

Introduction:

The Karachi Bachao Tehreek conducted 80 household surveys within three settlements located along the Gujjar Nala to assess the potential impact on the people most vulnerable to the anti-encroachment drive. The survey was based on a mixed-methods methodology that incorporated qualitative and quantitative questions¹ to get a holistic understanding of the risks involved. Our survey team consisted of approximately 12 people, who were divided into teams of two and three. The settlements we were able to cover were Kausar Niazi Colony, Sadiq Nagar and Qayyumabad.

The KBT survey used data and findings from an initial research carried out by NED University

Initial survey conducted by NED University:

The demolition campaign currently underway along the Gujjar Nala is based on a survey compiled by the NED university's urban development department. This survey assigned unique identification numbers to each house, along with a percentage indicating the area of the house required for demolition (for reference, view image 1).

According to news [sources](#), the plan for the demolitions campaign includes widening the nala along with the construction of a [30-feet](#) wide road along both of its banks. It is unclear as to what technical grounds this plan is based on, especially the construction of a 30-ft road on both sides of the nala. It is also unclear as to what methodology was used to allot unique percentages to each household.

The survey report also consists of aerial images that identify structures required for demolition along with their unique ID numbers. From this survey report, it seems that I.D numbers, along with percentages have been assigned based on these aerial images. However, we cannot say this conclusively because the full report including the survey methodology has not been made public.

Preliminary findings and observations of KBT's survey:

Based on NED's survey report, KMC claims that all households under threat of demolitions have been accounted for and will be duly and adequately compensated. Karachi Bachao Tehreek's door-to-door survey activity revealed multiple gaps in the way NED's survey was conducted. These gaps will have grave consequences for the affectees.

1. Based on NED's survey, the KMC has announced that residents whose homes have been allotted a percentage higher than 30% will be entitled to compensation: Rs 90,000

¹ Household Survey Attached here:

https://docs.google.com/document/d/1dvQ6GLn7nrlnp_jQO_NC7t9ozHzvyDal07-Cq23QWlo/edit?usp=sharing

per household dispersed every six months for a period of two 2 years. According to the KMC, this money is to be used towards paying rent for 2 years until affectees are able to relocate themselves. Moreover, the amount fixed as compensation does not take into account the varying needs of multiple members of the household based on age, gender, dis/ability, health conditions etc.

2. There are no municipal plans for resettlement and rehabilitation. The government has not designated any sites where affectees can relocate. In paying residents a fixed amount for rent for two years, the government assumes that residents will be able to arrange alternative housing for themselves. The cost of acquiring land and constructing a house has not been accounted for within the compensation package. In a city where a majority of the population does not have access to affordable housing, rendering people homeless without adequate compensation will marginalise them further.
3. According to NED's survey, every household is allotted a single I.D against which affectees can claim compensation from the KMC. Our preliminary findings show an uneven allotment of housing I.Ds. In some cases a single I.D has been allotted to two, three and even four distinct households with different titleholders, utility bills, and families. This means that only one of these households will be entitled to the meagre compensation offered by KMC, while the rest will be denied their right based on faulty surveying.
4. In some cases, multiple housing I.Ds have been allotted to a single house, along with distinct percentages indicating the area under threat of demolition. Multiple distinct percentages for demolishing a single housing unit becomes a cause for confusion and anxiety among those who are affected, as it is unclear exactly how much of the house will get demolished and whether or not residents are entitled to compensation.
5. NED's survey calculates the percentage of a household required for demolition by dividing the affected area in square-feet by the total area of a given household (see image 1). This means that the same percentage can translate into different surface areas for different households.

For example in image 1: House I.D 75 and 220 have 73 percent of their areas under threat, however, both translate into distinct surface areas i.e 487.17 and 512.89 respectively. In some cases the gap in affected surface area where the affected percentage is the same is larger (See image 2). Residents whose homes are bigger naturally have more household members living per square feet, however, the compensation amount remains the same for everyone, regardless of the area affected.

6. The aerial imagery (see image 3) in NED's technical survey delineates a bank wall (orange dotted line) and a 30ft offset wall (yellow dotted line) along the Gujar Nala. The bank wall indicates the original/proposed width that the Gujar Nala needs to be restored to, this can also be understood as the right-of-way (ROW) needed for passage of water.

It should be noted that the majority of households marked for demolitions do not come in the way of the Nala's right-of-way. On the other hand, the 30ft offset wall, delineated for the construction of a 30-ft wide road on both sides of the Nala requires the demolition of these households. This means that the anti-encroachment drive currently underway is not taking place for the purpose of widening/restoring the width of the Nala, but rather the construction of the 30 ft wide road. In an interview with the media, renowned Urban Planner Arif Hasan recently speculated that the construction of this road is linked to transforming the use of land along the Gujar Nala. The construction of a road will make the area around the Nala easily accessible to vehicles, thereby increasing its value. This land can then become ripe for gentrification, speculation and real-estate development.

| House I.D | Full Area (SQFT) | Affected Area (SQFT) | Affected % |
|-----------|------------------|----------------------|------------|
| 224 | 221.52 | 221.51 | 100 |
| 223 | 1228.28 | 1165.07 | 95 |
| 75 | 665.54 | 487.17 | 73 |
| 220 | 706.55 | 512.89 | 73 |
| 242 | 601.92 | 422.92 | 70 |
| 74 | 409.46 | 283.86 | 69 |

Image 1

| | | | |
|------|--------|--------|----|
| 4428 | 408.71 | 113.19 | 28 |
| 4434 | 245.20 | 68.20 | 28 |
| 4386 | 191.28 | 49.33 | 26 |
| 4412 | 914.40 | 238.62 | 26 |

Image 2

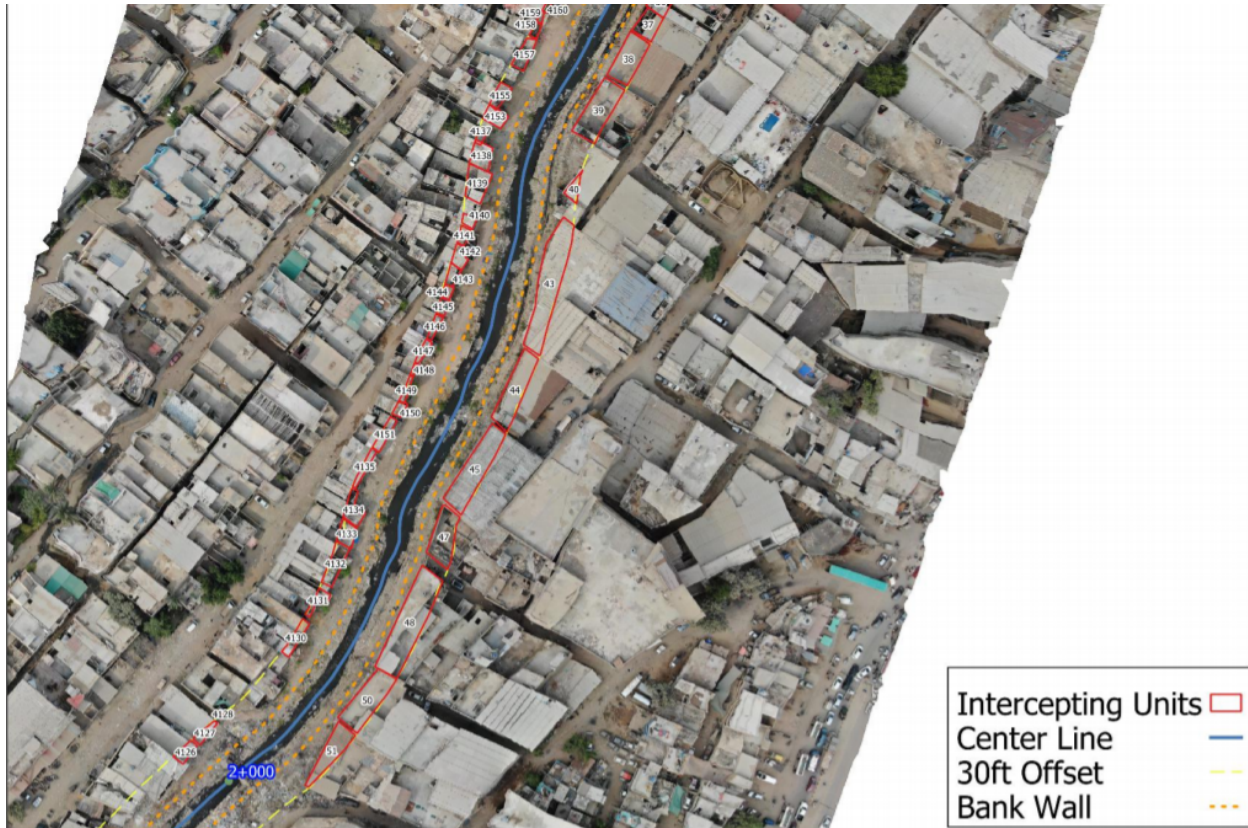


Image 3

Conclusion:

The NED survey does not take into account the human cost of the demolition campaign and purely bases the entire process on numbers. It does not, for example, account for the amount of people affected nor does it take into account the varying levels of risks and vulnerabilities associated with affectees with different identity markers such as gender, ethnicity, age, line of work, ability/disability, etc.

Recommendations:

- 1) The NED survey should no longer be used as an unbiased, factual basis for any sort of compensation or relocation plan. The findings in the report are full of dangerous holes that would lead to homelessness and further marginalization of vulnerable Gujar Nala residents.
- 2) A thorough investigation should be carried out into Project SWEEP, which, according to the World Bank, is not related to any anti-encroachment or demolition efforts.
- 3) The technical survey should be re-conducted, incorporating both