

**Pakistan**  
**Rural Development**  
**With**  
**Special Emphasis on Housing**

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**University of Management & Technology**  
**Housing Research Centre UMT**



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## FOREWORD

For the last several decades, efforts have been made to provide quality housing to poor households in Pakistan, in accordance with current situation the team at HRC, UMT committed to turn it around. In this journey, given its multi-pronged strategy for the need of quality housing and livelihood for the under-privileged Rural areas (based on the study conducted at 4 villages near Lahore), the current compendium of recommended type designs and technologies have been identified for an initial rural development in Punjab Pakistan. Assigned by Mr. Zaigham Mehmood Rizvi -Chairman Prime Minister Housing Task Force, HRC at UMT proposed Rural Housing Development Program which is a milestone in this journey, construction technologies that have been identified in this specific study include locally available materials and prevailing rural construction skills sets.

## **ACKNOWLEDGEMENT**

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Special thanks to the Mr. Zaigham Mehmood Rizvi who provide platform to Housing Research Centre, UMT to innovate planning related ideas and enabled to record community views and work at national level. Thanks to other professionals who has great contribution in this whole project, as without their help and appreciation it was impossible for us to complete this project.

Thanks to People of villages who helped us to get aware from the exiting scenario of the area. The way they treated us was so kind, regarding focus group and interviews, people of the village were very honest as they told truth about their self and fully cooperate with us by giving answers on asking of every question. We thank each and every person of the village to help us complete the survey.

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# 1 Introduction

## 1.1 Introduction of Rural Areas

Rural areas play a key role in the economic development of any country. Mostly rural population are engaged in the prime industry to produce things in contact with the nature but in case of developing country the rural life is completely neglected.

## 1.2 Pakistan's Economy

Agriculture is the largest sector in the economy contributing 25 % of the GDP and providing 70% of the total value of exports. The sector at present employs 17 million workers, representing 44% of the country's labor force. In the scenario of Pakistan 32% population are urbanized whereas 67.5% population resides in rural areas (<http://www.pbs.gov.pk>). The major sources of their earnings are agriculture and other small-scale rural enterprises, which directly or indirectly depend on agriculture.

## 1.3 Rural Areas in Context of Pakistan

### 1.3.1 Background

Many of the rural poor live in areas where arable land is scarce, agriculture potential is low; drought and environmental degradation are common features. Moreover access to basic human needs i.e. basic human rights such as potable water and sanitation, education and healthcare are far less available in rural areas. The problems of malnutrition, low life expectancy and high infant mortality are more prevalent in rural areas. However Government of Pakistan took some initiative but they remain unsuccessful to achieve entire objective although some of their successful efforts reflect in projects in many rural areas.

### 1.3.2 Concept & Issues of Rural Development Plans In Context of Pakistan

The concept of rural development has changed significantly during the last three decades. Until the 1970s, rural development was synonymous with agricultural development and, hence, focused on increasing agricultural production. Today's concept of rural development concerns not only with improvements in growth, income, and output but it also includes an assessment of changes in the quality of life, such as improvement in health and nutrition, education, environmentally safe living conditions, and reduction in gender and income inequalities.

According to the 2017 census about 64% of Pakistanis live in rural areas. Most rural areas in Pakistan tend to be near cities, and are peri-urban areas, this is due to the definition of a rural area in Pakistan being an area that does not come within an urban boundary. The remote rural villagers of Pakistan commonly live in houses made of bricks, clay or mud. Socioeconomic status among rural Pakistani

villagers is often based upon the ownership of agricultural land, which also may provide social prestige in village cultures. The majority of rural Pakistani inhabitant's livelihoods is based upon the rearing of livestock, which also comprises a significant part of Pakistan's gross domestic product. Some livestock raised by rural Pakistanis include cattle and goats. However rural areas in Pakistan that are near cities are considered suburban areas or suburbs.

Several rural development plans have been formulated by the government of Pakistan for economic uplift or urban poor and to enhance their quality of life. Few of them have been enlisted below:

- Village AID Program
- Basic Democracy System (BDS)
- Rural Works/People Works Program
- Integrated Rural Development Program
- Rural Development through Local Councils
- People's Programme (1989-90, 1994-96)
- Tameer-e-Watan Program (1991-93, 1997-99)
- Social Action Program (SAP) (1992/93-1995/96 and 1998/99-200/04)
- Khushal Pakistan Program (KPP) Since 2000

### **1.3.3 Overall Rural Scenario Can Generally Be Characterized As Follows:**

- Rural development policy always had a heavy bias towards large farmers, whereas small landholders making more than 90 percent of total farms were ignored along with landless labor community.
- Rigid cropping pattern prevailing in the country results in lack of intensification and diversification of agriculture sector, thereby increasing unemployment in rural areas.
- Natural resource base is deteriorating overtime. Due to inappropriate agricultural practices and climate change, land degradation is more and land productivity is declining. Almost 40 percent of land in Sindh alone has turned saline. The rangelands on which 70 percent of local livestock thrives have been degraded and no rehabilitation plans are in place (Baig and Khan, 2006).
- Literacy rate is very low in these areas and illiterate farmers cannot realize the benefits of modern, scientific and technical know-how in farming business. Moreover, rural areas are deprived of schools. In case, if schooling facilities are available, then qualified staff is not available. Basic health care is the prime need of every individual. Unfortunately, this component is totally ignored by the Govt. Most villages in Pakistan still are lacking in hospitals, dispensaries and other health



centers. According to an estimate 70-80 million people do not have requisite access to education and health services (Pirzada, 1999).

- Poor health, malnutrition and high population growth rates are widespread in rural areas, badly affecting productivity. According to an estimate, 30-50 million people are malnourished (Pirzada, 1999).
- Water supply and sanitation condition is not satisfactory in rural areas. Population having access to safe water is 87 percent and 35 percent of total population has access to sanitation (ADB, 2005).
- Appropriate facilities for healthy activities are not available in rural areas. So, the frustrated young people indulge in obnoxious activities such as drug addiction, rape, robbery, murder, etc.

### **1.3.4 Result of Rural Development Programs in Pakistan**

Pakistan had a very long history of Government intervention in the rural sector, with a view to improve the socio-economic condition of rural people, especially the poor. However, there is no comprehensive integrated national policy for agricultural and rural development yet declared and adopted by the Government. What is, therefore, needed is a long-term comprehensive integrated national policy, which clearly charts the future course of agricultural and rural development in the country in the twenty-first century. This is all the more necessary in the wake of new economic policy characterized by liberalization, privatization and globalization of Pakistan's economy.

## **1.4 Role of Rural Development**

It is a process to improve the quality of life and economic well-being of people living in such areas, relatively isolated and sparsely populated. Rural areas contribute a large chunk of GDP by way of agriculture, self-employment, services, etc. the majority of rural Pakistani inhabitant's livelihoods is based upon the rearing of livestock. However, rural areas of Pakistan that are near cities are considered suburban areas or suburbs.

The report derives the existing scenario of Pakistan's rural areas. To acknowledge the RDP, Nabi Bakhsh, Kamhan, Jindri and Muridke. To fulfil the objectives of this project that is to alleviate poverty and unemployment through creation of basic social and economic infrastructure, provision of training to rural unemployed youth and providing employment to marginal farmers/laborers to discourage seasonal and permanent migration to urban areas.

The aim is to improve rural people's livelihoods in an equitable and sustainable manner, both socially and environmentally, through better access to assets (natural, physical, human, technological and social capital), and services, and control over productive capital in its financial or economic and political forms that enable them to improve their livelihoods on a sustainable and equitable basis. To practice our objectives, some of the villages were selected which has potential for agriculture and to provide others natural resources.

Need and Importance of rural development is a national necessity and has considerable importance because of the following reasons.

- To develop rural area as whole in terms of culture, society, economy, technology and health.
- To develop living slandered of rural mass.
- To develop rural youths, children and women.
- To develop and empower human resource of rural area in terms of their psychology, skill, knowledge, attitude and other abilities.
- To develop infrastructure facility of rural area.
- To provide minimum facility to rural mass in terms of drinking water, education, transport, electricity and communication.
- To develop rural institutions like panchayat, cooperatives, post, banking and credit.
- To provide financial assist to develop the artisans in the rural areas, farmers and agrarian unskilled labor, small and big rural entrepreneurs to improve their economy.

### **1.5 Intent of the Project**

The complete intent of this whole activity was to analyze the socio economic conditions, civic sense, the economic measures, and quality of education in undeveloped backward areas of Punjab. The questionnaires and interviews were carefully prepared to successfully capture the holistic picture of analyzing the government / authority's role, and citizens' knowledge and attitude towards very important issues like lack of educational institutions, and lack of proper sewage and drainage system etc. in the area

## 2 Problem Identification

The main purpose of whole fruitful exercise was to prepare a comprehensive report on the socioeconomic conditions of this areas, to highlight the reviews and opinions of the residents, and to analyze the overall civic sense of the area based on our experience and knowledge TO identified the reviews of residents This detailed report will go long way in actually planning and implementation of the future projects not only in specified villages but also in any other village of Punjab that has dynamics similar to the selected village.



**Poor Infrastructure**



**Open Sewerage or Drainage**



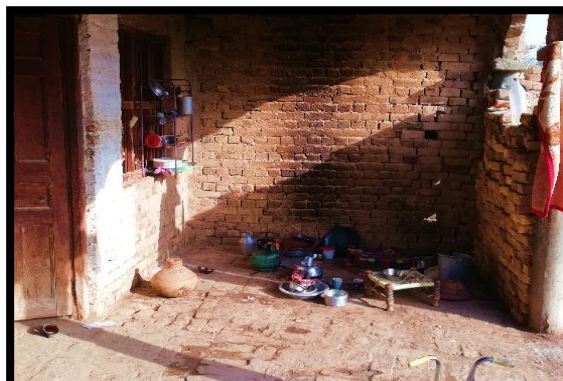
**Improper House Facades**



**Improper Internal Layouts**



**Garbage on Roads**



**Open Kitchens**

*Figure 1 Problems identification in rural areas*

## 2.1 Project Area

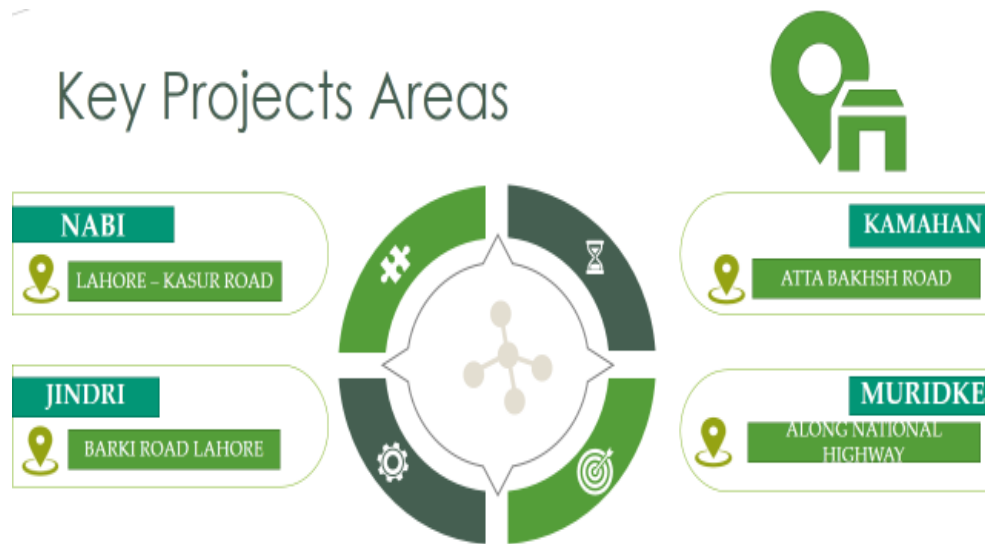


Figure 2 Project Areas

The above picture depicts the project areas from where the data is collected and generate proposal against issues identified.

In order to understand the dynamics of undeveloped areas of Punjab, we needed to get to select a suitable area. The Nabi Bakhsh, Kamhan, Muridke and Jindri Village were selected after long thoughtful considerations. The main reasons of selection these Villages were the overall dynamics of the village. The village is not only situated close to Lahore, as it was needed to select area closer to Lahore so that it can be visited on more than one occasion

- NABI BAKSH VILLAGE
- JINDRI VILLAGE
- KAMHAN VILLAGE
- MURIDKE VILLAGE

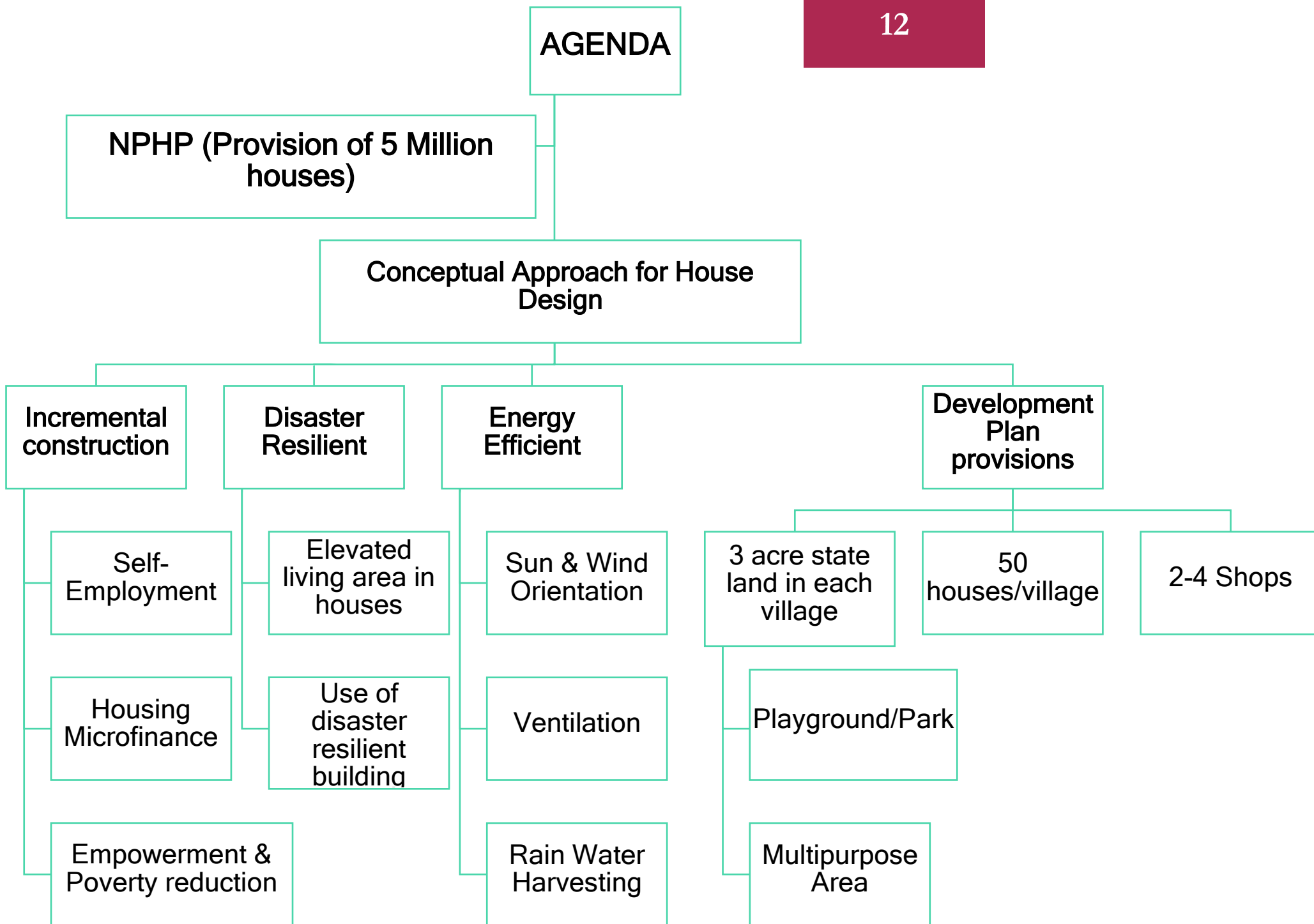


Figure 3 Project Agenda

## 3 Case Study India

### 3.1 Successful Projects on Rural Housing

#### 3.1.1 Case Study 1 India -Affordable Rural Housing Projects

The aim of this programme is to build 30 million houses in India for which 5 million houses must be built in each year. Components of the project reflects the wider range of choices in terms of housing design, construction material and technologies. Main material that has been used in the project was bamboo, mud and timber with integration of drinking water, sanitation and domestic energy requirements into the housing typologies. In this case, more than 100 housing designs have been proposed and approved by the state governments and vetted by a central agency. Project has been funded and financially assisted by UND

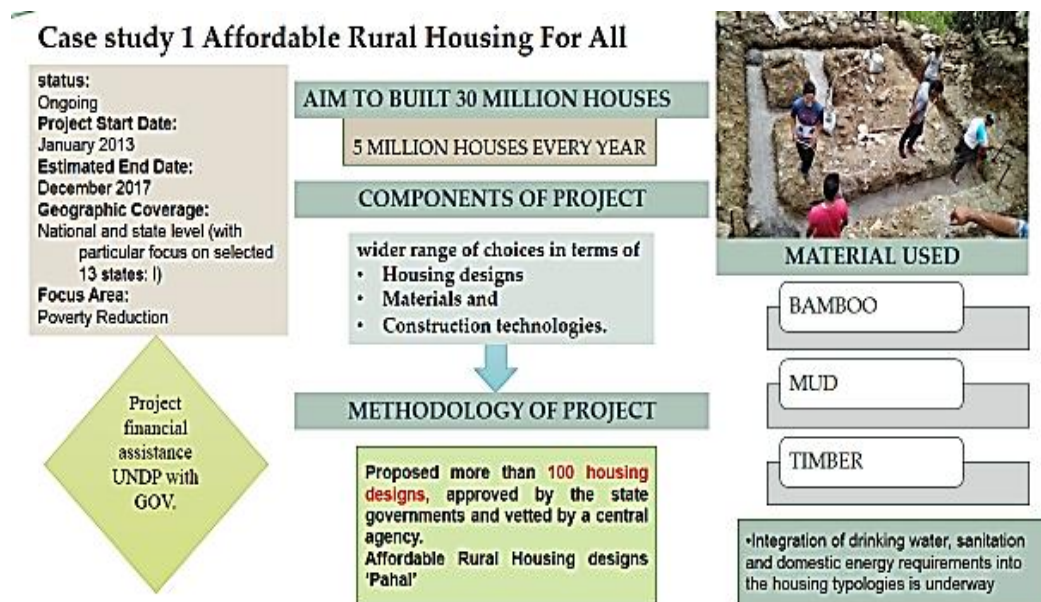


Figure 4 case study Affordable rural housing for all

#### 3.1.2 Case study 2

The Mahila Housing Sewa Trust works to improve the housing and infrastructure conditions of poor women working in the informal sector. The project is to be completed in 4 different stages which are explained in the figure below:

The project is managed and implemented by the representatives of the poor self-employed SEWA members due to which by 2010 the programme managed to complete construction of 10,000 houses and financed through housing and infrastructure loans.

In India, ten houses constructed, seven are constructed by the people themselves, two by the government and one by the private sector. The majority of urban poor prefer to build their homes incrementally with the help of local masons/contractors. MHT supports self-constructed, incremental housing by providing financial and technical support to ensure that the houses are structurally safe with efficient layouts and access to adequate light, ventilation and basic infrastructure.

### Case Study 2 : THE NAYA GHAR PROJECT OF THE MAHILA HOUSING SEWA TRUST

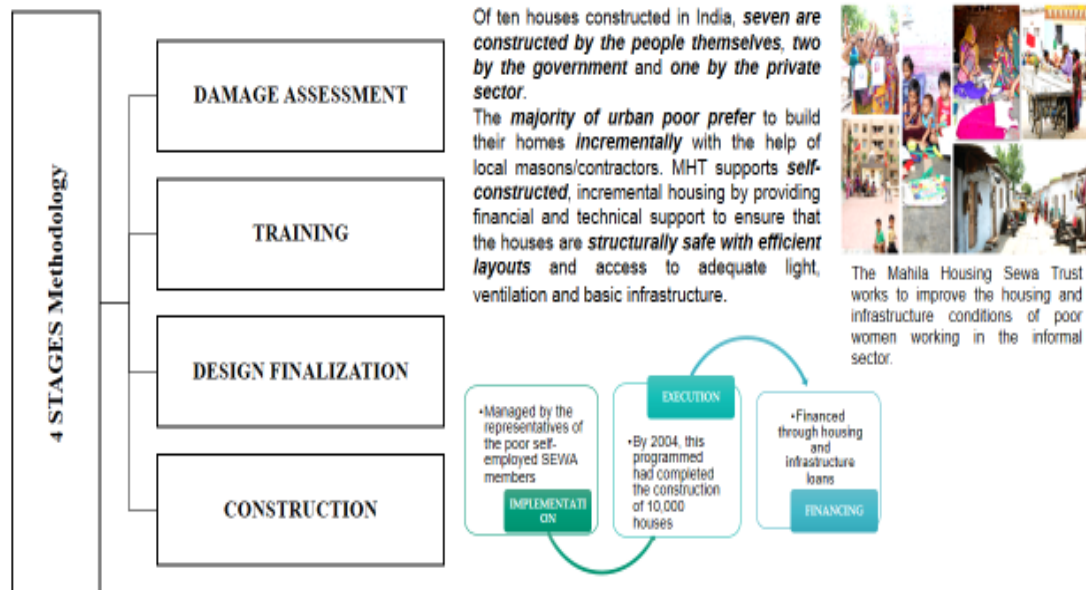


Figure 5 Case study 2 Naya Ghar Project of the Mahila Housing

### 3.1.3 Case study 3

Efforts were made in this project by providing training, technical guidance, masons and support for bulk purchase of building materials. Social housing involves people at each level and they spend a considerable amount of time collecting materials and contributing labor towards construction of the house. Of the total estimated cost of Rs. 46,500 per house the loan amount comes to approximately Rs. 31,500. The rest of the cost is met with by the beneficiaries themselves in the form of labor and locally available materials. The amount spent on labor and locally available material is considered as being the initial contribution amount. Construction methodology that has been adopted to implement the project is shown in the figure below

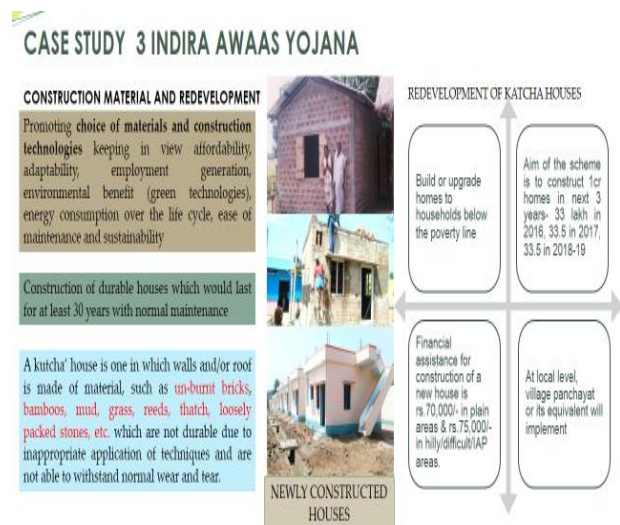


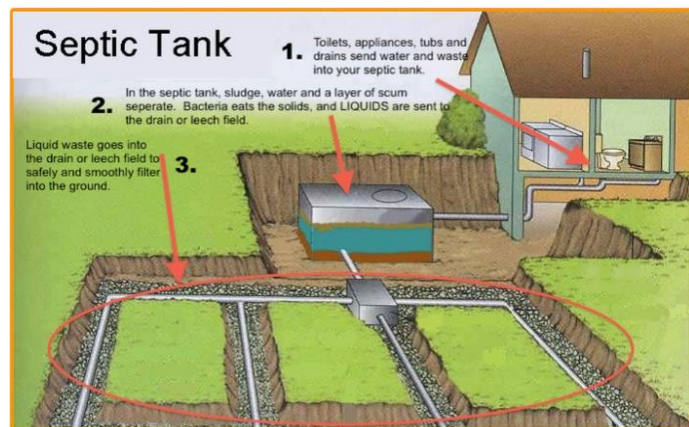
Figure 6 Case study 3 Indira awaas yojana

### 3.2 Case Study China-Waste Water Collection Techniques

Rural sewerage was built from concrete open channels and pipes. Currently, they are gradually being replaced by UPVC material due to light weight, no corrosion and low cost over the long-term view, lower friction factor, potentially long service life and easy replacement. He (2007), Li (2010) and Fang (2012).

They suggested 200 mm diameter pipe could be used for most sub-main and main pipes within villages, and 300 mm diameters for outside of villages. Blockage was the most common complaint and inspection chambers are recommended at pipe junction points currently, there are various wastewater treatment processes in rural China

Septic tanks were most widely used. 97% of areas used them due to the inexpensive and their simple operation.



#### 3.2.1 Case Study Europe Countries

Domestic households in Europe produce an average of 150 l of wastewater per person every day. In rural areas traditionally wastewater has been led via two-stage septic tanks to stone drainage or to land treatment sites (conventional leach field). This latter method is still usable, if the toilet waste and washing waters are treated separately. For example if there is a composting closet in use or the toilet waters are led to a cess pool and only the washing waters are being treated by this method. Especially in summer cottages it is very common to use composting toilets.

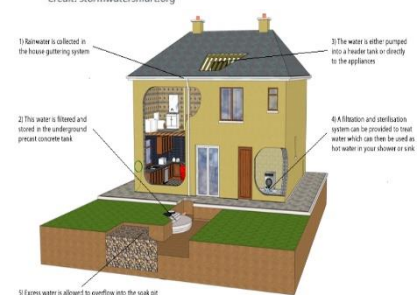
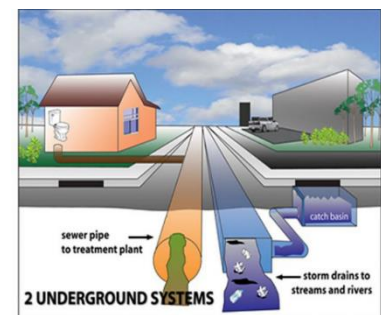


Figure 7 Waste water Treatment in Rural Areas



## 4 Working Methodology

This above pictures shows the working methodology that has been adopted to conduct the detailed studies of project.

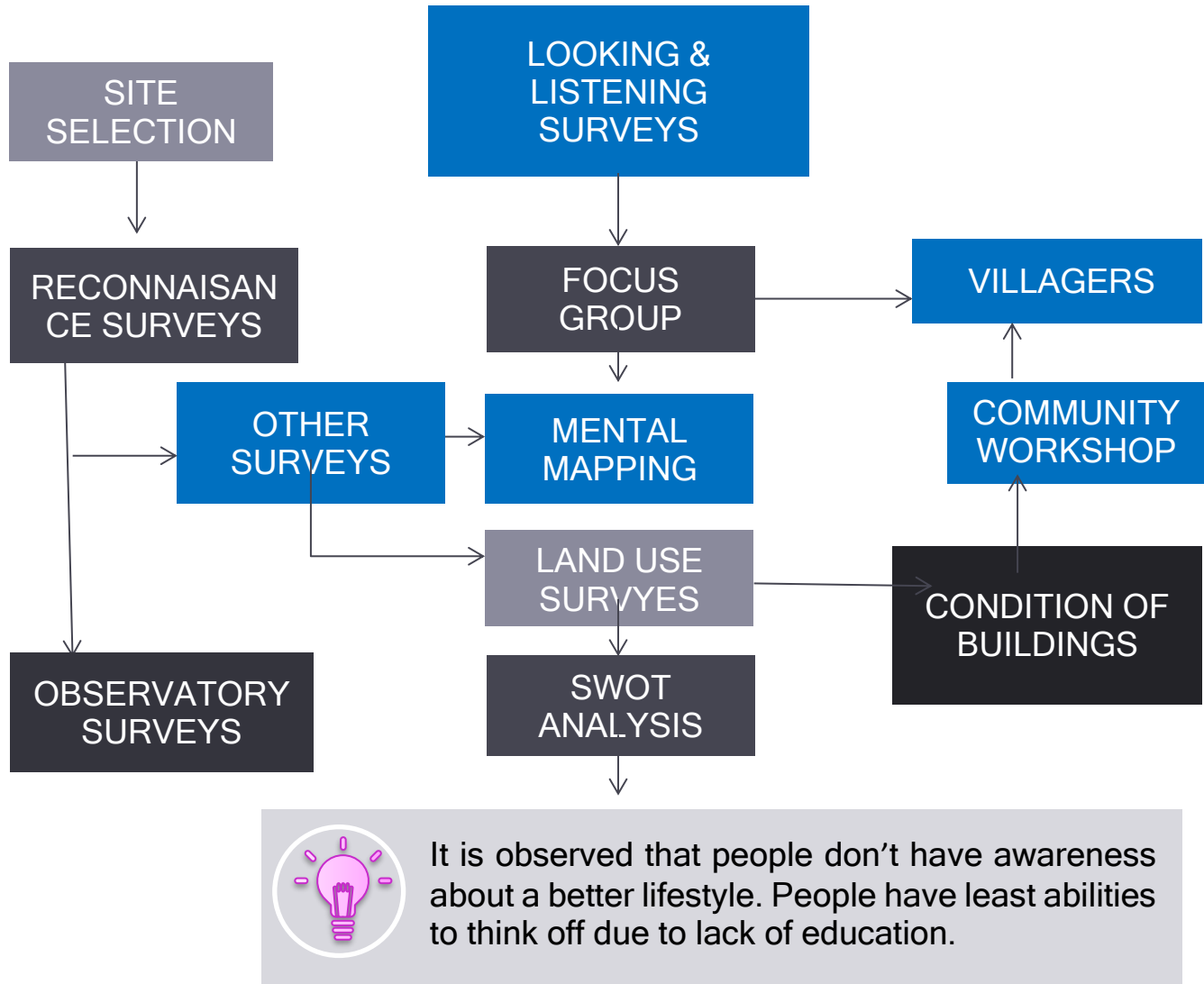


Figure 8 Methodology adopted to collect data

## 4.1 Tools & Technique Used In This Project

### 4.1.1 Survey Technique: Site Survey – Looking and Listing Survey

For such purpose the data has been collected from various technique, firstly the land use survey has been conducted directly in the field to measure the available land or site and services providing in particular areas to get aware from the existing ground realities

### 4.1.2 Mental Map

Whereas mental mapping depict the picture of what people desired as **mental map** is a person's point-of-view perception of their area of interaction

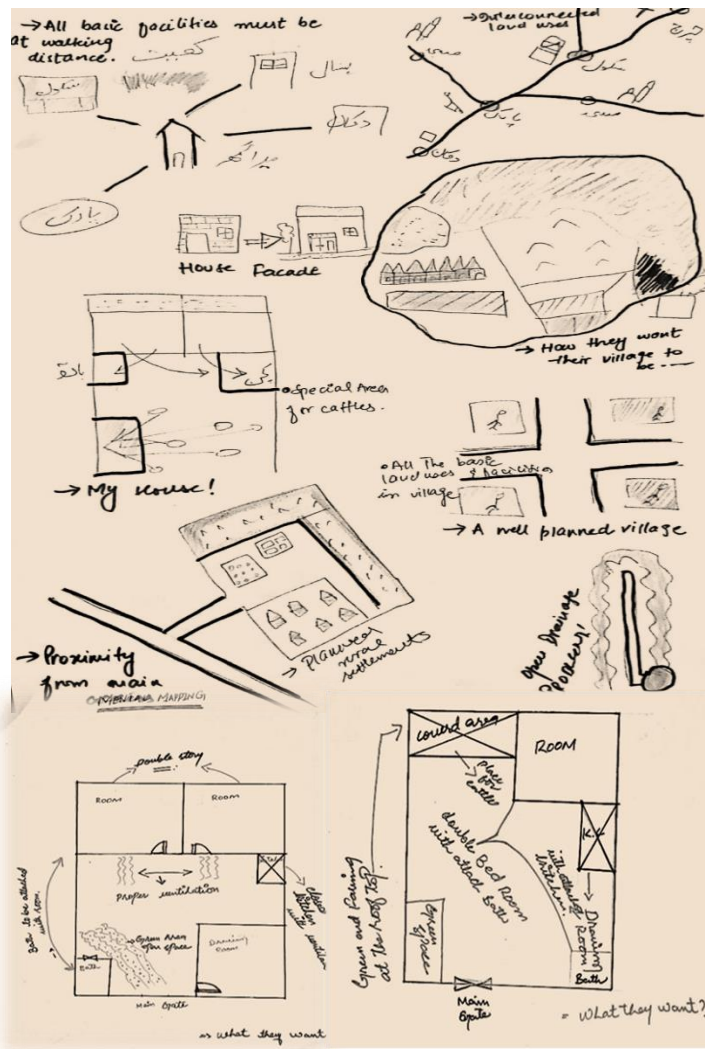


Figure 9 Mental map

### 4.1.3 Looking and Listening Surveys

Looking and listening survey strategy was design to assess user reactions. It is one of the difficult method to take reviews of respondents in whole research. It is not just the instrument (the questionnaire or checklist) for Gathering information, but also serves as a comprehensive system for collecting information to describe, compare or explain knowledge, attitudes and behavior.

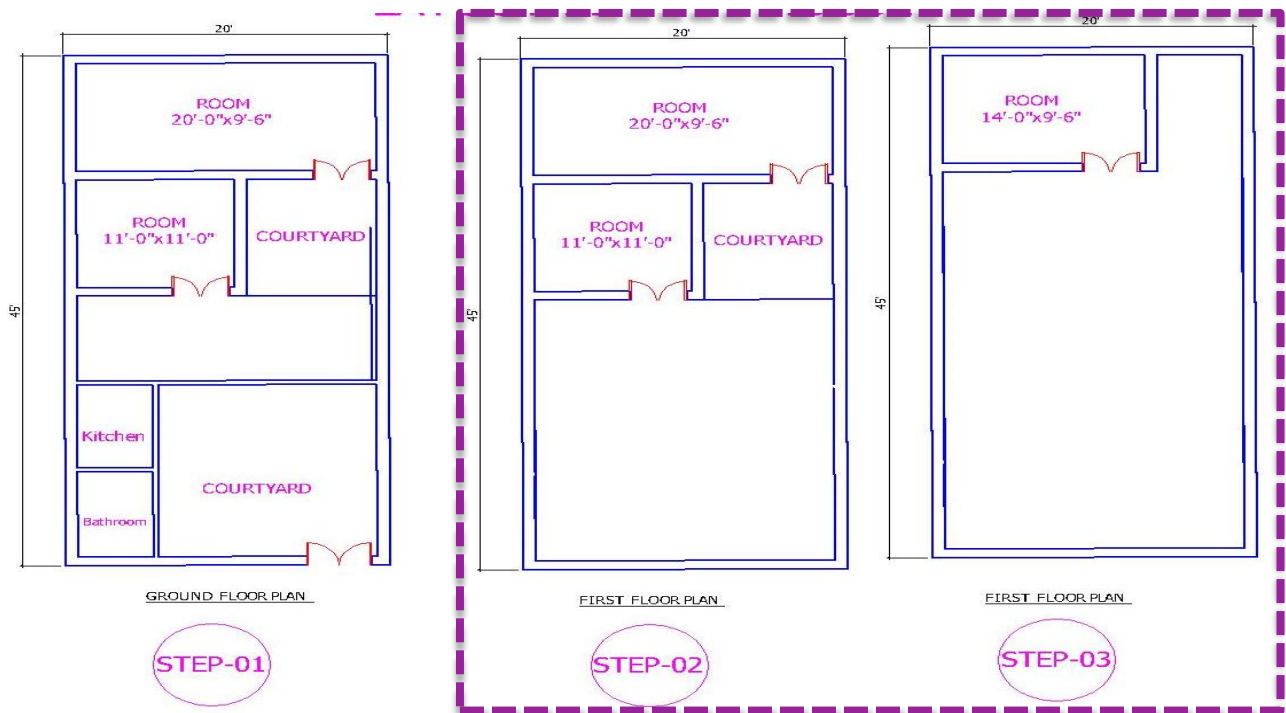
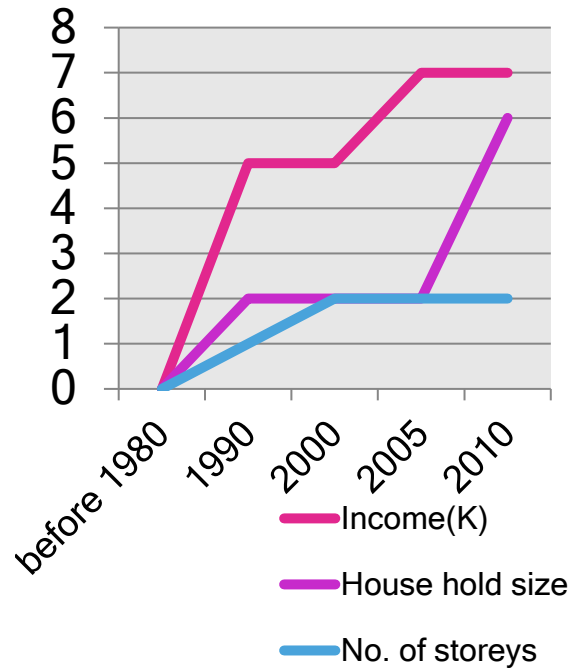
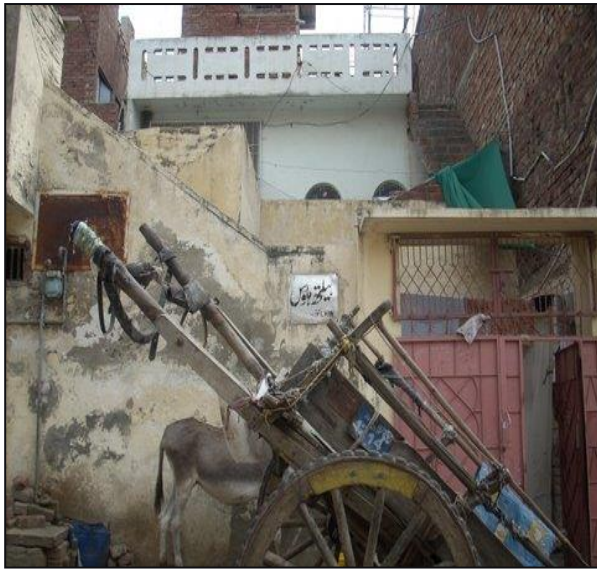


Figure 10 Mental map depiction 1

#### 4.1.4 Focus Group



*Figure 11 Focus Group*

Focus group a form of qualitative research consisting of interviews in which a group of people are asked about their perceptions, opinions, beliefs, and attitudes towards a development, service, concept, and idea with a particular emphasis and application in the developmental program. The scope of applying this technique on females of the Nabi Bakhsh village is to identify the societal equilibrium within the village and to value the extent of social parity in village premises. Several questions has been asked from the females of the village in order to know about their:

- Lifestyle
- Economic contribution
- Welfare
- Issues
- Employment opportunities
- Their role in household
- Suggestions

While living in the village, what type of problems they usually face and what type of facilities they are lack in, to cater their need in social & rural planning. Initially, females were asked, if there are any economic or social opportunities available for them in the village, for what they replied that there are no training institutes based on social skills for their teaching purpose within the village

## 4.2 Analysis and Results

In this the level of education describes that the education level in villages are quite depressive as the number and quality of education are less in these areas due to which the numerous people are illiterate and unable to give education to their children's .

The pie chart of household income shows that mostly household income are in-between of 10,000 to 15,000 this figure shows that there were lack of employment in such areas and mostly people face challenge of poverty which is an alarming situation for our nation .

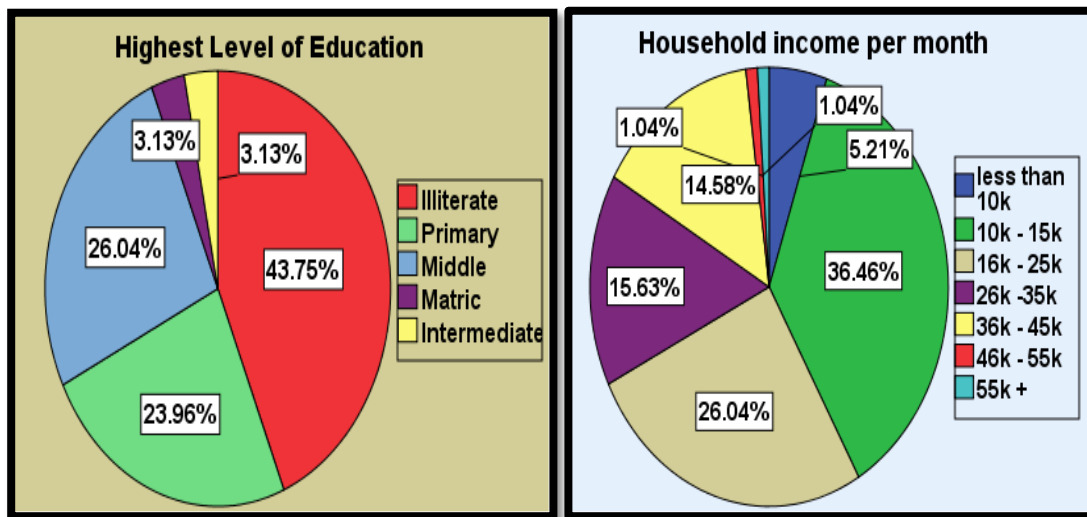


Figure 12 Descriptive Statistics

The graphical representation of some basic parameters clearly define the issues prevailing in rural areas. In the other graph of Social and physical infrastructure mostly people are dissatisfied with services like health, education etc. because there were no health units provided in such areas which allow people to travel long towards city center to get better treatment and health measures.

Beside this the solid waste management and sewage system are also making an abrupt situation for residents, as the garbage thrown in agricultural land which creates land pollution as well.

After highlighting such issues through this interpretation, appropriate approaches have been designed to get the solution of above problems that help to provide a livelihood and economic boost.

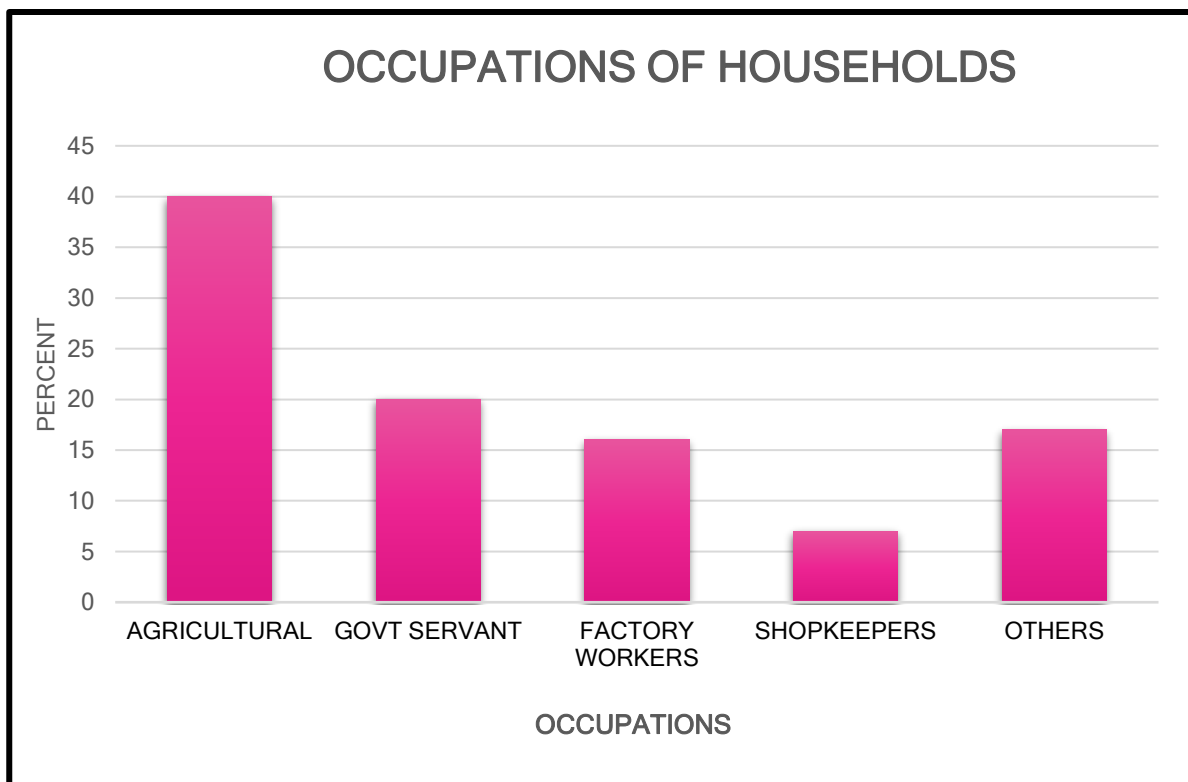
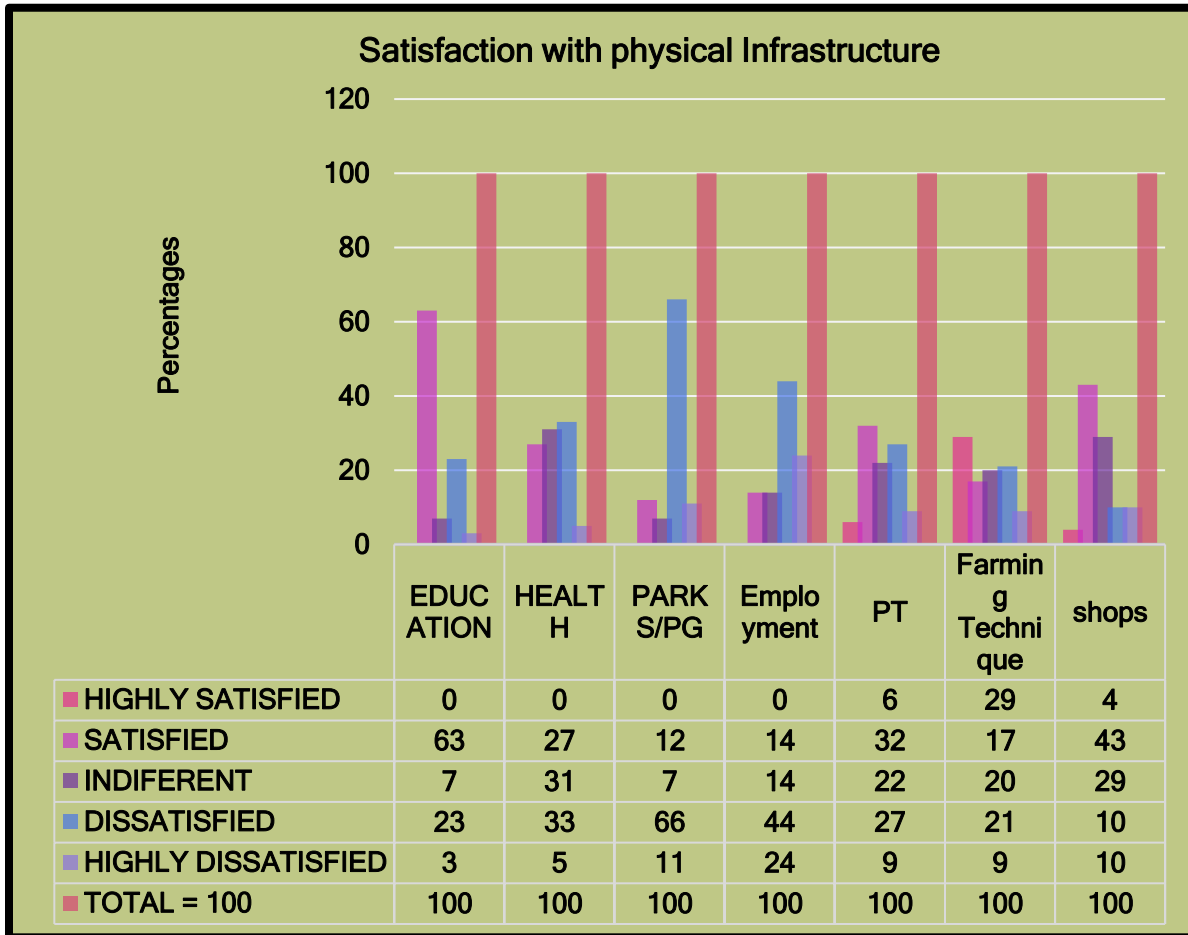


Figure 13 Data Analysis

## 5 Design Proposals

The proposal is design as conferring to the current rural areas situation which is highly depresses due to scarce availability of resources to the villagers which insist them to migrate towards economic city centers.

The proposal have been cover social and physical infrastructure to uplift the environmental and economic activities of village areas it includes

Infrastructure development, Housing design and Martials and innovative concepts for water supply and waste water treatments

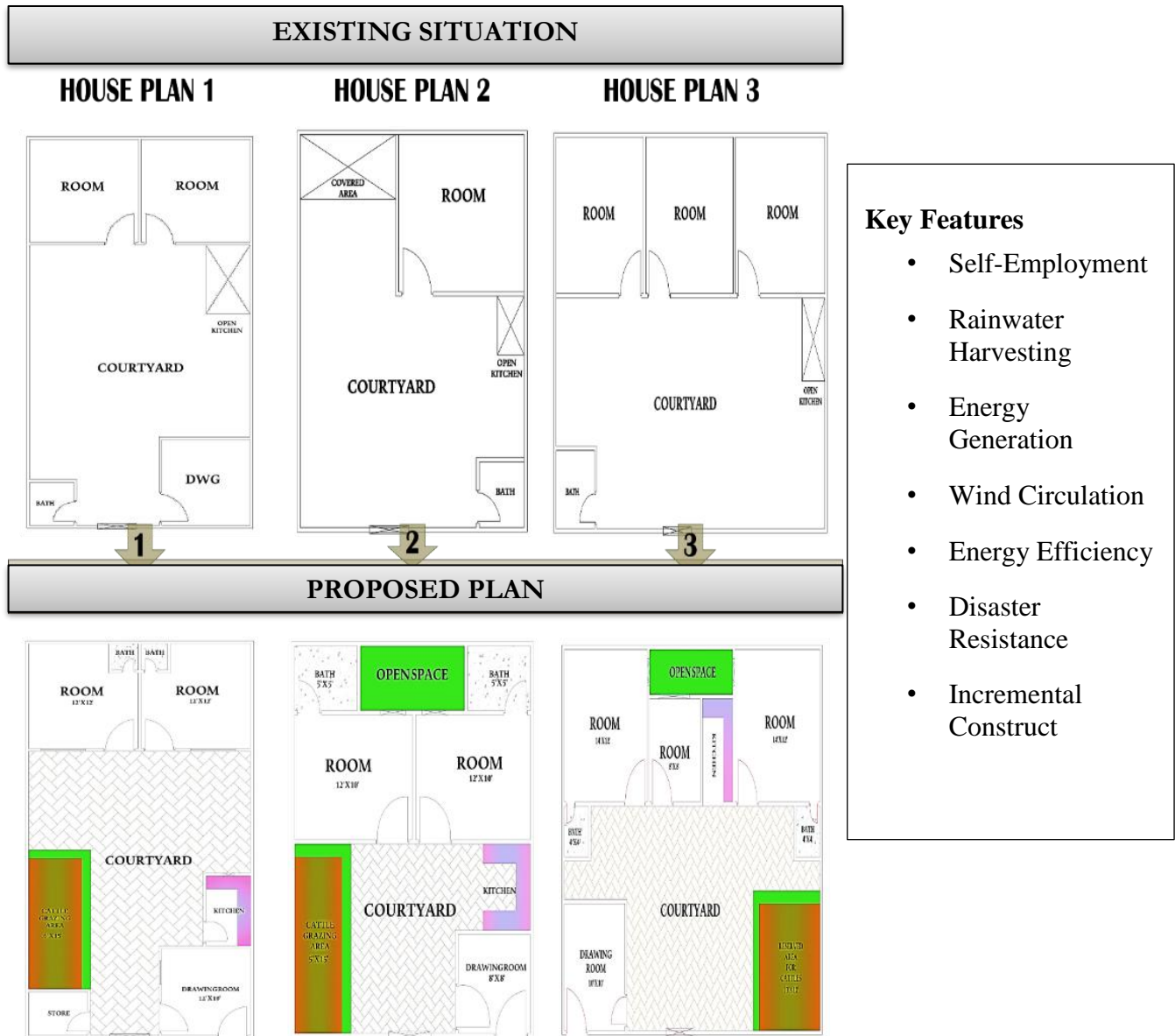


Figure 14 Measures to upgrade physical infrastructure

## 5.1 Proposed Designs for House Layout

This figure shows the house plan that have be proposed with help of mental maps and through people opinion

It also shows the existing picture of rural house plans as it is revealed that layout of rural house is inappropriate due to which people have to face many problems like unhygienic conditions etc. moreover there were no any specific place for their cattle's ,in this plan all issues are fully incorporated,





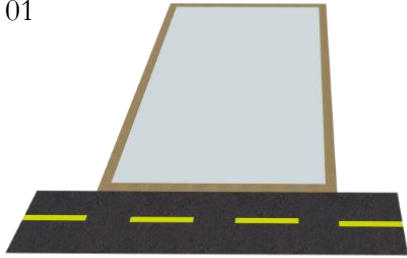
5.1.1 Design Alternative



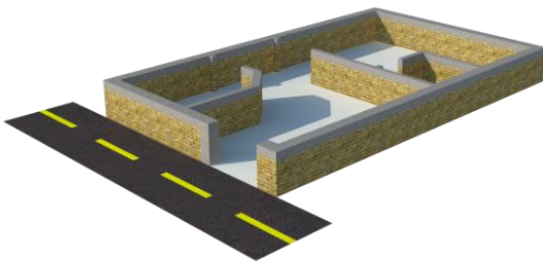
Figure 15 Alternative Design

## 5.2 Incremental Construction Process

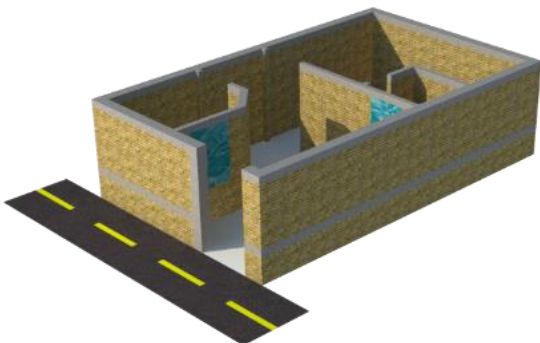
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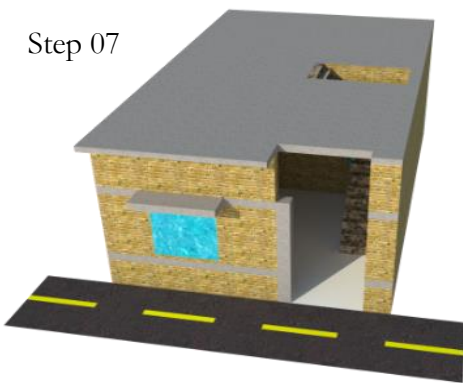
Step 03



Step 05



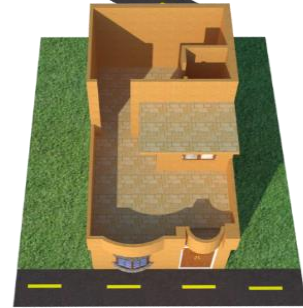
Step 07



Step 02



Step 04



Step 06



Step 08

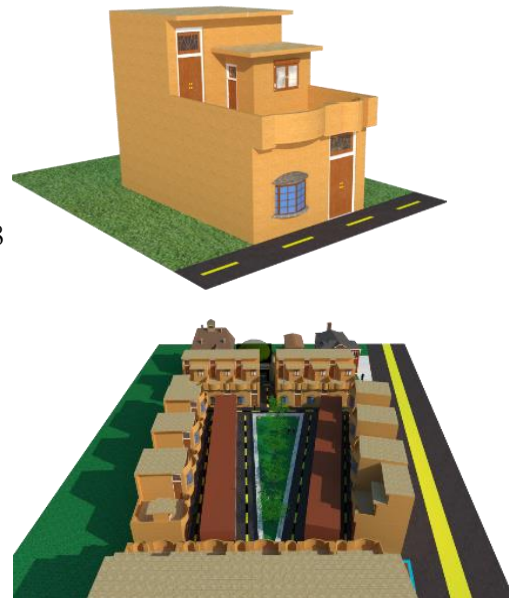


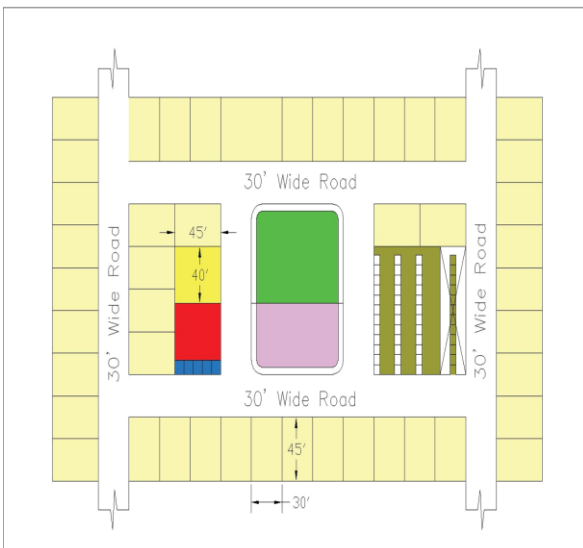
Figure 16 Incremental construction Phases

### 5.2.1 Framework for Incremental Housing Construction

10	9	8	7	6	5	4	3	2	1	Years		
										<b>Features</b>	<b>NEIGHBORHOOD</b>	
										Preliminaries		
										Planning & Design		
										Expected time of NOC		
										Award of Work( Rough Grading)		
										Roads		
										Drainage		
										Water Supply (Source Dev.)		
										Water Supply Internal Distribution		
										Sewerage Internal		
										Extended Electrification		
										Street Lights		
										Gas Works		
										Telecommunication works		
										Foot Paths		
										Trunk Sewer		
										Sewerage Treatment Disposal Works		
										Landscaping Development & Parks etc.		
										Project Completion & Handing Over Possession		
										Operation & Maintenance		
										Access to the Plot	<b>HOUSE</b>	
										Security of Tenure		
										Land Title		
										Protection from weather		
										In House portable Water		
										Sanitary Waste Water Disposal		
										Sewerage		
										Sufficient Space		
										Building Quality		
68,750	68,750	68,750	68,750	75,000	75,000	75,000	75,000	75,000	125,000	House	<b>COST.PKR</b>	
17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	20,000	Neighborhood		
85,972	85,972	85,972	85,972	92,222	92,222	92,222	92,222	92,222	145,000	Sub-Total		
7,164	716,4	7,164	7,164	7,685	7,685	7,685	7,685	7,685	12,083	Per Month		
Elements of House unit with Cost Estimation				ELEMENTS	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	STAGE 8
ELEMENTS	UNIT AREA	UNIT RATE (Square feet)	TOTAL COST	Foundation of a house	•							
Foundation	350	116	40,600	Boundary wall Construction up to DPC level		•						
Boundary wall & DPC Level	350	122	42,700	Retailing wall			•					
Plinth Beam	350	186	65,100	Plinth beam			•					
Lentil (Doors & Windows)	350	286	100,100	Lintel (doors& Windows)			•					
Underground water Tank	100	50	5000	Underground water tank		•						
Slabs & Stair Case	350	500	175,000	Slab				•				
Water Supply	3 %	(off total cost)	12,720	1st floor								
Sanitary & Electrical	6 %	(off total cost)	25,400	Parapet wall					•			
Architecture	1 %	(off total cost)	4,240	Plinth level					•			
Contingency	2%	(off total cost)	8,480	Lintel (doors & windows)						•		
Total	-	-	474,840	Slab and Stair case							•	
				Murty								•

Figure 17 Construction Framework

### 5.3 Model Housing Scheme Design

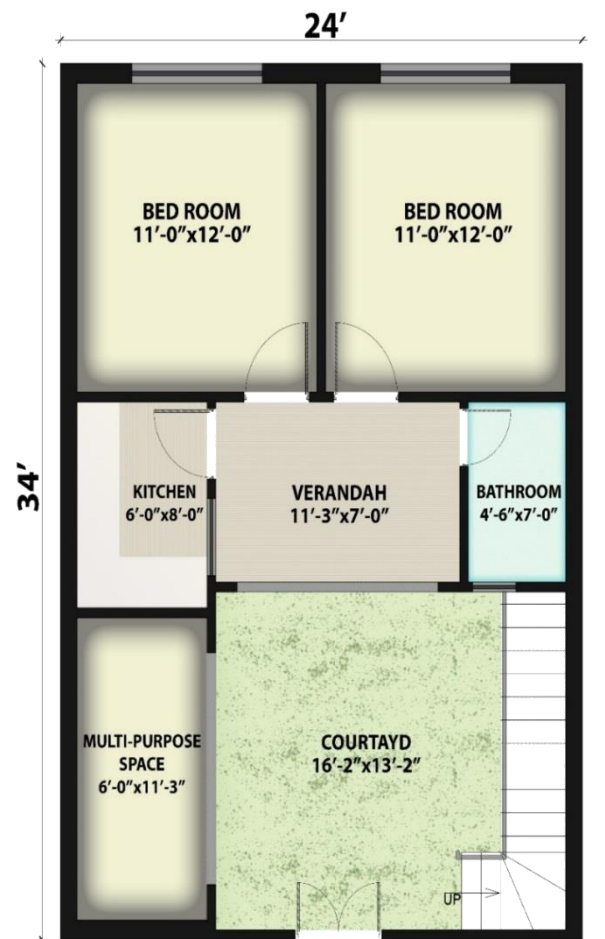


LAND USES	TOTAL #	DIMENSIONS	AREA IN KANAL	AREA IN SQFT
Houses	45-50	30' x 45'	11.15	60750
Commercial Shops	5	10' x 10'	0.09	500
Park	1	60 x 80'	0.88	4800
Community Center	1	40' x 70'	0.57	3150
Masjid	1	45' x 40'	0.33	1800
School	1	45' x 40'	0.33	1800
Animal's Compound	1	90' x 90'	1.48	8100



Figure 18 Layout plan of 50 Houses Design

### 5.3.1 Plan For Rural House Design



**PROPOSED LAYOUT OF 3-MARLA HOUSING UNIT**

*Figure 19 Proposed House layout for Modal villages*

**Area with Cost**  
**3 MARLA HOUSE**  
 588 sq. ft. Covered Area  
 588 sq. ft. x Rs.1225= 997,350  
 Rupees  
 Total Cost= 1,116,350 Rupees

#### ARCHITECTURAL FEATURES

- 2 Bedrooms
- Covered Kitchen
- Verandah
- Multi-Purpose Area
- Workshop / Shop
- Grain Storage Animal Bara Open  
Courtyard

*Table 1 Construction Cost Estimation*

PHASE	Covered Area in SFT	Provision	Cost in Lakh With Concrete	Cost in Lakhs With Pre-cast
Initial	415	Core Unit	4.5	4
1 <sup>st</sup> Increment	585	2 <sup>nd</sup> room added	1.8	1.5
2 <sup>nd</sup> Increment	695	Shop area included	1	0.75
			7.3	6.25

## 6 Posters Design For Rural Areas

### RURAL PLANNING & DEVELOPMENT OF VILLAGE NABI BAKHSHWALA

MAY 2018

**PROJECT BRIEF**

Village Nabi Bakhshwala located along Lahore-Kasur road has been selected to survey and analyze the socio-economic condition for proposing a viable rural planning & development for the village. The village is located 23.5 km away from Kasur and 31.2 km away from Lahore and it shares a model position. Physical and social infrastructure of the village has also been studied and analyzed. Findings of the project have been shared in light of 100 socio-economic parameters and a comprehensive focus group discussion.

**DEMOGRAPHIC & SOCIAL PROFILE OF VILLAGE NABI BAKHSHWALA**

Location	Lahore-Kasur Road
Total Area	1000 Sq. Meters
Total Population	2000 persons
Total Houses	400
Total Families	400
Major occupation	Agriculture & Dairy
Religion	95% Islam, 5% Hindu
Religious minorities	5% Hindu, 5% Sikh
Religious minorities	5% Hindu, 5% Sikh
Religious minorities	5% Hindu, 5% Sikh

**AIM OF THE PROJECT**

The project is aimed at developing village Nabi Bakhshwala keeping in view its existing socio-economic condition, and to propose rural development plan (RDP) for improving the overall livability of the rural area. It identifies the resources and potentials of the village, for analyzing the rural situation through a comprehensive SWOT analysis and by proposing a viable RDP approach. Hence, four scenario RDPs have been prepared followed by detailed scenario building for uplifting the status of Nabi Bakhshwala Village.

**METHODOLOGY, MAP MAKING & PICTORIAL REPRESENTATION**

**SITUATIONAL ANALYSIS, KEY FINDINGS & SWOT**

As SPSS based statistical analysis has been attempted and key findings of the four socio sectors in the village is presented (Physical Infrastructure, Social Infrastructure, Economic, Agricultural).

Strengths	Weaknesses	Opportunities	Threats
• Proximity to Lahore-Kasur Road	• Lack of public transport	• Potential for agribusiness	• Limited market access
• Availability of land	• Poor infrastructure	• Government support	• Environmental degradation
• Skilled labor force	• Limited services	• Technological advancement	• Unemployment
• Rich natural resources	• Limited health facilities	• Increased investment	• Limited education
• High literacy rate	• Limited health facilities	• Increased investment	• Limited education

**RURAL DEVELOPMENT PLANS (RDPs)**

Rural Development Plans aim at developing rural areas in order to improve the status of rural areas in terms of culture, society, economy, technology and health and to develop living standards of rural masses. In this regard, 4 RDPs of Village Nabi Bakhshwala have been proposed.

**AGRICULTURE**

**PHYSICAL INFRASTRUCTURE**

**EDUCATIONAL**

**HEALTH**

**SCENARIO BUILDING**

**CONCLUSION**

It is evident that the rural situation is not ideal and requires serious attention to improve the development of all socio-economic sectors in terms of physical infrastructure, social infrastructure, and economic status. The results will be a comprehensive and sustainable plan for the growth of Nabi Bakhshwala Village.

**COURSE TITLE**  
RURAL PLANNING - CRP 333

**RESOURCE PERSON**  
MS NIDA BATOOL

**DEPARTMENT OF CITY & REGIONAL PLANNING**

**UNIVERSITY OF MANAGEMENT & TECHNOLOGY LAHORE**

**SUBMITTED BY**  
Batch (01) - CRP

**SEMESTER**  
Spring 2018

This poster shows the rural planning development of Village Nabi Baksh Content of posters are as following:

- Introduction to village
- Methodology
- SWOT
- Data Analysis
- Rural Development Plans

## RURAL HOUSING FOR JINDRI VILLAGE

**BACKGROUND OF STUDY**

We conduct a survey at Jindri village with the local people which are the core part of rural planning and development. Land use map of Jindri has been prepared to delineate the dispersion of land uses. During survey, we identified the problems of village related to infrastructure (sewerage, clean water availability, waste collection system, low literacy, educational institutions, medical, etc.), assess the people for their adverse effects and explore different ideas with detailed discussions to make their environment clean.

Area to whole Jindri village consists of multiple land uses having 25 acres built up area. It is predominantly an agricultural area. The other major land uses are residential area, commercial area and institutional area which includes educational institutions & religious institutions.

**ISSUES/PROBLEMS**

- **LACK OF INFRASTRUCTURAL FACILITIES:**
  - **CONDITION OF HOUSING:** In Jindri village 10% residents living in the katcha and single story houses. The walls and roof of which are made of sun-baked bricks, bamboo, mud, grass, reeds, woven thatched roofs, etc.
- **LOW AGRICULTURE PRODUCTIVITY:** The agriculture production in last 3 years has been decreased due to lack of availability of land and people are not getting their actual price for production of their crops from stakeholders. So the production of agricultural crops is decreasing gradually.
- **CONDITION OF ROAD:** Only 10% of roads are paved roads which include main access roads and 90% of roads are unpaved which include inner streets of Jindri Village.
- **DEFICIENCY OF NEARBY HEALTH FACILITY:** There is no separate health facilities, no basic health units provided by the government. This shows directly the negligence of the government. This is something that need to be resolved. Sanitary, hospital near to the village is 15 km away. The nearby reflects the deprivation of health facilities.
- **LACK OF WATER AVAILABILITY & SANITATION FACILITIES:** Water is available 24/7 to the majority of residents of Jindri Village as most of them use their own electric submersible water pump and in their availability of water depend on availability of electricity. There is very poor sewerage system in Jindri. Almost more than 80% sewerage lines are open and diluted which is hazardous to health and atmosphere.

**CASE STUDY OF INDIA HOUSING FOR ALL**

**HOUSING FOR ALL (PRADHAN MANTRI AWAAS YOJANA)**

**HOUSING FOR ALL (CHHITRA MAJAN, JINDRI GI ANSARI)**

A two-bedroom house provides basic housing needs, especially for a small family, and it's pretty much likely that people who build their own or lease their own will build a bigger house later due to current constraints such as time taken to complete, available space, money and demand. They choose a smaller house.

**SCOPE**

With about one in six urban Indians living in informal settlements, the need for additional affordable housing is growing exponentially. The Indian Ministry of Housing and Urban Poverty Alleviation (MHUPA) launched its national Housing for All scheme Pradhan Mantri Awaas Yojana (PMAY) in 2015 with the goal to make India slum-free by 2022. This scheme is based on similar former programs and shows promise regarding the number of houses that will be built with the help of the government's credit-linked subsidies for low-income groups in India. However, the program has many shortcomings, especially from a people-centered perspective. Sanitations are often provided in public, there are few employment resources in the scheme, access to benefits is exclusive, and long term effects are neglected.

**IMPLEMENTATION METHODOLOGY**

**WHO IS ELIGIBLE:**

PARTICULARS	PMAY-U (EWS)	PMAY-L (LIG)	PMAY-P (MIG-1)	PMAY-R (MIG-2)
Maximum annual income (INR)	≤ 8,000	≤ 18,000	≤ 24,000	≤ 36,000
Property owned for the borrower (dwelling) (INR)	≤ 1,00,000	≤ 2,00,000	≤ 3,00,000	≤ 4,00,000
Home ownership	0%	75%	75%	75%
Building cost (INR)	≤ 1,00,000	≤ 2,00,000	≤ 3,00,000	≤ 4,00,000
Max loan amount (INR)	20	20	20	20
5% interest	6.5-7.5% p.a.	6.5-7.5% p.a.	6.5-7.5% p.a.	6.5-7.5% p.a.

**IMPACT OF THE PROJECT**

PMAY scheme for MIG-1 users may not push up demand for residential housing much. The benefits of 1.2 lakh Rs. 1.2 lakh may not appear much considering the cost of houses in the urban area. The government may consider doing away with the one-subsidy of 6% for the low-income group.

**SOLUTION/PROPOSAL**

**LAYOUT PLANS**

**15 MARLA (20' x 30')**

- Long-term building cost
- 2 bedrooms with built-in washrooms kitchen with built-in cupboards & with common kitchen
- Additional facilities as per owner requirement

**20 MARLA (20' x 30')**

- Lounge cum dining room
- 2 bedrooms with built-in washrooms kitchen with built-in cupboards & with common kitchen
- Additional facilities as per owner requirement

**HOUSE (MARLA) LUM SUM COST (INR)**

15 MARLA	5,00,000
20 MARLA	6,50,000
25 MARLA	8,00,000

**WHY THEM (AVANT PLANS)**

- Tailored for the income people
- Sustainable living space
- Conserving agricultural land

**DEPARTMENT OF CITY AND REGIONAL PLANNING**

This poster shows the rural planning development of Village Jindri Content of posters are as following:

- Introduction to village
- Case studies
- Problems
- Methodology
- Proposals

Housing Research Centre -UMT

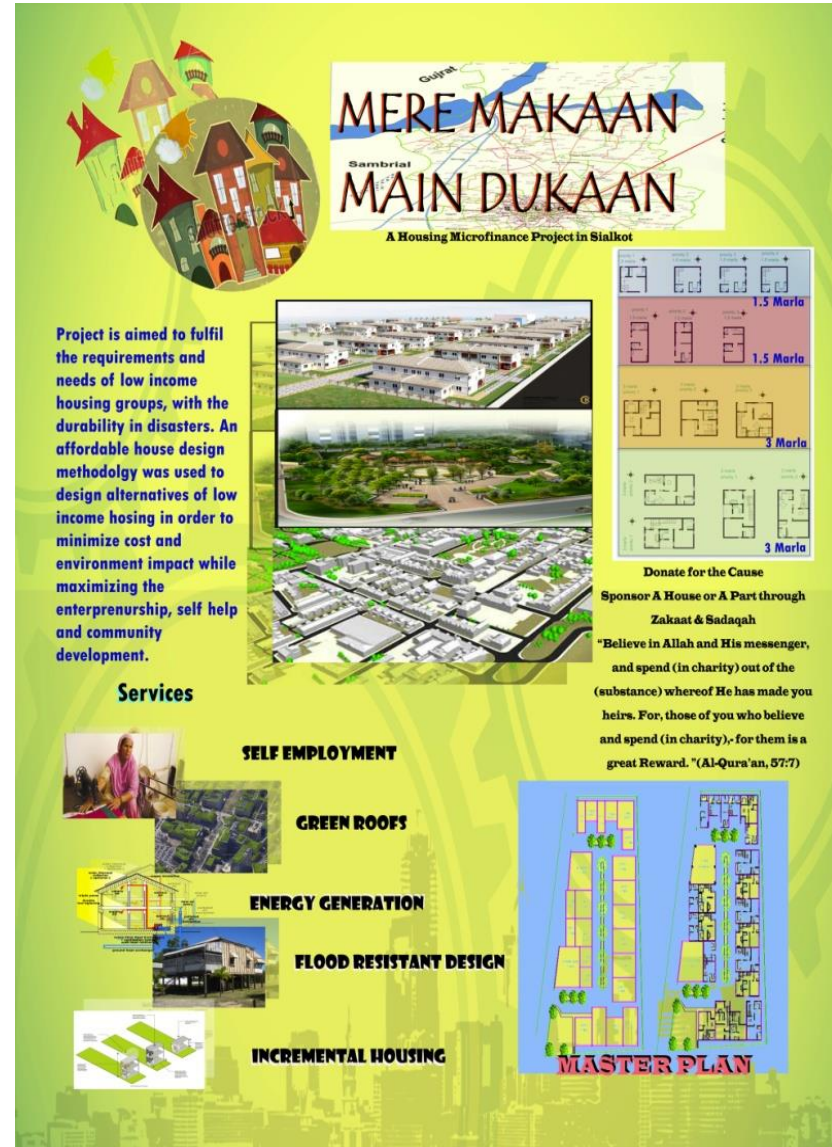
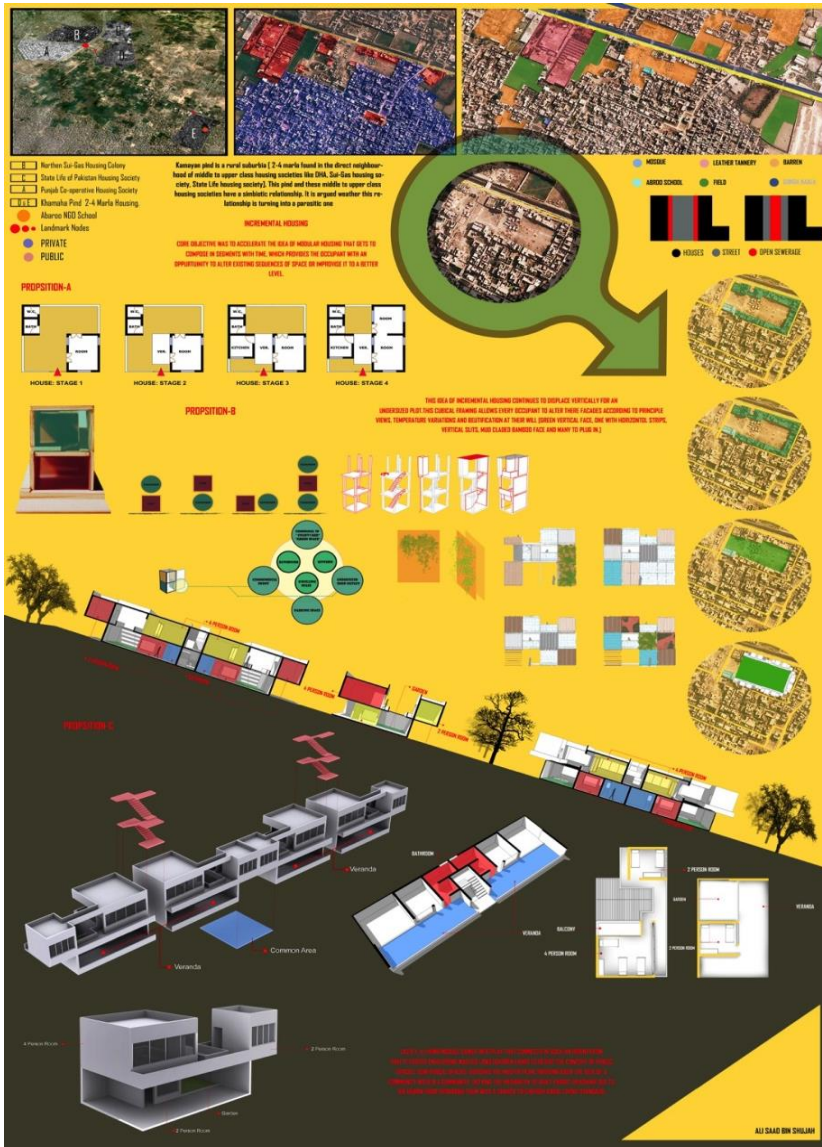


Figure 20 Poster Design for selected Rural Areas

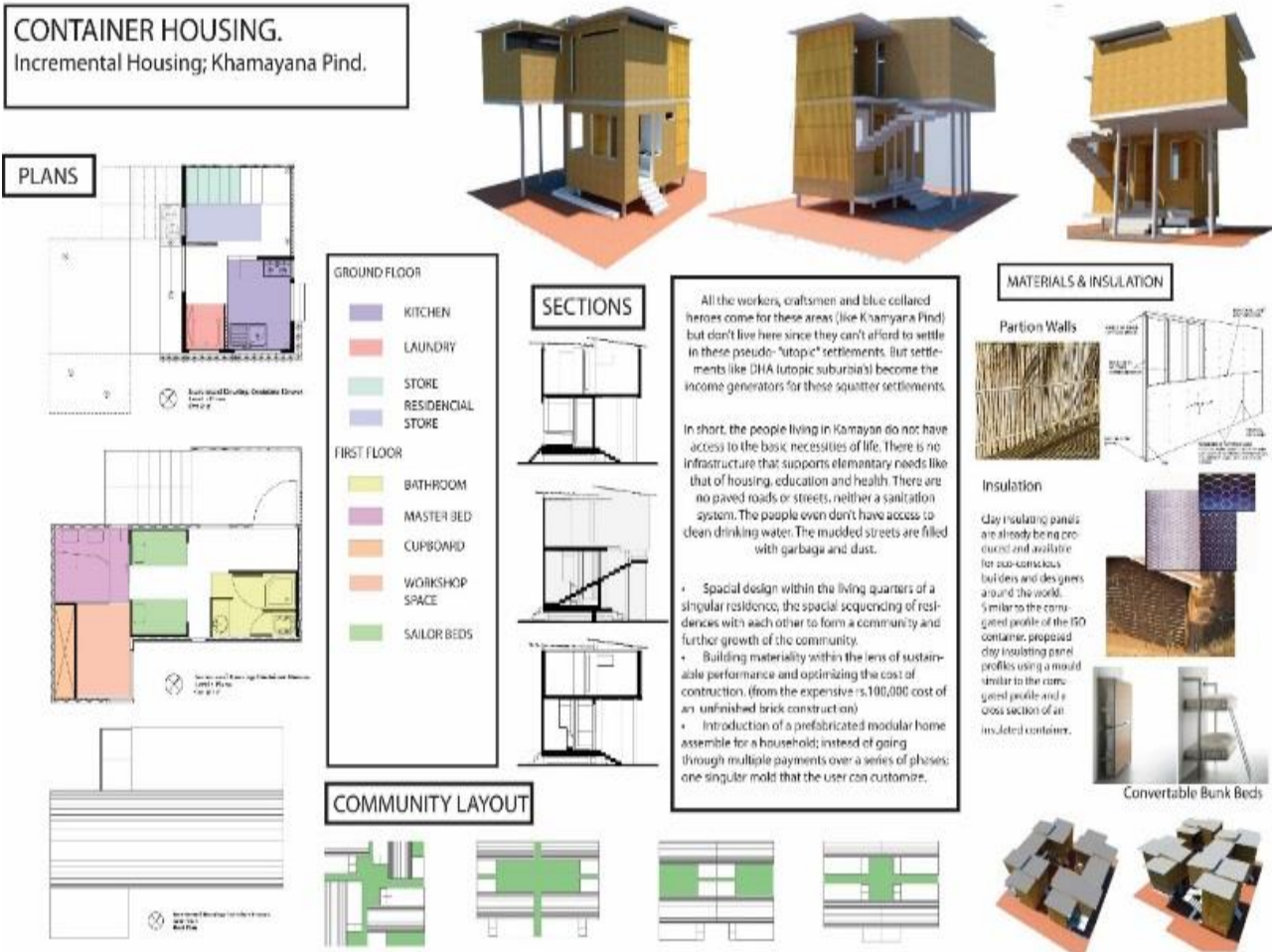


Figure 21 Proposal to design container housing

## 6.1 Material Used To Build Rural Houses

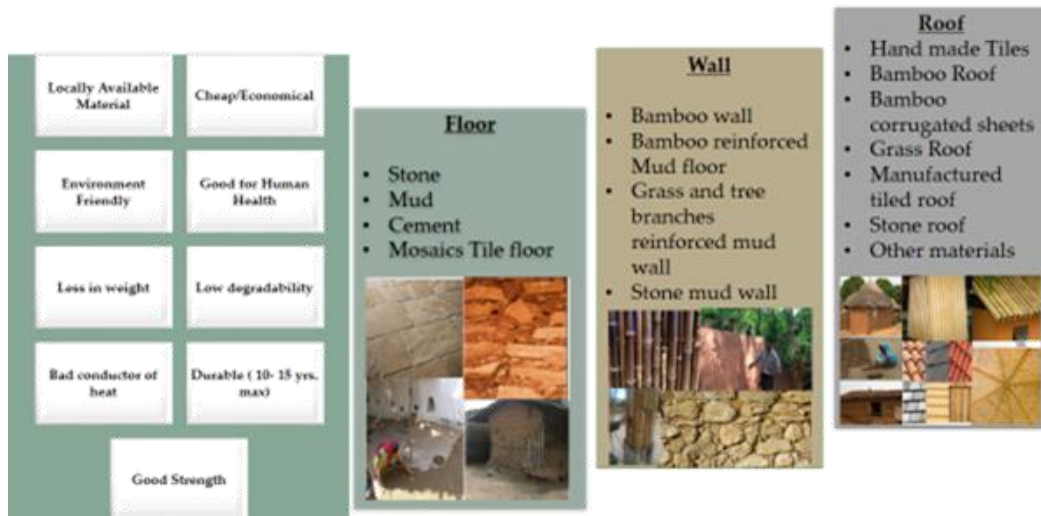


Figure 22 Material used to build rural houses in rural Areas



## 7 Conclusion

Rural planning is as significant as urban planning. Throughout this detailed study, we accomplish that there is constantly a gap between rural & urban areas in terms of their policies & strategies for future development. Due to lack of coordination between the concerning departments and, negligence in developing rural areas, they are not very much technologically advanced due to which they are more vulnerable and couldn't get as much consideration as urban areas in development. Moreover rural areas are not attaining their equal rights as compared to urban areas due to political & other interventions. It has to be changed by the time in order to stop increasing urbanization and because maximum agricultural production is concerned with our villages, so there is need to have strong development emphasis on our rural areas for healthy growth and prosperity for the community as a whole.

To achieve the overall objective of this project there is need to have cross sectorial approach and integrate the development in all sector including education, health, physical infrastructure, social infrastructure and economic sectors. The results will be indeed better-quality life of the people of villages.

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## **Annexure A Survey Questionnaire**