

# EFFICIENT APPLICABILITY OF LAND READJUSTMENT IN EXISTING KABUL CITY

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## 1. INTRODUCTION

Kabul the capital city of Afghanistan with 22 municipal districts is home for the estimated 4.5 million people by 2011 and one of the fastest growing cities in the world. [1] From 1980 till 2001 due to the civil war and political instability the social and economic fabrics of Afghanistan especially Kabul city have been demolished very badly. One of them is the urbanization trend of the Kabul city which during the instability decades growth in an informally shape. Which during the decades of war massive immigrations happened that according the UNHCR estimated about 4.5 million people from all over the county toward surrounding countries which after 2001 most of them returned and have been settled in Kabul city and made the population to increase from 1.2 million to approximately 4.5 million people in a short period of time. So this over population caused increasing demand for land which the government did not have the power to control and manage that growth in compatibility to the city masterplan so, the city started to grow informally (Figure 1).

As Kabul municipality usually use two methods for city development (1) Development by Land expropriation (2) Horizontally development of the city toward a new area which these two methods need more budget and expenses as 73% of the city's land have already been occupied by squatter settlement. Therefore this research have been conducted to study the efficiency of land readjustment project in Kabul city as a solution for solving inner city problems through a cooperative and collective action.

## 2. KABUL INFORMAL GROWTH

Kabul city master plan was developed in the years: 1964, 1970 and 1978 which by the master plan of year 1978 the city have designed for 2 million people with the area of 32,340 hectares [2]. Until late 1990 the population did not rich to this level but during the years of 1992 when the war and conflicts started so the unstable political situation and war caused that the warlords grabbed governmental and public lands and sold those lands on the people who escaped from rural areas due to the war and insecurity. This process continued until 2001 after that another wave of immigrations came toward Kabul by returning the immigrants from foreigner and surrounding countries. Therefore the overpopulation and the increasing demand for land caused that the prices of land rise higher so the focuses attracted on the remained governmental, public and agricultural lands of the city which many landowners who preferred to sell their agricultural lands rather than cultivation on it because of their more benefits on selling the lands. So it caused a huge amount of informal growth in opposition with the city masterplan.

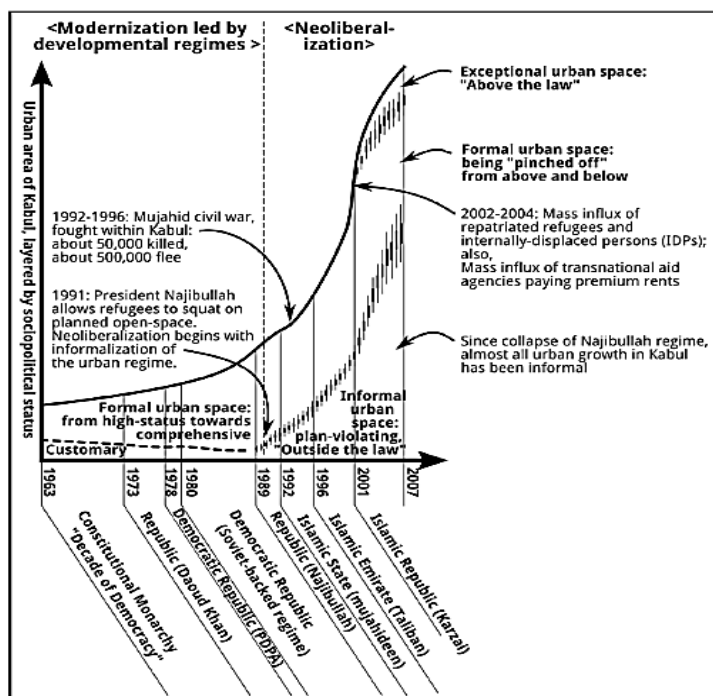


Figure 1: Modes of planning in Kabul after 1962 Source:

<http://escholarship.org/uc/item/35p9v6d3>

## 3. CATEGORY OF INFORMAL HOUSES

Informal growth is categorized into the following eight class:

1. Repatriation from other countries after establishment of Presidents Hmid Karzai interim government in 2011.
2. Settlement of immigrant population from other provinces or areas because of deterioration in the security situation and job seeking.
3. Expansion of planned housing area
4. Development by land grabbing
5. Development approved by other parties but not by the Kabul municipality.
6. Housing not complying with Kabul municipality building regulations
7. Conversion of farmland to residence because of the rapid population increase
8. Local inhabitants who have been living there for over 20 years and the places left behind as an unplanned area [3].

Keywords: Land readjustment, Massive immigration, informal growth, collective action

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## 4 URBAN DEVELOPMENT METHOD OF KABUL

There are two usual urban development methods which are currently used in Kabul city:

### 4.1 Urban horizontal expansion toward a new area

Independent board (Dehsabz City Development Authority or DCDA) for development of new Kabul city in the north part of current city of Kabul in an area of 740 Km<sup>2</sup> which the implementation process is going to be start on 2025. [4]

### 4.2 Land expropriation

Which is a method where by the Kabul municipality expropriate land according the law for providing public infrastructure and facilities. In this method land owners must leave their property and shift to a new place.

Table 1: Estimated Population of year 2008 by Type of Built-up Area

| category  | Flat area<br><10% | Hillside<br>area>10% | total     | %    |
|-----------|-------------------|----------------------|-----------|------|
| Planned   | 1,101,117         | Null                 | 1,101,117 | 26.1 |
| Unplanned | 2,502,430         | 577,835              | 3,080,265 | 73.0 |
| Old city  | 23,943            | 14,931               | 38,874    | 0.9  |
| Total     | 3,627,490         | 592,766              | 4,220,256 | 100  |

Source: Kabul city masterplan, Kabul municipality

## 5 LAND READJUSTMENT IN KABUL CITY:

As Kabul city due to the last immigrations and political instability had growth in an informal way that brought many problems for current city which the residence are suffering from it. For solving these problems land readjustment is an efficient method. As Kabul municipality had conducted a land readjustment project for renewal of Bagh-e-Ali Mardan a neighborhood at the first district of Kabul city in an area of 24 hectares which is a great step toward standardization of Kabul city.

### 5.1 ADVANTAGES OF LAND READJUSTMENT FOR KABUL:

- Guaranteeing the formal and informal settlements inside the city.
- Land readjustment is a method which allow city residences and private developers to participate and invest in development of the city.
- As the illegal houses or squatters are already built without any infrastructure, so Kabul municipality can provide infrastructure for those houses by using land readjustment and can change them to legal and planed houses.
- As land readjustment is a self-finance method to rearrange and develop urban land so, it's a good method for Kabul city in this situation which the municipality due to lack of enough budget cannot development the city.

### 5.2 DISADVANTAGES OF LAND READJUSTMENT FOR KABUL:

- Land readjustment needs long time to negotiate with owners.
- The project depends on cooperation and collectively actions of land owners.
- The first land readjustment method is going to be adopted in and old and historical area of Kabul city which is a problem to negotiate with landowners and other related ministries specially the (Ministry of Information and culture also Ministry of Urban development) regarding the historic places.
- According the religion of people in some cases land readjustment is difficult be conduct.

## 6 CONCLUSIONS

According the constitution of Afghanistan property is safe from invasion, therefore government cannot demolish the property even if it is built in an illegal land and in the opposite with the city masterplan until that land be needed for public purposes there for to arrange and provide facilities for the current city Kabul municipality use land expropriation which need a huge amount of budget and vacant land in another area to use as compensation for those property owners whose property is under expropriation process which is not economically affordable for government specially for Kabul municipality which is a self-finance organization and doesn't have any specific budget from the central government of Afghanistan so, through this research I propose an efficient way for developing the city land by using the land readjustment method specially in squatter settlement areas to legalize the lands which can help the government through paying tax and also government can provide good and efficient facilities for the city residents. But due to this study the area which under the project is a historic area of Kabul city regarding the ministry of urban development information.

## REFERENCES

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