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**URBAN ASSESSMENT
OF AN INFORMAL SETTLEMENT
IN JALALABAD:
ARABAN**

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Land Reform in Afghanistan (LARA) Project
May 2012



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JUSTIFICATION FOR THE SELECTION OF THE AREA OF ARABAN FOR UPGRADING & REGULARIZATION

drawn from MUDA/KURP “Draft Upgrading Policy - Revised 14/11/2012” (red text)
and revised with Jalalabad city officials and MUDA city planners in December 2012 (black text)

THE AREA OF ARABAN MEETS THE FOLLOWING KEY CRITERIA FOR INCLUSION OF UNPLANNED RESIDENTIAL AREAS INTO AN UPGRADING PROGRAM:

- All unplanned areas where owners have legal or customary deeds should be considered for upgrading.
- Prior agreement of key counterparts (MUDA/DUDA, GDMA, Arazi, Municipality)
- Prior agreement of the property owners – whether a community or a public entity
- The area has all required Land Clarification (*Tasfya*) documents in order
- The community agrees to negotiate some land readjustment to accommodate necessary public facilities and open spaces – *this may require a limited number of property expropriations and relocations*
- The main Land Use remains the same (e.g. residential), but may require a revision of the Zoning prescriptions (e.g. high-rise, high-density etc)
- The main Land Use is may be changed with the endorsement of all concerned authorities (e.g. from Greenery to Residential, where found impossible to reverse)

CRITERIA FOR THE EXCLUSION OF AREAS FROM UPGRADING PROGRAMS:

- Seized private and government areas.
- Environmentally-sensitive areas (river-banks, or near underground water sources).
- Unplanned residential areas on steep slopes or mountains, where the provision of services would be difficult and costly.
- Unplanned areas located on agricultural land or market-gardens.
- Unplanned areas that are being considered for redevelopment by municipalities, at least until the scope of this intervention is clear
- No Land Clarification (*Tasfya*) document
- Infringes key environmental or historic area protection zoning (e.g. riverbanks, forests, agricultural land, archaeological site)
- Infringes key historical area protection zoning (e.g. archaeological sites)
- Evidence of land speculation (large number of vacant plots)

The area of Araban can be prioritized according to the following KURP criteria:

Priority 1: Area vulnerability - measured in accordance to the following indicators:

- Social and economic indicators (for example residents’ incomes level or No. of dependents in a household)
- Health / environmental situation
- Area history (for example shelter for refugees, IDPs and/or poor settlers)

Priority 2: Absence of or limited urban infrastructure services – measured for the following:

- Water supply (access to safe drinking water through public taps, public wells, water tank)
- Sanitation

Conditions:

- Areas which are geographically accessible and have no evident natural hazards.
- Authorities have agreed to its upgrading.

Prioritization may also be discussed on the basis of the following elements:

- Age of the settlement
- Voluntary contributions by community to the costs of upgrading



MUDA/KURP, Draft Upgrading Policy, 2011



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PROCESS FOR THE SELECTION OF TWO INFORMAL SETTLEMENTS WHERE LARA CAN UNDERTAKE UPGRADING & FORMALIZATION WORK

After 2 months of intense consultations with Arazi, MUDA, DUDA and Jalalabad Municipality, the LARA project team had a turning point meeting in Jalalabad on 8 February 2012, to discuss the selection of two settlements deemed appropriate for upgrading and formalization activities. The meeting was hosted by the Deputy Mayor and was attended by Eng Zmaray, the senior MUDA official responsible for developing the Jalalabad Master Plan, two representatives from GDMA, Eng Zakhil, Head of DUDA, his deputy, a senior representative of Arazi, the Head of the municipal engineering department and two USAID officials.

On the basis of the data sheets presented by the LARA team and the criteria developed by KURP and revised by the stakeholders in the consultation rounds, each participant was given the chance to express his opinion and recommendations. The prospect of Jalalabad pioneering the endeavor of formalizing appropriate informal settlements and becoming a model for other cities was emphasized.

The meeting was concluded by the selection of **Araban** and **Campoona** as the most appropriate sites to undertake upgrading and formalization work. The LARA team is now in the process of preparing for the up-coming administrative and technical tasks related to the land rights identification process (*Tasfiya*); the definition of the physical boundaries of these settlements and the prioritization of upgrading needs in consultation with the communities.



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SUMMARY DATA ON THE 22 IDENTIFIED SETTLEMENTS

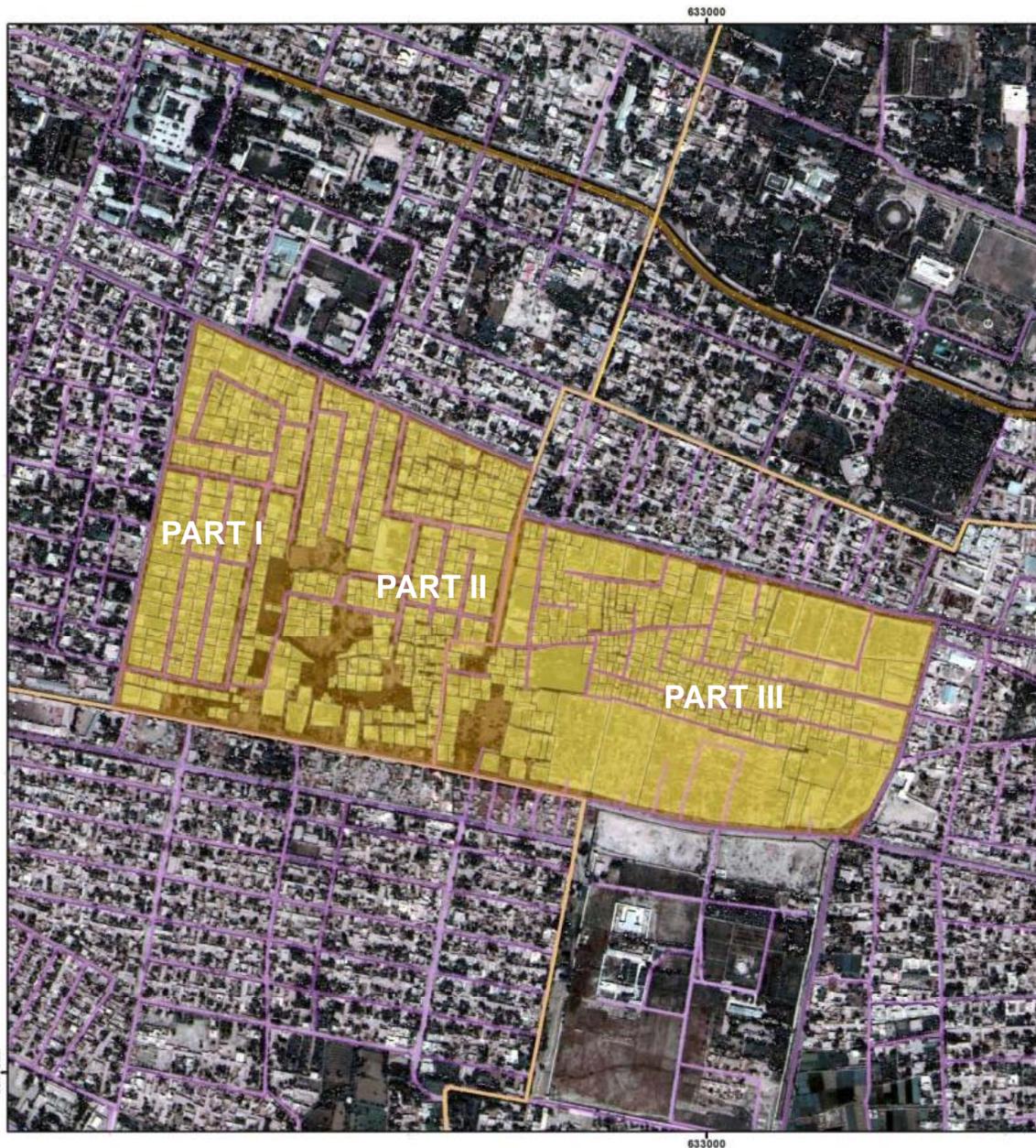
No	Name of the Informal Settlement	Estimated Population (as estimated by Nahia officials)	Estimated Population Density P/Ha	Land Ownership (to be confirmed by ARAZI)	Number of Parcels (as estimated by LARA)	Title Type (as reported by Nahia officials)	Hectares	Electricity % (as reported by city officials)	Water % (as reported by city officials)	Access to Roads % (as reported by city officials)
1	Qasabah	6500	90.16	Private	740	Legal	72.09	10	30	40
2	Omid Abad	2000	743.49	Government	94	No Title	2.69	10	50	100
3	Compona	8,000	109.11	Government	1133	Customary	73.32	10	40	100
4	Toop Ghundi	18680	630.22	Government	531	Customary	29.64	10	100	100
5	Araban	12,730*	208.92	Private	967	Customary	60.93	15	100	100
6	Samsoor Mina	4630	393.7	Private	200	Customary	11.76	10	100	100
7	Maskeen Abad	5972	177.63	Government	686	No Title	33.62	20	100	100
8	Arbaban	630	88.23	Private	131	Customary	7.14	20	50	100
9	Baburyan	931	47.98	Private	467	Customary	19.4	20	50	20
10	Kambo River	700	32.94	Government	324	Customary	21.25	10	50	70
11	Old City	3000	110.29	Government	207	Legal	27.2	0	5	100
12	Base Ekmalati	9000	103.65	Government	990	No Title	86.83	0	5	70
13	Majbour Abad	9000	268.73	Government	566	Customary	33.49	0	10	70
14	Kacha Gari	6300	741.17	Private	172	Customary	8.5	10	100	100
15	Shahedono Tapa	4000	354.6	Government	223	Customary	11.28	2	100	100
16	Sangaen Masjid	8400	354.67	Private	360	Customary	23.67	5	100	100
17	Kamp Shikhmesri	14700	98.01	Government		Certificate	149.98	0	40	100
18	Sayaf Families	21000	67.19	Government		Certificate	312.51	0	60	100
19	Qasem Abad	6403	84.08	Government		Different	76.15	0	100	100
20	Dawlat Zia	70000	192.94	Government		Certificate	362.79	0	100	100
21	Farm-e - Hada	8400	272	Government		No Title	30.86	0	80	100
22	Angoor Bagh	9060	1382	Both	88	Different	6.55	0	25	100
	<i>Total</i>	241846			7707		1461.05			

* Data to be verified



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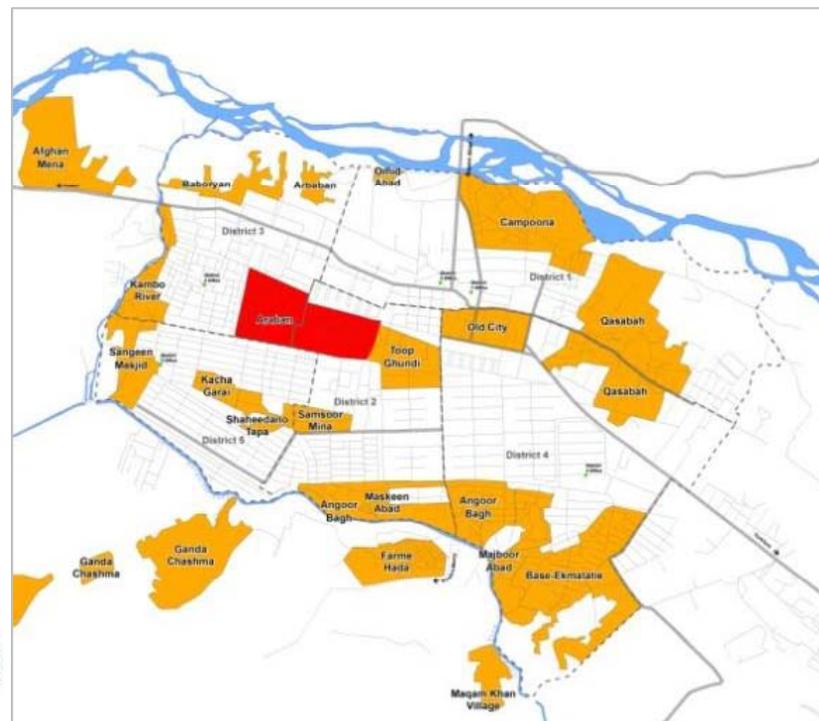
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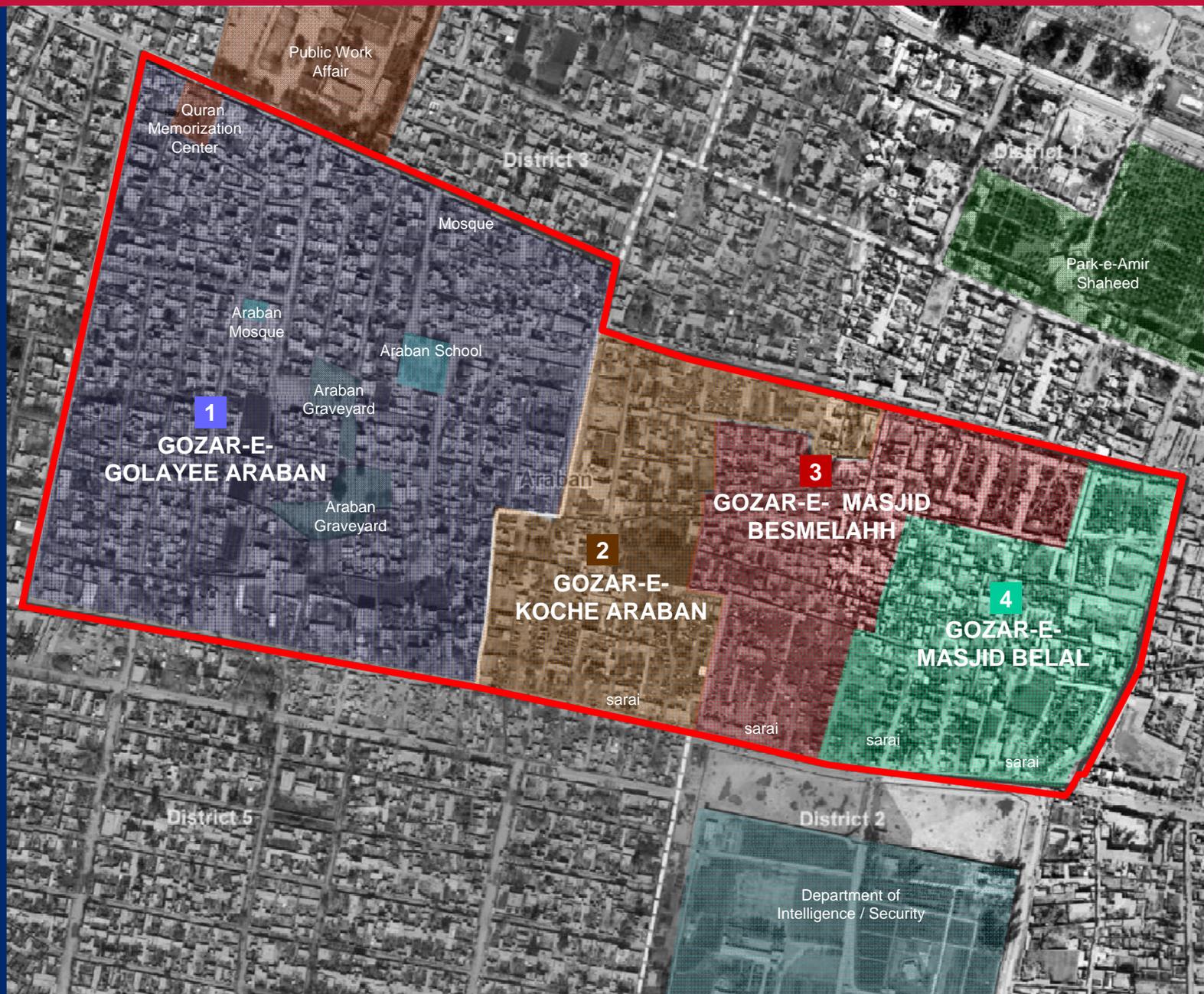


GENERAL OVERVIEW OF THE ARABAN AREA

The Araban settlement can be basically divided into 3 parts (from West to East):

- **PART-I:** Residential area with regular layout of streets and blocks – apparently planned. A number of shops and workshops line the main roads. In the southern section there are still some cultivated areas but these are rapidly disappearing. The community is served by a mosque and a few public facilities.
- **PART-II:** Residential area with regular/ irregular streets. A number of spare parts workshops and shops line the main roads. A mosque is located on the main road to the north. The central section has 2 graveyards, some vacant land. At the very centre is located a large school recently built by JICA.
- **PART-III:** A dense and irregular residential area with very narrow streets. It is surrounded by all sides by several large-scale wholesale activities, workshops and parking spaces for the uploading and downloading of goods and food stuff from other cities and Pakistan.





AREA SNAPSHOT BY GOZARS

1 GOZAR-E GOLAYEE ARABAN

Name of Wakil	Haji Sardar Mohd.
Contact number	0700 623336
<i>Nahia</i> (District)	3
Estimated Population	2,230 inhabitants
Area	34.58 Ha
Estimated Population density	64.5 P/Ha
Estimated Parcels No.	170
Estimated Households	330
No. of schools	1
No. of Clinics	-
No. of Mosques	9
No. of Markets & shops	4 Sarai & 150 shops

2 GOZAR-E KOCHA ARABAN

Name of Wakil	Ehsanullah
Contact number	077 2439545
<i>Nahia</i> (District)	2
Estimated Population	420 inhabitants
Area	10.86 Ha
Estimated Population density	38.5 P/Ha
Estimated Parcels No.	38
Estimated Households	60
No. of schools	-
No. of Clinics	-
No. of Mosques	6
No. of markets & shops	10 sarai & 40 shops

3 GOZAR-E MASJID BESMILLAH

Name of Wakil	Asadullah
Contact number	0796 041035
<i>Nahia</i> (District)	2
Estimated Population	7,560 inhabitants
Area	9.97 Ha
Estimated Population density	758 P/Ha
Estimated Parcels No.	360
Estimated households	1080
No. of schools	-
No. of Clinics	-
No. of Mosques	1
No. of markets & shops	7 sarai & 6 shops

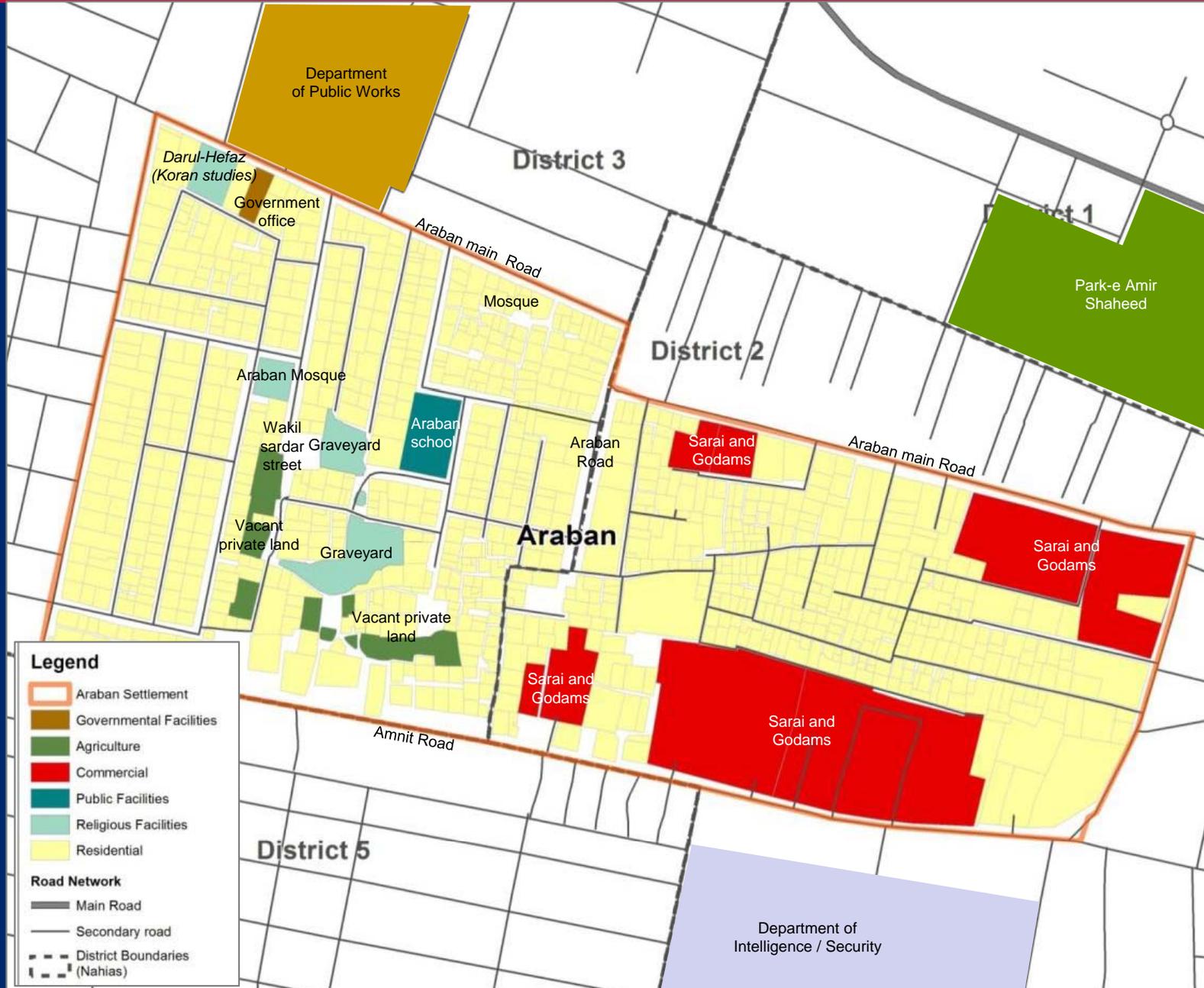
4 GOZAR-E MASJID BELAL

Name of Wakil	Dr.Sabir
Contact number	0799 04 10 35
<i>Nahia</i> (District)	2
Estimated Population	2,520
Area	10.27 Ha
Estimated Population density	245 P/H
Estimated Parcels No	120
Estimated households	360
No. of schools	Non
No. of Clinics	Non
No. of Mosques	One
No. of markets and shops	7 sarai



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EXISTING LAND USE

Araban is located in the centre of the city and bridges across Nahia 2 & 3. It comprises of residential buildings, low density commercial spaces and workshops along the main roads and public facilities that include a school, two mosques and Koranic studies center. Open spaces are very scarce apart from 2 graveyards.

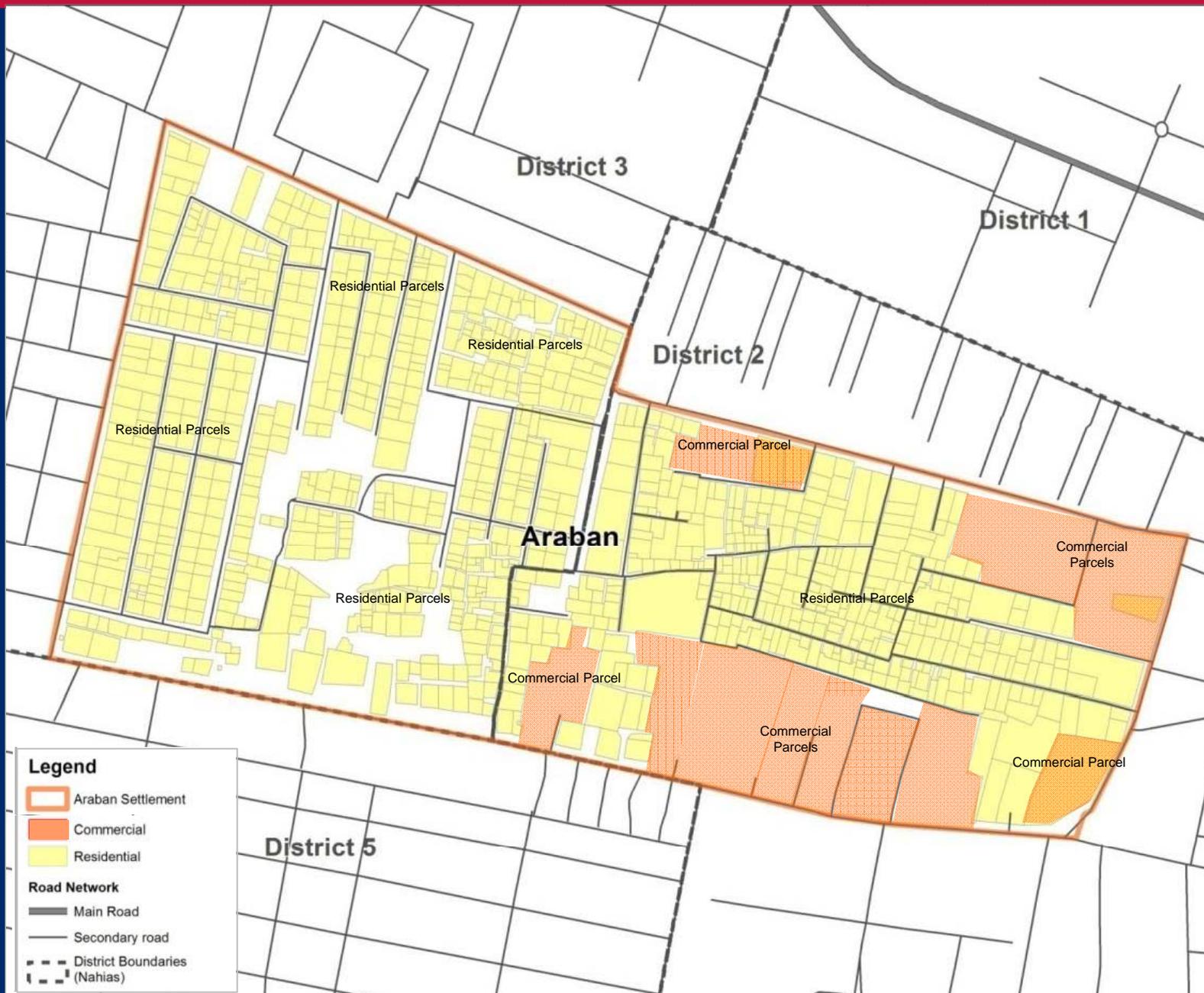
The total area of Araban is approximately 665,400sqm, which include:

Land use	Area approx sqm	% of total
Residential area	373,000	60%
Commercial area	101,350	15%
Agriculture/vacant area	10,200	1.5 %
Public facilities	5,450	0.8 %
Admin/Gov facilities	1,400	0.3%
Religious facilities	14,000	1.8 %



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Legend

- Araban Settlement
- Commercial
- Residential

Road Network

- Main Road
- Secondary road
- District Boundaries (Nahias)

SNAPSHOT ON LAND & PROPERTY INFORMATION

AREA INFORMATION:

The Araban settlement occupies an area of approximately **61 hectares** and has an estimated population of over 12,000 inhabitants with a population density of about 208 p/ha. Araban is divided in 4 Gozars, each of which has its own wakil to represent the community and their needs in the Municipality .

PARCELS:

Araban has a total of **approximately 970 parcels** (950 residential) . The largest commercial plot size measures nearly 34,000m². The largest residential plot size measures nearly 7000 m² and the smallest of 50m². The average residential plot size is 392 m².

PROPERTY OWNERSHIP:

The land is privately-owned; most owners have customary deeds as titles for the land they occupy.

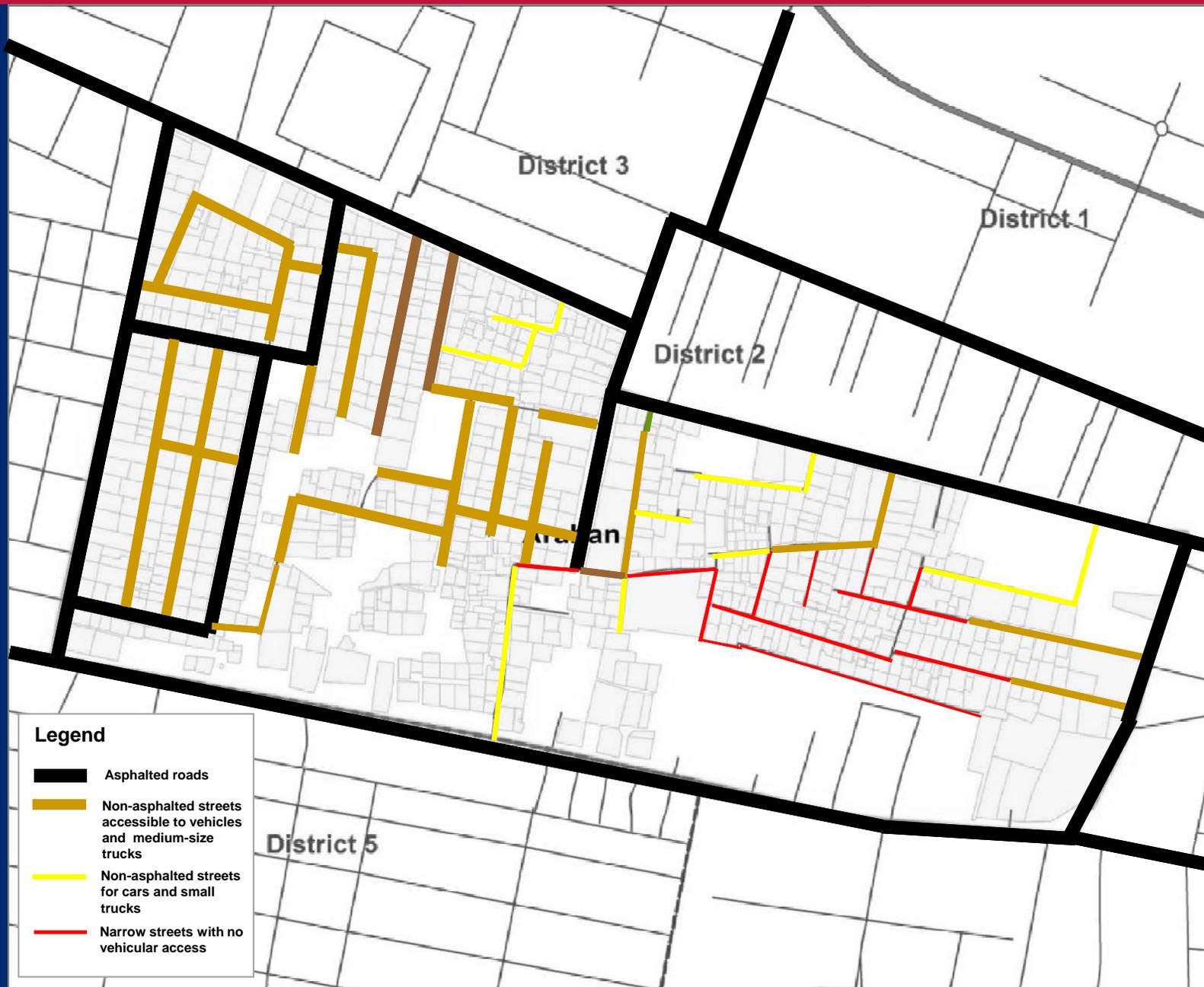
LAND VALUE:

The cost for 1 *Bisma* (100m²) land is between USD 25.000 and 30.000. Prices here are higher than in other areas of the city because of its central location and the proximity of shops, services and facilities. Demand for land is high.



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Legend

- Asphalted roads
- Non-asphalted streets accessible to vehicles and medium-size trucks
- Non-asphalted streets for cars and small trucks
- Narrow streets with no vehicular access

EXISTING ROADS & STREETS CONDITIONS

The area of Araban is located in the centre of the city and therefore is generally very accessible.

The main roads surrounding the area are asphalted and in good conditions even if busy with traffic. Within the informal settlement, about 30% of residents have direct or close access to the main asphalted roads. About 20% of secondary roads condition are in good conditions but 80% need to be graveled and paved. Many drainages channels built either by the people themselves or by UN-HABITAT are in poor conditions brought about by age, solid blockages and disrepair.

The residents of Araban are very supportive of any initiatives that will improve their living condition and appear keen to contribute in any construction and rehabilitation projects implemented by NGOs or government. At the time of the UN-HABITAT project, the CDCs of Araban were heavily involved in organizing community contributions to the excavation of drainages channels.

Solid waste management remains a serious challenge as within the area there are no assigned collection points for household garbage. There is no private/community-contracted enterprises for the collection of waste in this area.



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EXISTING ROADS & STREETS CONDITIONS



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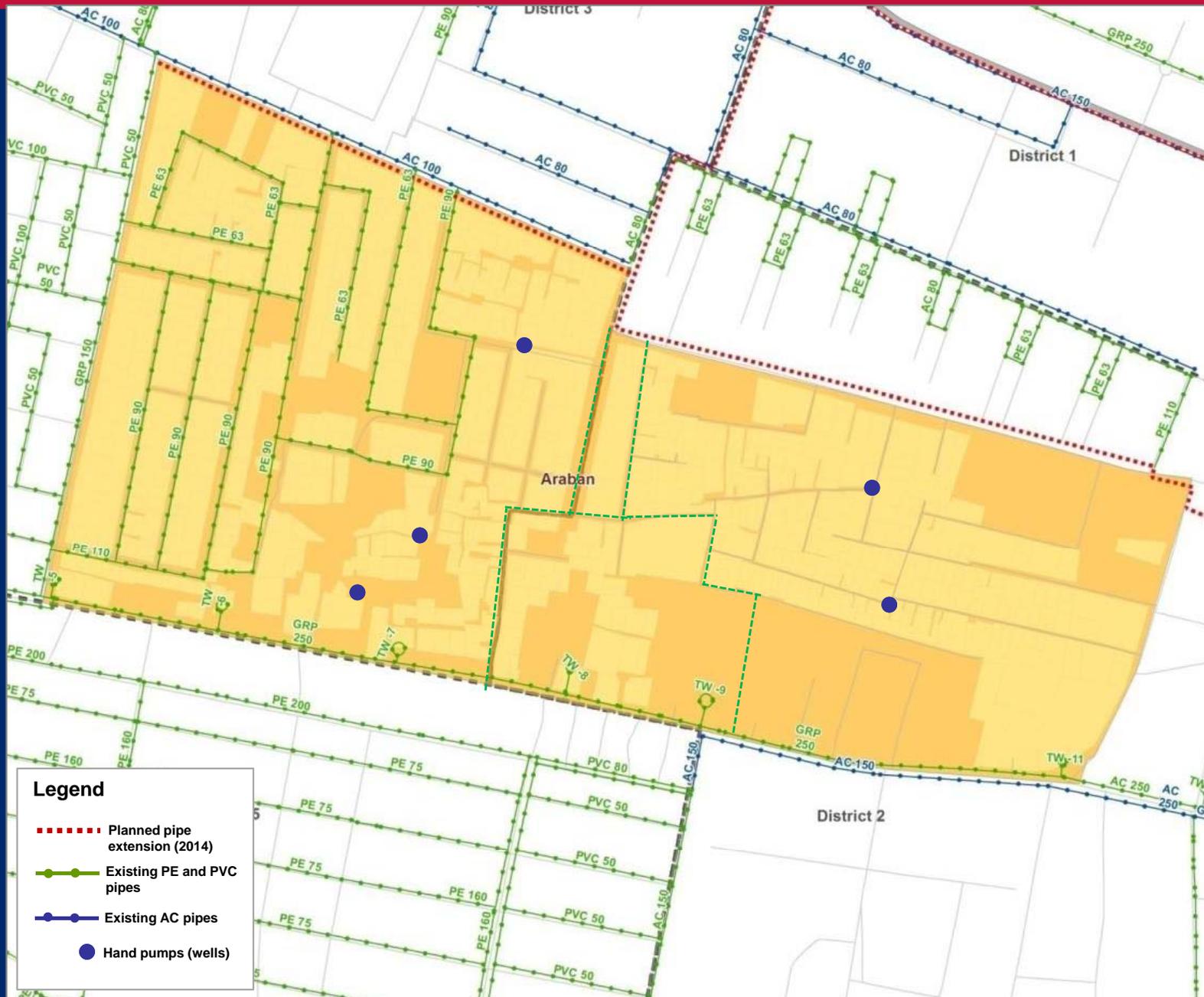
EXISTING ROADS & STREETS CONDITIONS





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EXISTING WATER SUPPLY

NETWORK SCHEME

The extension of the water pipe system in the Araban area has been implemented by the Water Supply Department in 2008, with funding from the World Bank, and appears to be in good conditions. To date, some 400 houses are connected and have installed meters. Nevertheless, there appears to be a serious problem impeding the use of this new pipe scheme since it is not connected to the main network. According to the Water Supply Department, some fittings are missing as well as financial support for excavation and installation of pipes.

To those connected, due to the shortage of electricity, water is available only for 2 hrs every 48 hours.

INDIVIDUAL WELLS

The remaining households depend on semi-deep bore wells for their drinking water. Since the water table is very high (2-3m), the water drawn from the wells is polluted. There are only a few working hand pumps in the area that were provided by NGOs for public consumption. Others are out of order.

COSTS

The cost for metered water is 6 Afs/m³. Those with no meter installed pay 80 Afs per month per connection.



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EXISTING HAND PUMPS
CONDITIONS





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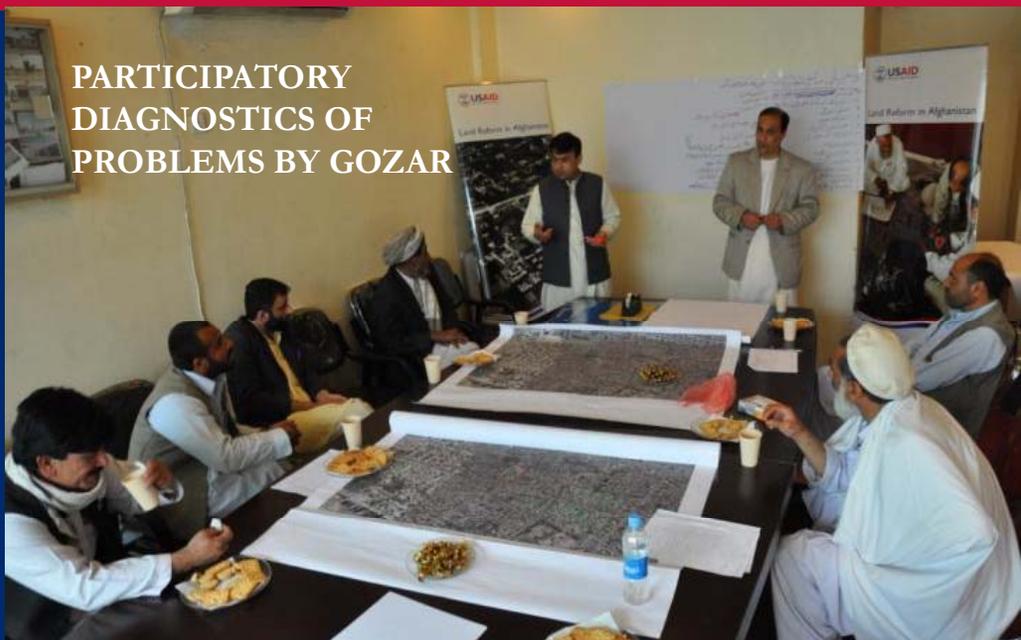
**PARTICIPATORY
DIAGNOSTICS OF
PROBLEMS BY GOZAR**

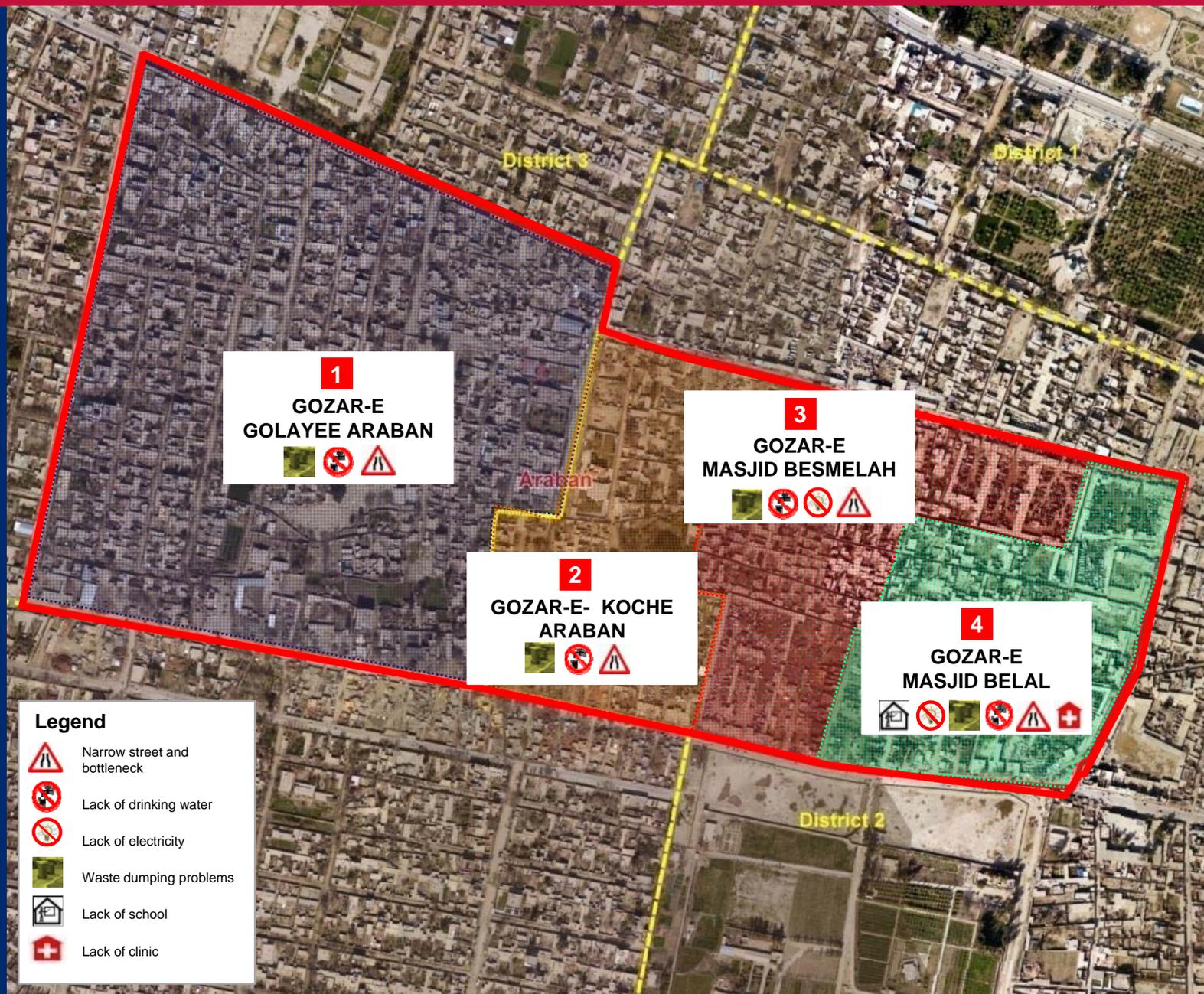


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**PARTICIPATORY
DIAGNOSTICS OF
PROBLEMS BY GOZAR**





PARTICIPATORY DIAGNOSTICS OF PROBLEMS BY GOZAR

- 1** GOZAR-E GOLAYEE ARABAN
1. Graveling and concreting of Araban school road
 2. Graveling and concrete of the 3rd road
 3. Graveling and concrete of 4th street
 4. Sewerage system
 5. Water supply system
 6. Widening of roads and intersections of Araban street

- 2** GOZAR-E KOCHER ARABAN
1. Graveling, concrete and connection of road of former Governor's house
 2. Graveling and concrete of Haji sahib Din Mosque street
 3. Sewerage system
 4. Water supply system
 5. Widening of roads and intersections of Araban street

- 3** GOZAR-E MASJID BESMILLA
1. Widening of streets
 2. Rehabilitation of drainages
 3. Sanitation system
 4. Collection of solid waste
 5. Improvement of electricity system
 6. Improvement of water supply system

- 4** GOZAR-E MASJID BELAL
1. Widening of streets
 2. Rehabilitation of drainage channels
 3. Sanitation system.
 4. Construction of a primary school and clinic
 5. Electricity system.
 6. Parks / Greenery
 7. Water supply system

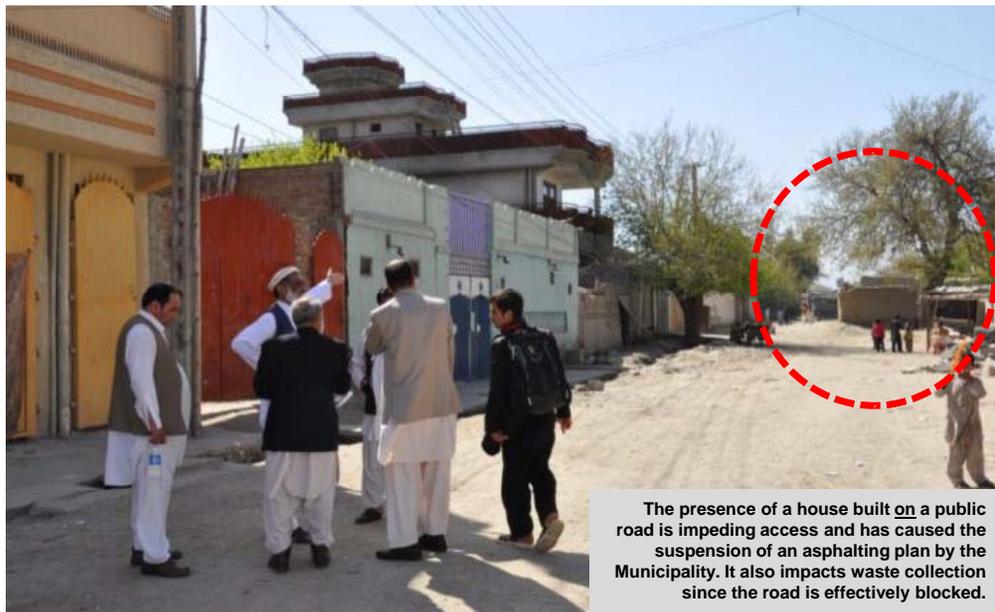
PRIORITIZATION OF PROBLEMS

1. Graveling, concrete and widening of streets
2. Rehabilitation and construction of drainage
3. Improvement/construction of water supply system
4. Construction of solid waste collection points
5. Improvement of electricity system
6. Construction of modern latrines.



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The presence of a house built on a public road is impeding access and has caused the suspension of an asphaltting plan by the Municipality. It also impacts waste collection since the road is effectively blocked.



Solid waste and construction debris in the drainage channels are obstructing the water flow. This not only poses a health hazard for people, but causes unpleasant smell, attracts flies and pests.



Stagnating and contaminated water close to residential area and attracts flies and mosquitoes especially in summer time, which constitute a severe problem for people, particularly children and elderly.



The accumulation of solid waste in the streets is a renowned problem for the Municipality, but because of the narrowness of the streets, the Sanitation Department trucks cannot access these areas.



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Despite earlier investments, the streets of Araban are still aggravated by narrow passages, poor sanitation, deteriorating drainage channels, and the careless disposal of solid waste and debris.



The traditional latrine system is a known source of environmental hazards, particularly when not cleaned on a regular basis. People in the area have expressed the desire to upgrade to more modern systems.



Despite the fact that the concrete waste collection points have been ruined over the years, they are still utilized by residents. But because of the dirt, people tend to throw the garbage around them rather than inside.



Blocked drainage causes the frequent stagnation of water on the streets which in turn impacts the accessibility of the area and the impact of flash floods on neighboring properties.



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MAPPING EXISTING CONDITIONS: ROADS AND STREETS OF WEST ARABAN



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MAPPING EXISTING CONDITIONS: ROADS AND STREETS OF EAST ARABAN



1 Street width: 4.0 m



2 Drainage channels built by UN-HABITAT in 2005
Street width: 3.0 m



3 Street width: 3.5 m



4 Street width: 3.5 m



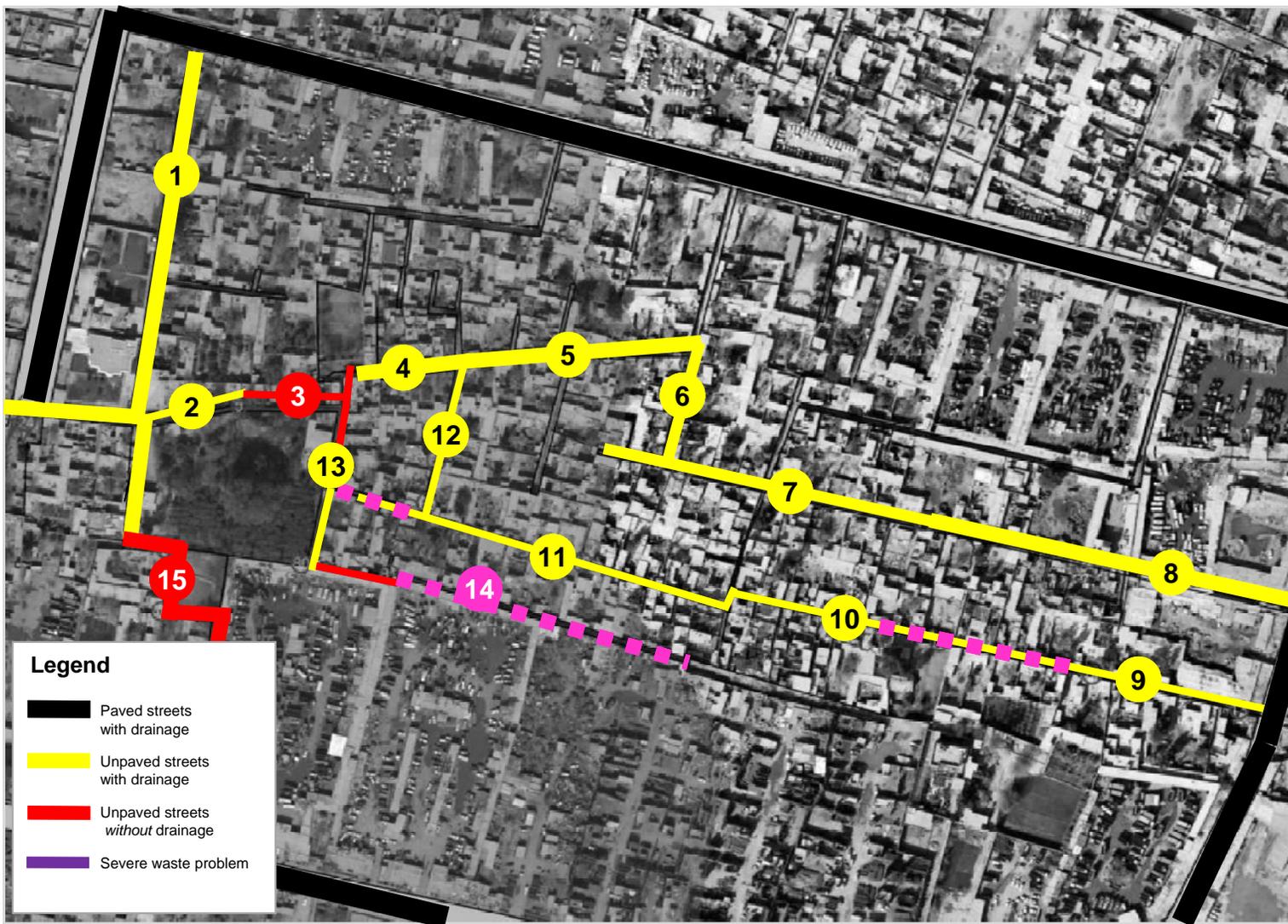
5 Street width: 5 m



6 Street width: 3.5 m



7 Street width: 3.3 m



Legend

- Paved streets with drainage
- Unpaved streets with drainage
- Unpaved streets without drainage
- Severe waste problem



8 Street width: 7 m



9 Street width: 4 m



10 Drainage channels built by UN-HABITAT in 2005
Street width: 3 m



11 Street width: 3 m



12 Drainage channels built by UN-HABITAT in 2005
Street width: 3 m



13 Drainage channels built by UN-HABITAT in 2005
Street width: 3 m



14 Street width: 2.2 m



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MAPPING EXISTING CONDITIONS: SOLID WASTE PROBLEMS IN ARABAN



1



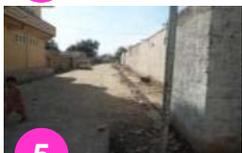
2



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PARTICIPATORY
PRIORITIZATION
OF PROBLEMS



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LOCALIZING OPPORTUNITIES FOR PHYSICAL UPGRADING & IMPROVEMENTS IN CONSULTATION WITH THE COMMUNITY

March 26-28, 2012

1

Street Upgrading

Areas where residents appear favorable to giving up a portion of their properties for the purpose of street widening. This would improve the access of emergency services and solid waste collection trucks. It would also constitute a favorable step towards the planning endorsement of the area by DUDA and thus the regularization of properties.

2

New road connections

There appear to be many opportunities to connect the inner areas to the main roads with the objective of providing better vehicles access to residents of Araban. The opening of any new connections will imply extensive consultation and negotiation between the owners of houses that would be affected and the municipality as this may require some form of compensation and/or relocation.

3

New Health Facility

In the centre of Western Araban, there is a vacant private land of approx. 2 *Jiribs* (4000 m²) that would be ideal for the establishment of a clinic. The area is very central and fully accessible on foot or by car/ambulance. The Municipality would have to negotiate with the owner(s) its sale, long-term lease or a direct investment.

4

New educational facility

In the centre of Eastern Araban there is a vacant private land of approx. 1 *Jirib* (2000 m²) that could be used for the construction of a small 2-3 storey-high school. This would probably require the negotiation of the residents and the *wakil-i gozars* with the owner who could be convinced to give or sale the land for the construction of a school. Presently there is no school in the area.

5

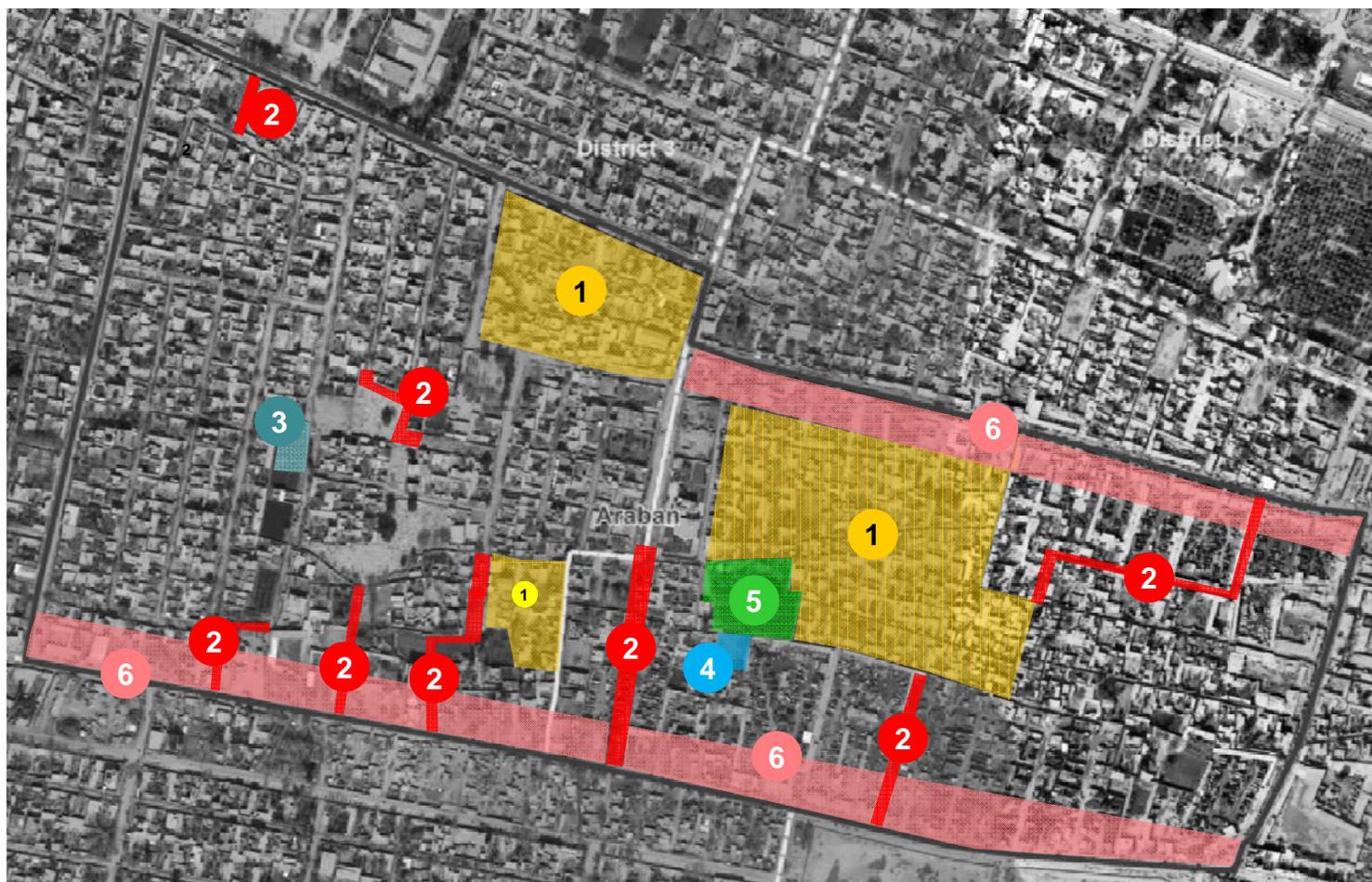
Recreational Facilities

Near the above-mentioned area, there is a large vacant green private land of approx. 9? *Jirib* (18,000 m²) that would be ideal as a public recreational area and a playground for children.

6

Zoning improvements for a high-value commerce

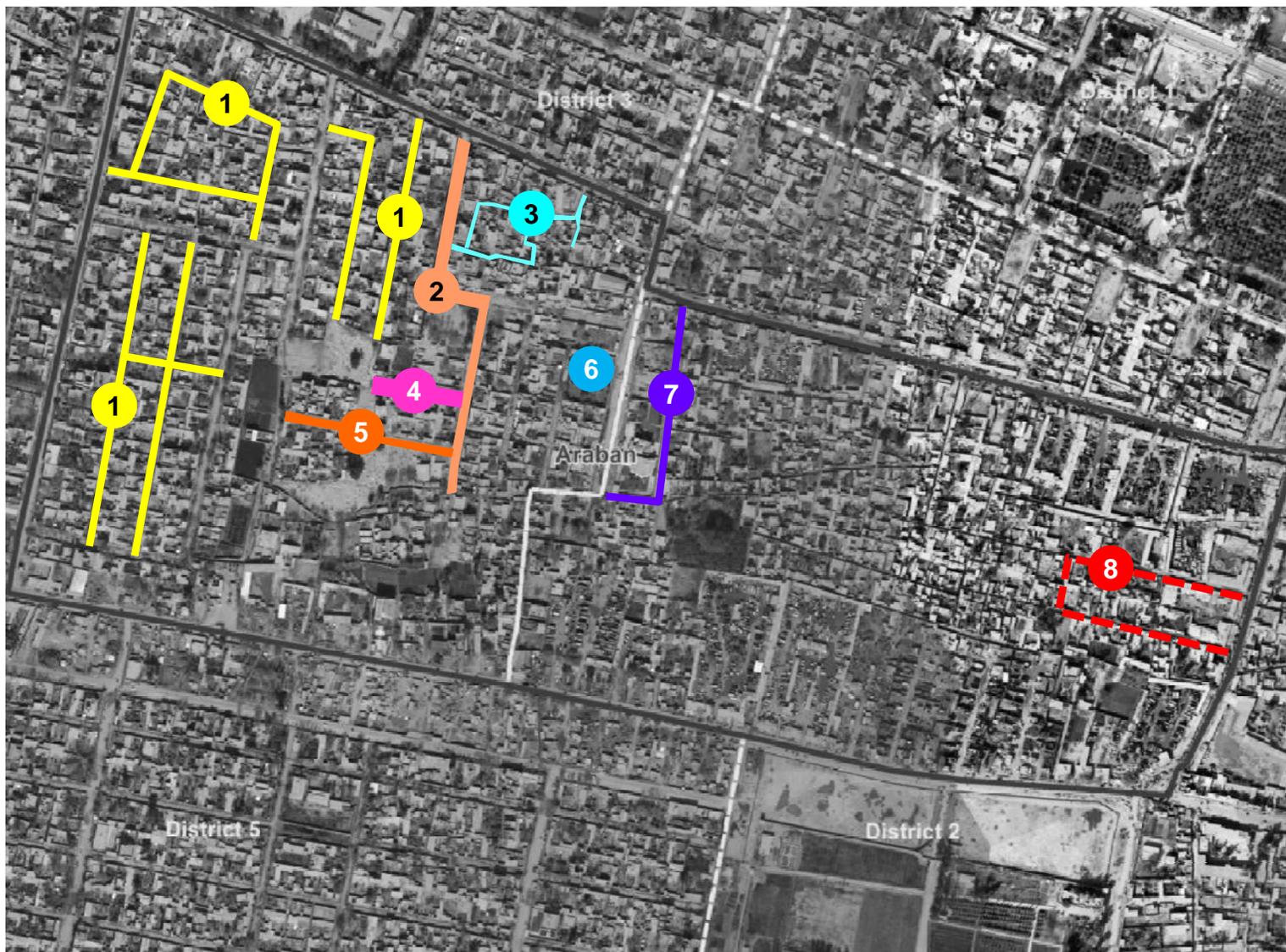
The northern and southern edges of the Araban area are served by wide vehicular roads, along which there are a number of large low-density commercial areas, prevalently used as parking, warehouses and spare-parts workshops. These poorly developed areas represent an opportunity to promote the creation of a high-value commercial ribbon and stimulate local job opportunities. Specific Urban Development Guidelines should attempt to minimize any negative impacts on residents in terms of heights and pollution but encourage value investments along the roads.





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OPPORTUNITIES FOR “QUICK RESULT” PROJECTS

- 1 6-9 METER STREETS**
 - Pedestrian sidewalks (both sides)
 - Re-alignment and rehabilitation of existing ditches + construction of new drainage channels (1 side?)
 - Concreting or gravelling (asphalting would have to be implemented by JBM).
- 2 10-15 METER ROADS**
 - Pedestrian sidewalks (both sides)
 - Re-alignment and rehabilitation of existing ditches + construction of new drainage channels (length 350 m)
 - 3 culverts
 - Concreting or gravelling (asphalting would have to be implemented by JBM).
- 3 3-5 METER PEDESTRIAN STREET**
 - Re-alignment and rehabilitation of existing ditches + construction of new drainage channels
 - Concreting of pedestrian street
- 4 WASTE COLLECTION POINT**
 - Provision of a trash bin/skip
- 5 PEDESTRIAN STREET**
 - Re-alignment and rehabilitation of existing ditches + construction of new drainage channels (length 300 m x 2)
 - Concrete paving (600m x 1.5 m)
- 6 ARABAN GIRL'S SCHOOL**
 - Solar panels
 - New septic tank
 - Guards house (Connex)
 - Playground/Basketball grounds
- 7 STREET WITH BOTTLENECK**
 - Street gravelling (400m x 4m)
- 8 NARROW PEDESTRIAN STREET**
 - Widening of street, pending agreement on demolition of houses to be negotiated by JBM)
 - Construction of ditches.
 - Concrete of pedestrian streets



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ARABAN COMMUNITY ACTION PLAN: 1ST DRAFT - FOR DISCUSSION

