

Urbanization and its Impacts on Founded Areas of Big Cities in Pakistan: Case Studies of “Ichra” and “Sanda” Areas in Lahore

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Abstract-Urbanization put immense pressure on urban infrastructure and services. Burdened with unrelenting pressure, the founded areas of Lahore have now been converted into slums. Poor services, urban infrastructure and dilapidated building have made lives of the resident miserable. A significant proportion of the people is living in dangerous buildings which could be declared unfit for habitation under section 34 of Punjab Local Government Ordinance 2001 (PLGO 2001). The paper attempts to highlight situations of two founded areas of Lahore namely, Ichra and Sanda in comparison with slums areas to grade living standards of the people. Actions under PLGO 2001 and urban renewal programs are suggested to revitalize such areas.

Keywords-Urbanization, Slums, Lahore City, PLGO 2001.

I. INTRODUCTION

Urban population is increasing tremendously across the World. In 2008, the world reached a momentous point when, for the first time in history, more than half of its population live in urban areas. By 2030 this number will grow to around 5 billion people, and in Africa and Asia urban populations will double between 2000 and 2030 [i]. Many of the World's large cities have been labeled as dysfunctional, mainly because of the urban degradation caused due to urbanization, congestion and growing socio-economic inequalities. Reference [ii] many Asian cities need transformation to provide both high economic growth and improved living conditions, particularly, for the poor. In line with global trend, urbanization in South Asia is also very high. Urban population of South Asia is expected to reach about one billion by the year 2030. In India urban population according to 2001 census was 285 million which is close to the joint urban population of France, UK and USA. Furthermore out of ten large cities of the world three (Mumbai, Delhi and Kolkata) are located in India. The urbanization rate in India is ranging between 3.0%-4.0%. In Mumbai, around half of the population lives in slums or on payments, lacking provision of basic services. Pakistan and Bangladesh,

two prominent countries of South Asia, despite agrarian economies are experiencing high urbanization transition.

Asian cities emerged well before existence of automobile and therefore exhibit highly dense central districts as compared to American cities, which tend to be more decentralized. Asian cities are competing for infrastructure and investment opportunities but rising number of urban poor, growing inequalities, slums congestions etc. have gripped these cities. Cities compete with each other to attract global investment and try to upgrade their infrastructure to a World class status. Many contentious issues have come up that need to be resolved, particularly since these affect the living conditions of less privileged sections of the population like the urban poor and small farmers [iii]. Growing inequalities between urban poor and elite let them live in isolated, protected and sequestered neighborhoods, distant from the poor. Despite the march of these cities towards Globalization, urban poverty is among the challenging threats for South Asia, particularly for India, Pakistan and Bangladesh. This Asian Region houses 40 percent of the World's poor population [iv]. Furthermore, this region houses maximum slums and a large proportion of urban population in big cities of South Asia lives below the poverty line in shabby slums.,

Urbanization in Pakistan is very high. Much of the urbanization is due to migration. Estimates show that within a decade urban population will become half of the total population. Pakistan's current population is about one-third urban. However, that figure will rise to nearly 50% by 2025 [v]. Pakistan is prominent country of the South Asian Region. Pakistan's big cities are also facing same challenges of the Region. Urban poverty in Pakistan is increasing. Purely based upon the food intake, i.e. availability of two time meal, there are 24.2 percent poor in Pakistan. But the urban poverty added inadequate shelter also. Pakistan, India and Bangladesh house majority of the slums and preponderance of the urban population lives in slums. Estimates further suggest that about half of Karachi lives in *Katchi Abadis*. Different program initiated for improvement of the slums failed due corruption, isolation and institutional muddle. Reference [vi] In

Karachi, the first main slums and poverty reduction program was carried out during 1988 to 1993. It was failed to meet objectivity due to defective land record, corruption and non-adoption at grassroots level. Impact of recent programs could not assess due to absence or deficient monitoring and feedback.

The urban population is increasing in Pakistan. In census of 1998 it was more than 32%. Due to growing gap between demand and supply of the shelter, squatter settlements have established at heart of big cities. The share of urban population had reached at 32.5 percent (of total population) in 1998 as compared to the 28.3 percent in 1981 and 17.8 percent in 1951 [vii]. At the same time the growth of the existing population also requires more housing facilities. With little financial resources, the drastic option of illegally occupying a vacant piece of land to build a rudimentary shelter is the only choice available to the people who choose to live in big cities. This phenomenon causes emergence of squatter settlement. High density living in central areas of big cities of Pakistan is high. The trend continues unrelentingly. The density of urban population has reached up to 600 persons/hectre in city centre areas with 7 to 10 persons living in one room accommodation [viii].

A. Situation of Lahore

Lahore titled as 'Paris of the Asia' [ix] is facing enormous challenges due to unrelenting urbanization, growing socio-economic inequalities and absence of the urban renewal policies. These issues are not effectively coped with city managerial expertise. Urbanization is a constant pressure to already burden urban infrastructure. Housing backlog is increasing progressively despite the unwise conversion of hectares of the agriculture land to residential areas [x]. The Socio-economic inequalities coined by British in the twentieth centuries by constructing settlement of the lords and commoner are increasing. The wide gap of Socio-economic life style between two settlements is widely filled by construction of the intermediate settlement developed by emerged middle class of that time. Onwards process of "mixing" between these regions increased with the rise of a new indigenous middle class who wanted to move out of the dirty, crowded conditions in the old city but could not afford bungalows of the type used by the British [xi]. This was then followed by a process of adaptation resulting in the formation of buildings and settlements that have been characterized in the past as a new "indigenous" urban form. But these intermediate settlements now turn into slums and now exist near around model constructed settlement. Due to influx of the migrants the founded areas of Lahore also shows a picture of slums. Absence of housing and renewal plans at lower tier, i.e. local govt. level make situation grim. Only few projects related to Wall City renewal could carry out in the city.

II. MATERIALS AND METHODS

The narrated facts accentuate need to research about socio-economic and physical changes in representative areas of the Lahore. Two representative areas, namely, Sanda and Ichra selected on the basis of their featured characteristics and historical importance. Ichra and sanda both have distinguished characters and identities in overall development of Lahore. According to many historians, Lahore was founded by an ancient Rajput Colony in vicinity of Icchra. There are some grounds supporting that the old Hindu city of Lahore did not occupy exactly the site of the modern city. Tradition points the site of old Lahore to the vicinity of Ichhra - which is now a part of Lahore city - but was back then a village about three miles to the west. The name of the village was formerly *Icchra, Lahore*. Moreover, some of the oldest and most sacred Hindu shrines are to be met within this locality, namely *Bhairo ka sthain* and the *Chandrat*. Ichra therefore is an old and traditional pivot area of Lahore [xii]. It is also a budget commercial centre for people of Lahore. Sanda carries unique character due to its direct connectivity with ring road and are among the entering areas of Lahore. The situation of these two areas then match with selected slums areas to draw comparison. Methodology of the research consists upon the following focused stages

III. ANALYSIS AND DISCUSSIONS

Analysis of the data comprises upon numbers of Tables and Figures but only key impact Tables and Figures shown

A. Landuses

Land uses in these areas (Sanda and Icchra) are traditionally mixed. But most of residential uses especially in Ichra are converted into commercial or commercial cum residential. Slums are in Johar Town and Shahdra are in close proximity of the model residential areas and are dominantly residential.

B. Monthly Income

Monthly income is an important indicator of economic situation of an area. Monthly income of majority of the people in Sanda is between Rs.5000 to Rs.15000, whereas 44% of the people in Ichra has an income between Rs.10000 to Rs.20000. Majority of the people in slums areas has combined household income of Rs. 6000

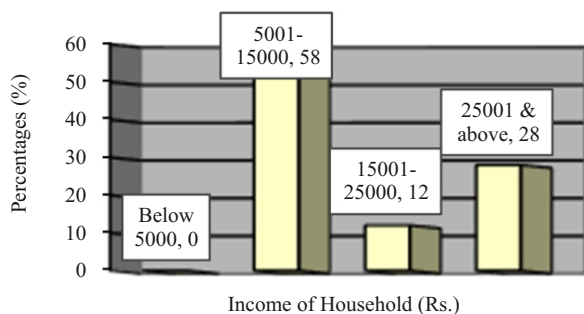


Fig. 1. Income of Households (Sanda)

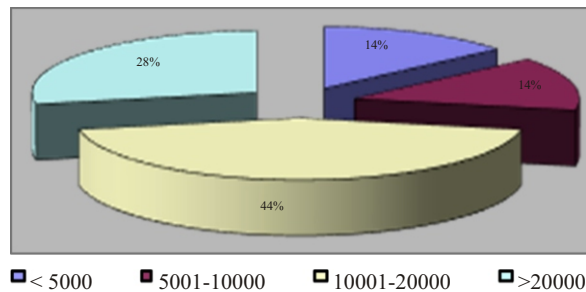


Fig. 2. Income of Households (Ichra)

C. Condition of Buildings

Condition of building is very important to know history, risk associated to the lives of the residents and preservation work. Majority of the building in both areas are in dilapidated condition. Fifty percent of houses in Ichra are in extremely dilapidated (dangerous condition). The building conditions are relatively better in Sanda but 30% are in extremely dilapidated condition. These buildings under Punjab Local Government Ordinance 2001 [xiii] are liable to be demolished partly or completely and may be declared unfit for residence. Punjab Local Government Ordinance Section 34 (3) and section 34 (5) are about such buildings. Section 34(3) states that if a building is in dangerous condition and unfit for human habitation, the concerned local government may prohibit the occupation of this building and ask owner to repair it suitably. Section 34(5) empowers the concerned local government to take action against any block of buildings which is in unhealthy condition. The concerned Local Council may ask owner of building to demolish unhealthy/dangerous part of building at his own and in case of default, the council may take appropriate action and cost incur thereupon shall deem to be recovered from owner or occupier of such building. If building or any part of building is so overcrowded as to endanger lives of tenants or inhabitants, the local council may after inquiry and by notice, not less than one month, ask owner or occupier to decline overcrowding in manner specified in the notice.

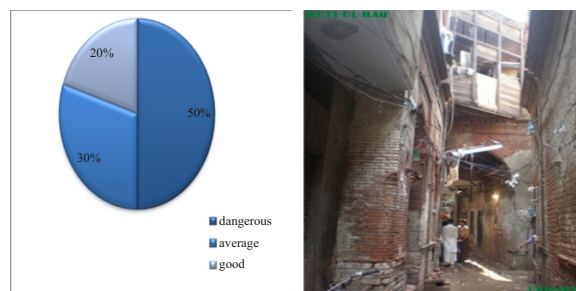


Fig. 3. Condition of buildings in Ichra

D. Number of Stories

Number of stories help to access density of the area. As per prevailing building byelaws the maximum three storeys can be constructed in residential areas. In both areas single storey houses are very short. Most of the houses in Sanda are double storeys. In Ichra most of the houses comprises of four storeys. The houses in slums area of Johar town areas are mostly single storeys.

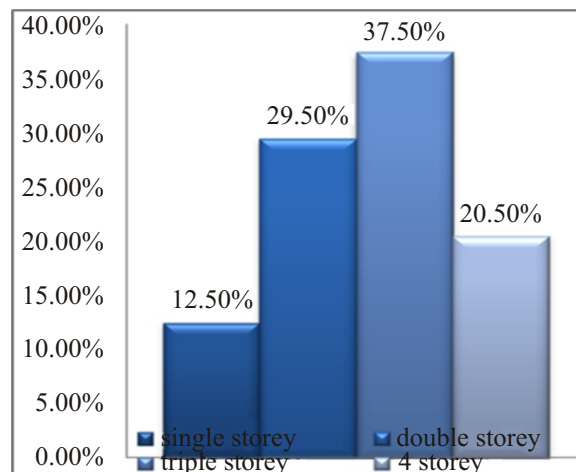


Fig. 4. Number of Storeys of Houses in Ichra

E. Layout of Streets

In both areas the minimum street width is seven feet and maximum is twenty feet. The streets pattern is irregular with few blind curves. The building balcony or terraces are projected beyond the building lines and a few places concurrent projections made the street fully covered. These are constructed in re-erection of the building in complete violation of the existing building byelaws. Furthermore streets are occupied with hanging electricity wires which human hazard and may trigger fatalities. In consulted slums street pattern is irregular but hanging wires are not evident.



Fig. 5. Tapering Streets with Building Projections

F. Drainage and Sewage

No proper sewage system or disposal system is found in these areas. Drains carpeted with sludge and the thrown garbage by people. Due to lack of awareness people drain out their household waste openly. Open man-holes show with waste deposits overflows observed in few streets. Heaps of garbage found at every nook and corner of the especially in Icchra. A highly unhygienic environment is present. However, at few places we see the waste collected by the municipalities. It is a major problem prevailing over the entire area of the Icchra. In rainy days accrued water on roads causes water borne diseases spread all over the area. Slums areas don't face these problems as there is no provision of the drain and garbage is thrown out in open nearby plots of the model areas.

G. Solid waste Management

There is no proper arrangement for the disposal of solid waste in these areas. Heaps of garbage, found everywhere on the roads contributes towards pollution and an unhealthy environment.



Fig. 6. Unattended Waste Materials

The foul smell cause many breathing problems. There is no solid waste collection service in the slums areas.

H. Satisfaction about Utilities and Services

Success and failure of any service tie with satisfactions and trust of the people. In this connection questions regarding key service and public utilities asked from the residents of these localities. Responses of the residents in terms of their satisfaction for different utilities, services and infrastructure highlighted below. The satisfaction level also helps to draw conclusion for the performance of local/National public institutes responsible for provision of these services.

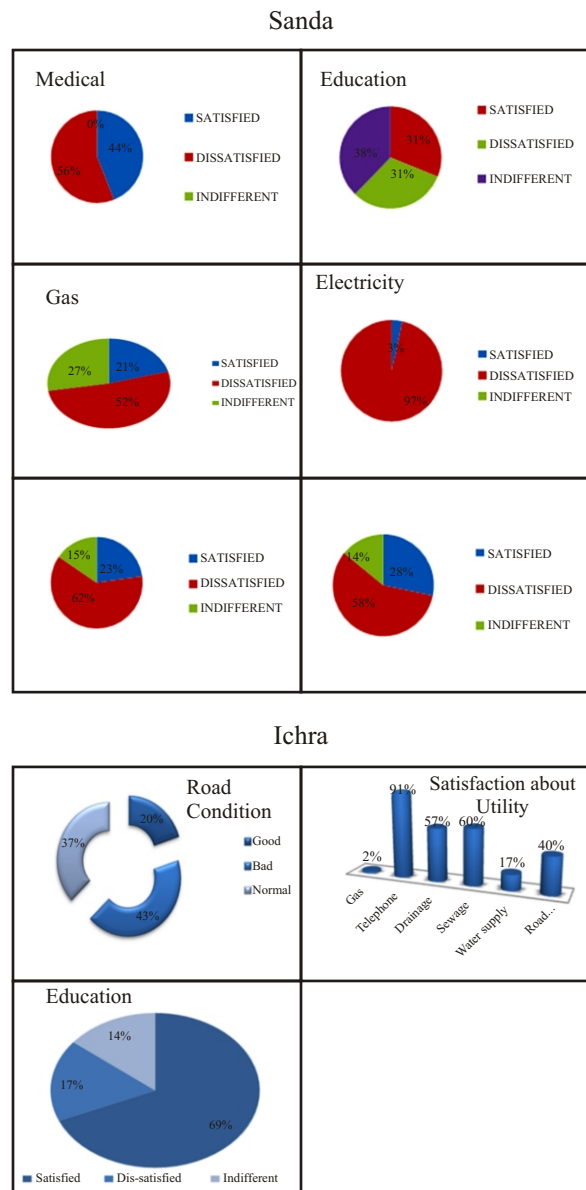


Fig. 7. Percent Satisfaction about Services

IV. CONCLUSIONS AND RECOMMENDATIONS

There is a symbiotic relationship between economic structure and infrastructure provision. In order to manage urbanization economic growth of city with infrastructure provision especially for the urban poor necessary. The finding of the research with proposed suitable actions summarized below

A symbiotic relationship between economic structure and infrastructure provision has been found in both the selected localities. The founded areas of Lahore practically converted into slums areas with unrelenting pressure of urbanization. City District Govt. may prepare and approve crash programs for revitalization of these areas under section 40(a) which envisages City District Government Lahore to prepare and approve such plans. In fact preparation and approval of these plans included in basic functions of City District Government Lahore.

Houses in both founded areas were in dilapidated condition. In Icchra 50% of the houses were found in dangerous condition. It is foremost important to initiate an action under sections 34(3) and 34(5) of Local Government Act 2013 [xiv] which empowers local governments to declare these houses unfit for habitation or demolish if deem suitable.

A significant proportion of residential buildings 37% was found to rise at fourth storey level, which was a clear violation of building byelaws. Building control is among the key functions of Town Municipal Administration under section 54 and specifically, a function of Town Officer (P&C) under section 53(3). An integrated action specifically in the founded areas requires to be started at the earliest.

Majority of the people in both the localities were not satisfied with services provided by the public agencies. The dissatisfaction of majority of residents about utilities and services point to the fact that in order to manage urbanization economic growth of city with infrastructure provision especially for the urban poor is necessary. A team consisted of local representative people need to set up for coordination and facilitation of the public agencies.

The comparative profiles of these areas with existing slums areas of the city reveals that living

standards of these areas are inferior to the consulted slums. Actions for the improvement of living standards need to be taken at priority. In this context Socio-Economic Status Indices (SESI) of different areas may prepare and consult.

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