

KARACHI:THE HOUSING TRANSPORT LINK

Problems of low income groups
who constitute 68 percent of Karachi 's population

January 2014

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KARACHI'S SUSTAINABILTY

Pre –census house count Karachi results show:

- Fastest growing city in the world.
- 1998 population:9.8 million.
- 2011 estimated population:21.2 million.
- Increase 1998-2001: 8.1% per year.
- No city has ever grown so much in so short a time.

KARACHI'S DENSITY

- Highest density among mega cities (except for Dhaka and Bombay) at 24,000 persons per square km.
- Average household size has decreased in Pakistan.
- It has increased in Karachi from 6.7 to 7.3 between 1998 and 2011 (a 10% increase).
- This is due to an absence of accommodation and not because of higher fertility rates.

A - 1

Karachi - 1955

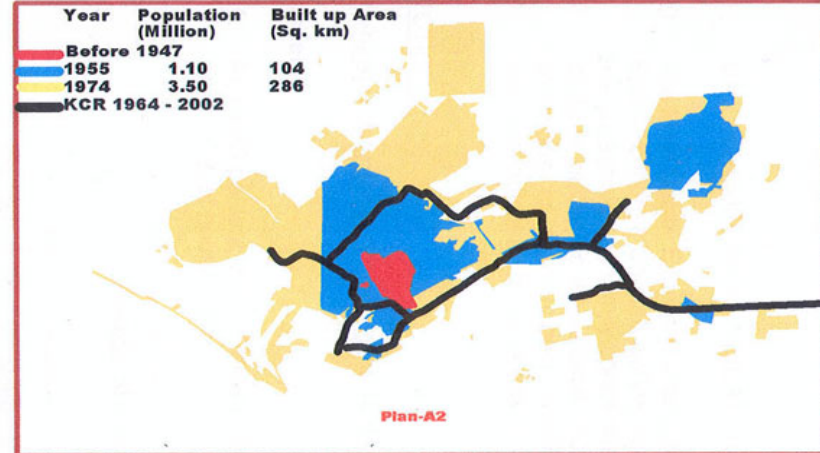
Population = 1.10 million
Built up Area = 104 Sq. Km



Plan-A1

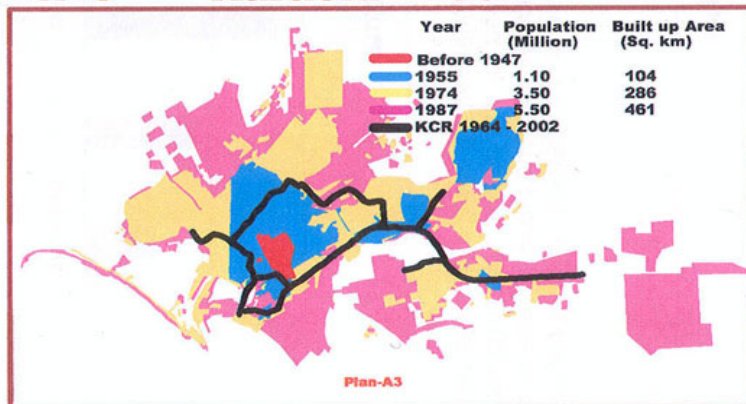
A - 2

Karachi - 1974



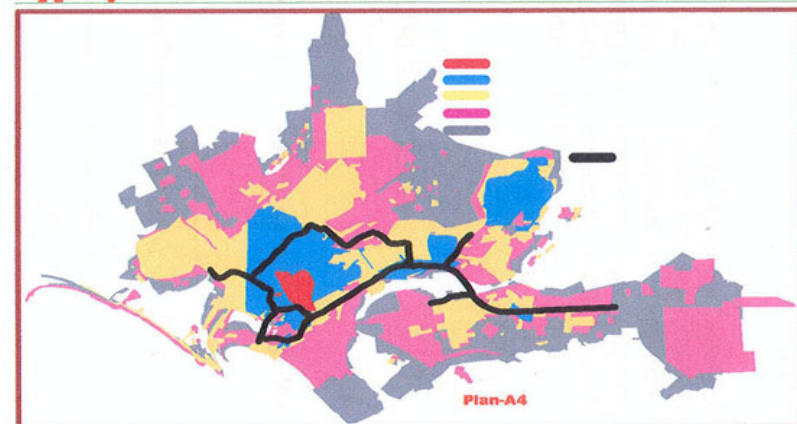
A - 3

Karachi - 1987



A - 4

Karachi - 2002



Source: ECIL



KARACHI'S DEMOGRAPHY ON THE EVE OF PARTITION

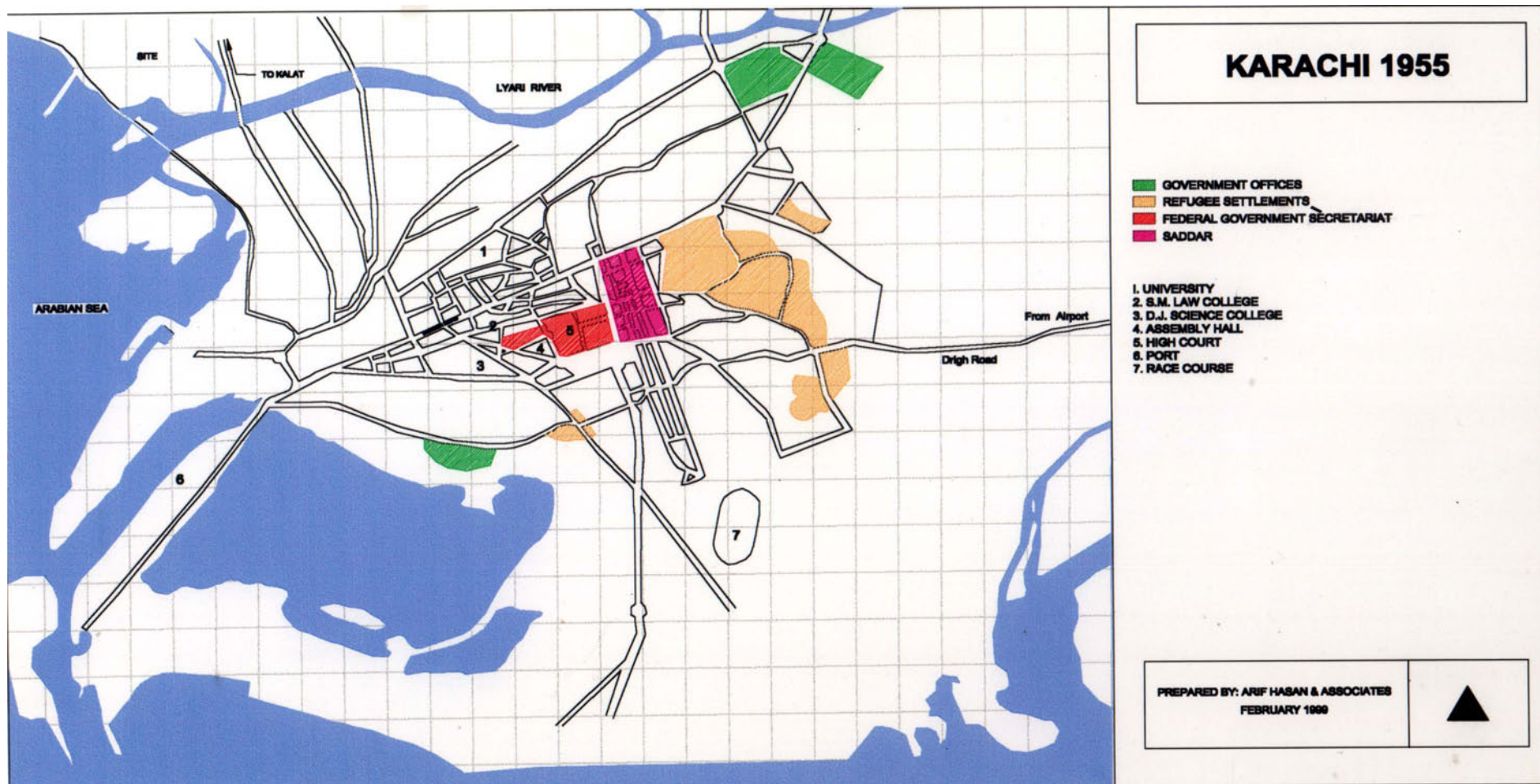
Population 450,000 (1,137,000 in 1951)

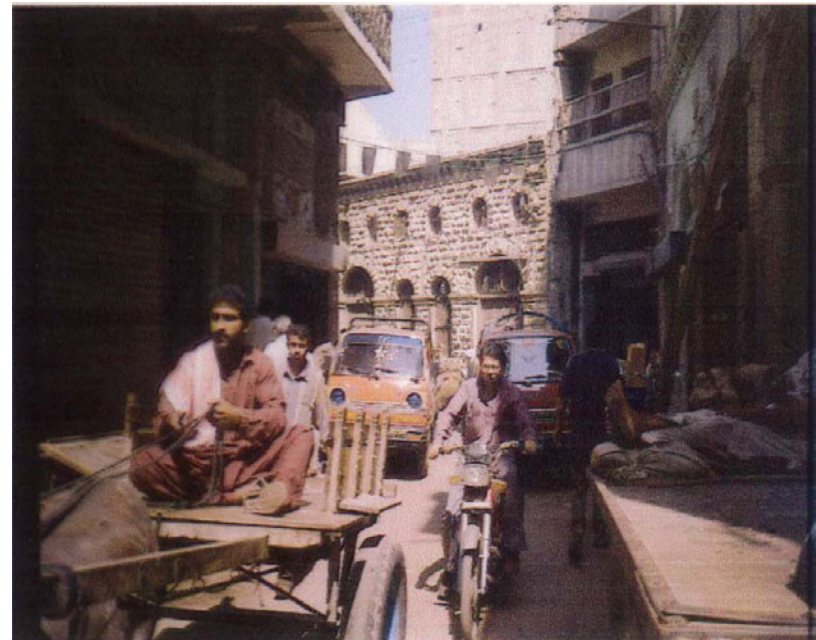
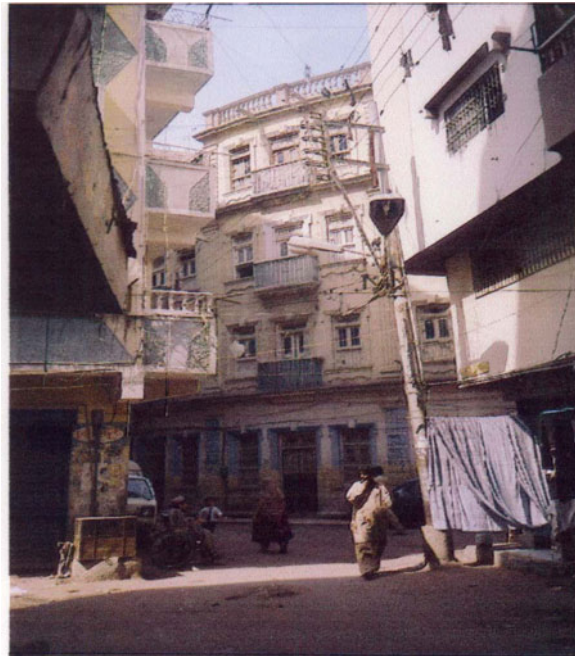
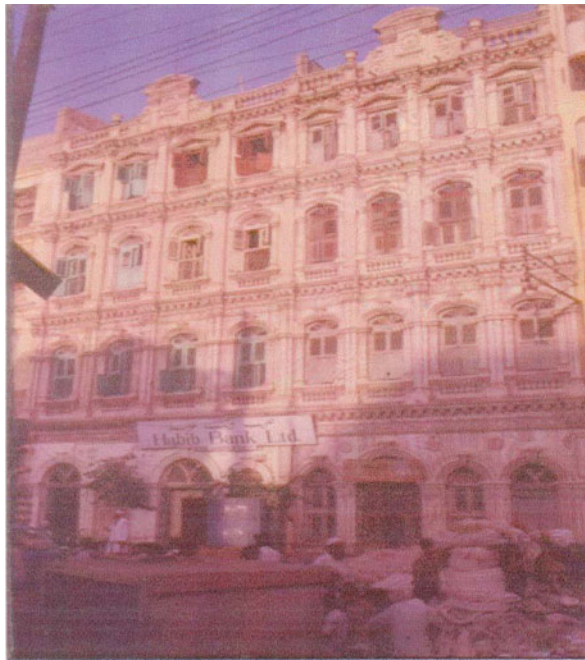
Languages spoken:

<input type="checkbox"/> Sindhi	61.2%	(8.6% in 1951)
<input type="checkbox"/> Baluchi	8.6%	
<input type="checkbox"/> Urdu/Hindi	6.3%	(50% in 1951)
<input type="checkbox"/> Punjabi	4.3%	
<input type="checkbox"/> Gujrati	3.5%	

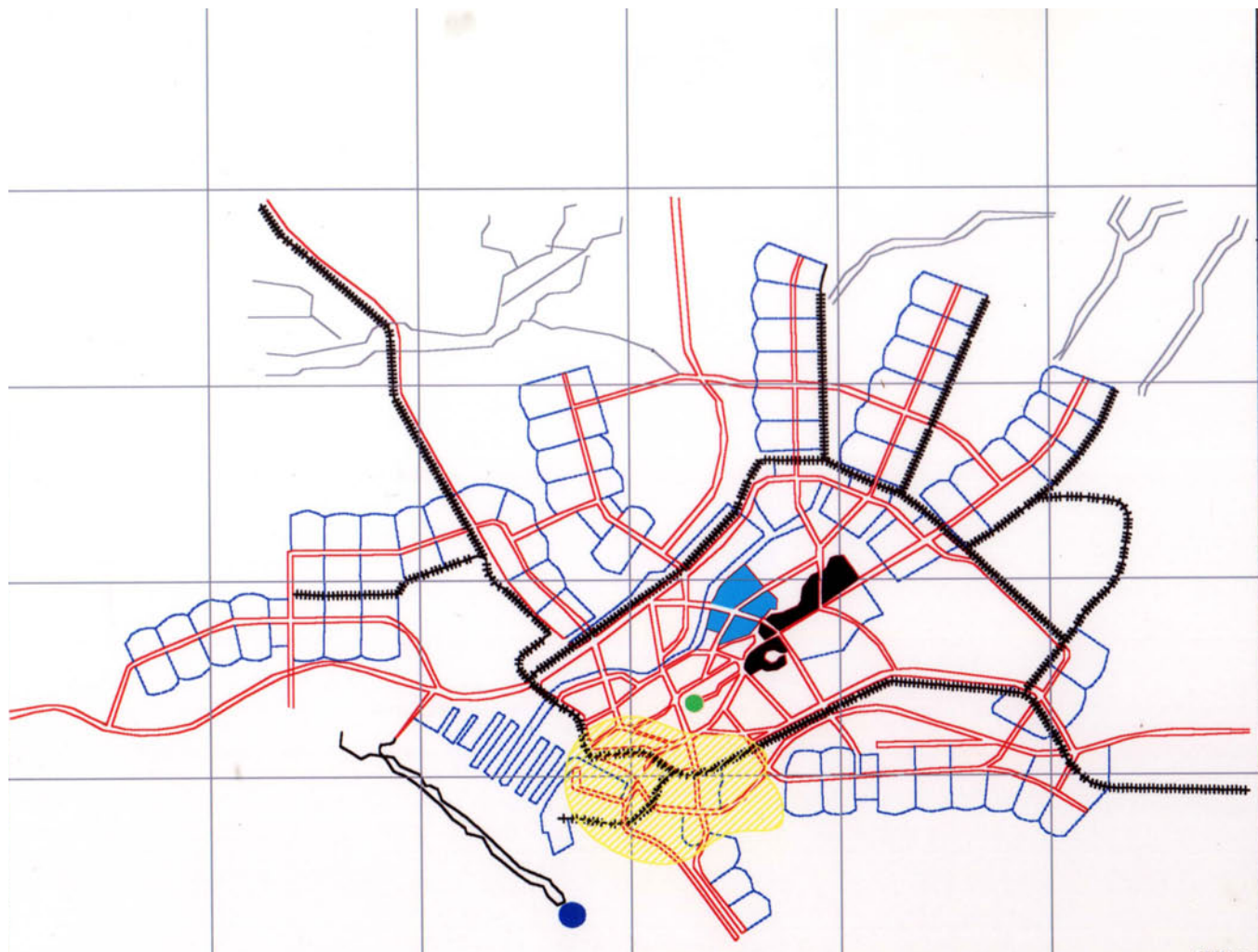
Religions:

<input type="checkbox"/> Hindus	51.0%	(2% in 1951)
<input type="checkbox"/> Muslims	42.0%	(96% in 1951)
<input type="checkbox"/> Christians	3.5%	
<input type="checkbox"/> Parsis	1.1%	







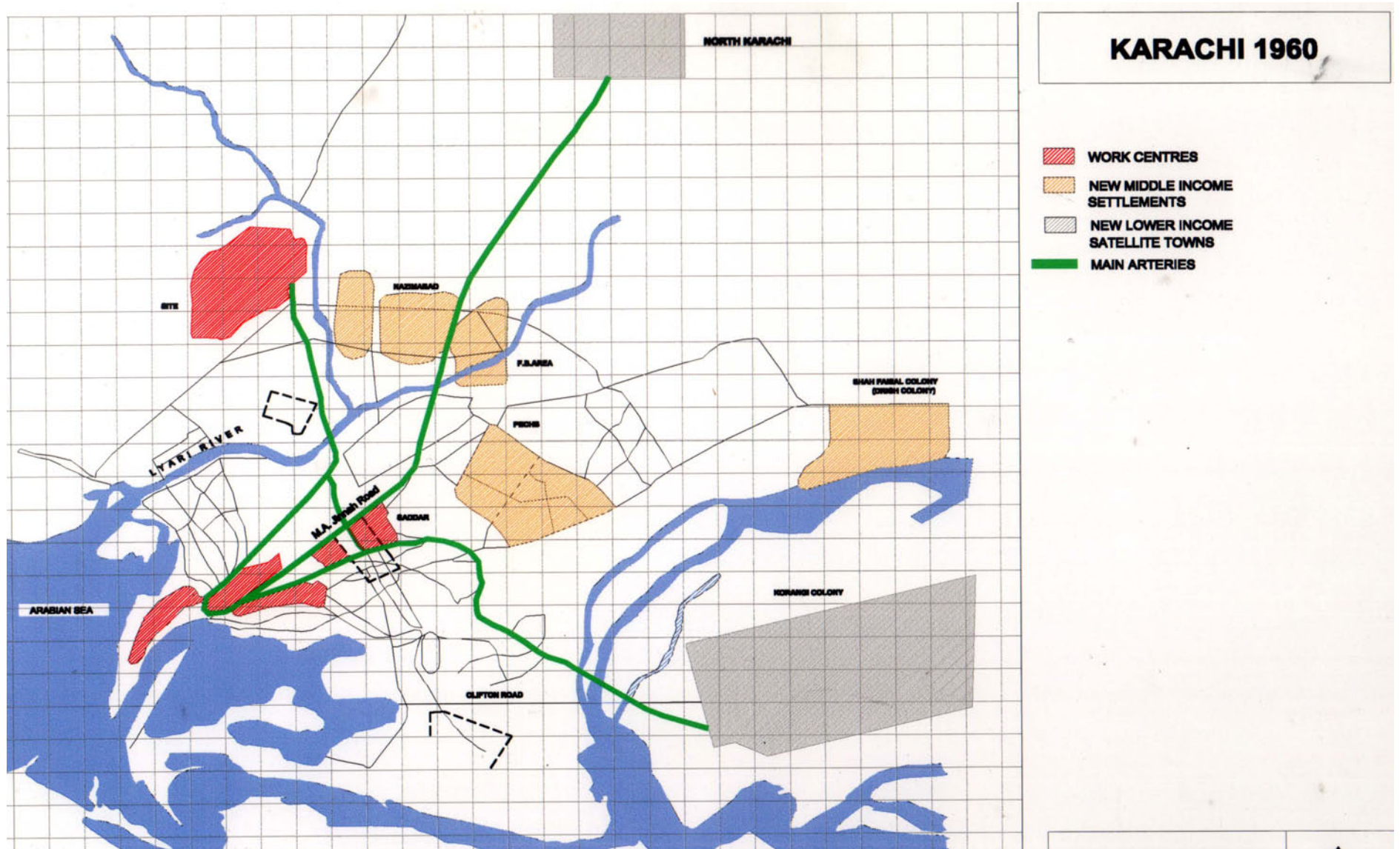


M.R.V. (P). PLAN : 1952

- THE CENTRAL ADMINISTRATIVE AREA
- UNIVERSITY AREA
- QUAID-E-AZAM MOSELEUM
- MANORA

PREPARED BY: ARIF HASAN & ASSOCIATES
FEBRUARY 1999





Repercussion of the Doxiadas Plan

- Division of Karachi into rich and poor areas
- Division along Ethnic lines
- Failure of the plan objectives leading to the development of katchi abadis
- The process of katchi abadi development
- Demolition of goths

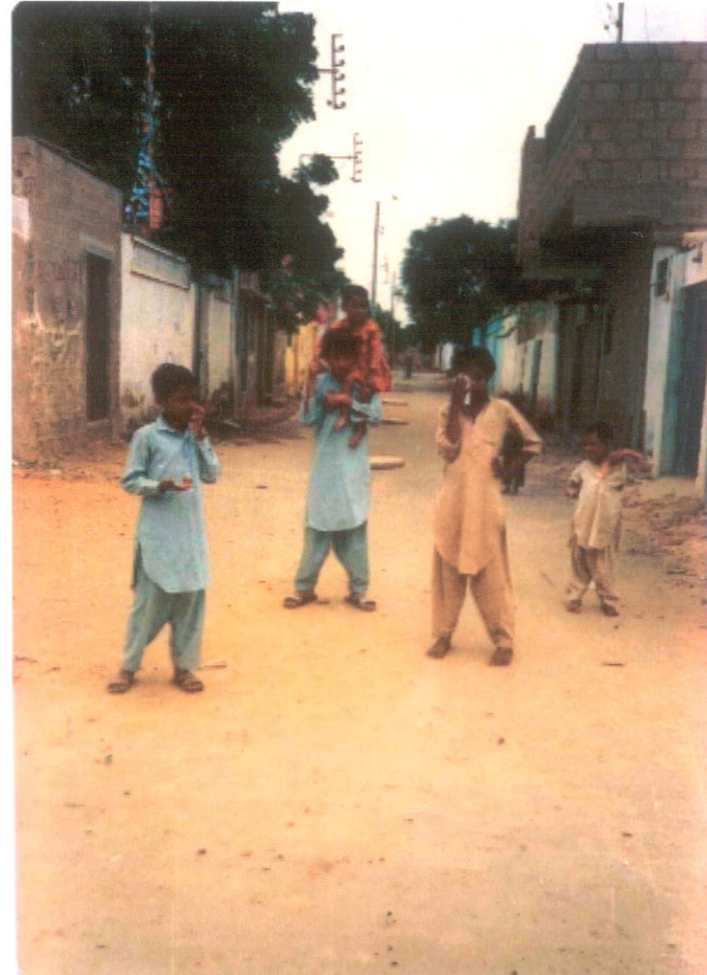
KATCHI ABADI REGULARIZATION

- Bhutto's malakana huqooq program
- The Sites and Services program
- The apartment building complexes for labour
- Problems with the katchi abadi regularization program
- The 1978 Katchi abadi act
- Benefits of regularization
- The issue of foreign funding

SANITATION: THE MAJOR ISSUE



Before



After

The lane was transformed

THE GOTH ABAD SCHEME

- Over 4000 goths
- 1984 regularization plan
- Musharaf's devolution and the end of the Karachi rural districts
- The process of land colonization
- The investor-villagers-local bodies nexus and the role of political parties
- Over 150,000 plots developed informally

THE SITUATION TODAY

- Karachi's total residential area is 36% of its total area
- 74% of it is developed formally for 38% population
- 22% of it is developed informally for 62% of population
- Houses on 120sq yards or less : 88%
- Houses on 400-2000 sq yards : 2% but they occupy 21% of residential land
- Population increase per year: 600,000. Natural 270,000. Migration 330,000

HOUSING DEMAND-SUPPLY GAP

- Housing demand : 80,000 per year
- Formal sector housing supply : 30,000 per year
(Average over last 5 years)
- Accommodated in katchi abadis : 32,000 per year
- Rest accommodated through densification of existing settlements.
- In the last two years, 90,000 plots have been developed informally for low and lower-middle income groups in the north and west of Karachi.
- The issue of densification and its societal repercussions.

POPULATION OF KATCHI ABADIS

	'70s (1978)	'80 (1985)	(1998)	'2006 (Projection)
Population	2,000,000	2,600,000	4,901,067	8,540,000
Number of households	227,000	356,000	700,152	1,200,000
P e r c e n t a g e o f population	55 %	43 %	50 %	61 %

Worked out by the author from:

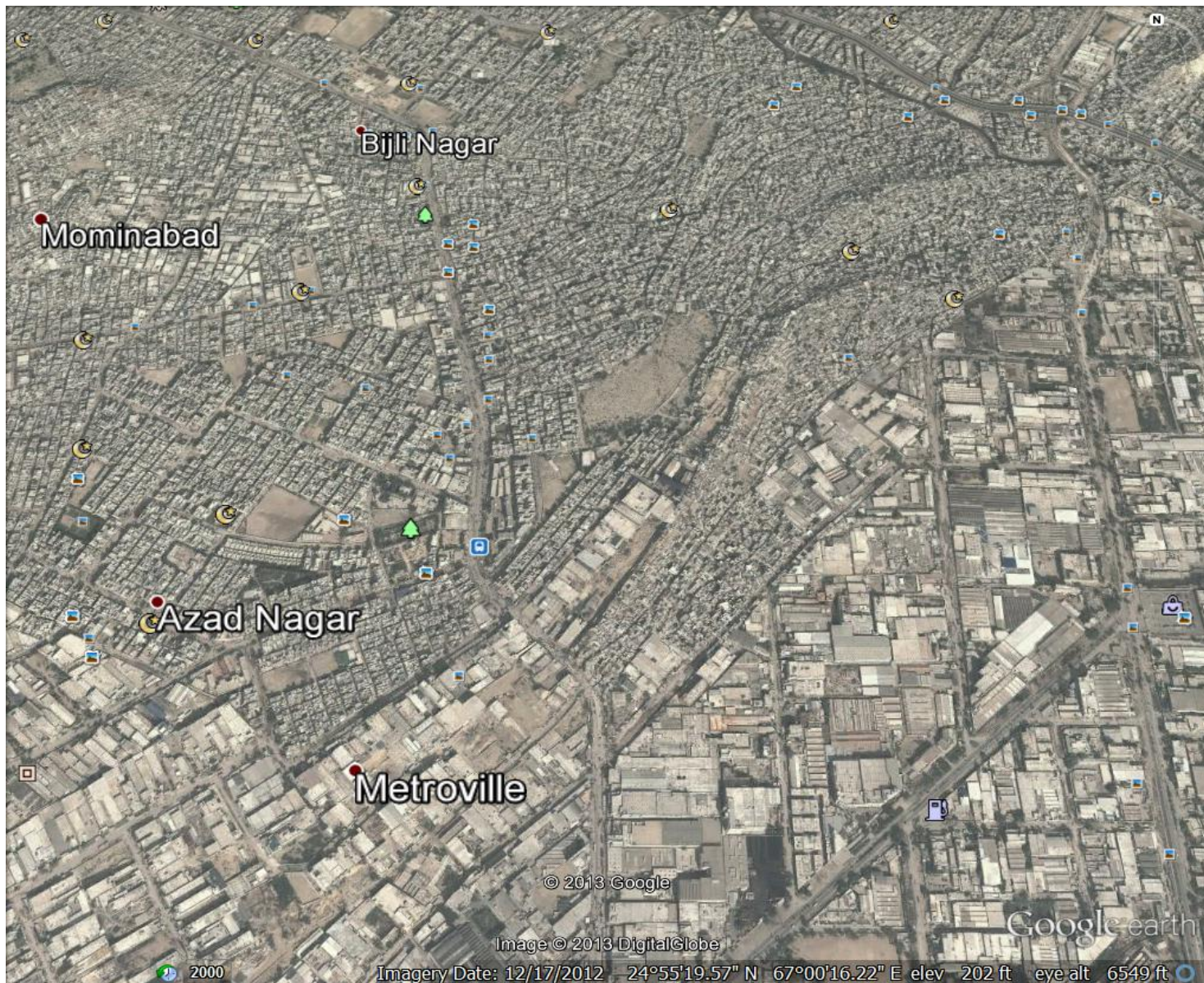
- 1. Dowall, D. Dr., 1989, Karachi Land and Housing Study, KDA-Master Plan Department (MPD)*
- 2. World Bank, October 1990, Shelter for Low Income Communities: Inception Report on Sindh.*
- 3. Karachi Strategic Development Plan 2020, CDGK, 2007*

POVERTY IN KARACHI (HEAD COUNT)

Status	Overall Karachi	Katchi Abadi Households
Below poverty line	50.5 %	89 %
Chronic poor	9.5 %	54 %
Transitory	14 %	35 %
Vulnerable to shock but above poverty	8.5 %	NA

Source: Worked out from the Karachi Strategic Development Plan 2020, CDGK 2007 and the Aide Memoire of the ADB Fact Finding Mission for the Mega-city Development Project, September 2005.





THE DE FACTO GOVERNMENT POLICY

- Access the market
- Liberalization of credit terms
- Collateral required: poor do not have it
- Formal sector job required : 72% work informally
- No credit for purchase of land
- High rate of markup
- The developers do not cater

INCREASE IN HOUSING COSTS 1991 – 2007

21

Cost per Square Yard

1991

2007

Land in new peri-urban katchi abadis

Rs 176 (US\$ 2.35) or
1.7 times daily wage for
unskilled labour

Rs 2,500 (US\$ 33.33) or
10 times daily wage for
unskilled labour

Construction cost of semi-permanent house in
katchi abadis

Rs 660 (US\$ 8.8)

Rs 5,000 (US\$ 66.66)

Rent for semi-permanent house in katchi abadis

Rs 350 (US\$ 4.66) or
2.5 times the daily wage
for unskilled labour

Rs 2,500 (US\$ 33.33) or 10
times the daily wage for
unskilled labour

THE TRANSPORT ISSUE

- Relatively affordable land only available on periphery
- Cost and time in travelling
- The economic cost : Women can not work
- The social cost
- Non subsidized mass transit will not solve this issue
- Result densification of existing settlements

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Rush hour situation:
Commuters face problems by travelling
on roof tops or hanging on doors.

Imagine! what options women have in
this situation?



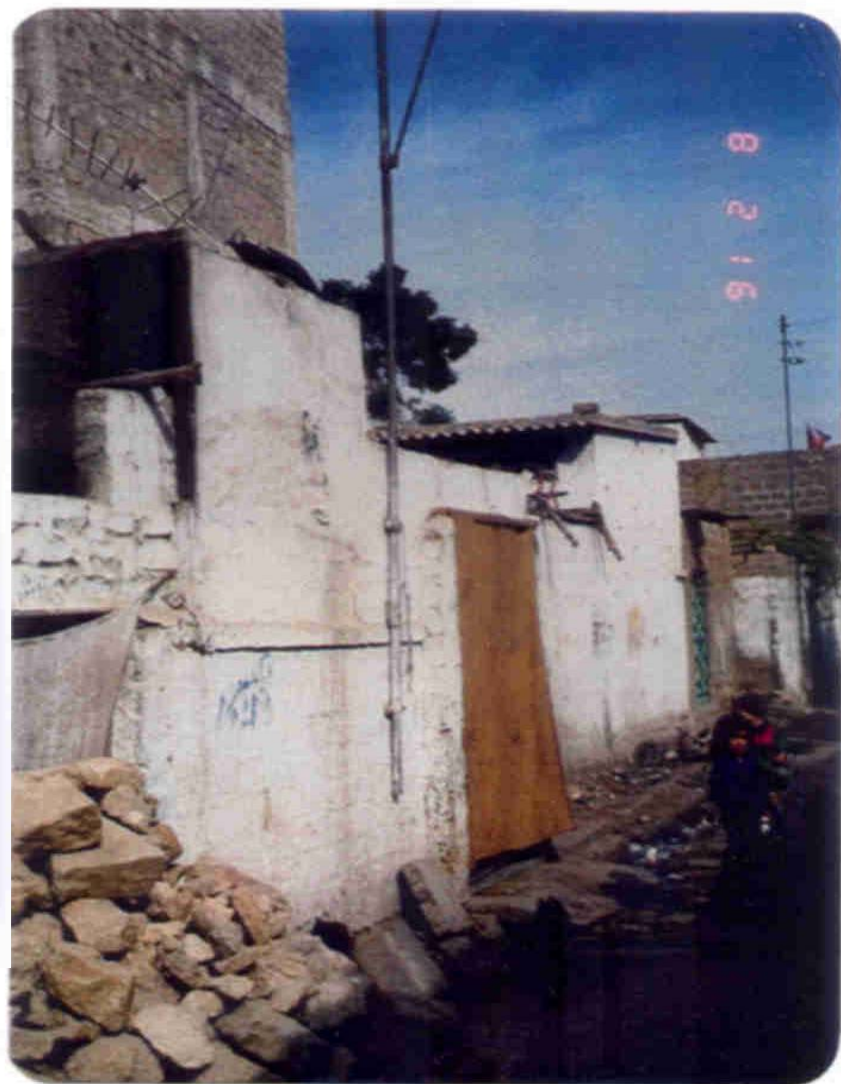
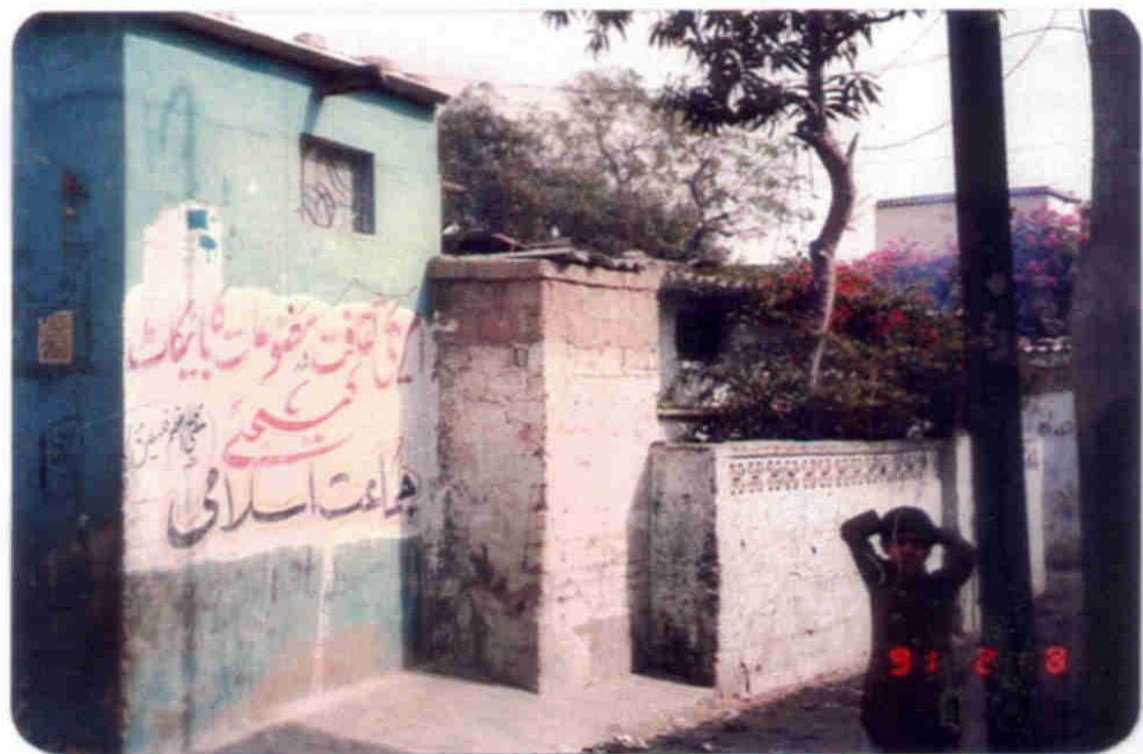
Women transport problems in Karachi

- Long hours of waiting.
- Insecure travelling patterns.
- Pay extra costs.
- Face harassment.



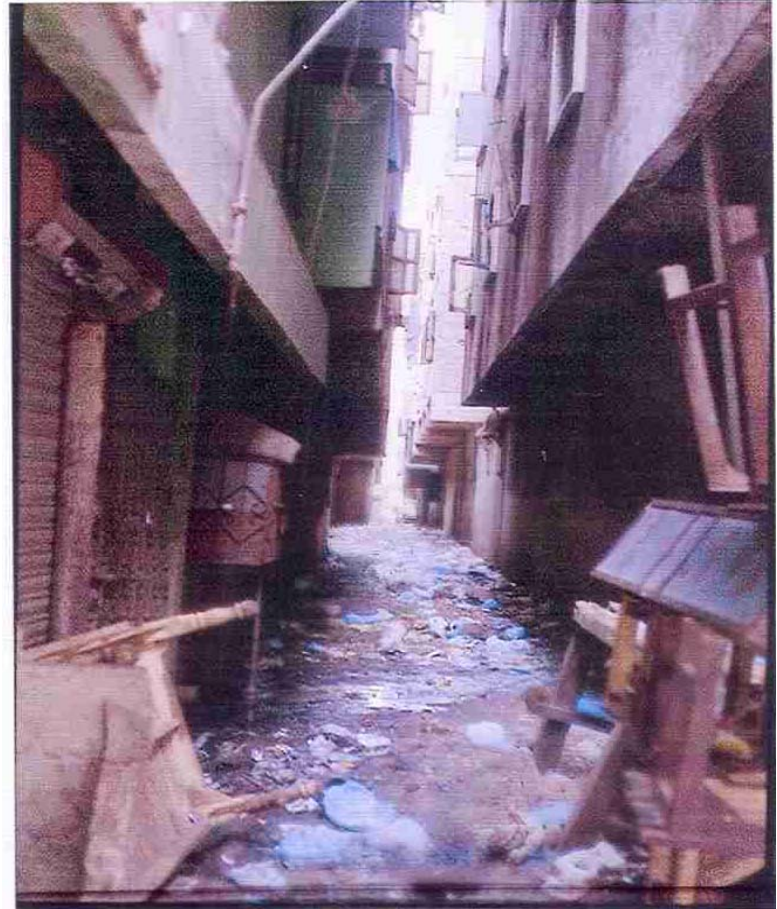


Old Katchi abadis





Old Katchi abadis



Inner city densifying



Katchi abadis high rises near city centre







DENSIFICATION ISSUES

- Smaller and smaller units to make them affordable : 6-10 persons per room
- No lifts : Effect on children and old persons
- No SBCA rules and regulations followed
- Freedom to stay away from home
- Formation of gangs
- The issue of toilets
- The growth of rentals : their vulnerability
- Political control easier in apartment complexes

KARACHI: PHYSICAL CONDITIONS

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	1981	1998
No. of Housing Units	858,000	1,457,000
Rental Housing	26.40 %	32.48 %
One room houses	44.94 %	30.09 %
Three room houses	13.96 %	21.12 %
Average persons per room	3.1 %	2.89 %
Electric Connections	65.78 %	93.79 %
Water Connections in house	44.45 %	74.38 %
Water Connections outside house	45.39 %	7.41 %
RCC roofs	42.54 %	56.04 %
Houses with separate latrines	74 %	47 %
Houses with separate kitchen	65 %	48 %
Houses with separate bathrooms	69 %	34 %
8 persons or more per room	35 %	34 %

Source: Housing Census Reports, Government of Pakistan

TV Ownership : 86% HH

Computers : 17.22% population



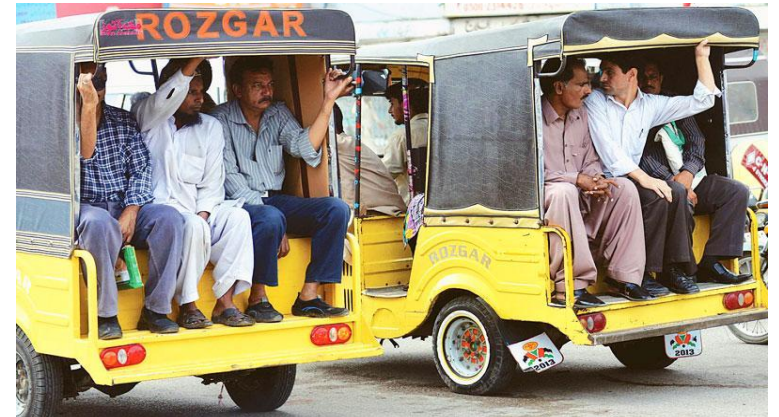
TRANSPORT OPTIONS

Since 2000

- Decline in bus numbers from 15,000 plus to 10,000 minus.
- 50% plus decline in women's seats.
- 100% increase in fares.
- Time taken to commute :increase by 60%.
- Non subsidized mass transit not an option.
- Peoples option: motor bikes and Qinigqi.

QINGQI

- Over 40,000
- Cheaper, faster, more comfortable
- No subsidy
- Ideal for families
- Creates congestion
- Should they be promoted?



MOTOR BIKES

- Motor bikes in 1990: 450,000
 2004: 500,000
 2010: 1,000,000
 2013: 1,350,000
- Preferred to public transport apart from capital expense cheaper, faster and flexible.
- 82% men at bus stops want them.
- 56% women want permission to ride them.
- They will keep increasing.
- Increase in fatal accidents.
- Should they be promoted?

EVICTIIONS

Reason for Evictions:

- Development projects 52%
- Developer-politician-bureaucrat nexus 31%
- Badly planned urban renewal 17%
- Selective application of incomplete decrees
- Unclear land title

Repercussions of Evictions and Relocation:

- Reduction in income as women have difficulty in getting work
- 30 to 200 per cent increase in transport costs and travel time
- Loss of investment in the building of a home and acquiring utilities
- Disruption of children's education
- Adverse effects on family life and social relations
- Distance from better health, education, entertainment and recreational facilities

Source: *Worked out from URC data*

EVICTIIONS AND BURNING OF SETTLEMENTS

List of Recorded Evictions:

- Houses demolished July 1992-June 2007 48,975
- Population displaced 538,725
- Estimated Loss to the urban poor Rs 7.38 billion (US\$28.4 million)

Note: These are only reported cases and do not include shops, businesses, schools and dispensaries which were also demolished.

Huts Gutted in Karachi

- Total number since 1995 3,088
- Five minor children and a 45 year old man were burnt alive in these incidents

Source: Worked out from URC data











HawkesBay Relocation Scheme after 3 Years

::

	PREVIOUS LOCATION	PRESENT LOCATION
Transport	Available 24 hours	Not available after 10 pm
Transport cost per day	Rs. 10-30	Rs. 20-100
Travel Time	10-60 minutes	30 minutes to 3 hours
Water by tanker	10%	39%
Electricity	95.5%	29.5%
Income decreased HH	—	86.6%
Children Education adverse effected	—	42.3%
Health adverse effected	—	61.4%
Credit available home shopkeepers	88.6%	16%
Decline in working men		50%
Decline in working women		20%
Money owed to others	0	67%



The issue of by laws and zoning regulations

Changing nature of migration

- Earlier migration from settled societies to welcoming pro poor cities
- Present migration from areas where community government systems have no moral authority left and where cash has replaced barter
- Old katchi abadis have consolidated physically and socially.
- New katchi abadis are increasingly catering to circulating population

HOW SETTLEMENTS CHANGE



SDC-012



SOCIAL CHANGE

Age Group 15 – 24:

Married percentage	1981	2006
Men	13.39	7 (extrapolated from the 1998 Census)
Women	38.92	19 (extrapolated from the 1998 Census)
Literacy percentage	1981	2006
Men	66.70	83 (extrapolated from the 1998 Census)
Women	62.32	83 (extrapolated from the 1998 Census)

Nuclear Family Formation:

Percentage of nuclear families	1987	2006
	57.00	84.54

Court Marriages:

Data shows an increase in geometric progression

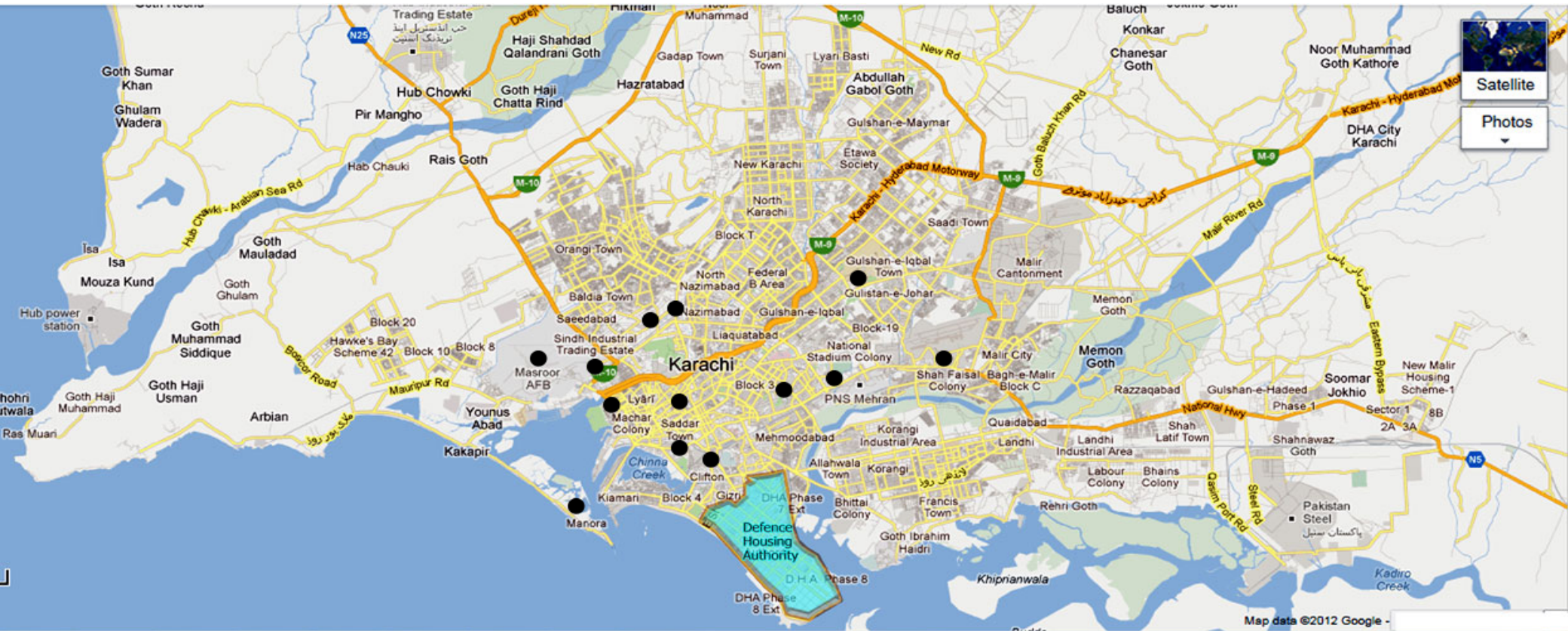
Women Students in Public Sector Universities:

- Karachi University 68 %
- Medical students 87 %
- Engineering University 50 % (about)
- Architecture and planning 92 %

Repercussions of social change

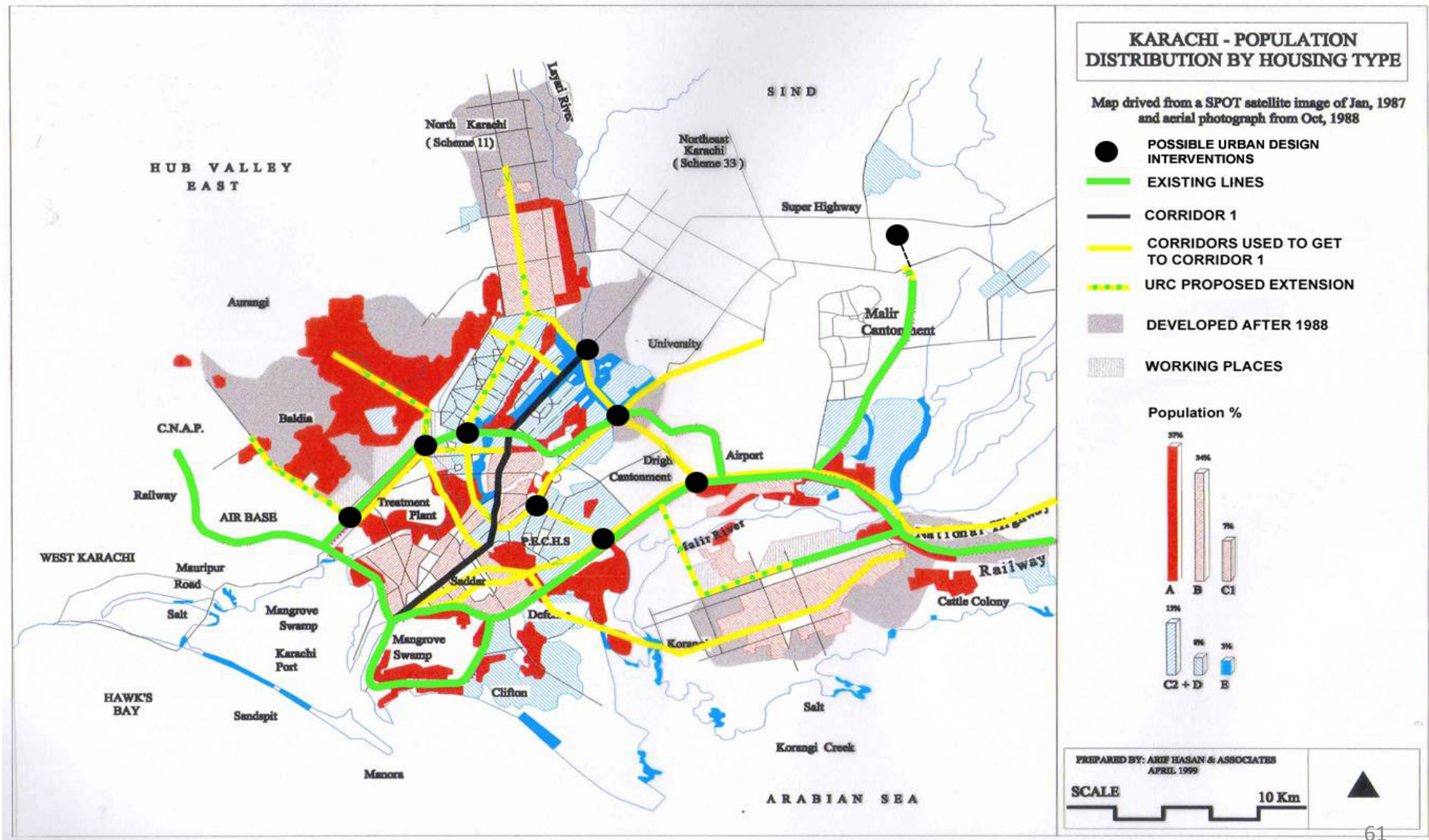
- Changes in gender relations
- Changes in use of public space
- Conflict between tradition and social reality

The imperative



1. Location of vacant govt/cantonment land within the city
2. Credit for land purchase
3. Subsidizing markup to lowering it to 8%

TRANSPORT CAN GIVE SHAPE TO A CITY AND DETERMINE LANDUSE



THE ISSUE OF VISION

- “World class cities” (no clear definition)
- “Investment friendly Infrastructure” (no clear definition)
- High rise apartments as opposed to upgraded settlements (problems associated with it)
- Flyovers and elevated expressways as opposed to traffic management and planning
- Malls as opposed to traditional markets
- Removing poverty from the city centre to the periphery to improve the image of the city so as to promote DFI
- Catering to tourism rather than supporting local commerce
- Planning for the period for which they are in power (the result of devolution)
- Seeking the support of the international corporate sector (developers, banks, suppliers of technologies and their links with politicians and the IFIs)
- The issue of byelaws, zoning regulations and professional education
- Global capital
- **PROJECTS HAVE REPLACED PLANNING**

FOUR PRINCIPLES FOR EVALUATING PROJECTS SINCE PLANNING IS OUT

1. Projects have to respect the ecology and the natural environment of the area in which the city is located.

2. Land use has to be determined on the basis of social and environmental considerations and not on the basis of land value (or potential land value) alone.

3. Projects must give priority to the needs of the majority population which in the case of Pakistan belongs to the owner income or lower middle income classes.

4. Projects have to respect the tangible and intangible cultural heritage of human settlements and of the communities living in them.

The Role of Architects

Architects and planners have played an important role in developing a number of anti-poor projects. I believe that an oath for architects and planners, something similar to the Hippocratic oath for the medical profession should be put in place. The theory being that the Council of Architects should be deregister anyone that violates this oath. In 1983, I took such an oath.

“I will not do projects that will irreparably damage the ecology and environment of the area in which they are located; I will not do projects that increase poverty, dislocate people and destroy the tangible and intangible cultural heritage of communities that live in the city; I will not do projects that destroy multi-class public space and violate building byelaws and zoning regulations; and I will always object to insensitive projects that do all this, provided I can offer viable alternatives.”









Kodak

نان پان شا
لی فلم اور سیل دستیاب ہیں

محمد

ماشاء اللہ

نورانی

اپنی حسین تقریبات میں آپ کے سگ سنگ

Kodak

عزیزان موبائل نمبر
0300-2234165

عدنان فوٹو شاپ

رنگین فوٹو کی دھلائی صرف 30 منٹ میں

36 والی فلم اور سیل بھی دستیاب ہیں





Box: A comparison of Rates: Survey of Clifton and Sea View (DHA Occupied) Beach

S. No.	Item	Rate at Clifton Beach	Rate at Sea View
1.	Local cold drink	Rs 2	None
2.	Branded cold drink	Rs 12	Rs 12
3.	Tea	Normal Rs 6 Doodh patti Rs 10	Rs 10 -
4.	Juice	Rs 10	Rs 12
5.	Biryani	Small plate Rs 5 Large plate Rs 10	Not available (NA)
6.	Polka/Walls Ice Cream	Kulfa Rs 5 Cup Rs 10 Corentto Rs 20	Chock bar Rs 15 Feast Rs 25 Cornetto Rs 25
7.	Pappar	Rs 5	NA
8.	Kite	Small size Rs 10 Large size Rs 15	Rs 15 Rs 20
9.	Burger	Round Rs 10 Large Rs 15	Chicken Burger Rs 35 Beef Burger Rs 25
10.	Sandwich	NA	Rs 15
11.	Coffee	NA	Rs 20
12.	Roll	NA	Chicken Rs 25 Beef Rs 15
13.	Showarma	NA	Rs 40
14.	Broast quarter	NA	Half Rs 60 Full Rs 120
15.	Head massage	Rs 10	NA
16.	Samossa	Rs 2.50	NA
17.	Doorbeen (binoculars) (5-10 minutes)	Rs 5	NA
18.	Chaat	Small Rs 10 Large Rs 15	NA

Source: Urban Resource Centre Survey.















