

Physical Impact Assessment of Katchi Abadi Improvement Programme in Punjab-Pakistan

Haq Nawaz Anwar, Sajida Perveen, Farhana Nousheen¹ and Zahoor Ahmad²

Department of Sociology, Government College University, Faisalabad-Pakistan

¹Department of Home Economics, Government College University, Faisalabad-Pakistan

²Department of Political Science, Government Islamia College, Faisalabad-Pakistan

Abstract

The main objective of the study was to assess the physical impact-changes happened/made in the overall physical fabrics for the Katchi Abadi Improvement Programme that was implemented from 1985 to 1990. The main emphasis was to assess the changes in the layout of the settlements-*katchi abadis*, construction of houses, addition of rooms, and changes made in the covered area of the houses in the Punjab province. Seven hundred households from the *katchi abadis* of three districts (Rawalpindi, Faisalabad and Multan) which are representatives of three geographical zones (Northern, Central and Southern) of the Punjab province were selected by using the systematic random sampling technique. The analysis of the data revealed that KIP has major positive impact on the above mentioned physical aspects. The average covered area before the implementation of KIP was 1.8 *marla* and at the time of survey it was 2.8 *marla*, about 76.5 percent households increased the covered area, about 63% made improvement in the construction, 57.6% perceived better about the security of tenure and 63.1 percent perceived better about the layout plan improved due to implementation of Katchi Abadi Improvement Programme (KIP). This all indicates the positive impact of KIP on the physical aspects of the of *katchi abadis*.

Key words: Impact, covered area, implementation, squatter settlements, agencies, menace, affront, homeless.

Introduction

The issue of squatter settlements/*katchi abadis* started getting attention of the government and other national and international agencies in 1960s. According to a UN report, in 1962 more than a billion people roughly half of the population of the developing countries was homeless. Their living conditions were described as 'a menace to health and an affront to human dignity' (Abrams, 1964).

The poor could not afford the low-income houses constructed by the governments and they started illegally occupying the state land both in rural and urban areas.

Mangin (1963), Turner (1967) and Ray (1969) have shown, squatter invasions tend to be highly organized operations, which has been planned long before the movement itself took place. This implies that most of those involved have a reasonable amount of experience about squatting and are aware of the precautions, which must be taken. The cost of cheapest acceptable shelter in big cities of the developing countries is beyond the reach of a large proportion i.e. 75% of their population (Shlomo, Angel, et al 1977). At the same time many governments like Pakistan, India, Bangladesh and Indonesia were unable to provide subsidies to these low-income people on account of their limited resources. Therefore, the low-income people tried to set up a shelter for the misery on them. The quality of housing and availability of services were of the secondary importance.

Innovative approaches to the improvement of squatter settlements in the Third World seem to be promising. At present, almost all of the innovative responses revolve around various squatter improvement schemes, taking as basic premises the notion that the squatters will be able to improve their own houses if some government assistance is provided for the improvement of the environment. The simplest and probably the most effective form of aided self-help is the upgrading/improvement of squatter settlements. This can involve the improvement of the dwellings themselves but usually consists of the insertion of basic infrastructure services such as sewerage connection or water supply, roads and drainage by the government authorities.

Dutch Advisory Mission prepared a report in 1978. It was stated that the attitudes towards squatters and squatters' settlements were also changed in mid of 1970s in Pakistan. The government recognized that the people living in *katchi abadis* were not worse than the people living in any other part of the country. Most of them earn a decent living as laborer, petty trade or servant but because of their low and often irregular incomes they cannot afford to buy or rent a house and therefore,

Corresponding author: Haq Nawaz Anwar
Department of Sociology, Government College
University, Faisalabad-Pakistan

resort to construction of an unauthorized dwelling on self-help basis. Authorities also realized that the problem of housing shortage for low-income groups can never be solved by demolition of houses which although illegally constructed, sometimes are of good quality and anyhow of value to the residents. Authorities come to understand they should on the contrary preserve this housing stock and concentrate their efforts on improvement of these settlements (*katchi abadis*). The Katchi Abadi Improvement Programmes (KIPs) in Pakistan are indicative of the acceptance of this policy by the government.

Of late, the government of Pakistan also realized that the programmes of providing public housing have been inadequate to achieve the real target of providing housing, particularly to low-income people. The government decided to take measures for the formalization/regularization and improvement of the *katchi abadis*, so that these may be made suitable for including in the housing stock. Therefore, different *katchi abadi* regularization and improvement programmes were started at different times by the government, directing the local authorities for their implementation. However, the government made considerable efforts to regularize and improve the *katchi abadis* during 1985 to 1990 and a formal Katchi Abadi Improvement Programme (KIP) was launched in 1985.

Materials and Methods

The cross-sectional design was adopted to collect the primary data through a follow up survey from the field by using well-structured Interview Schedule. Three districts of the Punjab province i.e. Rawalpindi, Faisalabad and Multan were selected to assess the physical impact of Katchi Abadi Improvement Programme in Punjab. These three districts are representatives of the three geographical zones (Northern, Central and Southern) of Punjab. The main reason for the selection of three districts was to capture more variation and to increase the scope of the study from the viewpoint of generalization of the research findings, which are based on three geographical zones of the Punjab.

It is pertinent to point out that a large sample size alone does not guarantee a representative sample. A large sample without random sampling or with a poor sampling frame is less representative than a smaller one with random sampling and a complete sampling frame. Keeping in view the population size and characteristics, kind of the data analysis, time and resources available and practical evidences, a sample of 700 respondents was randomly selected.

Fitzgibbon and Morris, 1987:163 stated a simple principle or rule of thumb that “*as the size of the population increases the sample size decreases*”.

This principle was the basis of sample selecting procedure for this study. A list of recognized *katchi abadis* for each district was obtained from the office of the Directorate General of Katchi Abadis and Urban Improvement (KA&UI), Local Government and Rural Development Department, Government of the Punjab, Lahore. These three lists (one for each district) were used as sampling frame for the study. There are 73 recognized *katchi abadis* in Faisalabad, 25 in Multan and 8 in Rawalpindi as per the lists provided by the concerned directorate. A proportionate number of *katchi abadis* from each district, keeping in view the total number of *katchi abadis* in the respective district, was taken. Therefore, six *katchi abadis* from Faisalabad, three from Multan and two from Rawalpindi were selected randomly. Subsequently, a proportionate number of respondents from the total sample size were taken for each district. This exercise was completed on the basis of number of *katchi abadis* located in each district. The calculated number came out as 483 (69%) respondents for Faisalabad, 161 (23%) for Multan and 56 (8%) for Rawalpindi. The sampling weights technique has been advocated by Kish (1965) and his book on survey sampling is considered one of the standard books in the sampling field. A simple random sampling technique was used to select the required number of *katchi abadis* from each district both from rural and urban area. A systematic random sampling technique was used to identify the individual respondents for interview from each selected *katchi abadi*.

Results and Discussion

In physical aspects the survey included the investigation of some of the essential elements like covered area at present, changes made in the covered area, perception about the changes in security of tenure, improvement occurred in the lay-out plan of the settlement and changes made in the number of rooms per house due to implementation of KIP. A brief description of the above-mentioned aspects is presented in the following sub-sections. The area of dwellings reflects the housing density in the study area and the changes made in the covered area of houses indicate less crowding and increase in residents' belongingness with the settlements due to the improvement made by KIP. The improvement in the perception of the residents of *katchi abadis* about the security of tenure and layout plan of the settlement reflects the positive impact of the KIP. The improvement made and addition of rooms in the house is another reflection of better effects of KIP. All these aspects are described in this section.

Effects on Area of Dwellings and Changes: The analysis of data (**Table: 1**) reveals that 53.6 percent of the households had covered area of 1.5-2.49 *marlas*, 31.6 percent of the households had covered

area of 2.50 to 3.49 *marlas* and the remaining 15 percent of the households had 3.50 to 5.0 *marlas* covered area at the time of survey. The average covered area is 2.8 *marla* with standard deviation of 0.92. The average covered area according to

surveys conducted in 1985 was 1.8 *marla*. Increase in covered area is a positive effect of KIP, which means that overall environment of the settlements, has been improved to encourage dwellers to construct more rooms.

Table: 1 Distribution of Respondents According to Physical Indicators

Physical Aspects	Frequency	Percent
Covered Area of the House at Present		
1.5 – 2.49 <i>marlas</i>	375	53.6
2.50 – 3.49 <i>marlas</i>	220	31.4
3.50 – 5.0 <i>marlas</i>	105	15.0
Total	700	100.0

Average/Mean Covered Area = 2.8 *marla*

Standard Deviation = 0.92

Change Made in Covered Area after the Implementation of KIP

Yes	404	57.7
NO	296	42.3
Total	700	100.0
Increase in Covered Area	309	76.5
Decrease in Covered Area	95	23.5
Total	404	100.0

Construction Improvement Made in House After the Implementation of KIP

Yes	441	63.1
NO	258	36.9
Total	700	100.0

Perception of Respondents About the Layout Improvement Due to Implementation of KIP

Better	478	68.3
No Change	138	19.7
Worst	84	12.0
Total	700	100.0

Number of Rooms in House in 1985

1 room	87	12.4
2 rooms	446	63.7
3 rooms	141	20.1
4 rooms	26	3.7
Total	700	100.0

Number of Rooms in House At Present

1 room	34	4.9
2 rooms	246	35.1
3 rooms	201	28.7
4 rooms	146	20.9
Above 4 rooms	73	10.4
Total	700	100.0

Improvement Made in Construction of Houses:

The quality of the construction indirectly reflects the living standard of the society and affordability of housing construction cost. There are two factors, which compel the residents to invest in improvement of housing construction 1) the security of tenure and 2) the environmental improvement. It was also evident from the Table: 1 that 57.7 percent of the households made changes in the covered area after the implementation of KIP, out of these 76.5 percent increased the covered area, which indicated the positive effect of KIP. Similarly the percentage of households who

improved the construction of their houses after the implementation of KIP was 63.1. This all improvements made in the physical outlook/fabrics of the *katchi abadis* indicated the effectiveness of KIP. Therefore, due to positive effects of KIP-improvement made in the *katchi abadis*, the dwellers improved their houses.

Effects on Perception of Respondents About Improvement Made in Lay-Out Plan of the Katchi Abadis: The street pattern in most of the *katchi abadis* in Pakistan before the implementation of KIP was irregular and in some cases the *katchi abadis* were so poorly laid that

most of the streets were dead ended and spiral in nature. The maps collected from the KIP implementing agencies for this study indicated that in 1985 the layout plans of about 90% *katchi abadis* were zigzag in shape. One of the KIP's interventions was to improve the layouts of such *katchi abadis*, which were representing the dingy environment. The respondents were asked to reflect on the improvement made in the layout of the settlements. The analysis of the data (Table: 1) reflects that 63.1 percent of the respondents perceived better about the improvement made in the layout of the *katchi abadis*. A small fraction of the respondents (12.0 percent) did not agree with this statement. This indicates a positive effect of KIP intervention on the physical outlook of the *katchi abadis*.

Changes in Number of Rooms in the House:

Level of congestion in terms of persons per room or rooms per housing unit reflects the housing conditions as well as the living standard of a society. The analysis of the data revealed that the congestion or overcrowding situation in the *katchi abadis* were alarming before the implementation of KIP. As per data provided by the implementing agencies there were one to two rooms in about 80 percent houses in 1985 (before the intervention of KIP). The data in Table: 1 reflect that the percentage of houses, which had 1, 2, 3 and 4 rooms in 1985, was 12.4, 63.7, 20.1 and 3.7 respectively as per reflection of respondents, which was similar to the data collected from secondary sources. It was also reported by Alimuddin, et al (2001:16) that in some of the *katchi abadis* there were 10 to 15 people living in one house on three to five *marla* plots having one to two rooms. It is also evident from the same table that at the time of survey for this study the percentage of houses, which has 1, 2, 3 and 4 rooms, was 4.9, 35.1, 28.7 and 31.3 respectively. This indicates the increase in number of rooms per house after the implementation of KIP. It is revealed from the survey conducted for this study that the average household size at the time of survey in the *katchi abadis* was 8.17 with standard deviation of 2.35. It can be said that due to better effects (increase in number of rooms per house) after the implementation of KIP, the congestion and overcrowding situation has improved in the *katchi abadis* that is the positive impact of KIP.

Zaidi conducted a study on "An Evaluation of The Katchi Abadi Improvement Programme in Lahore, Pakistan". He noticed the changes made in covered area of dwellings, construction of houses, number

of rooms per structure, and improvements made in layout plans of the squatter settlements/*katchi abadis* after the implementation of KIP. This confirms the findings of the study in hand. He further reported that people were satisfied after receiving the proprietary rights and were busy in improving the elevations/fronts of their houses (Zaidi, 1982).

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