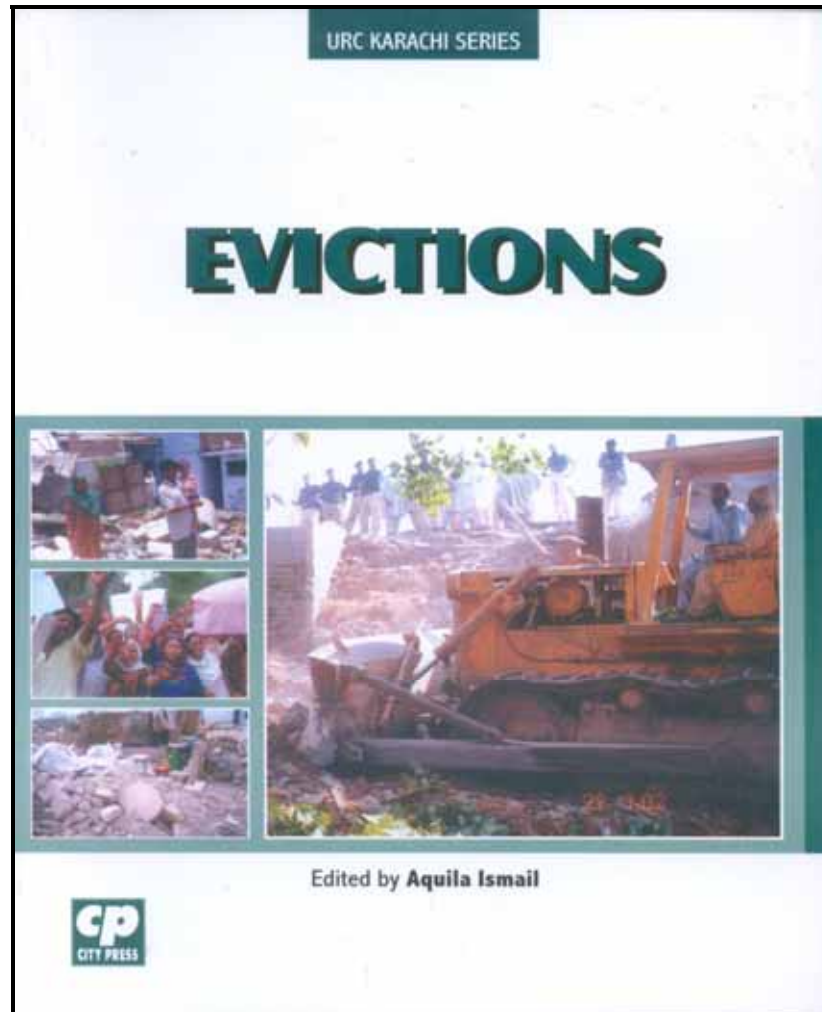


URC KARACHI SERIES

EVICTIIONS IN PAKISTAN

**Presentation for the ACHR/COHRE Meeting in Bangkok,
25 – 26 July 2003**



The case study deals with Karachi related issues. However, the conditions in Karachi are similar to other Pakistan cities. An attempt to present rural evictions has also made.

PREAMBLE

- **The Constitution of the Islamic Republic of Pakistan confers on the government the duty to provide food, shelter, clothing, education and health for all its citizens.**
- **Squatter settlements emerged in Pakistan as a result of the migration of refugees from India in 1947.**
- **In 1951, 48 per cent of the urban population in Pakistan was from India, most of it living in squatter settlements on government land or on land vacated by the Hindus and Sikhs who had migrated to India.**
- **The government tolerated these settlements and so rural migrants came and started to live in them as well.**
- **The benevolent attitude of governments in Pakistan towards squatters has its roots in the refugee migration in 1947.**
- **Housing policies promoted by the state after 1947 were on the pattern of the welfare state policies of post-Second World War Britain. They failed and the resulting demand-supply gap was accommodated in**
 - i) katchi abadis on government land;**
 - ii) informal subdivision settlements on agricultural land;**
 - iii) densification of environmentally degraded inner city areas.**
- **The military government between 1958 and 1968 initiated the bulldozing of inner city katchi abadis and their shifting to core housing schemes and plot townships using revolving funds. The funds did not revolve and the process came to a halt.**
- **The “socialist” government initiated the regularisation process for katchi abadis in 1973. The process has continued since then.**
- **Under the revised Katchi Abadi Act 1987, settlements can be declared as official katchi abadis provided the settlement**
 - i) is not required for the development needs of the city;**
 - ii) is not in ecologically dangerous zones;**
 - iii) is not on areas earmarked for amenities;**

iv) has 40 or more households.

- The regularisation process is accompanied by upgrading which displaces populations because of irrationally high standards.
- The displaced populations have to be provided with alternative lots which are usually far away from the city. The process of displacement and plot allocation usually turns out to be a major land scam.
- Agricultural subdivision settlements have security of tenure since they are not illegal. However, new laws are being developed to prevent them from being “legal” in the future.
- At present seven million people live in katchi abadis in urban centres of Pakistan and twelve million live in informal agricultural subdivision settlements. This is more than 50 per cent of the total urban population.
- Laws provide for a thirty day notice to residents before they can be evicted or their homes demolished. These laws are seldom followed voluntarily by state institutions.
- Land in Pakistan is becoming increasingly controlled by “market forces”. This is creating problems for poor communities and slowly pushing them out of the city.
- Evictions of hawkers is fast becoming a major problem for the poor.

REASONS FOR EVICTIONS

- **Evictions instigated by builders:**
There is a powerful builder-bureaucrat-politician nexus. The builders are in a position to make a mockery of the city planning and investment process. (*Rahmanabad*)
- **Bad planning (often on purpose to promote corruption):**
Planning is done so as to evict more households than is required for the plan objectives so as to acquire land for sale and development. In some cases where NGOs and professionals have managed to alter plans and thus completely prevent evictions where thousands were to take place. (*Manzoor Colony nala*)
- **Ignorance of residents regarding rules and regulations:**
Often residents cannot furnish proof of residence, utility bills, lease papers and therefore cases in court are decided against them. (*Rustam Zikri Baloch Goth*)
- **Development projects:**
Pakistan cities are now developing mega projects related to roads and transport. In the next decades these will displace the largest numbers. Professionals feel that many of these projects are unnecessary and some can be redesigned to prevent evictions. Alternatives have been proposed. (*Lyari Expressway, Lahore-Islamabad Motorway*)
- **Redevelopment projects:**
In redevelopment projects settlements are demolished and residents are allotted land onto which they can move only after redevelopment has taken place which may take more than a year. They have no objection but to sell their ownership papers to middlemen. (*Lines Area Redevelopment Project*)
- **Demolition in katchi abadis:**
The upgrading plan demolishes homes and businesses due to irrational bye-laws and pushes the affectees to the fringes of the city. (*The Katchi Abadi Improvement and Regulatisation Programme*)
- **Railway settlements:**
Large scale evictions are taking place on railway land since the railway is broke and needs to sell this land for survival. (*The Railway is broke and so it requires funds*)
- **Evictions on agricultural lands:**
Share croppers are being forced to become lease holders so that they can be evicted legally and their land can be developed for corporate farming. (*Okara Farms*)

SCALE OF EVICTIONS IN KARACHI AND THEIR REASONS

Table

Settlement/Area	Date	Number of Houses Bulldozed	Reasons
Noor Muhammad Village, Karsaz	29.05.97	400	KWSB wanted to build its office building
Junejo Town, Manzoor Colony	05.10.97	150	KDA land
Garam Chashma Goth, Manghopir	22.11.97	150	Land grabbers were involved
Umer Farooq Town, Kala Pul	23.02.98	100	Bridge extension
Manzoor Colony	21.05.98	20	
Liaquat Colony, Lyari	17.10.98	190	KMC declared a 100 years old settlement as an amenity plot
Glass Tower, Clifton	26.11.98	10	Parking for Glass Tower
Gharibabad, Sabzi Mandi and Quaid-e-Azam Colony	28.12.98	250	Access road for law and order agencies
Buffer Zone	10.02.99	35	Land dispute
Kausar Niazi Colony, North Nazimabad	17.02.99	30	Land dispute
Zikri Baloch Goth, Gulisten-e-Jauhar	15.03.99	250	Builders wanted the land for high rise construction
Al-Hilal Society, Sabzi Mandi	15.03.99	62	Builders involved
Sikanderabad Colony, Karachi Port Trust	23.08.99	40	KPT reclaimed its land
Godhra Camp, New Karachi	17.11.99	350	Operation against encroachments
Sher pao Colony, M. A. Society	29.11.99	60	Amenity plot
Gilani Railway Station	20.01.00	160	Railway land
Guru Mandir	02.08.00	37 shops	Road extension by the KMC
Chakra Goth, Nasir Colony, Korangi	09.08.00	200	Nala (drain) project
Golden Town, Shah Faisal Colony	10.08.00	09	Nala project
Railway Line, Drigh Colony	24.11.00	117	Railway land
Reati Lines, Railway Colony	08.01.01	700	Railway land
Liaquatabad	14.01.01	50	KMC encroachment removal
Block E, North Nazimabad	08.05.01	200	Road extension
Masoom Shah Railway Colony near Kala Put	10.05.01	400	Railway land
Ghazi Goth, Gulistan-e-Jauhar	26.05.01	200	Reclaim KDA land
Bilal Colony, Sector 7-A and Mateen Shah Colony, Sector 7-B, North Karachi	07.06.01	300	Road extension

Total number of houses bulldozed (Jan 1997 – June 2001) 5,438 units
 Cumulative cases from 1992 to 1996 12,000 units

Total number of houses bulldozed since 1992 17,438 units

(Note: These are only the reported cases. There may be many others, which remain unreported)

Table
Huts Gutted in Karachi

Settlement/Area	Date	Number of Huts Gutted	Deaths/Injuries
Katchi abadi, North Nazimabad	09.01.97	150	One infant died
Khuda-ki-Basti, New Karachi	30.03.97	40	Nil
Hasan Panhwar Goth, Malir	12.03.97	12	Nil
ST-18, Sector 10, Korangi	05.04.97	11	Nil
Shireen Jinnah Colony	10.05.97	20	Nil
Block-G, North Nazimabad	16.05.97	70	Nil
Cattle Colony, Landhi	06.09.97	25	Nil
Gulshan-e-Jauhar	03.09.97	1	2 minor died
Hasan Munawar Goth, Malir	04.11.97	1	45 year old man and his minor son and daughter burnt alive
Beggar Colony, 5-G, New Karachi	04.12.97	12	Nil
Afghan Basti, Sohrab Goth	03.01.98	50	Nil
Block-B, North Nazimabad	15.02.98	20	Nil
Block-G, North Nazimabad	11.04.98	200	Nil
Dunba Goth, Tool Plaza	28.01.99	06	2 injured
North Karachi	04.02.99	09	5 injured
Rehri Goth, Dawood Jetty	19.03.99	100	16 injured
Afghan Basti, Sohrab Goth	27.03.99	150	24 injured
Bengali Para, Landhi	17.11.99	150	15 injured
Sector 14-B, Nagan Chorangi, Buffer Zone	04.03.00	57	1 minor killed, 2 injured
Gulistan-e-Jauhar	11.12.00	25	1 minor girl burnt alive
Dawood Goth, Saheedabad	16.03.01	30	1 woman injured
Korangi Industrial Area	03.11.01	20	7 injured including 2 minor, 3 women

Total number of huts gutted (Jan 1997 – Dec 2001) 1,159 huts
Cumulative cases from Nov 1995 to Dec 1996 2,486 huts

Total number of huts gutted since November 1995 3,645 huts

(Note: These are only the reported cases. There may be many others, which remain unreported)

RURAL EVICTIONS

- **Rural evictions taking place in Pakistan today are the result of**
 - i) Irrigation projects, mainly dams, canals and reservoirs. This process is continuing and approximately 150,000 persons will be and/or have been effected by the Chashma, Chotiari, Kazi Barotha projects and the Left Bank and Right Bank Outfall Drains. There are NGO networks working with communities on these issues;**
 - ii) Coal mining projects in Thar. Approximately 60,000 persons in 46 villages will be displaced. Attempts at developing proper rehabilitation for them have been initiated by Thardeep, a local Thar based NGO and the process is involving elected local government representatives.**
 - iii) Gwadar is being developed as a deep sea port. Centuries old communities will be dislocated if the Gwadar Master Plan is implemented. Elected local government representatives and community organisations have expressed their concerns and opposition to the Gwadar Master Plan;**
- **One hundred thousand share croppers in the Punjab will lose their rights if the government succeeds in getting them to agree to becoming lease holders. A peasant movement has developed to struggle against this government decision.**
- **As the social mobility and organisation among share croppers increases, land owners with the help of government functionaries and the police are evicting them in violation of existing laws. The scale of these evictions has not been ascertained.**

MAJOR EXPECTED EVICTIONS/RELOCATIONS/CHANGE OF STATUS

- **Lyari Expressway: 25,000 households**
Funding: Government of Pakistan/ADB?
NGOs involved: Action Committee for Civic Problems and URC
- **Railway Land: 20,000 households**
Federal Ministry of Communications
NGOs involved: All Pakistan Federation of Katchi Abadis and People's Rights Movement
- **Rural Irrigation Related Development Projects: 10,000 households**
Funding: IFIs
NGO involved: CREED and local organisations
- **Thar Coal Mining Project: 6,000 households**
Funding: Government of Pakistan and Chinese investment companies
NGO involved: Thardeep
- **Gwadar Development Plan: 3,500 households**
Funding: Pakistan and Chinese government
NGO involved: PILER, local government representatives and local CBOs
- **Okara Farms: 100,000 households**
Change of status being pushed by Pakistan Army and Punjab government
NGOs involved: Anjuman-e-Muzareen and SAP Pakistan
- **Thar Canal: 15,000 households**
(Reduces water to the Indus delta)
Funding: Government of Pakistan
Opposition from Sindh provincial government, political parties, Sindh civil society, NGOs and local CBOs
- **Total affectees: 179,500 households**

WHAT DO PEOPLE DO

- **People do not believe that eviction will take place until it begins.**
- **They go and petition their members of national and provincial assemblies and elected local government representatives.**
- **They collect money and go to court, often with insufficient documentation.**
- **They hold demonstrations at the press club. The press inevitably reports their point of view and so does the electronic media.**
- **Contact NGOs and get them to take up the issue at various NGO (national and international) and government forums.**
- **Hold all party conferences. Here representatives of political parties are invited together to listen to the concerns of the effected community and to state their party point of view on the subject and to determine a future course of action.**
- **Hold a “people’s assembly”. Here a large gathering is collected consisting of the affectees and their sympathisers from other informal settlements. If the assembly is large enough, it is reported in the press.**
- **Resort to violence so as to prevent demolitions.**

WHAT HAS WORKED

- In development projects where strong community organisations, supported by alternatives prepared by respected NGOs and professionals, have come together, changes to benefit communities have taken place. (*Manzoor Colony nala, Lyari Expressway*)
- In katchi abadi upgrading, evictions and corruption have been curtailed where organised communities have been able to develop their own surveys, maps and ownership lists and the process of preparing them. (*Welfare Colony, Ghaziabad*)
- Support from political representatives, provided the settlement being affected is large and provided that the federal government is not pushing the project. A lot depends on the relationship between the local, provincial and federal governments at that given time. (*Liaquat Colony, Lyari Eidgah*)
- Media support helps in changing perceptions of the government, civil society. (*Lyari Expressway*)
- Keeping proper documents regarding possession, utility bills.
- Involving the IFI funding the project (such as the ADB) in the dispute. For this a knowledgeable and resourceful person and/or NGO has to be involved. (*Kazi Barotha*)
- Support from international anti-eviction networks can help the affectees to get a better rehabilitation package. (*Lyari Expressway*)
- Physical opposition to demolition, if well organised and large enough.
- Creating a city level network regarding the issue.

WHAT HAS NOT WORKED

- **Court cases. At best affectees get a stay.**
- **Protests not supported by the media and not large enough.**
- **Petitioning government agencies for changes in plans without properly developed alternatives, estimates and procedures for their implementation.**
- **Support from NGOs who are looked upon as “trouble makers” by government agencies.**
- **Holding all party conferences in which ineffective representatives of political parties participate.**
- **Badly organised and on too small a scale physical opposition to demolition.**
- **Politically weak communities seeking political support.**

WHAT CAN BE DONE

- **New systems of de-facto tenure have emerged in both the urban and rural areas of Pakistan. There is a need to press for a land settlement law. This has happened in our history in the past and needs to be repeated. This needs to be made into a political issue.**
- **An organisation is required which specifically deals with eviction issues at the national level. Such an organisation should**
 - i) identify communities under-threat, contact them, give them information regarding laws and related procedures;**
 - ii) identify professionals/academics/NGOs who can help prepare alternatives to insensitive development projects;**
 - iii) identify gaps in existing laws and procedures that facilitate evictions and lobby through anti-eviction networks for their addressal;**
 - iv) create a large anti-eviction network of which academia, prominent citizens, media and political representatives should be an integral part.**
- **The present planning process, which is going to cause larger than ever before evictions, is directly related to the new development paradigm based on the market economy, WTO and GATT regimes and the rise of an aggressive national capitalist class. Support from groups who are against this process needs to be elicited.**
- **Professional curriculum related to architecture, planning, social work, sociology, engineering, medicine and law need to be changed so as to relate to problems faced by poor communities in their battle for survival and justice. How can this be done?**

THE EMERGING NETWORK

A. NGOs

1. Orangi Pilot Project-Research and Training Institute
2. Orangi Charitable Trust
3. Aurat Foundation
4. Shirkatgah
5. Citizen's Committee for Civic Problems
6. Human Rights Commission of Pakistan
7. Urban Working Group
8. Pakistan Institute of Labour Education and Research
9. Shehri
10. Saiban
11. Urban Resource Centre

B. 138 CBOs

C. Media Organisations

1. Jung Forum
2. ICN
3. Press Club
4. Manduck Productions

D. Interest Groups

1. Minibus Drivers Associations
2. Transport Ittehad
3. Tanker Owners Association
4. Karachi Bus Owners Association
5. Solid Waste Recyclers Associations (6)
6. Hawkers Associations (8)
7. Kabari Welfare Anjuman
8. Scavengers Associations

E. Government Departments

1. Sindh Katchi Abadi Authority
2. City Government Mass Transit Cell
3. Karachi Public Transport Society
4. Sindh Cultural Heritage Committee
5. Karachi Master Plan Department

F. Academic Institutions

1. Dawood College, Department of Architecture and Planning
2. NED University, Department of Architecture and Planning
3. Karachi University:
 - Department of Architecture and Planning
 - Social Works Department
 - Mass Communications

G. National Institute of Public Administration