone 3 - Boyra : The zone consists of two wards, 14 and 16. Mainly a residential area, inhabited by upper-middle and middle-income people. Gross Density of population is low, 56 ppa. Although it is a residential area, there are important public establishments located in the zone. Some of the important institutions are : Khulna Divisional Headquarter, Bangladesh Betar Khulna, Fire Service, Govt. Girl's College, Art College, PWD, RHD, Public Library and BWDB.

Planning and Development Issues

- Very poor internal road network
- Low residential density
- No neighbourhood Commercial Centre
- A large area is still vacant.

Zone 4 - Khalishpur : Although this zone is characterized mainly by heavy industrial activities, it contains a big residential area. Developed by HSD, the zone is a planned industrial and residential area. Population Density is about 96 ppa. Both lower middle as well as upper income people live in the area. The zone contains largest number of slums and squatter settlements too. Among the industries, Newsprint Mill, Hard Board Mill, a number of Jute Mills, Power Station etc. are important. In addition, TV sub-station, Bangladesh Navy and Polytechnic Institute are also located here.

Planning and Development Issues

- Largest concentration of slums and squatters
- Industrial pollution and environmental problems.

Zone 5 - Mujgunni : The zone is located between Boyra and Daulatpur. Land elevation is low. A mixed poor and middle income residential area. The zone contains one of the biggest resettlement area for the poor. The area is being developed through planning intervention. A large area of this zone is occupied by establishments such as Divisional Stadium, Navy and BDR Staff Quarters. The density of population is quite low, only 44 ppa.

Planning and Development Issues

- Poor infrastructure and facilities
- Drainage problem is acute
- Low residential density
- No neighbourhood shopping areas.

Zone 6 — Daulatpur : Daulatpur is an old Town Centre. Traditionally used to be considered as a separate township. The area became famous for jute processing activities and trade and commerce. A railway junction is located in this zone. The zone has comparatively small residential area, thus the density of population is low. However, day time population is quite large. The area contains Daulatpur B.L. College, Bangladesh Agricultural and Training Institutes and a horticulture centre.

Development and Planning Issues

- Jute baling and processing industries should be revitalized
- The town centre is congested and thus generates a typical traffic problem
- Scarce water supply is a problem in the area
- Area did not grow with planning intervention.

Zone 7 - Maheshvvarpasha : Maheshwarpasha, which consists of ward 1 and 2, is the northern most zone of within the Khulna City Corporation. Mireranga and Fulbarigate, these two important places are located in this zone. This is predominantly a residential area with population density of about 53 ppa. However, a number of jute industries along

with other smaller industries in the area characterized the zone as also an industrial area. Among important establishment BIT, Teacher's Training and Technical Training College are located in the zone.

Planning and Development Issues

- Most of the area is unplanned in character
- Insufficient Road Network
- Physical facilities are lacking
- Lane is very good for development but under utilized.

Zone 8 - Khan Jahan AH : Khan Jahan Ali may be considered as a sub-urban zone consists of mouzas such as Gilatala, Jugipole, Mashiali, Shiromoni, Shyamgonj and Teliganti. In the zone, just outside the City Corporation area, the population density's very low, only 12 ppa.

Jahanabad Cantonment and Shiromoni industrial estate are important development in this area. Gilatala 200 park is the only park in the city to release breath. Main developments are taken place along the Khulna-Jessore road. The western part of Jessore road is virtually rural area. Apart from **several** industries, the area includes REB, Police Training Centre, Range Reserve Force, BNSB Eye Hospi. BSCIC Industrial Estate and BRTC Truck Depot, etc. Preparation of Structure Plan, Master Plan and Detailed Area Plan for Khulna City.

Planning and Development Issues

A large part of this area is rural

Land is suitable for urban development, except in the beel area Density of population is growing fast, thus need planning intervention Incentives should be given to develop a town centre in the area.

Zone 9 - Fultala : With an average population density of 7 ppa, the zone is characterized "predominantly by rural areas. Lying between Khan Jahan Ali and Noapara the zone consists of two unions, Damodorpur and Fultala. It has a Thana Headquarters. Land is

suitable for urban development. Nursery activities in the area are famous throughout the country. There exists a number of Jute Mills in the area, now going to be sick.

Planning and Development Issues

- A satellite town can be planned in this zone
- Road network should be extended
- Considering land and floral characteristics a Botanical Garden can be developed in the area.
- Dakshin Dihi contains a heritage site, which should be conserved properly.

Zone 10 - Noapara : A newly emerging township at the northern tip of the proposed Structure Plan area, Noapara has been famous for its industrial character. With 0.1 million people, the area still show a very low population density, only 8 ppa. However, the township is growing along with industrialization in a haphazard manner. Among the industries, several jute mills, textile mills, cement factory, salt industry and a good number of warehouses are important.

Zone 13 - Rupsha Suburb : It is the second largest zone in the Structure Plan area, with population nearly 17 lakh. Considerably very high-density suburb, located just on the other side of the river Rupsha, opposite to the city centre. Most of the people commute to the city through a ferry system. The area has all the potentialities for urban development, but lacks infrastructure facilities and services, which restricted the area from such development. KDA is already considering to develop a township in the area, with residential facilities for middle and lower income people.

The Rupsha area is newly industrializing with fish and sea food processing. However, it has a number of brick fields and salt industry.

Planning and Development Issues

- Needs immediate intervention to develop this area in a planned way and to stop haphazard growth.
- Needs immediate extension of municipal services

- Need to develop commuting facilities to and from central city of Khulna
- Declaration should be given these areas as industrial incentive zone to attract investment.

New Urban Land Requirement

It has been assumed that the greater Khulna City (the present study area) will *have* an additional population of 1.11 million by the 2010 and 2.16 million by 2020. This additional population has to distributed within the Structure Plan area (the area of the Structure Plan and the study area is same). Some of these people will be absorbed within the existing gross built-up area (presently 14000 acres) while for the remaining additional people new land will be required.

Within the KCC core area, there are roughly 11,280 acres of land. Nearly 10 percent of these lands are not yet in urban use. This means that about 1100 acres of land are available within KCC for future urban use.

Outside the KCC boundary, but within the study area (or Structure Plan area) the total land is about 94,845 acres of which only 4248 acres or 4.50 percent are in urban use at present. Thus, 90 percent of the land within KCC area and 4.50 percent outside KCC are grossly built-up. In other words, at least 10 percent of the area within KCC, and 95.50 percent of the area outside KCC are not in urban use.

The development of new areas in Khulna has been very slow. Khulna's stagnant economy is perhaps the main reason for such slow growth. There is, however, considerable scope for further development of land in the fringe areas. But, we have to consider how much new land would be required to accommodate the projected population within the Structure Plan area.

There are two ways to accommodate increased population in a city. First, through a process of densification and second, through the expansion of urban areas. While the first process, the densification, involves urban development within the existing gross built-up

area (or existing urban areas), the second process need careful and logical expansion towards appropriate directions. Both the processes, however, should go hand in hand to achieve the goals of urban development

Limits to Urban Population Density

There are hardly any standard limits to city population density levels. It depends on situations very specific to a particular city or country. Bangladesh is considered to be an over populated country. Even the rural density in the country is extremely high. However, the urban population density varies from one city to another. Dhaka is an extremely high densely populated city. In some low-income areas, such density is more than 3000 (persons per ha.). GOB-ADB (1996) shows that average gross density in Dhaka city varies from 85 persons/ha, in planned residential areas to more than 3400 (persons ha.) in private informal low-income settlements. In 1991, the maximum gross densities were found in the older part of Dhaka with 223 ppa. Extremely high density with low rise indicates prevalence of urban poverty. Such high residential densities result from scarcity of land and lack of financial resources.

International comparison, however, does not portray that entire bleak picture or an embarrassing conditions. Ward wise density in Mumbai (Bombay) even in 1971, was 565 ppa, with more than 600 ppa in some neighbourhoods. In central Hongkong, ward densities were found 810 ppa (DMDP, 1993). The highest density in Kwang in Bangkok had 374 ppa. All these suggest that in our cities, there are still possibilities to increase density of population. But, density increase with low-rise settlements and without appropriate infrastructure indicates poor condition of housing.

Spatial Expansion of the City

The proposed Structure Plan Area contains some 1,11,371.45 acres of land around the core city (KCC) of Khulna. Only 12.39 percent of these areas were found to be urbanized or Gross Built-up Areas (GBA). Other categories of land within the Structure Plan area. It can be observed that a large amount of land (40.03 percent) in the Structure Plan Area were occupied by agriculture and rural settlements. Some 3.23 percent of the area are not

suitable for development because they are either physically low lying or rivers. Little over 31 percent of the area were excluded from the landuse survey due to the fact that a large proportion of these areas were *beels* and remote rural settlements such as Abhoynagar suburb (Zone 11). Thus, finally, as per requirement of land by the year 2010, we require roughly about 10 percent of the existing Structure Plan Area for additional population.

Spatial Impact of Population Growth

As can be observed in Figure 4.8, the suitable land for urban expansion is available around the existing built up area. These lands are suitable not only in terms of physical location, the other consideration such direction of growth, availability of infrastructure and close proximity to the city centres, etc. are also dominating factor. However, in terms of Growth of population there are at least four spatial concentrations.

These concentrations took place between 1981 and 1991. All these concentrations were found outside the KCC area towards south west, Rupsha, Northern edge of Maheshwarpasha and Noapara. These concentrations clearly indicate the direction of future growth and expansion of the city.

Within KCC area, on the other hand, some of the wards lost population. It seems, a large number of people have moved from the city centre to outside or towards periphery. This is, in fact, quite normal for a growing city like Khulna, where the processes of invasion and successions are active.

Employment

Under the present economic circumstances of Khulna City, there are little prospects for fast growth of employment. Traditional formal sector industries are unlikely to provide new jobs. Rather, these industries are reducing the size of their employment. New industries such as food processing, shrimp process and service sectors provide some jobs but not sufficient if compared with the demand.

A total of about 400,000 (36 percent) people is estimated to be employed in Khulna City (SMA). Of them 40 percent are to be employed in the informal sector. However, according to our sample survey 78 percent of the total study area population are in the working age (10-59) of which only 28 percent are in the gainful employment. The study shows that the reported unemployment is only about 9 percent for men and 2 percent for women. This suggests that a huge number of population are underemployed.

Our population projection shows that by the year 2000, the population of the Structure Plan Area (SPA) would be about 3.3 million. This indicates that grossly about 2 million people will be eligible for work. However, considering the factors such as students, housewives, etc. it can be roughly estimated that a minimum of 1.4 million jobs to be created by the end of the plan period.

The Prospects for Employment

In Khulna region there had hardly been any large scale development project during the last 10 years, except the establishment of Khulna University. It may be assumed that the construction of Rupsha Bridge will require a heavy investment and will have profound impact on Khulna City both in terms of employment and income.

The prospect for employment, however, will rise beyond 2005 following the completion of Rupsha Bridge the fall development of Export processing zone and the possible installation of gas grid from Bhola. These basic sector infrastructure along with improvement of the power sector and law and order situation, moderate to heavy investment may take place in Khulna which can boost the prospects for further employment.

Future Direction of the Economy

Various development plans in Bangladesh put emphasis on alleviating poverty. Thus, poverty reduction should be a major objective of the plan.

Although "hard-core" poverty in Khulna is a bit lower than the rest of the country (28.6 percent in greater Khulna against 30.30 percent in Bangladesh), "poor and very poor"

together constitute 53.30 percent of households in Khulna which is about the same, 52.70 percent, in Bangladesh (BBS, 1995). The city must contribute to keep "hard-core" poverty at a lower level in Khulna, than the national average through provision of infrastructural facilities, access to health services, and more importantly, employment opportunities in several economic sectors including shrimp farming and shrimp processing. A significant proportion of poor people including women are engaged in shrimp sector. They are mostly engaged in shrimp fry collection, shrimp farm labour and shrimp processing and transportation workers.

Revival of the jute sector is necessary. Appropriate national policy guidelines are immediately necessary for its revival. Policy should also address how the huge number of labour force in this sector can be saved from their present uncertain life. To this end, new industries should be set up. During the field survey and exchange of opinions with various groups of people the prospects for future industries were explored. It has been found that new industrial ventures can be promoted in the following areas shrimp, cement, jute, ready-made garments, knitwear garments, leather, leather craft, salt processing, timber, including timber treatment, light engineering, iron works, boat building (steel body small and medium size watercraft, small dock), paper and pulp with diversified raw material (imported pulp and green jute), modern brick burning, CI Sheet, PVC, chemicals, pharmaceuticals, poultry feed, animal feed, fish and shrimp feed and cotton textile (Spinning, weaving, dyeing, finishing).

Informal Sector Development

The informal sector will continue to provide employment and income opportunities to a significant proportion of city dwellers despite expected growth of several economic activities in the formal sector. Development of the informal sector, side by side with the formal sector will increase competition, reduce cost increase efficiency and productivity of both the sectors. To enhance the efficiency of the informal sector, the following attempts can be important and beneficial :

- Innovation and desired improvement through continuous marketing research
- Provision of marketing facilities

- Making raw materials available at competitive price
- Provision of space for establishing microenterprises
- Skill training
- Management training
- Financial services (savings and credit)

NGOs should be engaged to provide these services with active involvement in monitoring and coordination through the concerned Government agencies like BSCIC, Handloom Board, NGO Bureau, Department of Youths, Women Affairs Department, Social Services Department BRDB, Fisheries, **Livestock** and Cooperatives.

Atra-Shiromoni

This area accommodates about 619.00 acres including KDA and BSCIC industrial estates. However, most industrial lands in the area are lying unused. Many allottees have failed to set up industries on their plots for various reasons, while many plots are lying unallotted as there is no buyer.

Fultala-Rajghat

There are some large industrial units in this area over an area of about 42 acres. The industrial site here can be further expanded at least by 10 acres. This will give a total area of about 52 acres for industrial use.

Noapara North

There is a textile mill and two jute mills in Noapara \ north within the boundary of the Master Plan over an area of about 57.00 acres. The study team recommends additional area of 350.00 acres on the bank of the Bhairab for new industries to avail of the good transportation facilities waterway and road.

Kismat Titak and Elaipur

About 380 acres of land have been reserved at Kismat Titak and Elaipur area for future industrial development.

Table- 3.5: Existing and Proposed Major Industrial Landuse Areas

Location	Existing Acre	Proposed Additional Acre	Total Area	
			Hectare	Acre
Rupsa Strand Road Labanchara	81.00	230.00	125.91	311.00
Ramnagar , Rupsa	8.12	39.88	19.43	48.00
Jabusha	9.88	275.00	111.34	283.12
Rajapur, Rupsa	18.28	6.72	10.12	25.00
Nandanpur-Bhadragati	00	61.25	24.80	61.25
Mirerdanga	127.00	00.00	46.54	127.00
Debnagar	79.40	15.30	38.45	94.70
Chandnimahal	41.40	22.28	25.78	63.68
Khalishpur	380.60	35.40	168.36	416.00
Daulatpur	112.50	00.00	45.34	112.50
Atra-Shiromoni	619.00	00.00	250.61	619.00
Fultala-Rajghat	42.00	10.00	21.05	52.00
Noapara North	57.00	250.00	124.29	307.00
Noapara NorthEast	26.00	120.00	59.11	146.00
Noapara Central North	21.36	00.00	8.65	21.36
Kismat Titak & Elaipur	-	380.00	153.85	380.00
Other Industrial Sites	983.46	122.17	447.62	1105.63
Total	2607.00	1568.00	1681.25	4173.24

Preparation of Structure Plan, Master Plan and Detailed Area Plan for Khulna City

Noapara Central North

A few jute mills, a cement and textile mills are scatteredly situated here on an area of about 21.36 acres. For localization of industries in the northern and southern part of the Master Plan it would be better not to allow further industries on the southern part of the township around the existing ones.

Proposed Industrial Land use

Estimates show the current industrial land use within Master Plan Area is about 2607.00 acres. These lands are clustered mainly at Khalishpur, Daulatpur, Dighalia, Shiromoni, Noapara and Phultala-Rajghat areas. Many industries are scattered all over the Master Plan Area. The Master Plan, besides extension of existing industrial zones, proposes some new areas for industrial growth. Most of new areas are on the eastern side of the river Rupsha. Altogether total additional industrial will be about 1453.00 acres. Adding the existing 2607.00 acres the total land proposed for industrial use would be 4060.12 acre, which are about 7.00 percent of the total Master Plan Area.

Locational Justification for New Industrial Areas

The industrial sites described above are all well-established spontaneously developed industrial areas. Establishment of new industries within and extended areas of these sites will enable them to enjoy economies of scale in the form of, infrastructure facilities like power, road, loading and unloading, facilities for transportation of raw materials and finished goods by road, water way as well as railway at some places, enjoying marketing facilities due to the availability of brokers and agents, support from linkage industries warehouse facilities already existing there.

To avail of all the above opportunities the new industrial entrepreneurs would prefer to set up their industrial ventures in those areas. The extension of the existing industrial areas will enable them to avail of this opportunity in a better way.

Service and Processing Industries

There is large number of service and processing industries spread around the Master Plan Area. Some of these industries, like, all kinds of furniture making, bakery, printing press, laundry, citizenry in their everyday life uses small-scale readymade garments flour/rice mills are non-polluting as well as their services. These service and processing units should be treated liberally and can be accommodated in mixed as well as in commercial areas. On the other hand polluting industries, like, sawmill, metal fabricating, engineering workshop should be carefully sited. The study team has selected Rupsa Strand Road-

north and south, Rupsa area, Daulatpur area, Soandanga Bus and Truck Terminal area for such units. No additional land, however, has been suggested for this purpose.

Noxious Industries

The study team has earmarked 61.25 acres of land on the northern confluence of the Rupsha-Atharabanki rivers for establishment of noxious industries. The place has been found appropriate because it lies outside the main city. The areas around the site belongs to low density rural settlement and agricultural use. Therefore, there is possibility of minimum damage to life and property due to any hazard or environmental/ecological degradation caused by noxious industries. Besides, the industrial plants can discharge their affluent (after treatment) into the river, which will be carried down to the sea without polluting the upstream areas. To exercise development control regulations it would be appropriate to place the noxious industrial area within the Master Plan boundary.

Categorization of Industrial Locations

Large and Medium Scale Industries

Large scale industries are well established at Noapara, Daulatpur, Mirerdanga, Khalishpur, Debnagar, Chandnimahal, Bhadragati and Labanchara areas. This category of industries may be encouraged to develop in the vacant and proposed extended areas of these sites. These are as particularly, at Labanchara here are plenty of land available for such industries. Due to availability of similar type of industries at these places new industries will enjoy all kinds of support services and will flourish easily.

Small Scale Industries

For small-scale manufacturing the preferred sites are, BSCIC and KDA Industrial Estates at Shiromoni, Rajapur, Ramnagar and Rajabusa areas. These areas already have compatible small-scale industrial units apart from good transportation facilities and supply of cheap labour.

Considering the importance of fast expanding IT Technology in generating employment the study team proposes to develop an IT Village at existing storage and godown site of KDA , west of New market. There is about 1.63 acres of land at the site, which will be sufficient for an IT Village at the moment. However, before taking up the project it is advised to conduct a feasibility study on the project. This is necessary to make best use of resources.

A Sample Cost Estimate for Developing Industrial Area

Following is a sample cost estimate of developing infrastructure for a private industrial area where land will remain with its owners and where only industries and related facilities will be allowed to be established.

Traditionally, industrial promotion agencies acquire land and develop industrial estate. This method has a number of disadvantages, first such projects take long time to execute; second, the process of allotment and price fixed for plots in most cases are not acceptable to the clients. Hence, full occupation of the plots in any of the public sector industrial estates has hardly been possible within stipulated time. The study team, therefore, emphasises on development of industrial area on private initiative but with support by the public sector. This support can be provided by providing basic infrastructure facilities based on cost recovery approach. In this approach all land of the site will remain with their owners except the land required for road and other basic services, which will be acquired before development.

The proposed 140 acre industrial site is located at north Noapara. The site is potential for industrial development having accessibility by almost all modes of transport. The site has already been zoned as industrial in the Master Plan. (KDA Detailed, Area plan- 2003, Volume-II)

a) Group : Ka - Green

This category of industries/processing units has minimum adverse affect on their surroundings. Hence, KDA should take a liberal stand regarding their approval in areas

other than industrial zone like, mixed and commercial areas. They should not be allowed in residential areas. Even in mixed and commercial areas, the plants that unit high levels of smoke or create intolerable sound or odor should be given permission.

b) Group : Kha - Orange - Ka

From this group only the following should be allowed in mixed and commercial zones, as alternative location other than industrial zone,

None from orange - Ka list should be allowed in residential areas. In mixed and commercial areas, the plants that might emit high level of smoke or create intolerable noise or odor should not be accorded permission.

c) Group : Ga - Orange - Kha

As alternative location only the following may be allowed to be set up in mixed and commercial zones,

1. Hotel, multistoried apartment and commercial building.
2. Refrigerator repairs
3. Tyre retrading
4. Garment and Sweeter knitting
5. Public toilet

d) Group : Gha - Red

None from this list should be permitted at any place other than zones marked as industrial.

Establishment of Industrial Waste Treatment Plant

Almost all industries in Khulna are situated on the river bank. Many of these industries discharge their toxic wastes into the river polluting its water. This tendency threatens ecology and environment. The consultant recommends to set up an industrial waste treatment plant in any high density industrial area like, Mirerdanga, Daulatpur or Khalishpur area.

Phasing of Industrial Area Development

The total land proposed for industrial use stands at 3772.80 acres. But it is not the idea that KDA or any other agency will develop the entire area as industrial estate. In fact most of these areas will be earmarked as industrial zone where KDA will accord permission for establishing industrial units and related uses only. Besides, KDA or any other agency, public or private, can also develop industrial estates in those places to accommodate industries. The study team proposes that KDA should take up some industrial estate projects in selected areas to support industrial growth. In the table below the study team indicates the phase wise locations where KDA or any other public sector agency can set up industrial estate on priority basis.

Table-3.6: Phasing of Industrial Estate Projects for KDA/Other Development Agencies

Phase	Location of Industrial Estate Project	Area (Acre)	Comments
Phase-1 : 2001-2005	1. Rupsa Shipyard Road-Labanchara Area	230.00	-
	2. Nandanpur-Bhadragati	61.25	For Noxious Industries
	3. Khalishpur	35.40	Extension
	4. Fhultala-Rajghat	10.00	Extension
	5. Noapara North	140.00	New Site
Sub Total		476.65	
Phase-2 : 2006-2010	1. Jabusha	540.00	-
	2. Debnagar, Dighalia	15.30	-
	3. Ramnagar, Rupsa	39.88	-
	4. Rajapur - Rupsa	6.72	-
	5. Chandimahal	22.28	-
Sub Total		624.18	.
Total		1100.89	-

(KDA Detailed, Area plan- 2006, Volume-II)

It can be observed from the above table that the study team suggests to undertake only 5 industrial estate projects during next 10 years of period. The reason for keeping the number low is that already established public sector industrial estates are lying vastly under utilized. The trend of economic growth does not give any indication that there will be a sudden thrust in the industrial growth in near future. It is also necessary that the transport and communication linkage and other service facilities be developed before the development of industrial estate takes place. However, KDA can accord permission to any private developer who intends to develop industrial estate in any of the sites earmarked as industrial zone.

Chapter Four

Theorizing Economic structuring

4.1 Theorizing economic redevelopment and restructure

Theory is the most important part of social science. Without the theory the research may not complete. In another world it means that without the basis of theory the research may not granted. The researcher must have the clear concept about the theory. With the compression of various researches the theory is must and the researcher should know about the theory. In this ways theory helps more. The main them of the research depends on theory. To know the real fact of the research the researcher must know about the theory. Now a days the world became faster that's why new theory has been developed. When we go with the post-modern world here comes many new terms. Urbanization is one of the important terms in present technological world. Mostly through 1980s when communication revolution may occurred then the urban life get more importance and many new theory developed in the whole world. With the term urbanization economic term is mostly related. For the technology and communication revolution economic redevelopment and restructure of all the urban life occurred and it also effects on social life style.

4.2 David Hervey

Globalization is one of the important topics now a days. Imperialism and neoliberalism helps to develop globalization in the world. Imperialistic state practices typically seek to take advantage of the asymmetries that arise out of spatial exchange relations. Spatial competition in always monopolistic competition and because resources are unevenly distributed. Capitalist imperialism a property of interstate relations and follows of power within a global system of capital accumulation. IMF, WTO, WB are those organization which may control the economic structure of the world. Colonialism and imperialism abroad was the only possible way to avoid civil war at home (Lenin,1965) Class relations and the state of class struggle within a territory clearly affect the drive for imperial soluations. There are three overlapping impulsions behind this drive- over-accumulation, defined as surplus of capital and labor, lacking profitable outlates even in the face of many socially urgent tasks to be addressed (Harvey,1999,2001,2003) . This requires that

markets for both capital and commodities be open across the world so that surplus capital in one territory can easily circulate into other territories where the profits to be had are greater. If markets and resources are not open, then they have sometimes to be forced open by use of economic, political, or military power. Unemployment was rising and the sense of economic insecurity was palpable. The third major impulsion behind imperialist practices rests on the dynamics of class relations on the home front. The turn to a liberal form of imperialism in the late nineteenth century arose not from absolute economic imperatives but from the political unwillingness of the bourgeoisie, absorb over-accumulation through social reform at home. Two aspects of accumulation, accumulation through expanded reproduction and accumulation by dispossession (Harvey, 2006).

The perpetual need to find profitable terrains for capital-surplus production and absorption shapes the politics of capitalism. It also presents the capitalist with a number of barriers to continuous and trouble-free expansion. If labour is scarce and wages are high, either existing labour has to be disciplined—technologically induced unemployment or an assault on organized working-class power are two prime methods—or fresh labour forces must be found by immigration, export of capital or proletarianization of hitherto independent elements of the population. Capitalists must also discover new means of production in general and natural resources in particular, which puts increasing pressure on the natural environment to yield up necessary raw materials and absorb the inevitable waste. They need to open up terrains for raw-material extraction—often the objective of imperialist and neo-colonial endeavours (2006).

The coercive laws of competition also force the continuous implementation of new technologies and organizational forms, since these enable capitalists to out-compete those using inferior methods. Innovations define new wants and needs, reduce the turnover time of capital and lessen the friction of distance, which limits the geographical range within which the capitalist can search for expanded labour supplies, raw materials, and so on. If there is not enough purchasing power in the market, then new markets must be found by expanding foreign trade, promoting novel products and lifestyles, creating new credit instruments, and debt-financing state and private expenditures. If, finally, the profit rate is too low, then state regulation of ‘ruinous competition’, monopolization (mergers and acquisitions) and capital exports provide ways out.

If any of the above barriers cannot be circumvented, capitalists are unable profitably to reinvest their surplus product. Capital accumulation is blocked, leaving them facing a crisis, in which their capital can be devalued and in some instances even physically wiped out. Surplus commodities can lose value or be destroyed, while productive capacity and assets can be written down and left unused; money itself can be devalued through inflation, and labour through massive unemployment.

Consider, first, the case of Second Empire Paris. The year 1848 brought one of the first clear, and European-wide, crises of both unemployed surplus capital and surplus labour. It struck Paris particularly hard, and issued in an abortive revolution by unemployed workers and those bourgeois utopians who saw a social republic as the antidote to the greed and inequality that had characterized the July Monarchy. The republican bourgeoisie violently repressed the revolutionaries but failed to resolve the crisis. The result was the ascent to power of Louis-Napoleon Bonaparte, who engineered a coup in 1851 and proclaimed himself Emperor the following year. To survive politically, he resorted to widespread repression of alternative political movements. The economic situation he dealt with by means of a vast programme of infrastructural investment both at home and abroad. In the latter case, this meant the construction of railroads throughout Europe and into the Orient, as well as support for grand works such as the Suez Canal. At home, it meant consolidating the railway network, building ports and harbours, and draining marshes. Above all, it entailed the reconfiguration of the urban infrastructure of Paris. Bonaparte brought in Georges-Eugène Haussmann to take charge of the city's public works in 1853 (Harvey, 2003).

Haussmann clearly understood that his mission was to help solve the surplus-capital and unemployment problem through urbanization. Rebuilding Paris absorbed huge quantities of labour and capital by the standards of the time and, coupled with suppressing the aspirations of the Parisian workforce, was a primary vehicle of social stabilization. He drew upon the utopian plans that Fourierists and Saint-Simonians had debated in the 1840s for reshaping Paris, but with one big difference: he transformed the scale at which the urban process was imagined. When the architect Jacques Ignace Hittorff showed Haussmann his plans for a new boulevard, Haussmann threw them back at him saying: 'not wide enough you have it 40 metres wide and I want it 120.' He annexed the suburbs

and redesigned whole neighbourhoods such as Les Halles. To do this Haussmann needed new financial institutions and debt instruments, the *Crédit Mobilier* and *Crédit Immobilier*, which were constructed on Saint-Simonian lines. In effect, he helped resolve the capital-surplus disposal problem by setting up a proto-Keynesian system of debt-financed infrastructural urban improvements (Harvey, 2003).

The system worked very well for some fifteen years, and it involved not only a transformation of urban infrastructures but also the construction of a new way of life and urban persona. Paris became ‘the city of light’, the great centre of consumption, tourism and pleasure; the cafés, department stores, fashion industry and grand expositions all changed urban living so that it could absorb vast surpluses through consumerism. But then the overextended and speculative financial system and credit structures crashed in 1868. Haussmann was dismissed; Napoleon III in desperation went to war against Bismarck’s Germany and lost. In the ensuing vacuum arose the Paris Commune, one of the greatest revolutionary episodes in capitalist urban history, wrought in part out of a nostalgia for the world that Haussmann had destroyed and the desire to take back the city on the part of those dispossessed by his works (Harvey, 2003)

Fast forward now to the 1940s in the United States. The huge mobilization for the war effort temporarily resolved the capital-surplus disposal problem that had seemed so intractable in the 1930s, and the unemployment that went with it. But everyone was fearful about what would happen after the war. Politically the situation was dangerous: the federal government was in effect running a nationalized economy, and was in alliance with the Communist Soviet Union, while strong social movements with socialist inclinations had emerged in the 1930s. As in Louis Bonaparte’s era, a hefty dose of political repression was evidently called for by the ruling classes of the time; the subsequent history of McCarthyism and Cold War politics, of which there were already abundant signs in the early 40s, is all too familiar. On the economic front, there remained the question of how surplus capital could be absorbed.

In 1942, a lengthy evaluation of Haussmann's efforts appeared in *Architectural Forum*. It documented in detail what he had done, attempted an analysis of his mistakes but sought to recuperate his reputation as one of the greatest urbanists of all time. The article was by none other than Robert Moses, who after the Second World War did to New York what Haussmann had done to Paris. That is, Moses changed the scale of thinking about the urban process. Through a system of highways and infrastructural transformations, suburbanization and the total re-engineering of not just the city but also the whole metropolitan region, he helped resolve the capital-surplus absorption problem. To do this, he tapped into new financial institutions and tax arrangements that liberated the credit to debt-finance urban expansion. When taken nationwide to all the major metropolitan centres of the US—yet another transformation of scale—this process played a crucial role in stabilizing global capitalism after 1945, a period in which the US could afford to power the whole global non-communist economy by running trade deficits.

The suburbanization of the United States was not merely a matter of new infrastructures. As in Second Empire Paris, it entailed a radical transformation in lifestyles, bringing new products from housing to refrigerators and air conditioners, as well as two cars in the driveway and an enormous increase in the consumption of oil. It also altered the political landscape, as subsidized home-ownership for the middle classes changed the focus of community action towards the defence of property values and individualized identities, turning the suburban vote towards conservative republicanism. Debt-encumbered homeowners, it was argued, were less likely to go on strike. This project successfully absorbed the surplus and assured social stability, albeit at the cost of hollowing out the inner cities and generating urban unrest amongst those, chiefly African-Americans, who were denied access to the new prosperity (Harvey, 2003).

By the end of the 1960s, a different kind of crisis began to unfold; Moses, like Haussmann, fell from grace, and his solutions came to be seen as inappropriate and unacceptable. Traditionalists rallied around Jane Jacobs and sought to counter the brutal modernism of Moses's projects with a localized neighbourhood aesthetic. But the suburbs had been built, and the radical change in lifestyle that this betokened had many social consequences, leading feminists, for example, to proclaim the suburb as the locus of all

their primary discontents. If Hausmannization had a part in the dynamics of the Paris Commune, the soulless qualities of suburban living also played a critical role in the dramatic events of 1968 in the US. Discontented white middle-class students went into a phase of revolt, sought alliances with marginalized groups claiming civil rights and rallied against American imperialism to create a movement to build another kind of world—including a different kind of urban experience.

In Paris, the campaign to stop the Left Bank Expressway and the destruction of traditional neighbourhoods by the invading ‘high-rise giants’ such as the Place d’Italie and Tour Montparnasse helped animate the larger dynamics of the 68 uprising. It was in this context that Henri Lefebvre wrote *The Urban Revolution*, which predicted not only that urbanization was central to the survival of capitalism and therefore bound to become a crucial focus of political and class struggle, but that it was obliterating step by step the distinctions between town and country through the production of integrated spaces across national territory, if not beyond. (Harvey, 2003) The right to the city had to mean the right to command the whole urban process, which was increasingly dominating the countryside through phenomena ranging from agribusiness to second homes and rural tourism.

Along with the 68 revolt came a financial crisis within the credit institutions that, through debt-financing, had powered the property boom in the preceding decades. The crisis gathered momentum at the end of the 1960s until the whole capitalist system crashed, starting with the bursting of the global property-market bubble in 1973, followed by the fiscal bankruptcy of New York City in 1975. As William Tabb argued, the response to the consequences of the latter effectively pioneered the construction of a neoliberal answer to the problems of perpetuating class power and of reviving the capacity to absorb the surpluses that capitalism must produce to survive.

Fast forward once again to our current conjuncture. International capitalism has been on a roller-coaster of regional crises and crashes—East and Southeast Asia in 1997–98; Russia in 1998; Argentina in 2001—but had until recently avoided a global crash even in the

face of a chronic inability to dispose of capital surplus. What was the role of urbanization in stabilizing this situation? In the United States, it is accepted wisdom that the housing sector was an important stabilizer of the economy, particularly after the high-tech crash of the late 1990s, although it was an active component of expansion in the earlier part of that decade. The property market directly absorbed a great deal of surplus capital through the construction of city-centre and suburban homes and office spaces, while the rapid inflation of housing asset prices—backed by a profligate wave of mortgage refinancing at historically low rates of interest—boosted the US domestic market for consumer goods and services. American urban expansion partially steadied the global economy, as the US ran huge trade deficits with the rest of the world, borrowing around \$2 billion a day to fuel its insatiable consumerism and the wars in Afghanistan and Iraq (Harvey, 2003).

But the urban process has undergone another transformation of scale. It has, in short, gone global. Property-market booms in Britain and Spain, as well as in many other countries, have helped power a capitalist dynamic in ways that broadly parallel what has happened in the United States. The urbanization of China over the last twenty years has been of a different character, with its heavy focus on infrastructural development, but it is even more important than that of the US. Its pace picked up enormously after a brief recession in 1997, to the extent that China has taken in nearly half the world's cement supplies since 2000. More than a hundred cities have passed the one-million population mark in this period, and previously small villages, such as Shenzhen, have become huge metropolises of 6 to 10 million people. Vast infrastructural projects, including dams and highways—again, all debt-financed—are transforming the landscape. The consequences for the global economy and the absorption of surplus capital have been significant: Chile booms thanks to the high price of copper, Australia thrives and even Brazil and Argentina have recovered in part because of the strength of Chinese demand for raw materials (Harvey, 2006).

Is the urbanization of China, then, the primary stabilizer of global capitalism today? The answer has to be a qualified yes. For China is only the epicentre of an urbanization process that has now become genuinely global, partly through the astonishing integration of financial markets that have used their flexibility to debt-finance urban development around the world. The Chinese central bank, for example, has been active in the secondary mortgage market in the US while Goldman Sachs was heavily involved in the surging property market in Mumbai, and Hong Kong capital has invested in Baltimore. In the midst of a flood of impoverished migrants, construction boomed in Johannesburg, Taipei, Moscow, as well as the cities in the core capitalist countries, such as London and Los Angeles. Astonishing if not criminally absurd mega-urbanization projects have emerged in the Middle East in places such as Dubai and Abu Dhabi, mopping up the surplus arising from oil wealth in the most conspicuous, socially unjust and environmentally wasteful ways possible.

This global scale makes it hard to grasp that what is happening is in principle similar to the transformations that Haussmann oversaw in Paris. For the global urbanization boom has depended, as did all the others before it, on the construction of new financial institutions and arrangements to organize the credit required to sustain it. Financial innovations set in train in the 1980s—securitizing and packaging local mortgages for sale to investors worldwide, and setting up new vehicles to hold collateralized debt obligations—played a crucial role. Their many benefits included spreading risk and permitting surplus savings pools easier access to surplus housing demand; they also brought aggregate interest rates down, while generating immense fortunes for the financial intermediaries who worked these wonders. But spreading risk does not eliminate it. Furthermore, the fact that it can be distributed so widely encourages even riskier local behaviours, because liability can be transferred elsewhere. The current crisis, with vicious local repercussions on urban life and infrastructures, also threatens the whole architecture of the global financial system and may trigger a major recession to boot. The parallels with the 1970s are uncanny—including the immediate easy-money response of the Federal Reserve in 2007–08, which will almost certainly generate strong currents of uncontrollable inflation, if not stagflation, in the not too distant future. However, the situation is far more complex now, and it is an open question whether

China can compensate for a serious crash in the United States; even in the PRC the pace of urbanization seems to be slowing down. The financial system is also more tightly coupled than it ever was before. Computer-driven split-second trading always threatens to create a great divergence in the market—it is already producing incredible volatility in stock trading—that will precipitate a massive crisis, requiring a total re-think of how finance capital and money markets work, including their relation to urbanization.

Quality of urban life has become a commodity, as has the city itself, in a world where consumerism, tourism, cultural and knowledge-based industries have become major aspects of the urban political economy. The postmodernist penchant for encouraging the formation of market niches—in both consumer habits and cultural forms—surrounds the contemporary urban experience with an aura of freedom of choice, provided you have the money. Shopping malls, multiplexes and box stores proliferate, as do fast-food and artisanal market-places. We now have, as urban sociologist Sharon Zukin puts it, ‘pacification by cappuccino’. Even the incoherent, bland and monotonous suburban tract development that continues to dominate in many areas now gets its antidote in a ‘new urbanism’ movement that touts the sale of community and boutique lifestyles to fulfill urban dreams. This is a world in which the neoliberal ethic of intense possessive individualism, and its cognate of political withdrawal from collective forms of action, becomes the template for human socialization. The defence of property values becomes of such paramount political interest that, as Mike Davis points out, the home-owner associations in the state of California become bastions of political reaction, if not of fragmented neighbourhood fascisms (Harvey, 2009).

We increasingly live in divided and conflict-prone urban areas. In the past three decades, the neoliberal turn has restored class power to rich elites. Fourteen billionaires have emerged in Mexico since then, and in 2006 that country boasted the richest man on earth, Carlos Slim, at the same time as the incomes of the poor had either stagnated or diminished. The results are indelibly etched on the spatial forms of our cities, which increasingly consist of fortified fragments, gated communities and privatized public spaces kept under constant surveillance. In the developing world in particular, the city is splitting into different separated parts, with the apparent formation of many ‘microstates’. Wealthy neighbourhoods provided with all kinds of services, such as exclusive schools,

golf courses, tennis courts and private police patrolling the area around the clock intertwine with illegal settlements where water is available only at public fountains, no sanitation system exists, electricity is pirated by a privileged few, the roads become mud streams whenever it rains, and where house-sharing is the norm. Each fragment appears to live and function autonomously, sticking firmly to what it has been able to grab in the daily fight for survival.

Under these conditions, ideals of urban identity, citizenship and belonging—already threatened by the spreading malaise of a neoliberal ethic—become much harder to sustain. Privatized redistribution through criminal activity threatens individual security at every turn, prompting popular demands for police suppression. Even the idea that the city might function as a collective body politic, a site within and from which progressive social movements might emanate, appears implausible. There are, however, urban social movements seeking to overcome isolation and reshape the city in a different image from that put forward by the developers, who are backed by finance, corporate capital and an increasingly entrepreneurially minded local state apparatus.

Surplus absorption through urban transformation has an even darker aspect. It has entailed repeated bouts of urban restructuring through ‘creative destruction’, which nearly always has a class dimension since it is the poor, the underprivileged and those marginalized from political power that suffer first and foremost from this process. Violence is required to build the new urban world on the wreckage of the old. Haussmann tore through the old Parisian slums, using powers of expropriation in the name of civic improvement and renovation. He deliberately engineered the removal of much of the working class and other unruly elements from the city centre, where they constituted a threat to public order and political power. He created an urban form where it was believed—incorrectly, as it turned out in 1871—that sufficient levels of surveillance and military control could be attained to ensure that revolutionary movements would easily be brought to heel. Nevertheless, as Engels pointed out in 1872.

In reality, the bourgeoisie has only one method of solving the housing question after its fashion—that is to say, of solving it in such a way that the solution continually reproduces the question anew. This method is called ‘Haussmann’ No matter how different the reasons may be, the result is always the same; the scandalous alleys and

lanes disappear to the accompaniment of lavish self-praise from the bourgeoisie on account of this tremendous success, but they appear again immediately somewhere else . . . The same economic necessity which produced them in the first place, produces them in the next place.

It took more than a hundred years to complete the embourgeoisement of central Paris, with the consequences seen in recent years of uprisings and mayhem in those isolated suburbs that trap marginalized immigrants, unemployed workers and youth. The sad point here, of course, is that what Engels described recurs throughout history. Robert Moses ‘took a meat axe to the Bronx’, in his infamous words, bringing forth long and loud laments from neighbourhood groups and movements. In the cases of Paris and New York, once the power of state expropriations had been successfully resisted and contained, a more insidious and cancerous progression took hold through municipal fiscal discipline, property speculation and the sorting of land-use according to the rate of return for its ‘highest and best use’. Engels understood this sequence all too well:

The growth of the big modern cities gives the land in certain areas, particularly in those areas which are centrally situated, an artificially and colossally increasing value; the buildings erected on these areas depress this value instead of increasing it, because they no longer belong to the changed circumstances. They are pulled down and replaced by others. This takes place above all with workers’ houses which are situated centrally and whose rents, even with the greatest overcrowding, can never, or only very slowly, increase above a certain maximum. They are pulled down and in their stead shops, warehouses and public buildings are erected.

Though this description was written in 1872, it applies directly to contemporary urban development in much of Asia—Delhi, Seoul, Mumbai—as well as gentrification in New York. A process of displacement and what I call ‘accumulation by dispossession’ lie at the core of urbanization under capitalism. It is the mirror-image of capital absorption through urban redevelopment, and is giving rise to numerous conflicts over the capture of valuable land from low-income populations that may have lived there for many years (2009).

Consider the case of Seoul in the 1990s: construction companies and developers hired goon squads of sumo-wrestler types to invade neighbourhoods on the city’s hillsides.

They sledgehammered down not only housing but also all the possessions of those who had built their own homes in the 1950s on what had become premium land. High-rise towers, which show no trace of the brutality that permitted their construction, now cover most of those hillsides. In Mumbai, meanwhile, 6 million people officially considered as slum dwellers are settled on land without legal title; all maps of the city leave these places blank. With the attempt to turn Mumbai into a global financial centre to rival Shanghai, the property-development boom has gathered pace, and the land that squatters occupy appears increasingly valuable. Dharavi, one of the most prominent slums in Mumbai, is estimated to be worth \$2 billion. The pressure to clear it—for environmental and social reasons that mask the land grab—is mounting daily. Financial powers backed by the state push for forcible slum clearance, in some cases violently taking possession of terrain occupied for a whole generation. Capital accumulation through real-estate activity booms, since the land is acquired at almost no cost.

Since slum dwellers are illegal occupants and many cannot definitively prove their long-term residence, they have no right to compensation. To concede that right, says the Supreme Court, would be tantamount to rewarding pickpockets for their actions. So the squatters either resist and fight, or move with their few belongings to camp out on the sides of highways or wherever they can find a tiny space. Examples of dispossession can also be found in the US, though these tend to be less brutal and more legalistic: the government's right of eminent domain has been abused in order to displace established residents in reasonable housing in favour of higher-order land uses, such as condominiums and box stores. When this was challenged in the US Supreme Court, the justices ruled that it was constitutional for local jurisdictions to behave in this way in order to increase their property-tax base.

In China millions are being dispossessed of the spaces they have long occupied—three million in Beijing alone. Since they lack private-property rights, the state can simply remove them by fiat, offering a minor cash payment to help them on their way before turning the land over to developers at a large profit. In some instances, people move willingly, but there are also reports of widespread resistance, the usual response to which is brutal repression by the Communist party. In the PRC it is often populations on the rural margins who are displaced, illustrating the significance of Lefebvre's argument,

presciently laid out in the 1960s, that the clear distinction which once existed between the urban and the rural is gradually fading into a set of porous spaces of uneven geographical development, under the hegemonic command of capital and the state. This is also the case in India, where the central and state governments now favour the establishment of Special Economic Zones—ostensibly for industrial development, though most of the land is designated for urbanization. This policy has led to pitched battles against agricultural producers, the grossest of which was the massacre at Nandigram in West Bengal in March 2007, orchestrated by the state's Marxist government. Intent on opening up terrain for the Salim Group, an Indonesian conglomerate, the ruling CPI(M) sent armed police to disperse protesting villagers; at least 14 were shot dead and dozens wounded. Private property rights in this case provided no protection (Harvey, 2009).

Urbanization, we may conclude, has played a crucial role in the absorption of capital surpluses, at ever increasing geographical scales, but at the price of burgeoning processes of creative destruction that have dispossessed the masses of any right to the city whatsoever. The planet as building site collides with the 'planet of slums'. Periodically this ends in revolt, as in Paris in 1871 or the US after the assassination of Martin Luther King in 1968. If, as seems likely, fiscal difficulties mount and the hitherto successful neoliberal, postmodernist and consumerist phase of capitalist surplus-absorption through urbanization is at an end and a broader crisis ensues, then the question arises: where is our 68 or, even more dramatically, our version of the Commune? As with the financial system, the answer is bound to be much more complex precisely because the urban process is now global in scope. Signs of rebellion are everywhere: the unrest in China and India is chronic, civil wars rage in Africa, Latin America is in ferment. Any of these revolts could become contagious. Unlike the fiscal system, however, the urban and peri-urban social movements of opposition, of which there are many around the world, are not tightly coupled; indeed most have no connection to each other. If they somehow did come together, what should they demand?

The answer to the last question is simple enough in principle: greater democratic control over the production and utilization of the surplus. Since the urban process is a major channel of surplus use, establishing democratic management over its urban deployment constitutes the right to the city. Throughout capitalist history, some of the surplus value

has been taxed, and in social-democratic phases the proportion at the state's disposal rose significantly. The neoliberal project over the last thirty years has been oriented towards privatizing that control. The data for all OECD countries show, however, that the state's portion of gross output has been roughly constant since the 1970s. The main achievement of the neoliberal assault, then, has been to prevent the public share from expanding as it did in the 1960s. Neoliberalism has also created new systems of governance that integrate state and corporate interests, and through the application of money power, it has ensured that the disbursement of the surplus through the state apparatus favours corporate capital and the upper classes in shaping the urban process. Raising the proportion of the surplus held by the state will only have a positive impact if the state itself is brought back under democratic control.

Increasingly, we see the right to the city falling into the hands of private or quasi-private interests. In New York City, for example, the billionaire mayor, Michael Bloomberg, is reshaping the city along lines favourable to developers, Wall Street and transnational capitalist-class elements, and promoting the city as an optimal location for high-value businesses and a fantastic destination for tourists. He is, in effect, turning Manhattan into one vast gated community for the rich. In Mexico City, Carlos Slim had the downtown streets re-cobbled to suit the tourist gaze. Not only affluent individuals exercise direct power. In the town of New Haven, strapped for resources for urban reinvestment, it is Yale, one of the wealthiest universities in the world, that is redesigning much of the urban fabric to suit its needs. Johns Hopkins is doing the same for East Baltimore, and Columbia University plans to do so for areas of New York, sparking neighbourhood resistance movements in both cases. The right to the city, as it is now constituted, is too narrowly confined, restricted in most cases to a small political and economic elite who are in a position to shape cities more and more after their own desires.

We have yet, however, to see a coherent opposition to these developments in the twenty-first century. There are, of course, already a great many diverse social movements focusing on the urban question—from India and Brazil to China, Spain, Argentina and the United States. In 2001, a City Statute was inserted into the Brazilian Constitution, after pressure from social movements, to recognize the collective right to the city. In the US, there have been calls for much of the \$700 billion bail-out for financial

institutions to be diverted into a Reconstruction Bank, which would help prevent foreclosures and fund efforts at neighbourhood revitalization and infrastructural renewal at the level. The urban crisis that is affecting millions would then be prioritized over the needs of big investors and financiers. Unfortunately the social movements are not strong enough or sufficiently mobilized to force through this solution. Nor have these movements yet converged on the singular aim of gaining greater control over the uses of the surplus—let alone over the conditions of its production.

At this point in history, this has to be a global struggle, predominantly with finance capital, for that is the scale at which urbanization processes now work. To be sure, the political task of organizing such a confrontation is difficult if not daunting. However, the opportunities are multiple because, as this brief history shows, crises repeatedly erupt around urbanization both locally and globally, and because the metropolis is now the point of massive collision—dare we call it class struggle?—over the accumulation by dispossession visited upon the least well-off and the developmental drive that seeks to colonize space for the affluent.

One step towards unifying these struggles is to adopt the right to the city as both working slogan and political ideal, precisely because it focuses on the question of who commands the necessary connection between urbanization and surplus production and use. The democratization of that right, and the construction of a broad social movement to enforce its will is imperative if the dispossessed are to take back the control which they have for so long been denied, and if they are to institute new modes of urbanization. Lefebvre was right to insist that the revolution has to be urban, in the broadest sense of that term, or nothing at all.

4.3 Saskia Sassen

The multiple urban dimensions of global economic change discuss by Saskia Sassen. Thus a new type of city has appered.It is the global city. Leading examples now are New York, London and Tokyo etc.She examines changes in how things are produced, where they are produced, and who produces them in the late twentieth-century global economy and explores how these shifts are manifested locally. The investigation of global capital circuits and investment pattern s requires a degree of analytical sophistication to understand and can seem far removed from the day to day concerns of urban politics, but her arguments have a straightforward relevance to city governance. Since cities are first and formost sites of production, they will be shaped by larger changes in the nature and location of production. Their labour markets will also be affected , as demand for those at the top and bottom ends of the skills hierarchy expends. About economic restructuring, where she discuss the spread of informal work arrengments. Accross the developed world, Sassen argues there has been a bifurcation of wages, with manegers and professionals increasing their earnings while their population of low-wage workers becomes larger .In order to understand why major cities with different histories and culters have undergone parallel economic and social changes, we need to examine transformations in the world economy. The fundamental dynamic posited here is that the more globalized the economy becomes ,the higher the agglomeration of central functions in a relatively few sites,that is the global cities. This process includes the downgrading of jobs within existing industries and the job supply patterns of some of the new industries (Sassen, 2007).

The growth of service jobs is crucial to the expansion of part time jobs. The pressures to reduce labor costs in industries with limited profit margins, such as catering, retail and cleaning, assume added weight when these account for a growing share of jobs. Many of these jobs do not require many skills or training they can be down-graded into part-time, more lowly paid jobs. As these services industries have grown, the gap between the work week in such industries as retail. There is also evidence pointing to an expansion of the underground economy. Government regulations play a particularly important role in the rise of informal production because of the costs that they impose on formal business through their various licensing fees, taxes and restrictions. There is a strong tendency for

the service sector overall to produce or make possible more part-time jobs than does manufacturing. The growth of part-time work, the growth in the numbers of female-headed households, the decline of manufacturing-based unions, and the large-scale displacement of male workers—all these conditions have contributed to an erosion of the family wage, limited as its implementation was especially in the United States, and to an erosion of the ideology of the family wage. Many of these jobs from regular full-time year-round jobs with the requisite fringes benefits into various kinds of part-time temporary jobs as well as the subcontracting of work (Sassen, 2007).

Today's global economy shapes by the local political economy. Sassen examines three major points in the global economy. Growing of informal economic sector – labor market affected. Such changes have clear political ramification. New global economy produce a complex duality. Global integration has created a new international trade and banking sector. Hear creates four new ways-

- 1) Increasing various kind of organization of the world economy
- 2) Replaced manufacturing as the leading economic sectors.
- 3) Including the production of innovation
- 4) Finance and specialized service industries have restructured the urban social and economic order.

4.4 Mike Davis

The great colonial empires of the nineteenth and early twentieth centuries were, of course, brutal engines for the extraction of rents, crops, and minerals from tropical countrysides. Colonial cities although often vast, sprawling, and dynamic, were demographically rather insignificant.

The urban populations of the British, French, Belgian, and Dutch empires at their Edwardian zenith probably didn't exceed 3 to 5 percent of colonized humanity. The same ratios generally prevailed in the cases of the decayed Spanish and Portuguese empires, as well as in the conquests of nouveaux riches like Germany, Italy, Japan, and the United States. Although there were some important exceptions—for example, Ireland, Cuba, Algeria, Palestine, and South Africa (after 1910)—even in these cases, city dwellers were rarely more than one-sixth of the population .

Nor were colonial cities the most important centers of native resistance. It might have been expected that the ports and administrative centers, with their extreme inequalities, their concentrations of indigenous intellectuals, and their embryonic labor movements, would have been the principal incubators of revolutionary nationalism. In many cases, in fact, the urban milieu was the decisive progenitor of nationalist and anticolonial theory. But the colonial city was only episodically, and usually very briefly, the actual theater of violent revolt (Davis, 2006).

Indeed, it is striking how few repressive resources, especially European troops, were needed to control large colonial cities like Cairo, Havana, Bombay, Manila, or even Dublin. In part this was because of the existence of large comprador middle classes, whose nationalism, if it existed, usually took cautious, incremental, and nonviolent forms. But many of the urban poor were also integrated, as servants, soldiers, prostitutes, and petty traders, into the parasitic ecology of the colonial metropolis. In Dublin in 1916, the slum poor jeered the survivors of the Easter Rebellion as they were led away to British prisons (Davis, 2006).

The sustainable zones of anticolonial resistance were in the country sides, and the recurrent pattern of modern national liberation movements as far back, even, as the North American and Irish revolutions of the late eighteenth century—were the flight of urban revolutionary avant-gardes to rural redoubts with durably anchored traditions of revolt.

For pre-1940 empires, therefore, social control was largely a problem of rural counterinsurgency. The classic Victorian response was the punitive expedition that sought not only to reduce rebellion in the field but to devastate its subsistence base: thus the Seventh Cavalry exterminating Plains bison, German troops decimating the herds of the Herero, French marines destroying the rice stores of Tonkin, and so on.

But the work of imperial armies was usually incomplete. In the 1890s the Spanish general Weyler sought a more radical solution. He attempted to drain the rural reservoirs of insurgent strength in eastern Cuba by concentrating the population in fetid camps. The "empty" countryside then became a shoot-on-sight killing field without discrimination as to target. Concentration camps and free-fire zones were soon adopted, with even deadlier results, by the British in the Transvaal, the Americans in the Visayas, and the Germans in Southwest Africa.

In 1919-20, faced with the escalating costs of occupying Mesopotamia, Air Minister (and soon, Colonial Minister) Winston Churchill invented a third strategy for coercing the countryside. He became the chief apostle of using airpower, supplemented by flying columns of armored cars, against rural centers of revolt (Davis, 2004)

As interpreted by its Royal Air Force innovators, air control was as much about creating mass terror as hitting specific targets. During the next decade, the RAF routinely bombed and strafed rural insurgents in Mesopotamia, Afghanistan, Somalia, and Aden, as well as urban demonstrators in Egypt. Churchill even unleashed the RAF to massacre nonviolent villagers who refused to pay taxes.

The American war in Indochina was both the historical climax and a comprehensive recapitulation of these canonical strategies of punitive expeditions (or search and destroy missions), population concentration (renamed strategic hamlets), and free-fire no-go areas. Most of all, aerial terror was unleashed with an unprecedented ferocity, whose goal or result was the destruction of entire rural ecosystems, social structures, and populations.

The New Imperialism of the early twenty-first century, however one defines it, still contains zones of conflict in the classic pattern. The Tenth Mountain Division in southern Afghanistan follows in the footprints of Russian commandos and the Bengal Lancers, while in Mindanao the large contingent of U.S. Special Forces fight the great-grandchildren of the same rebels who ambushed Black Jack Pershing's patrols a century earlier. United States participation, in official and clandestine guises, in the dirty war in Colombia, meanwhile, is part of a continuous history of intervention going back to Nicaragua and Haiti in the 1920s (Davis, 2006).

But the developing world—the main arena of neo-imperial discourse about "failed nations" and postmodern "white men's burdens"—is increasingly a universe of urban slums and shantytowns. Mao's paradigmatic countryside no longer so much surrounds the city as implodes into it. Far more rapidly than anticipated by the famous Club of Rome report in the 1970s, humanity has passed an epochal threshold: inhabitants of some fifty thousand cities now outnumber those of two-million-plus rural villages.

Indeed, according to UN demographers, the world's rural population has now reached a maximum plateau of three billion people and will never significantly increase. Cities, on

the other hand, are growing by 60 million per year, and 90 percent of the increase in world population over the next generation will be accommodated by the urban areas of less-developed regions. By 2030, in other words, two billion more people will struggle for survival in cities, especially in the teeming metropolitan complexes of Africa and Asia.

As UN researchers pointed out earlier this year in their *Challenge of Slums: Global Report on Human Settlements 2003*, this urban population explosion will be almost completely delinked—or "disincorporated"—from industrial growth and the supply of formal jobs.¹ Although studies of the so-called urban informal economy have shown myriad secret liaisons with outsourced multinational production systems, the larger fact is that hundreds of millions of new urbanites must further subdivide the peripheral economic niches of personal service, casual labor, street vending, rag picking, begging, and crime.

This outcast proletariat—perhaps 1.5 billion people today, 2.5 billion by 2030—is the fastest-growing and most novel social class on the planet. By and large, the urban informal working class is not a labor reserve army in the nineteenth-century sense: a backlog of strikebreakers during booms; to be expelled during busts; then reabsorbed again in the next expansion. On the contrary, this is a mass of humanity structurally and biologically redundant to global accumulation and the corporate matrix (Davis, 2006).

It is ontologically both similar and dissimilar to the historical agency described in the *Communist Manifesto*. Like the traditional working classes, it has radical chains in the sense of having little vested interest in the reproduction of private property. But it is not a socialized collectivity of labor and lacks significant power to disrupt or seize the means of production. It does possess, however, yet unmeasured powers of subverting urban order.

The ranks of the informal proletariat are ceaselessly expanded and the urban crisis deepened, the UN authors emphasize, by international economic regulation. Debt regimes strip-mine the public finances of developing countries and throttle new investment in housing and infrastructure. Externally imposed structural adjustment programs decimate public employment, destroy import-substitution industries, and displace tens of millions of rural producers unable to compete against the heavily subsidized agrocapi-talism of the

rich countries. Even China's market miracle has produced a floating urban population of 100 million disenfranchised, despised, and superexploited rural migrants (Davis, 2006). Privatization of public utilities and social property, meanwhile, is just a euphemism for plunder and piracy on a scale not seen since the Nazi conquest of Europe. As the UN points out, the creation of a score of billionaires in the ex-Comecon bloc has been paid for by a rise in deep poverty, from under 3 million in 1988 to almost 170 million today. It is tempting to characterize this "triumph of market democracy" as the greatest peacetime social regression in history, except that this title more fully belongs to sub-Saharan Africa in the postliberation era. The exploitation of Nigeria's enormous oil wealth, for instance, has gone hand in hand with an almost exponential increase of poverty from 28 percent to 66 percent, from 1980 to 1996. Indeed, the urban corridor that runs from Abidjan to Ibadan is probably the greatest slum belt on Earth.

The UN report draws somber but straightforward lessons: "The collapse of formal urban employment in the developing world and the rise of the informal sector is seen as a direct function of liberalization. . . . Urban poverty has been increasing in most countries subject to structural adjustment programs, most of which are deliberately anti-urban in nature."

In the authors' view, the state's capacity to create formal jobs and housing has been sacrificed to the golden calf of monetary stability. Under the current neoliberal regime of globalization—indeed, under almost any foreseeable form of post-Keynesian capitalism—the new urban poor are unincorporatable: a surplus humanity.

The corollary to this urbanization of world poverty, of course, is the extraordinary proliferation of slums. By the UN researchers' conservative definitions, the global slum population is now almost equal to the population of the world in 1844 when the young Friedrich Engels first ventured into the mean streets of Manchester.

By 2030 the world will look roughly as follows:

1. Of 8 billion humans, 5 billion will live in cities.
2. 1 billion urbanites—owners, managers, technicians, and skilled information-sector workers—will provide the principal demand for branded international production.

3. 1.5 to 2 billion workers—ranging from Mexican American nurses' aides in Los Angeles to Chinese teenagers in Guangdong sweatshops—will provide the metropolitan labor-power for the global economy.
4. 2 to 3 billion informal workers—at least 2 billion of whom live in classic slums or peripheral shantytowns—will exist outside the formal relations of production, in Dickensian conditions or worse, ravaged by emergent diseases and subject to a menu of megadisasters following in the wake of global warming and the exhaustion of urban water supplies. (Davis, 2004).

The new urban poor, however, will not go gently into this dark night. Their resistance, indeed, becomes the principal condition for the survival of the unity of the human race against the implicit triage of the new global order.

It is a resistance, however, whose ideological and political expressions have as yet no global unification or historical polestar: nothing remotely equivalent, say, to the Communist International or the Tricontinental movement. The urban informal working classes, although they share the same iron rations of neglect and marginalization, constitute a startling spectrum of differential identity and activism.

First, the poorest of the poor tend to be ethnic or religious minorities. Thus the world's biggest slum, Dharavi in Mumbai (Bombay), is a Tamil-speaking enclave in a sea of Marathi and Hindi speakers. Second, the informal working class, without membership in large-scale collectivities of labor, lacks a centripetal organizing principle as well as strategic social power. Third, slum populations tend to be sociologically anomic because of the atomizing impacts of addiction and violence: Los Angeles, Medellín, and Soweto are current examples.

However, criminal networks can sometimes provide impressively well-organized paragovernments to the poor, as in the historic case of the Camorra in Naples or the contemporary example of the favela gangs in Rio de Janeiro.

More important, slum communities can preserve and transmit ancient rural and urban solidarities. Thus the *colonias populares* of Mexico City, as Carlos Monsiváis has shown, defy any linear correlation between poverty and informality, on the one hand, and collapsed civil society, on the other. In the face of megadisasters—earthquakes and pipeline explosions, for example—the *colonias* have demonstrated formidable capacities

for self-organization in the face of inefficient or corrupted state interventions. Likewise, the Chavista movement in the precarious hillside settlements of Caracas and other Venezuelan cities mobilizes rich historical traditions.

However, the highest quotients of civil organization among the new urban poor are undoubtedly found in the Moslem world. The complex educational and philanthropic networks of Islamic civil society provide a moral regulation of slum life that has no real equivalent in other cultures. One result is a dramatic reduction of levels of criminality or spontaneous violence: Cairo is an extraordinary example. On the other hand, the same institutions can sustain immensely difficult and protracted resistance to otherwise overpowering occupations.

Thus wave after wave of high-tech Israeli repression seems to break futilely on the rock of Gaza, while in Iraq, the U.S. authorities fear the eruption of the Shia volcano of East Baghdad (Sadr City). Everywhere the Moslem slums constitute seemingly inexhaustible reservoirs of highly disciplined desperation. Not surprisingly, the recent suicide bombers in Turkey came from Istanbul's sprawling slum of Bagcilar, as well as the grim provincial city of Bingol, where 60 percent of the population is jobless (Davis, 2006).

But in the last instance—and this is my principal claim—this is not a war of civilizations but an oblique clash between the American imperium and the labor-power it has expelled from the formal world economy. The future contours of this new "twilight struggle" are difficult to foresee. Trends may persist or wholly original features, including unexpected ideological hybrids, may emerge.

Who, for example, could have predicted in 1900 the convergence just twenty-five years later between urban Marxism and rural rebellion in East Asia? The current vogue of Pentecostalism and SaydQutb in the new slums of Latin America, Africa, and Asia may be permanent hegemonies or, then again, the urban poor's version of the peasant millenarian movements and anticolonial Ghost Dances of the 1890s.

What is clear is that the contemporary megaslum poses unique problems of imperial order and social control that conventional geopolitics has barely begun to register. If the point of the war against terrorism is to pursue the enemy into his sociological and cultural labyrinth, then the poor peripheries of developing cities will be the permanent battlefields of the twenty-first century.

Some templates are obvious. Night after night, hornetlike helicopter gunships stalk enigmatic enemies in the narrow streets of the slum districts, pouring hellfire into shanties or fleeing cars. Every morning the slums reply with suicide bombers and eloquent explosions. If the empire can deploy Orwellian technologies of repression, its outcasts have the gods of chaos on their side.

Chapter Five

Methodology

5.1 Research in social sciences

The most important part of Social science research is methodology which helps us to make the whole research easier, that means the exact research mostly depend on its theoretical and its methods. That means in which methods may follow to make the research more acceptable, in which ways that is methodology. Most of the time it is difficult to address the problem very specifically because human behavior is changing. From the methodological point of view there are main two types of research-a) qualitative b) quantitative. Each of these two methods has its own special strengths and weakness. There are many problems which cannot only identify with the quantitative method. Another kind of problems which cannot only identify with the qualitative method. Research in social sciences focuses on describing, understanding, and analyzing and likely prediction of the social phenomena. This study has been conducted by using both quantitative and qualitative methodology.

5.2 Rational of Choosing the Methodology

To make the research more pure here used mixed methodology. By combining the two methods better analysis can be drawn. The qualitative portion helps to understand the real situation of the Khulna city economic structure and development structure. It allows the theoretical principles to understand the redevelopment and restructure of Khulna city. The qualitative portion helps to understand, how the social life pattern may change by the economic redevelopment and restructure. If I provide only one method then hear can may absence one side that's why mixed methods approach is most useful. Many theorist may apply only one method but for collection of data and analysis of the data perfectly I used mixed method.

5.3 Phase-1: The preparatory Stage

The preparatory Stage was the initial stage.It includes the following steps:

5.3.1 The study area

The study was conducted in some important areas in connection with the various profession and various living areas people, such as Niralaarea, Niber housing area, Mujgunni housing area, Shibbari more multi construction area, Dakbanglaarea, Daulotpur market area etc.

5.3.2 Technique of data collection

In the study hear I followed both methods. To collect the data questioner and survey method follows. For the comparision case study and ethnography methods followed. That means to make the research more powerful I apply those techniques. The questioner may helps to know the present situation and the ethnography and case study helps to compare the past situation with the present.

5.3.3 Survey Method

Survey method is the best method in quantitative data collection methods. Using this method a scientific study can be conducted.To make a scientific result this method apply.

5.3.4 *Study Population*

Population is the total group of people who meets certain criteria of interest to the researcher is called the population(Lin,1976).Therefore, the population of the study consists of the various rising businessmen, their professional area, the official service holders mostly the private sector,the real state businessman and the rising housing living area people.

5.3.5 Unite of Analysis

When the data collection complete then comes the times to analysis the data. In the research I also follow the methods. When the data fully collected hear also comes the second steps that is analysis of data.

5.3.6 Questionnaire Survey

There are three methodological areas: sampling, designing, questioner and interviewing. Those of the techniques has their different importance, but their combination is essential to design a good survey. I try to make the combination perfectly to make the research perfect. On the basis of field experience where I follow the questioner survey through the data collection process. The main portion of the questioner are as follows:

- a) Why migrated from the another area.
- b) Proffesion of them
- c) Income
- d) Structurally what kind of changes come
- e) Living area
- f) Compare past and present economic pattern
- g) Effect on social life.

During the pre-testing of this survey instrument the following issues were strongly considered:

- a) The exact technique to collect data
- b) The language necessary to be specific
- c) The exact question may be asked
- d) The technique for documenting responses
- e) Providing appropriate skips in the questionnaire

5.4 Phase-2

The second phase of the study is completely depend on field data collection. Steps followed in this phase are:

5.4.1 Sampling

The study involves purposive sampling. Purposive samples are sometimes called judgment samples. In this sampling method the researcher selects a typical group of individuals who might represent the larger population and the collects data on this group.

5.4.2 Study instrument

Although it is a mixed method study semi-structure questionnaire has been formulated to collect quantitative and qualitative data to examine hypotheses. Some face to face interviews has been conducted to make a strong justification to the hypotheses.

5.4.3 Data Collection procedure

5.4.3.1 Rapport Building

Rapport building is the only key to communicate with the respondents. It was possible to build strong communication while the data was being collected. It was also the easy process and also may easily collect more information within the short time.

5.4.3.2 Data collection

Data has been collected from September 2013 to December2013.Semi-structured interview has been used to collect the data. The checklist has been used to conduct in-depth interview to enhance more concrete data on informal survivalism. Moreover secondary sources as books, journals, documents, articles, internet and different national and international newspaper have been used to collect information.

5.5 Phase-3

The third phase of the study is only the data processing and analysis. Steps followed in this phase are:

5.5.1 Data Processing and analysis

Data processing and analysis is on of the main part to understand the research, that means the result of the research mostly depend on this sector. The result exactly know by the area. Data analysis is often complicated than performing statistical operation of the data. The data received from respondents usually need considerable organization before any analysis can be carried out of on them. Usually computers can understand and transformed before the statistical analysis can take place. The task of coding, transferring and transforming in many cases etc uses to analysis of the data. Using univarite technique quantitative data may analysis on this research.

5.5.1.1 Univariate distribution of data

Simple frequency distribution of the variables has been conducted to summarize and understand data and the percentage. Univariate distribution of the collected data have been conducted to make the research acceptable.

A questionnaire survey is conducted to collect data from 200 respondents. To set the quantitative result, collected data is analyzed by _ results are presented through different tables and therefore interpreted. Frequency tables express the percentage of the variables. But they do not express the correlation between two variables. For the quantitative result, the variable of interest is a categorical variable, the significance of difference has been evaluated by using Pearson's correlation test.

5.6 Phase-4

This phase includes the following steps:

5.6.1 Ethical consideration

Ethical issues or consideration with the growth of interest in mixed methods, recognition and consideration of ethical issues have become a bigger feature of social science research(Punch,1998).Ethical consideration is an important aspect in this research work, because this research is Sociologically and Economically very important work. Ethics begins with and ends with the researcher. The researcher was concern all the time about ethical consideration. The researcher had to make promise that the information and views of the respondents will be kept hidden.

5.6.2Reliability and Validity

Reliability and Validity is one of the important part of the research techniques. The total procedures are scientific, deep attention is given, sufficient information is collected. The result of the study is reliable and will be valid.

Chapter: Six

Privatization and Its Effects on Urban Social Life in Khulna city

The study based on a sample of 200 people of Khulna city (sep2013-dec2013).A purposive sample was drawn from different points in the city; mainly the matured group were included. Although the sample population does not fully represent the target group. To explore the changing pattern on social life through economic redevelopment and restructure is one of the cause of this research.

6.1 Demographic characteristics of the respondents

6.1.1 Analyzing the people and economic structure of the city

Without knowing a clear image of the respondents the research may not fulfill, in this why their age, sex, marital status, professional field, living area etc information more important to know the real situation. Though age is not a significant factor to know the changing pattern on economic structure, but to maintain a detail on demography of the respondents it may add.

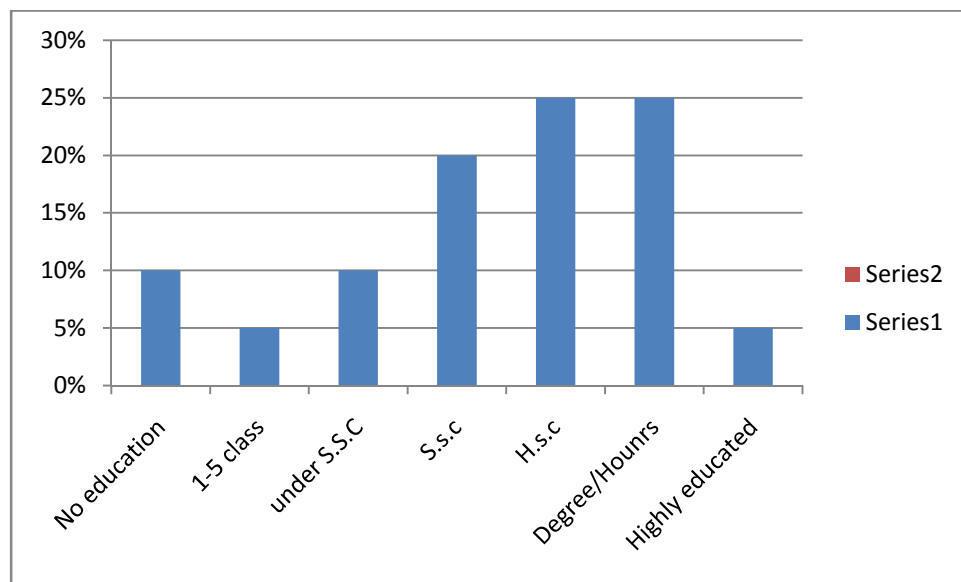
Age and sex structure

The highest percentage of age category is 25-50. As the data has been analyzed 25-29 years age category represents 35 percent, 30-34 years age category represents 25 percent, 35-39 years age category represents 20 percent, 40-44 years age category represents 10 percent, 45-49 years age category represents 5 percent, above 50 years age category represents 5 percent of the total respondents. Through the percentage of female workers has been increasing.

Table-6.1: Age category of the respondents

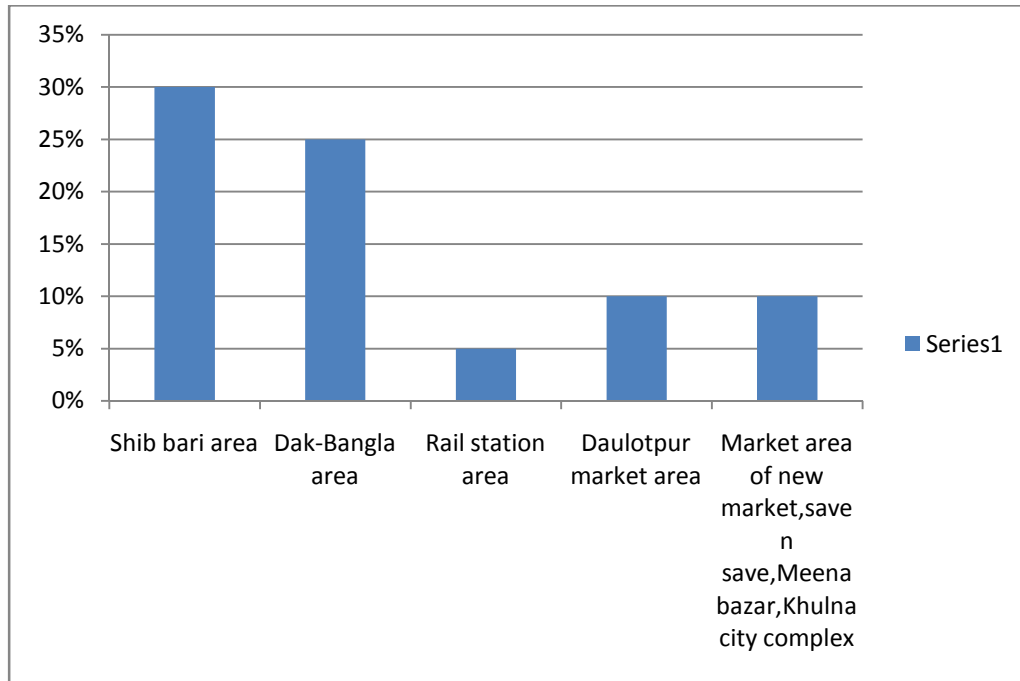
Age group	Frequency	Percent
25-29 yrs	55	35%
30-34 yrs	50	25%
35-39 yrs	35	20%
40-44 yrs	30	10%
45-49 yrs	20	5%
Above 50 years	10	5%
Total	200	100%

Figure- 6.1: Educational qualification of the respondents



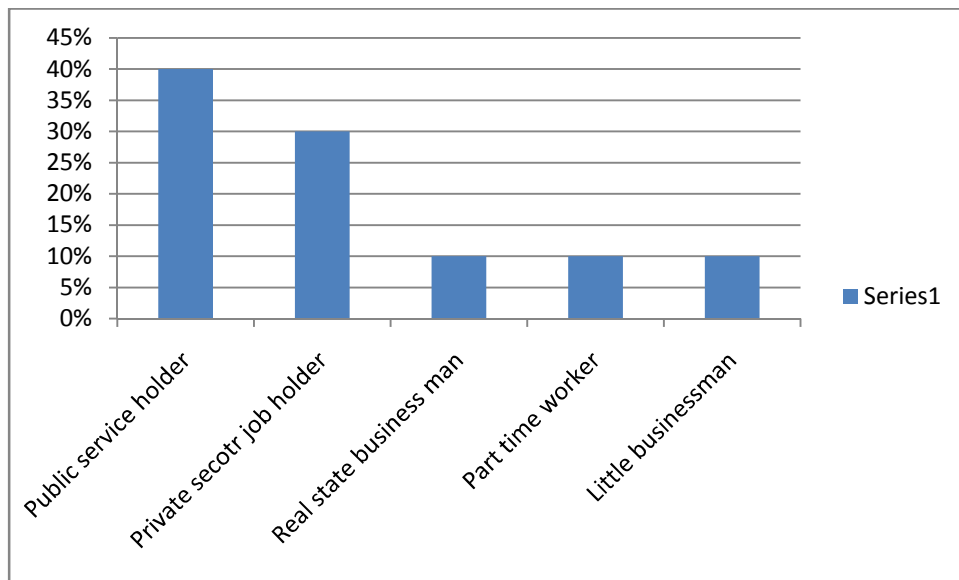
Among the respondents where around 200, 20 of the respondent may have no education. 5% of the sample is 1-5 class group, 10% of the sample under S.S.C group, 20% of the sample is S.S.C group, 25 percent of the sample is H.S.C completed, 25 percent of the sample is Degree/Hours group, 5 percent of the sample is highly educated. That means now a days the qualification of educational level may increase in Khulna city.

Figure-6.2: Location of the Respondents



Most of the respondents are from the market area. Because here may easily can know about the respondent opinions. The main market area is my target to collect data, those who live in a housing area also they come to the market area for their own purpose.

Figure-6.3: Pattern of Occupations



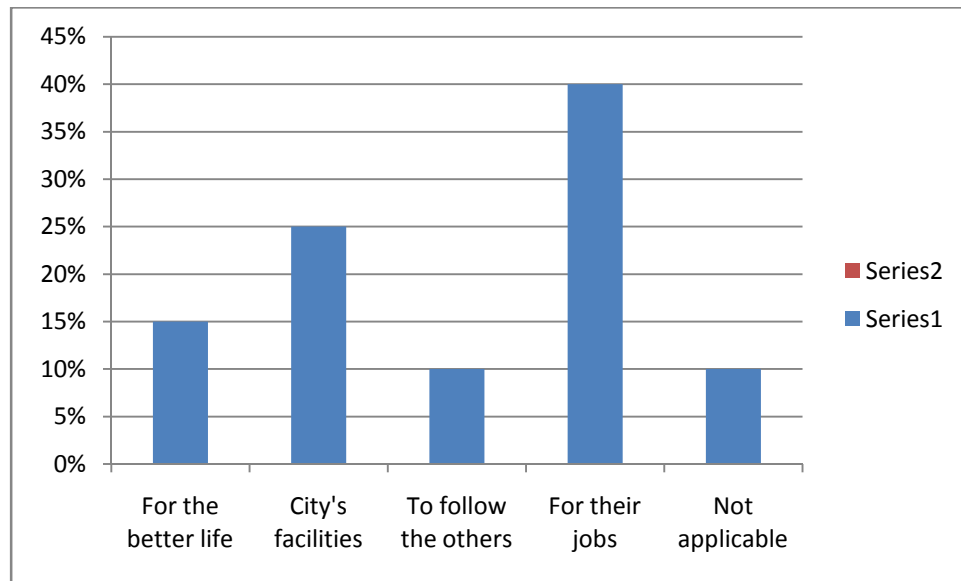
In the study ,40 percent of the respondent are public job holder, most of them are diffence.30 percent are private job holder, in this type here comes another interesting thing, that is half of the private sector job holder related with the public sector’s job.10 percent of the respondents are real state businessman, today this business get more popularity in Khulna city.10 percent of the respondent are part time worker,10 percent are little businessman.

Table-6.4: Migration in Khulna City

Migration	Frequency	Percentage
Migratted last 10 years	35	17.5
Recently migrated	20	10
Migrated many years	105	52.5
Live in permanent	40	20
Total	200	100

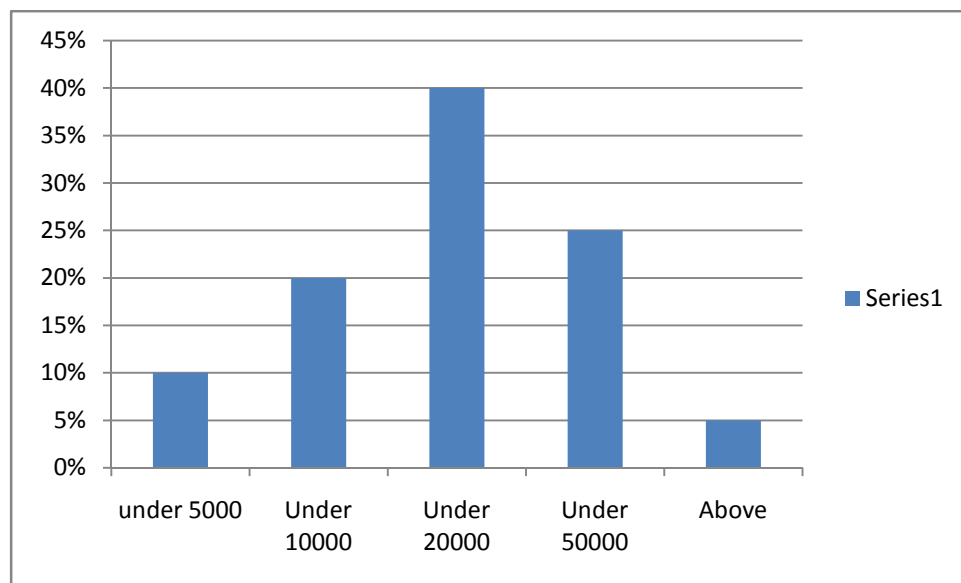
In this area here have a new interesting thing, that is in Khulna city mostly all of the people are migrated from another district.MostlyNarial,Bagerhat,Borisaal,Satkhiraetc areas people comes here to lead their life.In present time another far district people also come here for their job or education.17.5 percent of the people were migrated last 10 years,10 percent of the people were recently migrated. 52.5 percent people were migrated many years,20 percent of the people live in permanent in Khulna city.Since1961 this process started.

Figure-6.5: The reason to come in Khulna city



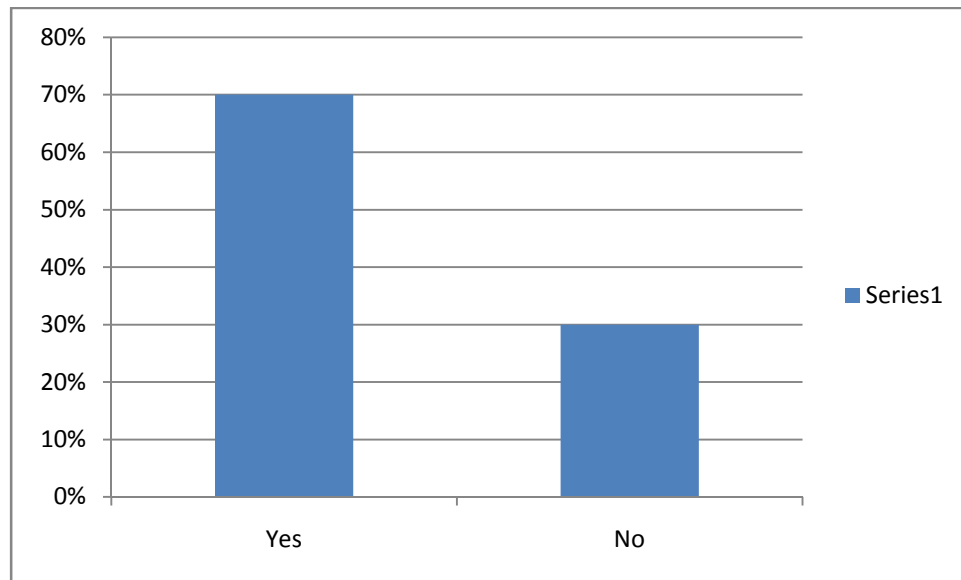
Most of the people who came to the Khulna city because they have no option. For the better life 15 percent of the people came in Khulna city, for the city's facilities 25 percent of the people came in Khulna, to follow others 10 percent of the people came to Khulna, 40 percent people came to Khulna for their jobs, this question is not applicable on 10 percent people.

Figure 6.6: Monthly average income of the respondents



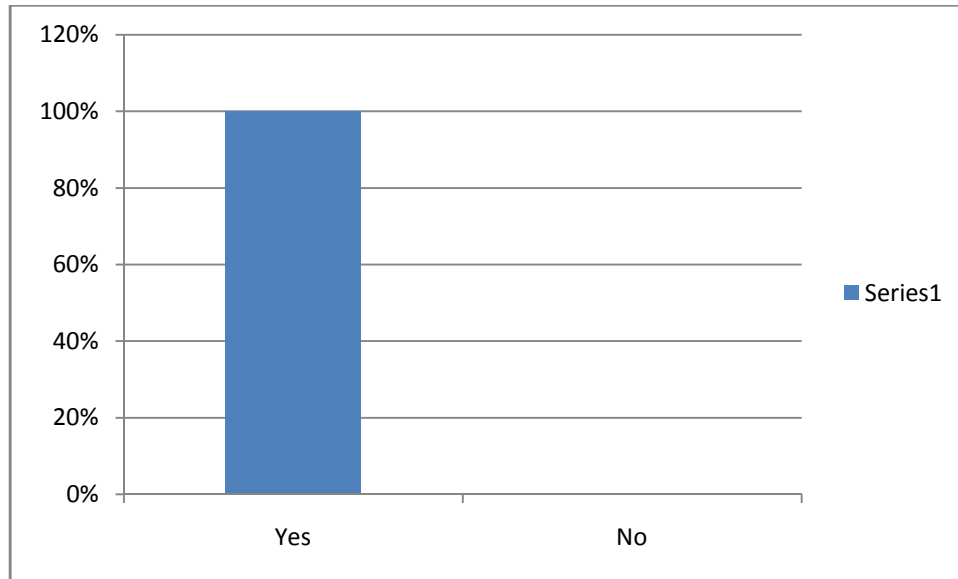
Significant percent (40) answer that they have the income of under 20000/-,10% of the respondent answered that their income is under 5000/-,20% of the respondent answered that their income is under 10000/-,25% of the respondent answered that their income level is under 50000/-,5% of the respondent monthly income is above 50000/-.That means now a days the percentage of the income level may increasing day day,but the satisfaction may not comes in all level.

Figure 6.7:Interaction with Khulna City Corporation and Khulna Development Authority



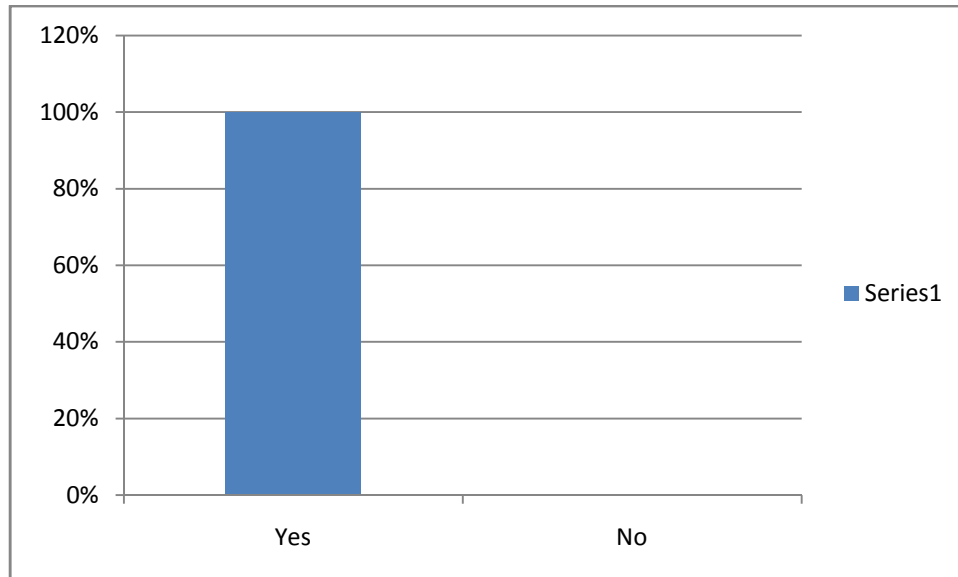
KCC and KDA is the most important area where everyone must go for their all types of aggrement.70% of the respondents answered that they eagerly interact with the authority.30% of the respondent answered that they faces more problems for their any kind of work with the authority.

Figure 6.8: Increasing Economic Restructure and Redevelopment



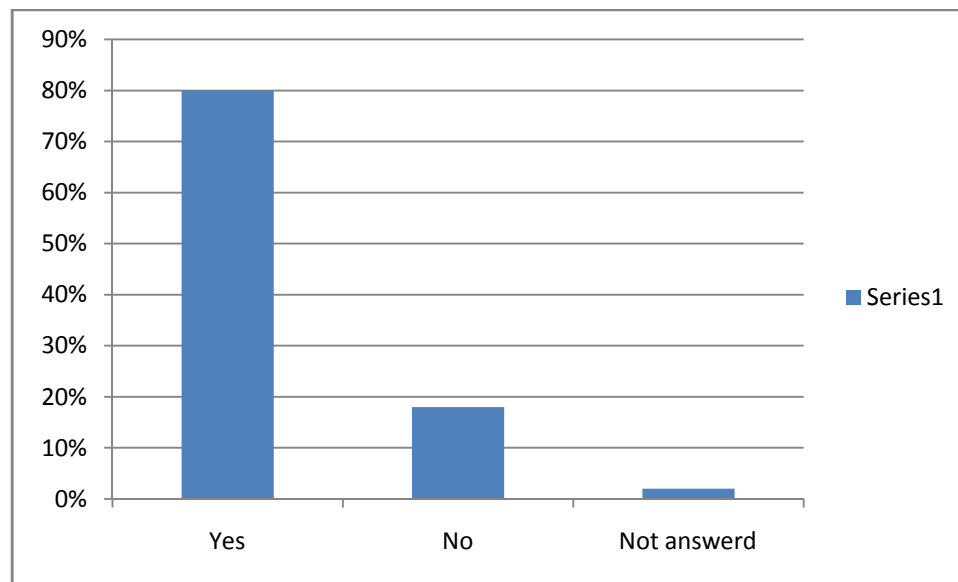
Last 10 years the changes more both economically and structurally. Many respondent call it economic redevelopment and restructure. That means 100 percent of the people agree that in Khulna city where economic redevelopment and restructure occurs.

Figure 6.9: Increasing Land Price



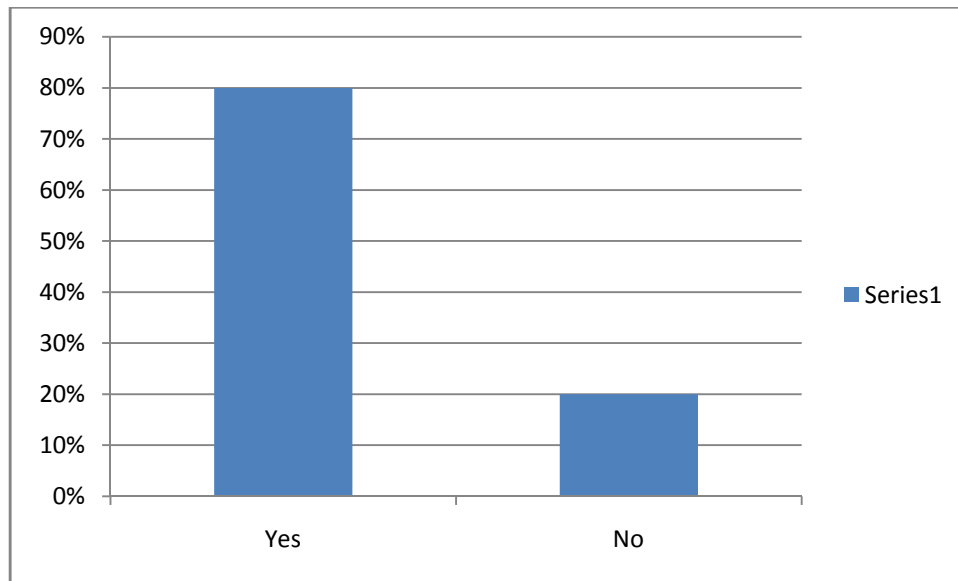
Landing business in Khulna city now a days most popular business, Many respondent says about that the up coming most important area may consider of Khulna city and if we go with the comparision last 10 years, we can see that mostly the price of the land in Khulna city has been increasing in 8 steps, that means the land which have the price in 2005 is 5 lacks but in 2013 that is 40 lacks. In my study 200 sample all of them consider that land prize increasing.

Figure 6.10: Changing Pattern of the Economy



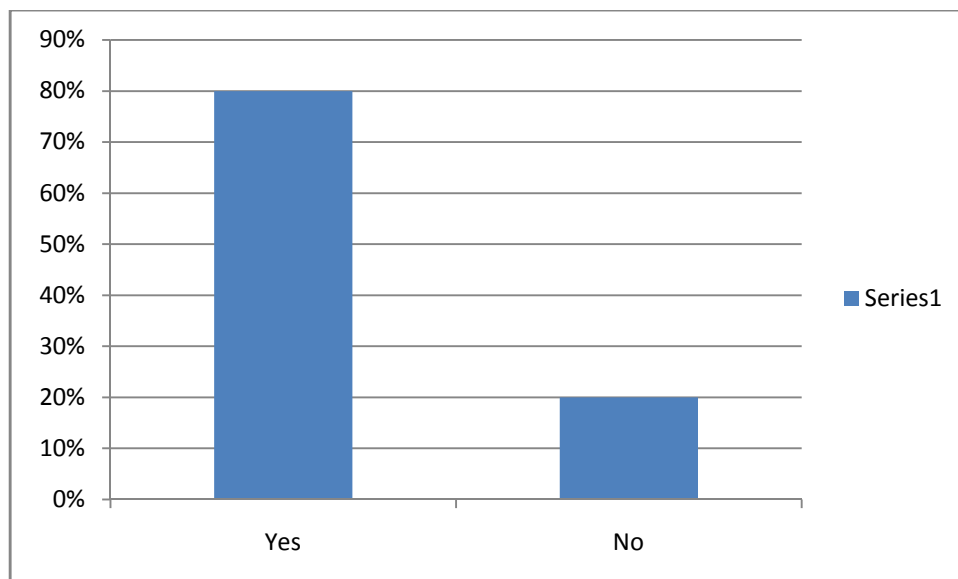
Sample of 140 (80%) think about the changing pattern of Khulna city, they also may have positive view that the changes have come is the process of urbanization and for Khulna city this changes is more important. But 20% of the people think that this changes makes more difficulty in their life, they not agree with the changes for various causes.

Figure 6.11: Troubles created by Redevelopment and Restructuring



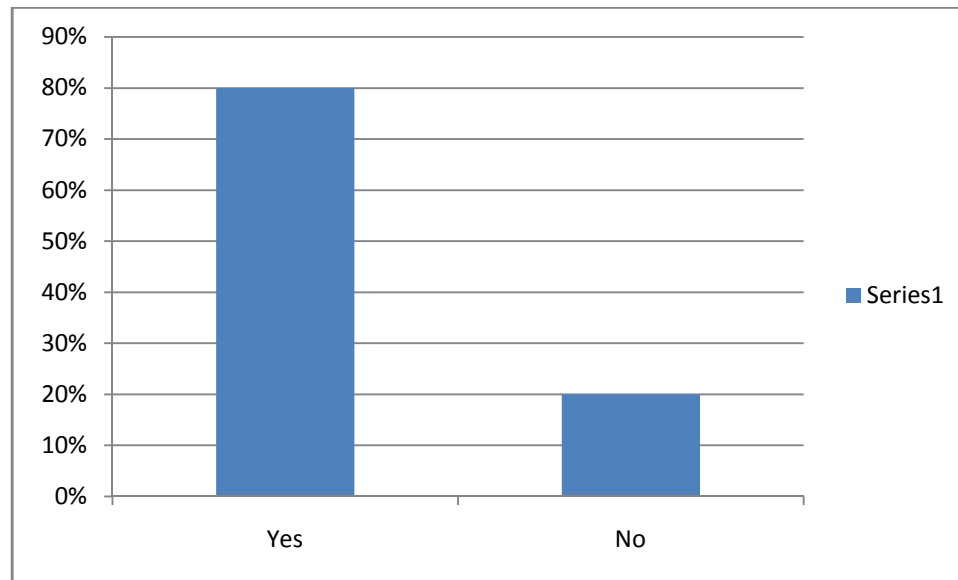
80 percent of the respondent said about the problems of the economic redevelopment and restructure. 20 percent of the respondent says that, they have no problems for the economic redevelopment and restructure. The respondents who may face a problem think that life became more difficult and they may not adjust easily with the consumer culture.

Figure- 6.12: The respondents live with the family member



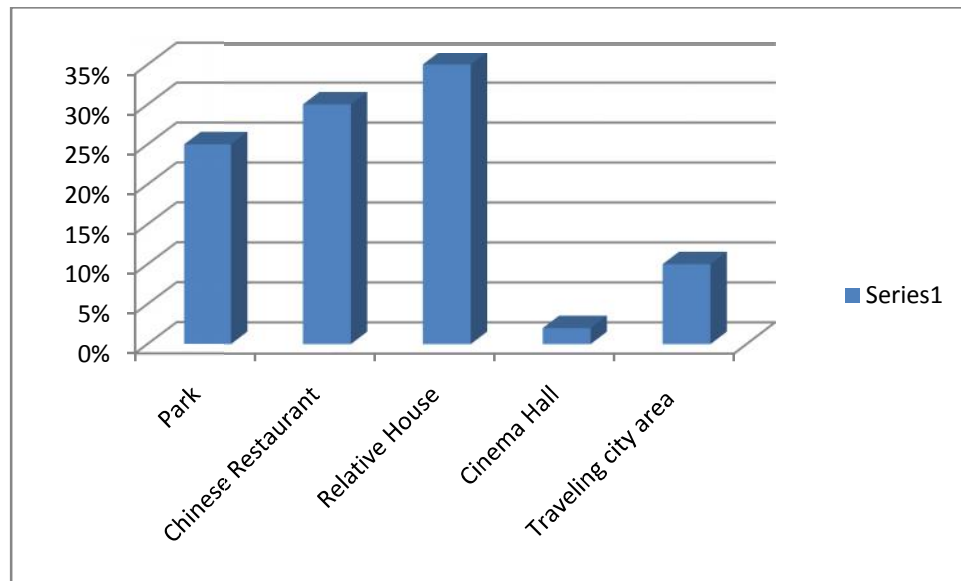
Mostly all of the people in Khulna city live with the family, that means 160 sample live with their family, 20 percent of the sample who may not live with the family because most of them are part-time worker, for their jobs or personal causes they live separate from their family.

Figure 6.13: People live in Nuclear Family



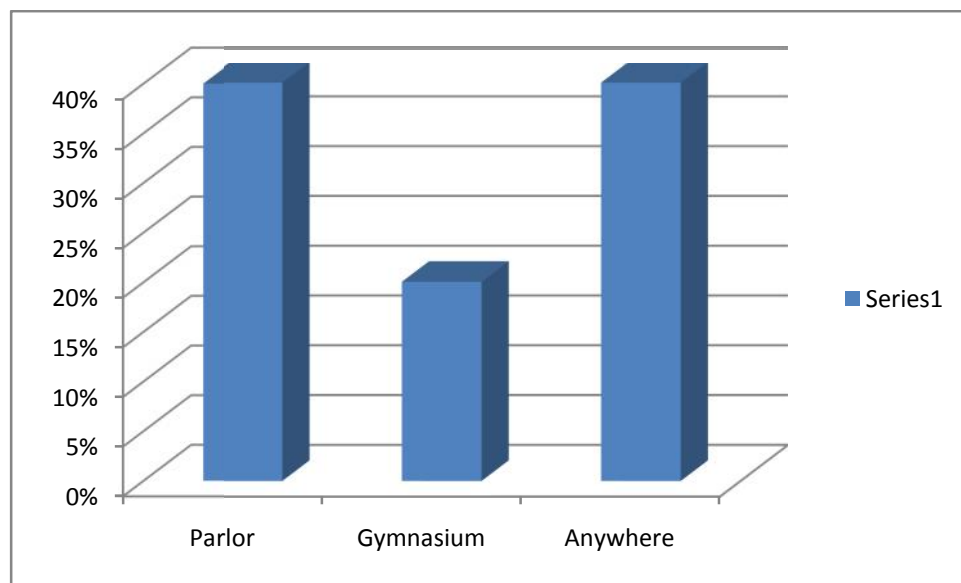
Most of the respondents live with a nuclear family. 80 percent of the respondents lead a nuclear family life. The 20 percent who may lead the joint family life also have changes to lead their life. Only they live the same house but their everything is separated from each other.

Figure 6.14: Celebration of occasions



Now a days the new culture may develop in Khulna city, where we can see that the life style pattern has been changed. In past people only celebrate occasion but now the celebrating pattern has been changed. The people go to Chinese restaurant, park, relatives house, cinema hall, outside of the city for the celebration of their occasion.

Figure 6.15: Using Parlor and Gymnasium



The most changeable thing which may see in Khulna city that is increasing rate of parlor and gymnasium. Mainly the percentage of parlor may increase more.

Chapter Seven

Conclusion

This research paper has been explored the present economical situation of Khulna city. It has addressed the economical development and structural process of Khulna city. It deals with how development has taken place at micro and macro levels. The effects of economic development on the social life have been further dealt with. Privatization and commodification are also increasing. This conclusion briefly reviews the central issues of the study and relates them to the research findings. It also discusses the implications of the research findings at both theoretical and outlines directions for future research on economic redevelopment and restructure from a sociological perspective.

Exchange of surplus production is one of the most important parts of urbanization. Economic activity creates central control and management. Market place has creates the new strategic and routine economic function, these developments for the national urban system creates global city to its nation-state. This kind of changes makes national urban hierarchy. New international forms of economic activity raise a problem about the relationship between nation-states and global cities. Economic polarization creates low-wage jobs required by high-income gentrification in both its residential and commercial settings. Through these changes creates part-time, temporary and seasonal jobs among women. Underground economy increases criminal activities. Growing number of jobs highly regulated formal labor markets to semi-regulated, unregulated or casual labour markets which relates to the argument of Saskia Sassen about the world economy and the effects on our city's life pattern.

In Khulna city we also can see the effects of the main them of Saskia Sassen. Many kind of labour market grows up in Khulna city. Mostly in Rail station area where the labour market developed. Many labourer come here to find out work. In their world they called it work in 'Arott'. In those 'Arott' they do many seasonal business. Here sometimes political ramification that creates complex duality is observed. InShib-bari area and Dak-Bangla areas there are new trades and businesses. Many NGOs are found in Khulna city. Market areas have been developed such as, Khulna city complex, Meena Bazar, save n save etc. The residential areas have been changed. It makes the new form of urban hierarchy. Residential and commercial area has been developed. Many kinds of

criminal activities has been increased in seasonal time, the KMP said about that in off season many people have comes in Khulna city and many times they commit various kind of underground activities. The women do various kind of part-time and temporary jobs in Khulna city today the participation of women in private sectors has been increased. Many kinds of 'Butices' business also get popularity, beauty parlor has been increased where women find more works.

Politically and ethically world turn on to a new era as argued by David Harvey .City has been arisen through geographical and social concentration of a surplus product. Since urbanization depends on the mobilization of a surplus product. Development of capitalization and urbanization has an intimate connection. The politics of capitalism is one of the important topics now-a-days. Quality of urban life has become a commodity, as has the city itself, in a world where consumerism, tourism and cultural and knowledge based industries have become major aspects of the urban political economy. New urbanism where privatization of redistribution may occur. Accumulation by dispossession –lie at the core of urbanization under capitalism. Surplus production and use of Democratization is the new modes of urbanization.

In Khulna city we also see the effects of urbanization and economic redevelopment and restructure and here we can see the effects of the theory of David Harvey. There are differences among the people from different districts like Narial, Jessore, Bagerhat, Barisal, Satkhiraet who have come to the city for living permanently. Before the year of 2000 the life pattern of the people was simple but after 2000 there have been significant changes. And it has occurred for the new urbanism and capitalism. Privatization developed and it perfectly affects the life style pattern of the city's people. Private job sectors, private university, private medical college, Chinese restaurant, beauty parlor etc have been developed. In Khulna city we also see the changing pattern of political attitude, in past where traditional ways the people lead their life. But due to urbanization we can find some changes in politics. The most important thing is that people involved informal sectors are mostly involved politics to survive in the city.

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Annexure One: Case Studies

Case Study-1

Ritu's mother (35 years old), a snacks seller in Goalkhali, Khulna . She continue the current business place for the last 10 years. She stay inside of Goalkhali main road with her two children. She comes here with her husband migrated from Barishal. They comes here to lead a batter life and search batter work. Her husband work as a part time worker. At first she do anything, but when her two school going children start to go school her husband income become insufficient for family. Then she want to do something to contribute in family expenditure . Firstly, she starts tailoring but it is so much difficult to popular with the competition of expert tailor in market. Then she starts a snacks bar and close tailoring. She make all item in her home and use family labor. Her home made food is healthy and testy for this reason her shope become popular in few days. Everyday she sells 200-300 piece puri, 300-200 singhara. Everyday she get 300-200 profit from her business. She admit her children in a batter school. She make and buy new fashionable dress for her children. Sometimes she go to park or other visiting area in Khulna city with children. She satisfied with her daily life.

Case study-2

Mr. Hossain (45 years old) live in khalispur. He is a real estate businessman . He lives with a big joint family firstly. But due to increasing living cost he become separate from his brother and lives with his father and mother. His wife and 10 years old daughter lives in Dhaka city for children's batter education and enjoying urban life his wife is a teacher of a kindergarten school in Dhaka. He do real estate business since 20 years old. When he was a student of local National University college. He was came here with his local areas elder brother. Firstly he admit in a course of English spoken with the suggestion of elder brother. Elder brother help him to start business with the local project. Elder brother was a real estate businessman. He suggest him to stay with him and learn about real estate business. After 2 years later he start business alone and manage every thing for this. He buy land form people and dealers. Due to high rate increase of land price he get a lot of

profit from his business. Firstly he was a partner of 10000 taka with his elder brother. When he start his business anybody of his family help him. Only his mother gave money which she save from family cost. For this reason after establishment of business due to increase cost of joint family he separate from them. He said me that, price of land increasing rapidly, because of that real estate business is high profit business today. In last 5 years land price increase 8 multiply.

Case study-3

F M Motier (35 years old) who is a seasonal businessman. He comes from Narail district of Khulna division. He came here because of village politics before 14 years. For his safety and security his parents sent him Khulna city. During the time he stay Khulna city without any work he fall in a relationship with a girl and married her. Then the parents of both (own parents and wife parents) disagree in their relationship. As a result, help from both sides were closed. He experienced a diver's situation in this time. He understands that life is so difficult and need to do something for lead life. At last his wife parents give him 50000 taka to do something. He start seasonal fruit business in railway station market. He deals with the fruit dealer to buy fruit from local railway market and supply these fruit to another city by railway. Motior collect fruit from local people or farmer, than supply it by dealers. Earlier time he lives in a slum area, but today he lives in housing area and he a owner of godaown for stock. He has two daughter and they go to a well-known school. He is very happy with his family and lead a life which was dream for him. He is satisfied with his everything.

Case Study -4

Salma akter is a owner of a beauty parlor in New Market, the name of her parlor is "Ghomta". She got married after her HSC exam. Her husband's parent didn't want that she continue her study. She always dream that she has a own identity. To establish this dream she want to do some thing .she complete a course on beauty treatment. Every person of her family disagree with her, when she want to start a beauty parlor of her own. When her family expenditure increase and her husband income insufficient for it, then they agree to state her business. She take loan from Agrani Bank and establish her own

business beauty parlor on new market. In her word “Now my dream come true. Now, I have a own identity and also able to contribute my family.” She is satisfied with her family. Her two children study in English Medium school and living in a statusfull housing area. She realize that last 10 years percentage of beauty parlor going rate increasing. For this reason she start beauty parlor business. First time 15-20 young women come, but to day not only young women also middle age women come here. Sometimes elder women also come here. In present time more than 100 customers come for beauty care and treatment. Number of beauty parlor increasing day by day , so competition also increasing.

Case Study-5

Sohana Naznin is a medical student who read in a private medical college named “Gazi Medical Collage” in Khulna. When she was a little girl she dreamed that to be a Doctor. After HSC she got admitted in to a Medical coaching center. She try her best to admit in a public medical college, but unfortunately she failed. Because of high cost her parents disagree to admit her into private medical. About 12-13 lack taka need to complete MBBS. Private health care institute increasing in Khulna. Private clinic increasing and student of private medical interconnected. They easily practice here. She says that she and her 11 friends got admit into medical together. Other friends admitted in to private university in Khulna city. She with her friends most of time go to the fast food frequently. On the other hand, in special occasion they go to Chinese restaurant and KFCs. She complete her shopping from New Market. In a month 2 or 3 times shopping is normal for her. She is so much happy with life. After completing her study she want to establish a clinic.

Case Study – 6

Fami Islam aged 28, is a public service holder, live in Nirala. Her husband is a lecturer of Khulna University. Her in-laws home is in Khalishpur but she not stays with her in-laws home because of the facilities of the homing area and for her son’s education. The English medium school where her son read that is the main cause to stay here. Her and her family income is sufficient to lead their family life. She leads a modern life – she go

to the parlar,her husband and she also go to the gymnasium. Monthly at least two times they go to the Chinessresturent and in vacation they go to travel in historical place in outside of Khulna, mostly every Friday she goes to the in-laws home to visit themselves. They regularly go to the 'save n save' for shopping.

Appendix
Annexure Two: Questionnaire

Questionnaire

Part one: Personal Information

Name:	
Sex:	Male/Female
Age:	
Marital Status: Married/Unmarried	
Profession:	
Income:	
Cost:	
Migration Status:	

Part Two: Situation of Economic Structure in Khulna City

1. Do you agree with that, the pattern of profession in Khulna city changing?
 - a) Yes
 - b) No

2. What kind of change you observe in this city?
 - a) building construction
 - b) road construction
 - c) Shopping mol
 - d)Butic and SME Business

3. Do you think that, city economic structure re-shaping by a new economic structure?
 - a)Yes
 - b)No

4. What kind of structure introduce by new economic structure?

- -----
5. Now what kind of job available in this city?
 - a) Part time work
 - b) Small Business
 - c) Real estate business
 - d) Private sector job
 - d) Public service holder
 6. What kind of business popular in Khulna city?
 - a) Seasonal Business
 - b) Workshop Business
 - c) Real estate Business
 - d) Agricultural product
 - e) Other _____.
 7. What types of industrial development growth are seen in city?
 - a) Shipyard Industry
 - b) Sugar Industry
 - c) Newsprint Industry
 - d) Other _____.
 8. Structural development of Khulna city appropriate for city life?
 - a) Yes
 - b) No
 9. During re-construction period of city you face any problem?
 - a) Yes
 - b) No
 10. Structural development of city facilitates you?

11. Do you think that building construction related with city corporation and KDA?
- a) Yes
 - b) No
12. Do you think educational sector are privatization more today than previous time?
- a) Yes
 - b) No
13. Do your living place suitable for you?
- a) Yes
 - b) No
14. What kind of facilities available in your housing area?
- a) Medical facilities
 - b) School, College, University
 - c) Park, club and shopping moll
 - d) Others _____.
15. Do you think land prize increasing day by day in city?
- a) Yes
 - b) No
16. If yes, what kind of problem it creates for city dwellers?
-
-
-
-
17. Is their seen the shopping moll increasing?
- a) Yes
 - b) No
18. What is the reason behind increasing shopping moll in the city?
- a) High income level of people
 - b) Different pattern of life
 - c) Consumer culture

19. Do you concern about your fitness?
- a) Yes
 - b) No
20. What are you doing for your fitness?
- a) Go to gymnasium or beauty parlor
 - b) Use cosmetics
 - c) Take special care
 - d) Do anything else

Part 3: Effects on social life for economic redevelopment and restructure

1. Do you live with your family member?
- a) Yes
 - b) No
2. Would you like to live within a neuclearfamily
- a) Yes
 - b) No

3. If yes, then why?

4. Do you go to Chinese restaurant with your family?
- a) Yes
 - b) No
5. If yes, how many time you go to the Chinese restaurant in a month?
- a) > 1 time
 - b) 2 -3 times
 - c) < 3 times
6. What do you do for recreation?
- a) Go to park
 - b) Go to Cinema hall
 - c) Go to relatives house

d) Other _____.

7. How many times in a month, you do shopping?

- a) 1-2 times
- b) 2-3 times
- c) More than 3 times

8. How you celebrate special occasion with your family?

- a) Visiting relatives house
- b) By travelling
- c) Making a party
- d) Go to restaurant

9. Are you satisfied with your city life?

- a) Yes
- b) No

10. What do you think about the better life structure in your city's people?

Contract information

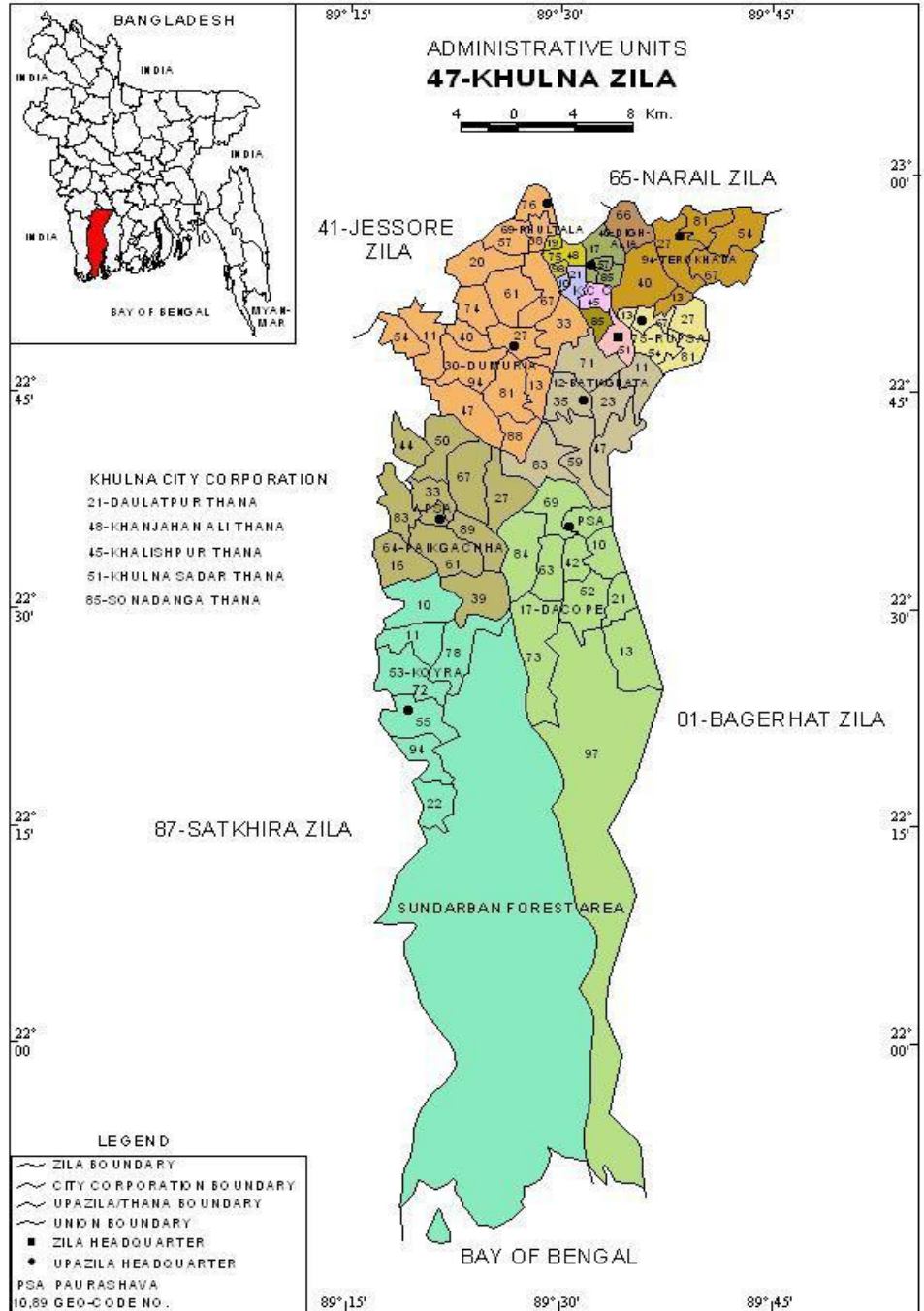
Present address:

Permanent address:

Mobile number (If any):

Annexure Three: Check List

- Do you agree with that, the pattern of profession in Khulna city changing?
- What kind of change you observe in this city?
- Do you think that, city economic structure re-shaping by a new economic structure?
- What kind of structure introduce by new economic structure?
- Now what kind of job available in this city?
- What kind of business popular in Khulna city?
- What types of industrial development growth are seen in city?
- Structural development of Khulna city appropriate for city life?
- During re-construction period of city you face any problem?
- Structural development of city facilitates you?
- Do you think that building construction related with city corporation and KDA?
- Do you think educational sector are privatization more today than previous time?
- Do your living place suitable for you?
- What kind of facilities available in your housing area?
- Do you think land prize increasing day by day in city?
- If yes, what kind of problem it creates for city dwellers?
- . Is their seen the shopping moll increasing?
- What is the reason behind increasing shopping moll in the city?
- Do you concern about your fitness?
- What are you doing for your fitness?
- Do you live with your family member?
- Would you like to live within a neuclearfamily
- If yes, then why?
- Do you go to Chinese restaurant with your family?
- If yes, how many time you go to the Chinese restaurant in a month?
- What do you do for recreation?
- How many time in a month, you do shopping?
- How you celebrates special occasion with your family?
- Are you satisfy with your city life?
- What do you think about the better life structure in your city's people?



Main Results at National, Division and Zila Levels	Census Bangladesh		Khulna Division	Khulna Zila
2011			2001	
Population (Enumerated)				
Both Sex	14,40,43,697	1,56,87,759	23,18,527	23,78,971
Male	7,21,09,796	78,42,533	11,75,686	12,44,226
Female	7,19,33,901	78,45,226	11,42,841	11,34,745
Urban	2,74,68,789	22,92,000	6,94,933	11,87,044
Other Urban	60,94,394	5,30,121	82,655	97,164
Rural	11,04,80,514	1,28,65,638	15,40,939	10,94,763
Annual growth rate	1.47	0.64	-0.25	1.70
Sex Ratio				
Total	100	100	103	110
Urban	110	105	108	114
Other Urban	105	100	101	107
Rural	98	99	101	106
Households (HH)				
Total	3,21,73,630	37,39,779	5,47,347	4,99,324
Urban	61,33,012	5,40,718	1,64,723	2,56,227
Other Urban	13,69,028	1,26,565	19,188	19,925
Rural	2,46,71,590	30,72,496	3,63,436	2,23,172
Average HH Size				
Total	4.44	4.17	4.19	4.74
Urban	4.36	4.12	4.12	4.61
Other Urban	4.42	4.15	4.25	4.81
Rural	4.46	4.18	4.22	4.87
Area sq. km	147569.06	22284.22	4394.45	4394.45
Area sq. mile	56976.00	8603.00	1696.00	1696.70

Density per sq. km	976	704	528	541
Density per sq. mile	2528	1823	1366	1402
Urbanization (%)	23.30	17.99	33.54	53.98
Literacy (%)				
Both Sex	51.8	53.2	60.1	57.8
Male	54.1	55.7	64.3	63.3
Female	49.4	50.7	55.9	51.8
School Attendance (5 to 24 years) (%)				
Both Sex	52.7	56.8	58.1	48.4
Male	54.6	59.4	61.4	51.7
Female	50.8	54.2	54.8	45.1
Population(Adjusted)				
Both Sex	14,97,72,364	1,63,09,304	24,07,680	25,08,749
Male	7,49,80,386	81,53,454	12,20,902	13,12,252
Female	7,47,91,978	81,55,850	11,86,778	11,96,497
Geographic Unit				
Upazila/Thana	545	64	14	14
Union	4,562	574	70	70
Mauza	54,327	6,564	716	759
Village	87,191	9,287	1,122	1,119
City Corporation	6	1	1	1
City Ward	283	32	32	31
City Mahalla	1,909	876	182	181
Paurashava	310	36	2	1
Paura Ward	2,914	327	18	9
Paura Mahalla	8,667	876	27	2011