



## **Environmental Impacts of Real Estate Project at Pallabi Eastern Housing Area in Dhaka City, Bangladesh**

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### **ABSTRACT**

Dhaka is the capital city of Bangladesh. Many people are migrating day by day. For their survival, the housing sector is being flourished day by day. The demand impacts the supplies. A number of people are doing housing business to support the situation, but on the contrary, they are grabbing a lot of green fields or water bodies from private properties and evacuating the owners. One of the ill examples is the Eastern Housing Pallabi 2nd Phase Project. The study aims to find the socio-economic status of the land owners and local inhabitants evicted from their land for the project. Concurring to the essential perception and data collected from diverse sources, roughly 350 families are migrated. Of The 45 relocated people placed under survey from the questionnaire survey by snowball sampling, it was found that most people were discovered to have been physically relocated from their original location. The income level, housing situation, and utility infrastructure are poorer than before the resettlement. They are too unaware of taking action against the developer for the deprivation in the land price. The research revealed various facets that shed light on how land developers abused the local population. Land developers, local oligarchs, local politicians, and locals were the four characters who actively participated in this relocation process and played various roles. A few scopes are identified to rehabilitate the victims to recover from their present situation. Government should adequately care about the reallocated people to compensate at the present rate considering the long period of suffering. There is scope for more intensive study on the topic.



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## **1. Introduction**

Currently, 35 million people in Bangladesh reside in urban areas, representing 25% of the country's population. By 2015, this percentage will increase to 34% (75 million). Urbanization results from economic growth, a factor in how much the national economy contributes continuously. Currently, economic progress, social transformation, and technological improvement do not keep pace with developing nations' rapid urban growth rate (Kashem & Hafiz, 2008). Dhaka is expected to become the world's fifth-largest city by 2015, where 19 million people will need to find housing. Dhaka's population and size have grown by 17.88 and 25.09 times since 1951 (K. N. H. Haque, 2012). Land developers are converting both agricultural land and low lying places. Because of this, land development

firms are a dominant force in the real estate market and greatly influence planning and development. The socioeconomic effects of relocation on the affected locals were also a goal of this study (Duyne Barenstein, Jha, Phelps, Pittet, & Sena, 2010).

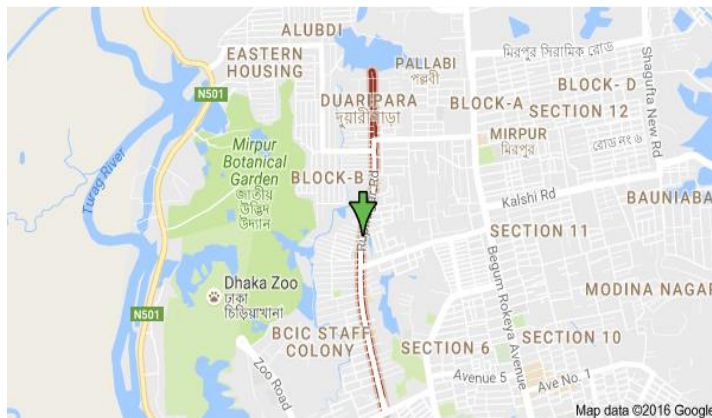
The picture of Bangladesh's real estate and housing condition is illustrated through the property and housing sector in Dhaka City. The property industry in Bangladesh has been established for 100 years, but it has now reached a mature stage. Another profit-making campaign launched by developers is the conversion of residential plots and apartments into commercial and business use, which puts pressure on the infrastructure, facilities, and road system. It increases the environmental impacts of housing schemes in Dhaka City (M. J. Haque, 2004). The neighborhood is becoming a high-class slum due to the growing number of high rise commercial buildings, leading to issues like moisture, shadows, airflow interruption, air movement turbulence, etc. (M. J. Haque, 2004).

This study also attempted to determine how relocation will affect the demographic situation of the locals. Due to private land development projects, no work has been done on relocating locals. This study examines the local population's relocation process and evaluates the moved individuals' current and prior economic situations.

## 2. Material and Methods

### 2.1 Descriptions of the Study Area

This study aims to pinpoint the process of residents moving due to private housing projects and their post-move socioeconomic situation. The entire investigation was conducted in an organized, step-by-step manner to achieve the study's goals. Existing land development initiatives work in Eastern Housing Pallabi 2nd phase, Mirpur, Dhaka City.



**Map 1: Eastern Housing Pallabi 2nd Phase, Mirpur**

Source: [www.maps.google.com](http://www.maps.google.com)

## 3. Methods

For the study, information was gathered from both primary and secondary sources. Multiple data collection and analysis techniques were used to achieve the goals of this study. The methods for gathering data and analyzing it are summarized below.

The displacement of locals due to the private housing project Eastern Housing Pallabi 2nd Phase was a significant primary source for this study. Regarding this research issue, secondary data comprised pertinent literature such as published and unpublished thesis papers, study reports, journals, books, newspaper magazines, research publications, seminar papers, ordinances/policies, etc. Information on housing developments was gathered from RAJUK, REHAB, land developer offices, and newspaper and website advertisements. Another valuable source of secondary data included in this report was the internet.

### 3.1 Sampling Procedure

Even though some of the original locals sold their land and relocated, others continued to live nearby the projects and offered information on the families who had moved. First, the survey team gathered data from residents of the selected land project's surrounding districts. Information about individuals was gathered from senior citizens, ward commissioners, local leaders, and other sources. After gathering data on relocating families from earlier sources, 500 families were determined to relocate families with land in project regions.

### 3.2 Questionnaire Survey

Conducted to gather information on persons who have moved, examine how locals have relocated, and discover factors associated with migration, prominent players, the sale of land, the use of money, and new land information. We conducted interviews with representatives of the chosen property developer company.

### 3.3 Key Information Interview (KII)

A total of 4 (four) KII have been conducted with professionals, experts, public representatives, local people, and officials to identify the socio economic impact.

### 3.4 Focus Group Discussion (FGD)

Focus Group Discussion (FGD) was conducted at Eastern Housing Pallabi 2nd phase, Mirpur, Dhaka, and Focus Group comprised 8 to 10 members. Environmental Impacts of Real Estate Project in Dhaka City.

### 3.5 Data Analysis Plan

After getting data from the field survey, the existing documents were analyzed using MS Excel. Some data is presented in a tabular form. Besides, some maps, bar-graph, and line diagrams are furnished depending on the data type.

## 4. Results and Discussions

The results of this study have been presented and discussed under the following headings.

### 4.1 Respondents Male, Female, Muslim, and Hindu

Data indicate that the total number of respondents was 45. Among them, 30 males and 15 females. It also indicates their religious status, where 43 respondents were Muslims, and 2 were Hindus.

**Table 1**  
**Respondents Male, Female by Religious (Muslim and Hindu)**

Type	Male	Female	Total	Percentage
Muslim	29	14	43	93
Hindu	1	1	2	7
Total	30	15	45	100.00

### 4.2 The Age Group of Study Respondents

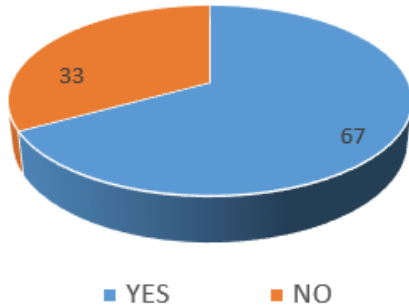
The survey indicates that the Age group of study respondents is 10 (22.22%) respondent is 20-40 age groups, 25 (55.56%) respondent is 41-60 age groups, and 10 (22.22%) respondent is 61-70 age groups.

**Table 2**  
**Age Group of Respondents**

Age status	Frequency	Percentage
20-40	10	22.22
41-60	25	55.56
61-70	10	22.22
Total	45	100

**4.3 The Problem of Outside Labor in Real Estate Project**

Data indicates that due to outside labour in the Real estate Project relocated, people, suffering 30 (67%) respondents and not suffering 15 (33%) respondents.



**Figure 1: Cause of Environmental Problems for Real Estate Project**

**4.4 Impact of Real Estate Projects on Land Value**

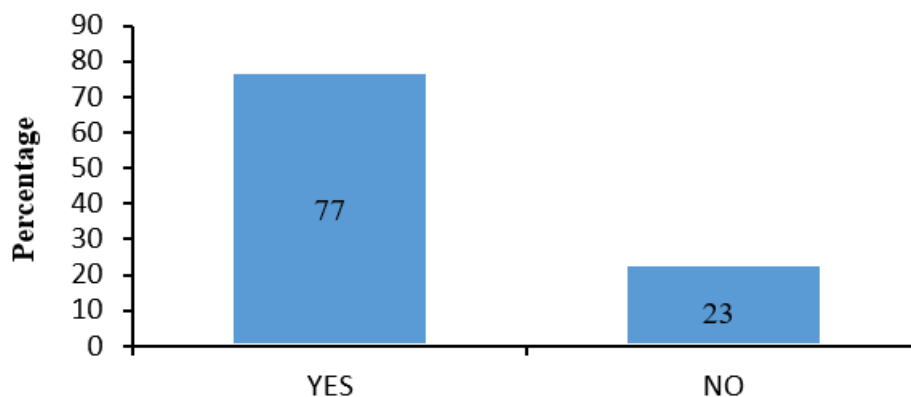
The survey indicates that due to the real estate project, land value increased by 30 (67%) respondents and decreased 14 (31%) and not changed 01 (2%) respondent confirmed the status.

**Table 3**  
**Increased or Decreased Land Value for Real Estate Project**

Chain Land Value	Frequency	Present (%)
Increased	30	67
Decreased	14	31
Unchanged	1	2
Total	45	100

**4.5 Cause of Environmental Problems for Real Estate Projects**

The survey indicates that environmental impact is due to real estate projects. Problem 33 (77%) and No Problem 12 (23%) respondents were confirmed.



**Figure 2: Cause of Environmental Problems for Real Estate Project**

#### 4.6 Socio-Economic Impact on Real Estate Project

Data indicates that the Socio-economic impact of the Real Estate project happened to 38 (84%) respondents and No impact to 07 (16%) respondents.

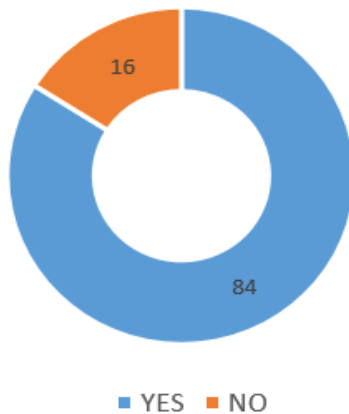


Figure 3: Socioeconomic Impacts on Real Estate Project

#### 4.7 Compensated from Real Estate Company for Relocated People

Data indicate that Compensated by Real Estate Companies for relocated people is given by a total of 7 (16%) respondents, No Compensated by 13 (24%), and the same Compensated given by 25 (59%) respondents confirm.

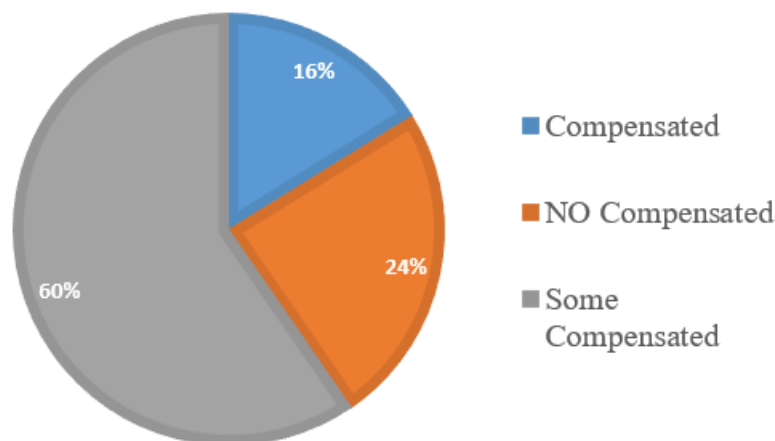


Figure 4: Compensated from Real Estate Company for Relocated People

### 5. Conclusion

Relocation of locals is a complicated problem. This study has clarified the steps involved in locals moving within Dhaka City. Land developers bought land from locals using various strategies with the assistance of local politicians and musclemen. For relocation, both voluntary and coercive methods were used. Due to Eastern Housing's limited land project, almost 500 households had to migrate. However, the results of this study made it evident that the majority of locals were forcibly removed from their initial homes. This study also determined the socioeconomic status of those who had moved. The study demonstrates that residents' general socioeconomic conditions are worse than they were in earlier locations, finally verifying the social researcher's hypothesis regarding the adverse effects of relocation.

Dhaka, the capital of a developing nation, is powerless to prevent private developers from operating in the housing industry, where government initiatives are of very little scope. Alarming reports indicate that powerful actors mostly employ urban fringe to

accumulate wealth and assets and ferociously relocate individuals from their initial area. Therefore, to preserve the rights of the local populace, this issue needs to be adequately addressed and amended in existing rules and regulations. The proposed National Policy on Resettlement and Rehabilitation (NPRR) should be implemented as soon as practicable. According to research, family security accounted for 30% of people's reasons for moving.

For this reason, the rule of law development is necessary to increase public security and safety. When both locals and land developers have a chance to profit from housing development, a land readjustment strategy can be used for proper development. For the government to properly preserve the land of the local populace, the study's results and recommendations must be widely publicized and put into Rules and Regulations.

### **Authors Contribution**

Md. Mahabub Alam: study design and concept, data analysis

Khan Ferdousour Rahman: critical revision and incorporation of intellectual content

Md. Soybur Rahman: literature search, data collection, write up

### **Conflict of Interests/Disclosures**

The authors declared no potential conflicts of interest w.r.t the research, authorship and/or publication of this article.

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