

# INTRODUCTION TO ARCHITECTURE AND TOWN PLANNING

Final Term Paper

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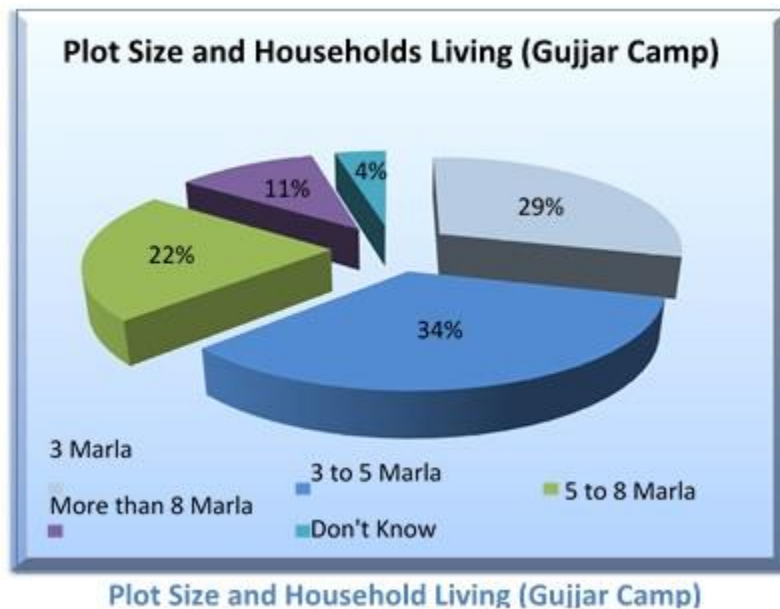
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Ans1:

## Gujjar Camp (Slum in Peshawar)

Gujjar camp is located at 71.4715°E, 34.0093°N near Peshawar University. In West it is bounded by the Kabul river tributary. The slum is not directly accessible through a road. The nearest transport terminal is available at a distance of 1.5 kilometers on Palosi road in the East through the University of Peshawar campus, and another access is situated 1 kilometer away towards the South on Canal Road and is accessible through congested streets. The nearby slum of Gujjar Camp is Tajabad.

Gujjar camp is a haphazard settlement of mud houses built across the slum with no proper planned streets or mohallas. All the inhabitants are Afghan refugees who settled in this area in 1980s' after fleeing the Soviet War in Afghanistan. Currently, there are about 400 to 500 houses in the slum, with an average household size of 11 members. The land of Gujjar Camp belongs to the Arbab family who maintain full ownership of the land to this day, while permitting the refugees to build their dwellings and live on a lease term basis. Plot sizes vary from 3 marlas and above, and average monthly rent in the slum is Rs. 2,180, with a possibility of yearly contract renewal.



The general area of Gujjar Camp comes under the jurisdiction of Peshawar Development Authority (PDA) for provision of services such as water, sanitation, waste management etc. Moreover, only 60% residents in this slum have a water source in their house and the rest have to rely on sources such as the community mosque and neighbors for their water supply. The area being private property, the landlords are responsible for its development and upkeep. Similarly, the politically elected representatives of the general area technically do not represent the Afghan community since the refugees do not have the right to vote.

There are no accessible schools in the vicinity of the slum. Furthermore, due to their refugee status, the residents experience added hardships in obtaining education for both boys and girls, as Afghan refugees are not allowed to study in the local public schools beyond matric, whereas the costs of private schools is prohibitive for most families. Consequently, literacy levels are low.

The community in Gujjar Camp is very close knit, with internalized mechanisms for conflict resolution and policing. Subsequently, despite low literacy and destitute living conditions, crime rate in this slum is negligible. For this reason, also, of the sampled slums, the women and children of this community feel themselves most secure.

The predominant livelihood sources of the slum include daily wage labor and self-employment through vending or shop keeping in Board Bazar, Gujjar Camp, Hayatabad, Karkhano Market, Peshawar City, etc. Average monthly household income is Rs. 17,200.

Almost all the houses in the slum are made of mud and clay. The streets are narrow and unpaved and the sewer water flows through open drains in the streets and discharged in the Kabul river tributary in the West. There is no formal educational or health facility in the area. However, there are few doctor's clinics in nearby residential colonies e.g. the Dhobi Ghat area.

The nearest government hospital visited by the residents is Sherpao hospital, situated at an approximate distance of five kilometers. Slum children go to Maryam School (Girls) and Rahman Baba School (Boys), situated at a walking distance of 30 to 40 minutes.

The open drains in the streets is the immediate safety issue of children who to play in the streets as no recreational facility like park or playground available. The Kabul river tributary in the West is also an unsafe area for younger kids.

Provision of Water, Education, Sanitation, and Gas are the highlighted needs of the slum.

### Slum Up gradation:

The slum up gradation methods are Complete removal method and Gradual Improvement method.

Residents of the surveyed slums contribute to the economy of Peshawar by paying rent and utilities. Almost 70% residents are tenants and pay an average monthly rent of Rs. 2,674. Similarly, average monthly utility bills for electricity and water are Rs. 2,355 per household. As support from municipal agencies is minimal, the communities undertake basic maintain their own sanitation system.

Being engaged in various skilled enterprises, the slum residents provide services to the city in the form of carpenters, construction workers, mechanics, furniture makers, and vendors, etc. Similarly, almost half of those who work are engaged in unskilled labor and provide services to various industries such as transport and construction.

The economy of Peshawar is not strong and it will be more effected by the removal of the slums as they pay their rent and utility bills etc. In addition, allotting alternative sites will be very difficult. Moreover, the city will be losing the skilled labors and their services. Moreover, slum

clearance requires high capital and advance technology, and these both will increase the burden even more on the economy of the city. The slum residents will lose their lands and jobs which could lead to rebellious acts and riots which will threaten the peace and security of the city. Therefore, the complete removal method is not feasible in this case, however, the Gradual Improvement method can be adopted for the up gradation.

## Slum Improvement Suggestions:

### Sanitation and Health

Lack of sanitation and improper waste management is one of the most perilous outcomes of unplanned urban growth. The direct impact of sanitation on human well-being means that slum residents are exposed to vicious cycles of deteriorating health, which further exasperates their living conditions. Frequent health problems result in increased health expenditures, and such micro shocks further push the residents into abject poverty, 60% of whom are already living below the international poverty line. Furthermore, this puts an added burden on the public health system as majority of the slum residents access government hospitals for medical assistance.

To address this concern, there is a need to conduct an assessment and development of the community sewage systems and drainage infrastructure with the participation of residents. Moreover, to shift the focus from curative to preventive health measures, regular hygiene promotion sessions should be held with the community highlighting the importance of basic hygiene and sanitation measures. As empirical evidence shows, small changes in habits such as washing hands and managing daily waste at an individual level can result in significantly positive outcomes.

### Livelihoods and Status of Women

While in some instances slum residents may be posing a burden on the state, on the other hand they are also contributing to Peshawar's economy. For instance, all utilities in the slums are billable and 70% are paying housing rent on the current market rates. Yet, due to low literacy rates and absence of skilled worker programmers, more than 45% of the slum population is engaged in daily wage labor, while the youth is becoming more and more idle resulting in increased use of drugs and high incidence of crime. To address this issue, it is imperative to provide TVET programmers specially designed for the altitudinal and educational levels of the slum residents, particularly the youth. Successful implementation of such programmers will focus on developing skilled workers in areas of carpentry, plumbing, mechanics etc., which will assist in creating livelihood opportunities and a chance of higher income for slum residents.

Similarly, vocational training, specifically Home Based Worker (HBW) programmers should be explored for women and girls aged between (15-35 years), most of whom are homebound with no access to education or income generating opportunities due to social and cultural restrictions. This will adequately address one of the highlighted needs of women residents requesting 'training centers' for girls. Moreover, livelihoods programmer should also focus on developing skills of midwives and community health workers. The proposed intervention will be an added

advantage for serving the specific needs of women in slums, while at the same time creating income generating opportunities for those women who are mostly restricted to slum peripheries.

### Access to Education

Primary education is a critical pre-requisite for any child to successfully integrate in a given society. However, given the current situation in surveyed slums, financial and physical access to primary education prevents many from exercising this basic right. Therefore, it is critical that while the provincial government promotes education for the masses, it should specifically focus on the challenges of slum residents (and low income poor populations) and address the underlying problems including: (a) financial costs associated with transportation, and tuition fees, (b) safe access to schools that ensures physical safety and well-being of children (especially girls), and (c) awareness campaigns for encouraging female education.

### Ans 2:

After independence in 1947, Pakistan realized the need of capital city to serve the new state. Then, Islamabad, a new capital of Pakistan was conceived in 1959, planned from 1959 to 1963 by a Greek architect-planner C. A. Doxiadis, and started implementation in 1961.

The original Master Plan of Metropolitan Islamabad was based on the principles of the 'dynametropolis – dynamic metropolis' comprised of Islamabad, Rawalpindi and National Park. It was proposed that Islamabad and Rawalpindi will expand dynamically towards southwest along with their center cores (blue area- spine of central facilities) with least possible adverse effects in traffic. It was proposed that all three component of Metropolitan area will be connected by four major highways (1200 ft. wide), Murree Highway (now Kashmir Highway), Islamabad Highway, Soan Highway and Capital Highway, meeting at right angles. Among these four highways, only two highways (Kashmir and Islamabad) were built till now.

The city was conceived into grid-iron patterns developed into 2 kilometers by 2 kilometers sectors segregated by the hierarchy of wide principal roads (600 ft.) comprising Islamabad and Rawalpindi area. The sectors were used for distinct land uses such as residential, educational, commercial and administrative.

Housing is provided in grid-iron pattern sectors on disciplined hierarchy of communities according to their income groups. In the square grid of sectors, four communities clustered around an enlarged shopping center. To slow down traffic, shopping activities were organized in the center of a larger square settlement.

The grid-iron pattern of sectors was served by a hierarchically structured road network comprising a width of 1200, 600, 300 ft. intersecting at right angles. Moreover, collector and local roads were proposed to serve the community.



Original Master Plan of Islamabad 1960

A systematic revision of Master Plan for Islamabad was started in the mid-1980s. The review effort was accomplished through in-house expertise of CDA and with the assistance of UNDP experts. The most important change of this revision came in the form of Islamabad Capital Territory (ICT) Zoning Regulation 1992.

Under this Zoning Regulations, urban areas of Islamabad were divided into five distinct zones. Zone 1 constitutes existing and some future grid-iron sectors for housing, education, commercial (Blue Area) and administrative area. Zone 2 comprised periphery of Islamabad mainly reserved for private sector to invest in housing development. Zone 3 includes Margalah Hills National Park. Zone 4 contains Islamabad Park and rural areas. Zone 5 controls the southern Islamabad and reserved for private housing development as well. These categories of Zones were clearly marked on the map of Islamabad. However, there was no physical boundary existed to separate Zone 5 from the urban areas of Rawalpindi.



Islamabad New Master Plan

## Islamabad Master Plan Issues and Problems:

- The original Master Plan of Islamabad, covering the urban area of Rawalpindi was never put into practice. The main reason behind this weakness is the lack of institutional development to implement the original Master Plan. The plan was a masterpiece in physical planning terms. However, the plan has focused on building hardware (physical infrastructure) as compared to develop software (institutional framework) necessary for implementing the plan.
- In the absence of institutional framework, the Master Plan area was split into authorization of three different governments; Federal, Provincial and Local Governments. The Capital Development Authority (CDA) under Federal Government was established in 1960 with a mandate to guide planning and implementation of the National Capital. However, the authority of CDA was limited to the urban area of Islamabad. There was no legal framework to facilitate coordination between the CDA and provincial and local departments involved in Rawalpindi. In short, implementation of original Master Plan of Islamabad was limited to Islamabad and the National Park due to absence of necessary institutional arrangement to incorporate urban area of Rawalpindi. In fact, Islamabad and Rawalpindi was a part of Metropolitan area described in the Master Plan but dealt differently.
- The plan that Doxiadis envisaged was restrictive, and clearly could not even have dreamed of how many people would migrate to Islamabad and how extensive the city would get. The master plan included nothing about zoning for the poor, or a city center, a commercial business district (CBD) for that matter.
- Islamabad has the problem of a significant urban sprawl owing to unrestricted growth in housing schemes and roads over large expanse of land, with little concern for urban planning. The fact of the matter is that there are barriers to sustainable urban development in Islamabad, and part of the problem lies in restrictive zoning that encourages sprawl and single-family homes against high-density mixed-use city centers and residential areas. This leads to inefficient use of land which is a premium asset for any city.
- Water problem in the capital city is becoming worse every year and the Simly dam and Khanpur dam, the largest reservoirs for drinking water cannot fulfill the water demand of the city. Population of Islamabad is growing at a rate of 5.7 percent per annum and it is expected that it will increase to 5 million by 2050, so in the revised master plan of Islamabad, appropriate steps must be taken to fulfill the water needs for forthcoming years.
- Shehzad town and Chak Shehzad areas were selected in master plan for different types of farming in order to meet the needs of meat and food for the capital. Powerful land grabbing mafia and elites taken over this precious land on very nominal rates and instead of farming they have built their luxury villas for their residence.
- During the nineteen eighties the development of new sectors were halted in capital and the land prices went extremely high. Bani Gala, where the cost of per marla was only RS35000 at that time, was best area with beautiful scenic views and best air quality. These powerful people started buying large plots to build their luxury houses and the solution

of disposal of sewerage was sought by discharging into the Rawal Lake. In 1983, construction in Bani Gala was declared illegal by the CDA and an operation was started to demolish the unauthorized construction. But the native armed villagers who were backed by the land-mafias, brought out who perceived their financial interests being threatened. In the confrontation between the police and armed villagers, two villagers were shot dead, this effective strategy of clash with law enforcement institutions of influential personalities proved decisive and Prime Minister exempted Bani Gala from CDA's jurisdiction. Today, this precious land had been spoiled by the urban sprawl which is also badly polluting the Rawal Lake by its huge amount of waste water, from where drinking water is supplied to Rawalpindi.

In conclusion, it should be food for thought for policy makers that what kind of Islamabad they are looking forward. Should Islamabad remain an elite city where only high ranked army officials, bureaucrats, landlords and politicians can live or it ought to be a city where no class segregation exists and it became equal livable for all income classes? It all depends on the new Master Plan of Islamabad which current government is going to revise.

Ans 3:

At present there is no framework or a policy relating to land use and therefore, in the matters of location and acquisition ad-hocism prevails. Land use policy is of vital importance. Under the policy, appropriate land resources would always be available where necessary for development, and the logic of appropriate land use would apply. Since, Peshawar is an un-planned city, therefore, none of the land use models perfectly fit for Peshawar. The city evolves around G.T road which coincides with the concept of sector model, but at the same time there is no CBD in Peshawar which exists in Sector Model. Furthermore, in Peshawar there are multiple Nuclei/Centers which complies with the Multiple Nuclei Model, but again it does not meet the other requirements of the Multiple Nuclei model.

The form of Peshawar city is linear i.e. along a road. The core facilities runs along the G.T road length. The business, residential areas like Hayatabad, city area lies along the G.T road. Moreover, Peshawar city is also Nucleated. The core facilities are dispersed throughout the city, around which the population etc. are dispersed.



