



The Aga Khan Award for Architecture

ARCHITECT'S RECORD

CONFIDENTIAL

I. IDENTIFICATION

Project Title GRAMEEN BANK HOUSING PROJECT FOR THE LANDLESS MEMBERS OF GRAMEEN BANK

Street Address MIRPUR - 2

City DHAKA - 1210 Country BANGLADESH

Telephone 381138, 381624, 383081-5 Telex 642601 OIL BJ

II. PERSONS RESPONSIBLE

A. Architect ENGR. MD.ASHRAFUL HASSAN(GRAMEEN BANK ENGINEERING SECTION)

Mailing Address EXECUTIVE ENGINEER, GRAMEEN BANK, HEAD OFFICE
MIRPUR - 2

City DHAKA - 1210 Country BANGLADESH

Telephone 383081-5 EX-004 Telex _____

B. Client LANDLESS(and mostly homeless)MEMBERS OF GRAMEEN BANK

Mailing Address GRAMEEN BANK, HEAD OFFICE, MIRPUR - 2

City DHAKA - 1210 Country BANGLADESH

Telephone 383081-5 Telex _____

C. Consultants (e.g. Economists, Sociologists, Demographers, Engineers)

Name NONE

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

D. Contractor NONE. (Constructed by Clients themselves.)

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

E. Master Craftsman NONE.(Skilled persons are sometimes hired locally.)

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

III. USEA. Specify type(s) of Use: RESIDENTIAL (Housing for the homeless)B. User/Occupant Members of Grameen Bank landless groups.1. Occupation/Profession Landless men and women undertaking different types of income generating activities, with Grameen Bank loans averaging2. Income Level (check one) _____ High _____ Medium ☒ Low _____ Mixed US \$67.C. Specify any change(s) between planned and actual use: Per capita income below US \$75It can be modified by the users, keeping the Architectural view almost unchanged.**IV. PROJECT TIMETABLE**(Please specify year and month) Project started : 1st July, 84A. Design: Commencement Nov 1, 84 Completion Nov 30, 84B. Construction: Commencement 15th August, 84 Completion on going

C. Date of Project Occupancy _____

V. PROJECT ECONOMICS

(Please specify amount, currency and date of transaction)

	Amount		Currency	Date
A. Total Initial Budget				
B. Total Actual Costs	<u>Tk. 7,000</u>	<u>Tk. 12,500</u>	<u>TAKA</u>	<u>31st Aug., 88</u>
C. Actual Cost per sq. m.	<u>Tk. 371</u>	<u>Tk. 662</u>	<u>TAKA</u>	<u>31st Aug., 88</u>
D. Analysis of Costs				
1. Land	<u>(Not included. Generally it costs Tk. 7,000)</u>			
2. Infrastructure	<u>Tk. 2,500</u>	<u>Tk. 4,000</u>	<u>TAKA</u>	<u>31st Aug., 88</u>
3. Labour	<u>Tk. 500</u>	<u>Tk. 1,000</u>	<u>TAKA</u>	<u>31st Aug., 88</u>
4. Materials	<u>Tk. 4,000</u>	<u>Tk. 7,500</u>	<u>TAKA</u>	<u>31st Aug., 88</u>
5. Professional Fees				

E. Cost Comparison

1. Please indicate how the costs of this project relate to typical building costs in the country (check one):

_____ Average _____ Above Average ☒ Below Average (Since user himself puts in family labour, per unit cost becomes very small).

F. Sources of Funds

1. Please indicate the percentage of funds that came from:

_____ Private Sources ☒ Public Sources 100% from Grameen Bank as loan.

2. If funding was public, what percentage was from:

_____ local ☒ national ☒ international sources Grameen Bank received the fund from the Central Bank and international donors.

VI. CONSTRUCTION DETAILS**A. Site and Building Area** (please indicate in square metres)

1. Total Site Area: 50 Square Meters
2. Total Ground Floor Area: 18.90 Square Meters as floor area
3. Total Combined Floor Area (including basement(s), ground floor(s) and all upper floors): 18.90 Square Meter
(Floor Area)

B. Construction and Technology

1. Describe the structural system and the basic method of construction
Structural system is 4 Nos R.C.C. posts, 6 Nos Bamboo posts, Bamboo tie beam, Wooden rafter, purlin.
2. Indicate which major building parts were fabricated on-site and which were fabricated elsewhere
Only 4 Nos of R.C.C. posts casted outside the site

C. Description of Materials

(please also indicate if locally produced or imported) **All materials are locally produced except C.I. Sheet which are locally procured.**

1. Foundations

- I. 4 Nos: 305mm X 305mm Square hole, Depth: 6096mm, for punching shear check: 2 Layer of brick soling by 4 Nos of bricks for each hole.**
- II. 6 Nos: 254mm dia round hole, Depth: 6096mm.**

2. Principal structural members

4 Nos of 133mm Square, 3352mm Long R.C.C. posts.

3. Infill

Soil

4. Rendering of Facades or Exterior Finishes

Bamboo work

5. Floors

Soil (Mixture of clay & cow-dung)

6. Ceilings **NONE**

7. Roofing

26 B.W.G Corrugated iron (C.I) Sheet.

8. Other elements (please specify)

Nails, Spike, Rope

D. Type of labour force (please indicate percentage)

20% Skilled Workers 80% Unskilled Workers

E. Origin of labour force

✓ Domestic Foreign

VII. GENERAL GEOGRAPHY AND CLIMATE

A. Please describe the local geographic characteristics :

Plane Land of Rural Area of Bangladesh

B. Please describe the local climatic characteristics :

TROPICAL ZONE

RAINFALL : Max : 4017mm. Min : 1179mm.

TEMPERATURE : Max : 43°C. Min : 7°C.

VIII. EVOLUTION OF DESIGN CONCEPTS

Please describe the history of the project, from its conception to its final construction and actual use.

- 1.1 The existing housing for the poor in Bangladesh is less than a shelter for a human being. Grameen, in its effort to fight poverty, has been trying to provide reasonable shelter for them. It believes that a shelter for a poor person is not a consumption item as it is a vital investment for health and well-being of a person and his/her family.
- 1.2 Keeping the above in view the clients (Landless members) of Grameen Bank are being provided with housing loans since mid 1984. The houses are constructed by the members according to their surrounding physical conditions. Though the outer view of the houses are different in different parts of the country, the structural design remains more or less the same.

IX. PROJECT SIGNIFICANCE

1. In what way is this project important?

Please describe the aspects of the project which represent a particular achievement (for example the technical, economic, or social achievement, or its response to culture, climate, etc.)

It has been repeatedly pointed out that housing is a fundamental human right. But not much has happened to create a condition where this human right can be established for all.

A shelter for a poor person is not a consumption item as it is commonly thought, it is an investment for health and well-being of a person and his/her family. For a poor person, a house protects him/her from weather and diseases. For vast majority of the poor, a house is also their work place, particularly for women and self-employed. Traditional skills are transmitted from one generation to the next within the house.

Ignoring the conventional wisdom of Bankers, Grameen Bank ventured into giving housing loans to the landless and shelterless borrowers of the bank to build houses for themselves under this project. Grameen, a special financial institution, catering to the credit need of the poor, does not limit its operation to only financial operations, but it also addresses itself in its own way to the whole gamut of socio-economic issues that may help break through the vicious circle of poverty. The GB's housing project is not just one more item in its loan portfolio, it is a vital part of the programme to improve the total living condition of the poor.

Like other credit programmes of Grameen, the housing loan is also given without collateral. Up to July, 88 GB has provided 8.44 million (US \$) as housing loans to 34000 members.

Grameen Bank's housing programme for the homeless and shelterless has attracted national and international attention. Already housing experts and leaders of housing programmes for the homeless from many countries visited Grameen Bank. The visitors spoke highly of Grameen's Housing Programme.

2. Please indicate the degree to which the client and users are satisfied with the project.

The Housing Loan Programme of Grameen Bank made a significant impact on the lives of its landless borrowers in terms of restoring confidence and human dignity. They can now feel their existence as human beings. With a tin-roof house to live in the landless members of Grameen Bank feel a strong sense of protection and endeavour to build a decent life for themselves.

X. PRESENTATION REQUIREMENTS

1. The materials described below are the minimum requirements for project presentation. Please note that standard presentation dossiers are prepared by the Award, and materials should not be mounted or bound. All materials should be clearly identified. The following should be submitted:

- A. Map indicating location of project in city, community, neighbourhood, or landscape.
- B. Ten (10) photographs; preferred and maximum size for A4 presentation (18 × 24 centimetres).
- C. Twenty (20) slides; 24 × 36 millimetres.
- D. Drawings; preferred and maximum size for A3 format presentation (29.7 × 42 centimetres).
Site, Roof, and Massing Plans;
Floor Plan(s);
Elevations;
Sections.
- E. Curriculum Vitae, or Firm's Prospectus.

2. The submission of additional materials is encouraged. Please specify any appended materials not listed above.

Video-tape is sent separately.

3. Please indicate other sources of information on the project, e.g. publications, contacts, etc.

Mr. V.J.Ram
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Human Settlements and Technology
ESCAP
UN Building
Bangkok 10200,
Thailand.

Please note: The submission of this Record is a prerequisite to candidacy for the Award. All information contained in and submitted with the Record will be kept strictly confidential until announcement of the Award is made. Subsequently, such information may be made available by the Aga Khan Award for Architecture for scholarly purposes only. Nevertheless, other persons wishing to publish, reproduce, or reprint such information shall be required to secure prior permission from the author in each instance.

Signature _____

Name (please print) _____ Date _____

All Materials should be forwarded to:

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 1218 GRAND-SACONNEX
 Switzerland

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