

Contact information	Fizza Fatima / fizzafatima17@gmail.com															
Typology of land tenure and property rights in Karachi, Pakistan																
0 percent 100 percent																
Degree of security in practice	High Security															
	Low security															
Tenure category (Please indicate)																
Property rights	Pavement Dwellers	Homeless Shelter (Panah Gah)	Non-Permanent Settlements (Katchi Abadi) Non-notified*1	Inner City Slums*2	Outer City Slums*3	Non-Permanent Settlements (Katchi Abadi) Notified *4		Peri Urban Villages (Goths) *5	Regularized Squatter Settlements *6		Waqf Properties	Leasehold in Planned Colonies		Freehold in Planned Colonies		Cantonments *7
						Tenant	Owner		Tenant	Owner		Tenant	Owner	Tenant	Owner	
Occupy	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Use	\	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dispose							X			X			X		X	X
Restrict			X	X												
Buy/ Transfer				X	X		X			X			X		X	X
Inherit					X			X					X		X	X
Develop/ improve				X	X		X			X	X		X		X	
Cultivate/produce					X			X			X					
Sublet					X		X			X			X		X	X
Sublet and fix rent							X			X			X		X	X
To access services							X	X	X	X	X	X	X	X	X	X
To access formal credit																
Key:	X Right available equally to men and women \ Right available to men only															
Notes:	<p>It is a common practice in Pakistan to give tenancy rights to male tenants only. However, women can acquire tenancy rights as lessees and can give away the tenancy rights as landowners.</p> <p>*1. Not to be regularized as they are on land the state requires for development or ecologically unsafe land</p> <p>*2. Pre-independence working class areas whose infrastructure has now collapsed.</p> <p>*3. Goths or old villages developed informally & converted into high-density working-class areas.</p> <p>*4. Earmarked for regularization which means the provision of a 99-year lease and the development of infrastructure by the local</p>								<p>government against a payment to the state</p> <p>*5. Goths or Villages are intermediate between formal and informal housing as they are occupied by communities employed in farming or livestock rearing. Different types of land tenure include Zamindari, Pattidari and Bhaichara. (458/808 villages have been regularized with ownership titles)</p> <p>*6. Previously informal settlements now legalized through leasing by Sindh Katchi Abadi Authority (SKAA). However, once leased, they come under the jurisdiction of SKAA, who is then the land-owning authority.</p> <p>*7. Cantonment: Estate whose planning and administrative control is under military authorities.</p>							
References:	<ul style="list-style-type: none"> Hasan, A. and Mohib, M. (2003) "The Case of Karachi, Pakistan" Hasan, A., Ahmed, N., Raza, M., Sadiq, A., Ahmed, S., and Moizza B. Sarwarland (2013) "Ownership, Control and Contestation in Karachi and Implications For Low-Income Housing" <i>IIED: Urbanization And Emerging Population Issues</i>. UN- Habitat (2003) Understanding Slums: Case Studies for the Global report 200. Accessed May 01, 2020 https://joshandmakinternational.com/legal-principles-of-waqf-in-pakistan-legal-advice-series-10/ 															