



## Incremental Development Scheme

Hyderabad, Pakistan

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<i>Client</i>	Hyderabad Development Authority Hyderabad, Pakistan
<i>Completed</i>	March 1986, ongoing
<i>Site area</i>	610'000 square metres
<i>Costs</i>	Rp 140 per square metre for infrastructure (US\$ 8,50)



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The present scheme was launched after the Hyderabad Development Authority (H.D.A.) examined the reasons for the failure of government initiatives, and the relative success of the informal sector in providing low-cost housing for the urban poor. Traditional programmes usually fail because they cannot tackle the demand in terms of affordability, population target and the considerable timelag between plot allotment and actual occupation by the beneficiaries. The incremental development approach has explored an alternative whereby initial services are limited to

a strict minimum so that a very low down-payment of US\$60 is sufficient to acquire a plot with basic sanitary facilities. Subsequent improvements take place after the residents build their own house and gradually pay for the services requested. This self-financing scheme has allotted 2'813 plots between November 1987 and May 1988, on which 2'181 families now live permanently.

<i>Building type</i>	089
1989 Award Cycle	0987.PAK

1. *The reception area*
2. *A family establishing itself in the reception area*

### Site

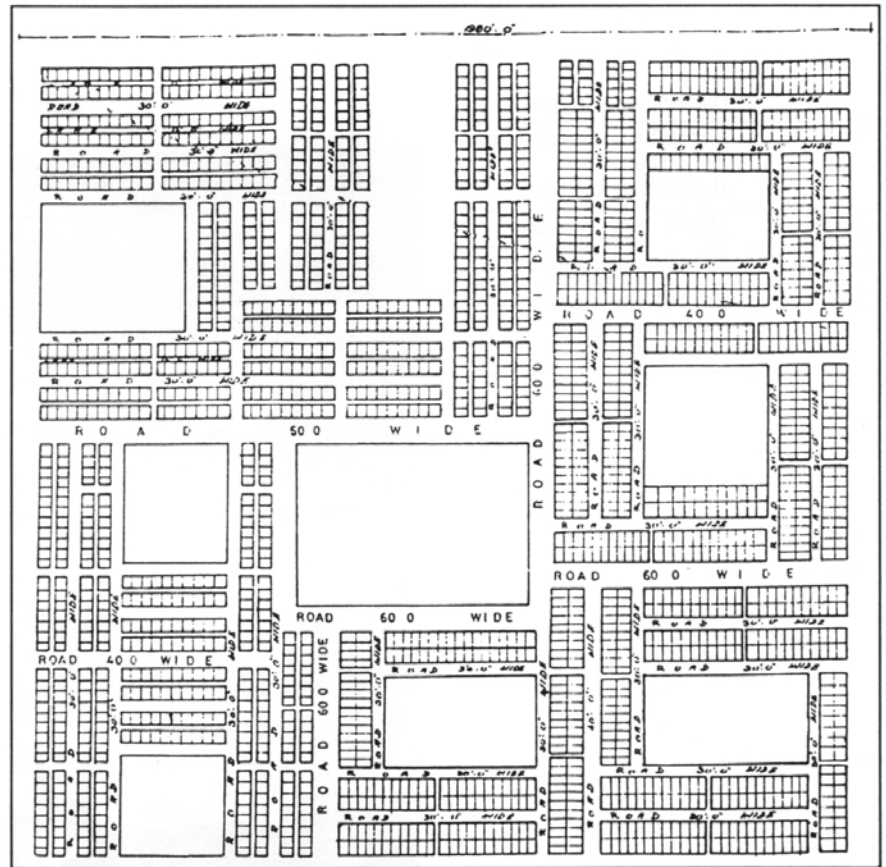
The project area is located in the province of Sind, approximately 150km to the north-east of Karachi and 12km from Hyderabad. The site is flat and rocky with little alluvial soil.

### Functional Requirements

Shelterless applicants are allotted a 65sq m plot with public stand posts for water supply and an individual WC pan. Provision for the remaining services is made on an incremental basis as the residents indicate their preferences; the works are then implemented through community participation.

### Description

The H.D.A. has drawn the layout of the scheme and established a reception area for potential allottees. The latter can either camp in this area or rent two rooms, and are registered for plot allotment only if they bring their entire family and belongings. A 65sq m plot is granted to all those who have resided in the reception area for about a week. This measure was introduced to identify people in genuine need and discourage investors and speculators. Furthermore, if the plot is left vacant after attribution, the allotment is cancelled and the land granted to another applicant from the reception area. Administrative procedures are reduced to a minimum and the registration card - the only document in the entire process - is prepared by H.D.A. to record payments made for development charges.



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3. Layout plan

4. First day on regular plot

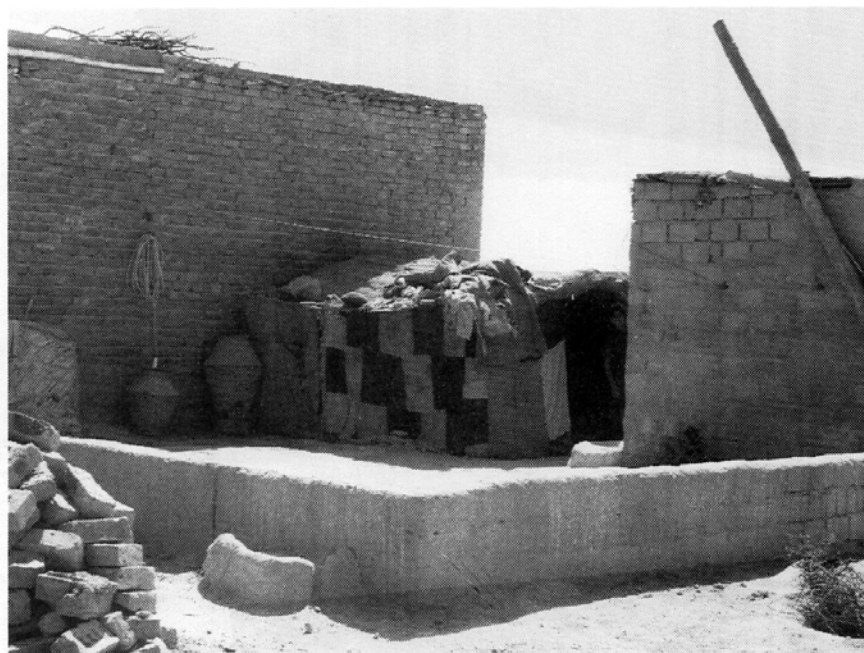
In the longer run, house-to-house water supply, sewerage, road paving, electricity and gas will be provided as the residents pay their monthly installments, which range from US\$3 to 6. This incremental development reduces the financial burden on the residents who carry out part of the work. Some occupants even chose to supply an equivalent amount of work instead of paying monthly contributions. To avoid the re-sale of plots, no title documents are issued, and physical occupation of the plots is regarded as the proof of allotment. Formal title documents will be handed out when the total sum of US\$620 is paid by the allottees over a period of 8 years.

#### *Project Significance*

This project constitutes a pioneering attempt on the part of the public sector to make land accessible to the urban poor. Some 700 jobs were created by the fast-growing construction activity, showing that investment in housing exerts considerable impact on both income and employment.

#### *Construction*

No construction standards or types were prescribed and residents are encouraged to innovate. In order to reduce construction costs, the development of low-cost, appropriate technology, based on locally available, cheap materials has been introduced with due consideration given to prevailing climatic conditions and the socio-economic status of the beneficiaries. Houses are built of woven cane, timber, cardboard, earth-brick, etc., and then gradually improved.



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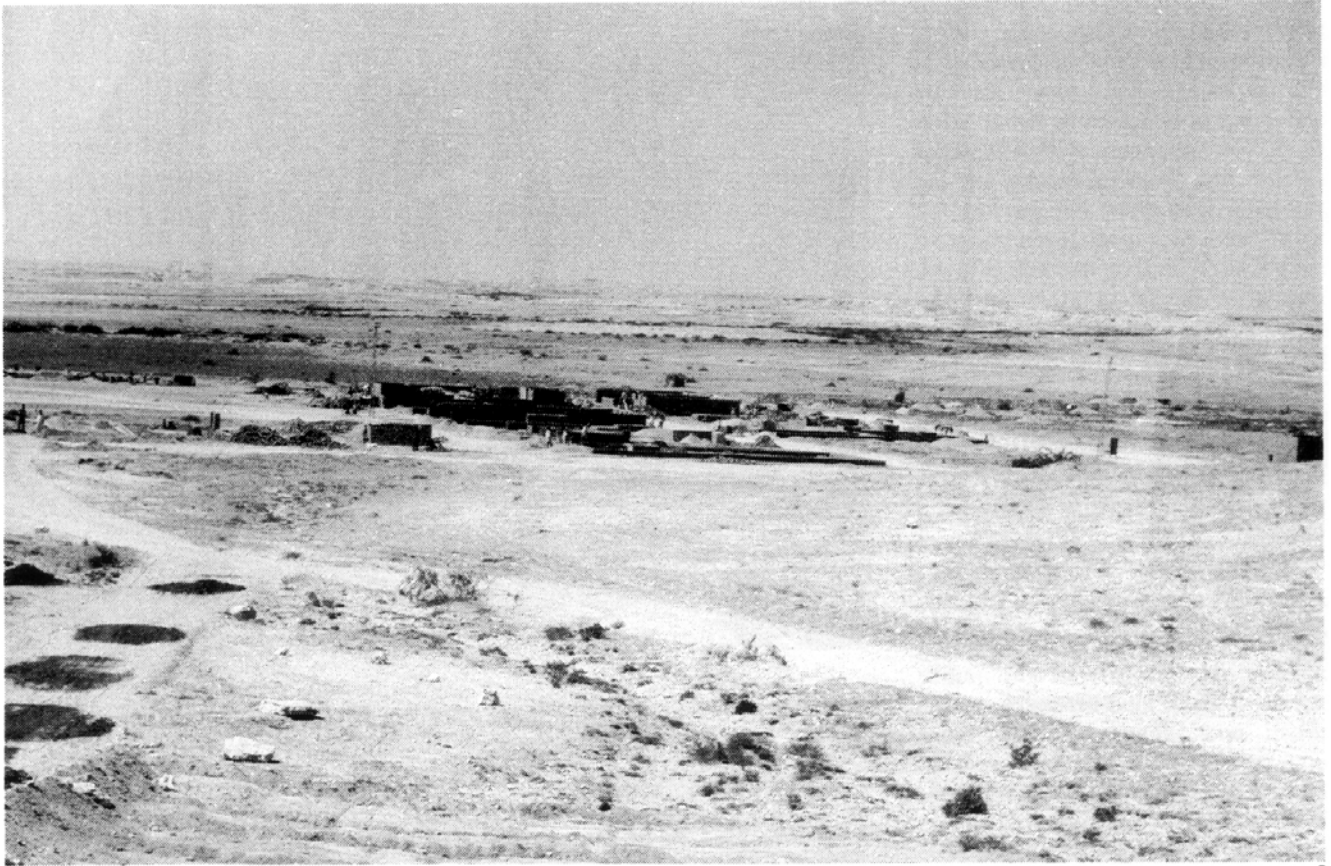
7. Plot improvement
8. Shelter as per affordability
9. Site after development



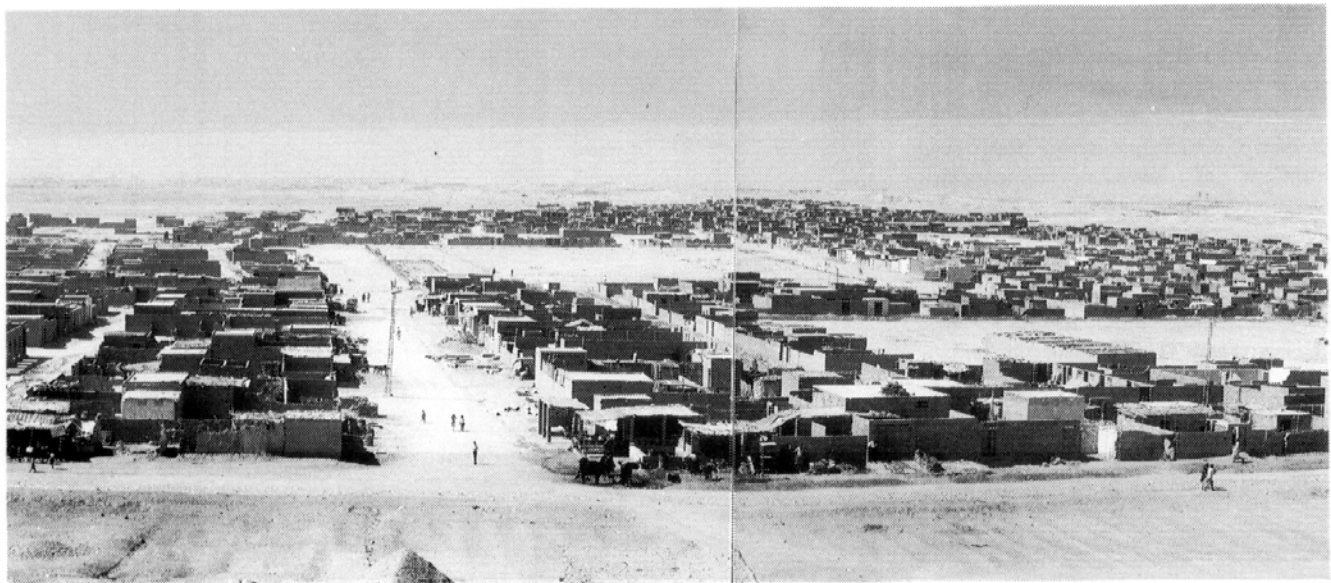
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5. Beginning of the scheme: 1986

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6. General view: December 1987

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