

The Greater Karachi Resettlement Plan: appointment of Doxiades In 1958 the Government of Pakistan appointed Doxiades Associates of Athens as consultants for what came to be known as the Greater Karachi

areas. Clearance of the inner city slums and the shifting of the residents to the new sites was an integral part of the plan. It was felt that the residents of the new

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Greater Karachi Resettlement Plan

Resettlement Plan. The new consultants established a data base for Karachi through various surveys and were able to project more accurately than their predecessors the growth pattern of the city.

The plan estimated that in 15 to 20 years Karachi would require 500,000 housing units and it undertook to actually build 300,000 of these for the poor! For the remaining 200,000, the government undertook to develop plots with services (4). The government further undertook to subsidise 30 per cent of this development. The rest was to be recovered from the users in easy

instalments. In addition, the plan accepted the government's decision to move the squatters out of the city and tried to integrate the industrialisation process with the new townships it sought to create. The Korangi and New Karachi townships: As phase 1 of the plan, it was decided to create new townships 15 to 20 miles out of Karachi in Korangi and New Karachi. In the vicinity of these townships, large industrial areas were also planned and incentives provided to the industrialists to develop these

townships would be provided jobs in the proposed industrial estates and as a result, Korangi and New Karachi would become independent satellite towns.

Initially, 45,000 one-room nuclear houses were planned for these two colonies, complete with all urban services such as house connections for water, electricity and sewerage. However, only 10,000 units were built until 1964, after which the plan was shelved (5). Reasons for the shelving of the plan.

The plan was shelved because it failed to achieve its



objectives. The main failures were: i) Jobs were not generated: Development in the industrial areas near the township did not materialise at the required pace. Thus 50 per cent of the people who were moved to Korangi and New Karachi moved back to squat in the city centre, or on the fringes of the city, so as to be nearer their places of work. ii) Speculation on property: The people who moved back to the city from the new townships due to a lack of jobs and financial and physical difficulties in commuting, sold their homes to speculators. The speculators settled middle income people in these houses. iii) Financial problems: Although there was a heavy government subsidy in the development of the townships, recovery from the users was negligible. Even now, after 25 years, only 70 million rupees out of a total of 186 million rupees have been recovered (6). In addition, it was realised that in the absence of returns from the users, the government could not raise finances from its own revenues for the continuation of the settlement scheme. iv) Non-utilisation of facilities: Schools, dispensaries and markets were constructed as part of the schemes. These, especially the markets, were supposed to subsidise the maintenance of the township. However, they were not occupied, and to this day, a few remain empty. Instead, through encroachments, new markets developed along the main arteries, and schools and dispensaries were opened as commercial enterprises in the houses. Effects of the plan.

The planning, implementation and failures of the Greater Karachi Resettlement Plan had a major effect on both the policymakers and the planners of the government, and on the city of Karachi. The effect on policymakers and planners: The policymakers and planners learned that the problem of housing the poor was not just a physical one, involving money, technology and logistics, but that sociological factors were far more important. It was also realised that it was not possible to guarantee the recovery of development costs from the poor, and as such, it was impossible to provide the necessary number of houses complete with infrastructure. The problems of speculation, the conflict between reality and concept, and the relationship between urban development and government policies related to agriculture, trade and industry were highlighted. The need to lower costs of development, and hence standards, were also realised. The effect on Karachi: Large areas of Karachi were cleared of squatters and it became increasingly difficult for the poor to acquire land for building in the city centre. This led to the development of illegal subdivisions on the fringe areas of the city and the consolidation of what came to be known as the "informal sector" in housing. Furthermore, as the new townships were consolidated, squatters moved into the open areas in and around them as they could use the water and transport facilities available to these townships.

