

(1) Urbanization Area for 2030

At first, total necessary land area for urban development in the year 2030 was estimated.

The general population density of Karachi (population density against the total urban area excluding agricultural use and water-bodies) in 2010 was calculated at 238 persons/ha. This can be considered as the gross density because the area include some vacant land sites, under-developing estates, transport facilities, industrial areas, institutions, etc within the urban area of Karachi. This population density in Karachi, which is as same as Mumbai in India, is rather high comparing to other major cities in the world.

Since this higher population density is one of significant characteristics of Karachi, very poor living environment, it would decrease even at very slow pace in the future in accordance with economic development and improvement of living quality.

When future density is assumed as 200 persons/ha (about 20% less), 158,000 ha of urbanization area is required for the estimated population of 31,600 thousand in 2030. It will account for almost double of present urbanized area.

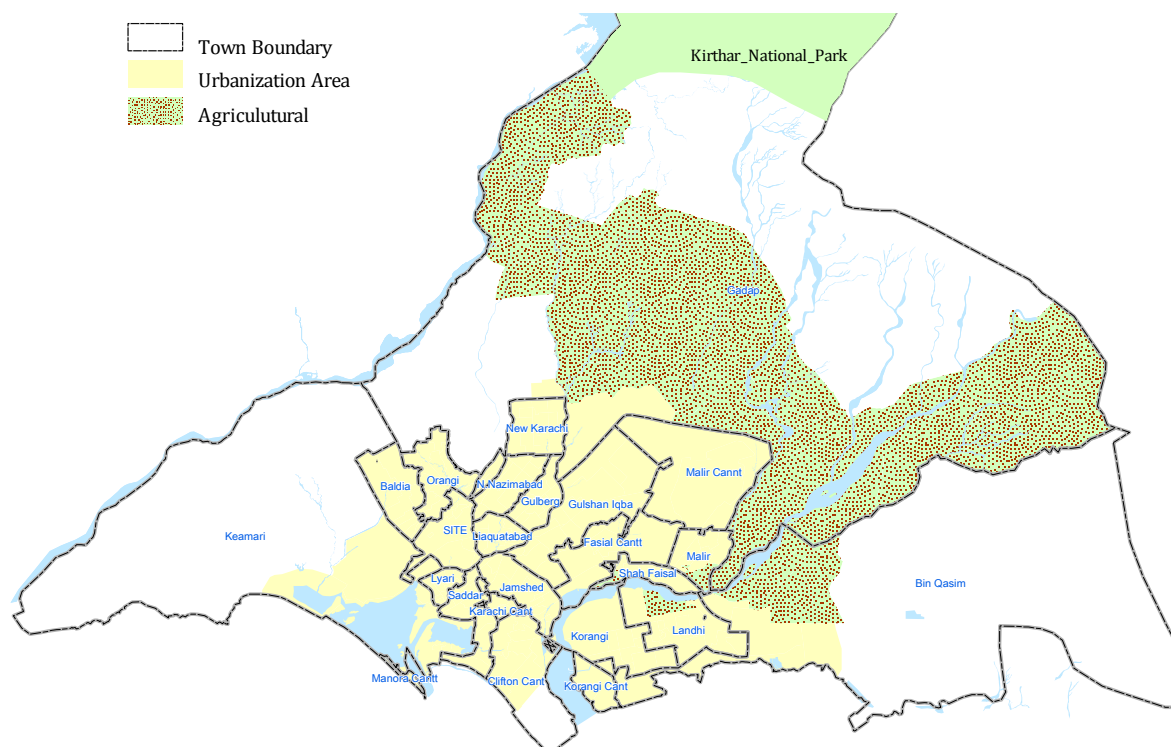
This area is enough within the urbanization promotion area planned in KSDP 2020, and it is rather rational, considering the basic our planning policies mentioned above.

Table 4-3-1 Necessary Urbanization Area

	2010	2030
Population	18,935,000	31,600,000
Urbanization Area (ha)	79,567	158,000
Gross Population Density (person/ha)	238	200

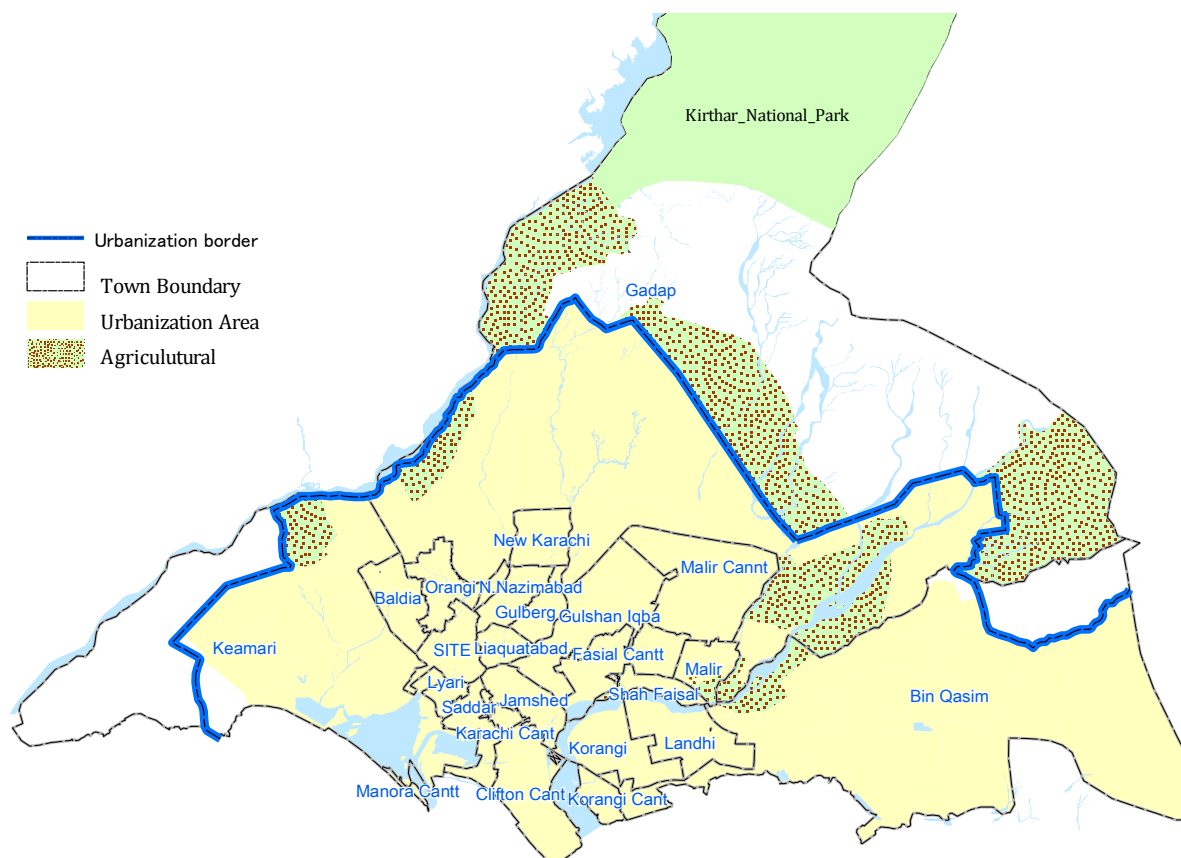
Note: (excluding Agriculture use & Water-bodies)

Source: JICA Study Team (KTIP)



Source: Land Use Survey by the JICA Study Team (KTIP)

Figure 4-3-3 Urbanized Area (2010)



Source: Elaborated by the JICA Study Team (KTIP)

Figure 4-3-4 Urbanization Area (2030)

(2) Basic Policies for Major Land Use Allocation

The urbanization area has been broken down into major land use category based on the following policies which follows the policies in KSDP 2020.

- In order to cope with a huge amount of increasing population from 2010 to 2030, the spatial needs for housing will be provided through a set of spatial growth strategy.
 - i) **Densification:** Saddar, Jamshed, North Nazimabad, Gulberg, SITE and Sha Faisal Towns.
 - ii) **Densification and Infill:** Gulshan-e-Iqbal, Landhi, Korangi, New Karachi Towns, DHA and Cantonments.
 - iii) **Infill and Expansion:** Baldia, Malir and Orangi Towns, new development schemes in Gadap, Keamari and Bin Qasim Towns.
 - iv) **Status Quo:** Lyari and Liaqatabad Towns.
- Regenerating the inner city urban functions by mixed use promotion and vertical development and densification.
- Development of new urban centres.
- Industrial complex developments together with logistic functions in the area of Bin Qasim and along Northern Bypass.
- Considerations to various large-scale urban development plans.

(3) Examples of large-scale urban development

Some Large-scale urban developments such as DHA City Karachi, Education City, Textile City, Naya Nazimabad, etc. are planned in Karachi metropolitan area, and they are also taken into consideration for future urban development.

4.3.3 Land Use Plan in 2030

Figure 4-3-5 illustrates the final result of future land use for 2030.

This figure shows representative land use by UC. Since units of UC are rather large especially in the surrounding three Towns, such as Gadap, Bin Qasim and Keamari, all the area of UC might not be developed in the same density.