

LEVEL OF SATISFACTION OF DISPLACED POPULATION ON ACQUISITION AND COMPENSATION IN INFORMAL SETTLEMENT: CASE STUDY OF QALACHA KHAMDAN, KABUL, AFGHANISTAN

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ABSTRACT

Most of development-induced displacement projects happening in informal settlements, squatter areas, and slum areas. These projects often left behind many problems in acquisition and compensation processes for displacement households which cause several economic impacts. Afghan government and NGOs have implemented many development and extension projects in each part of Afghanistan since 2001. These development projects are building of dams, airports, and roads. The road extension project, connecting Kabul to Logar province located on the southern side of Kabul capital of Afghanistan. These urban projects have displaced many dwellers of Qalacha Khamdan's area and lost their valuable land and well-designed dwellers. Moreover, the acquisition and compensation processes also had numerous shortages in the world during implementation of development projects. Therefore, this paper examines the acquisition and compensation processes in Qalacha Khamdan areas. The relevant data has been collected by observations, interviews, and questionnaires from key informants of displacees. The finding shows that the displaced population has lost valuable land and well-designed homes and dissatisfied on acquisition and compensation due to no transparency existed in the assigned committee. Finally, this study argues for government involvement to manage the reminded acquisition and compensation transparently and give the legal rights to displaced population in Qalacha Khamdan.

Keywords: Development-induced displacement, informal settlement, and acquisition and compensation.

Introduction

Informal settlements are seriously threatened by policies that frequently entail land readjustment and displacement operations in rising cities in developing nations [1]. Through fast urbanization, Afghanistan's chosen visions and development plans for new cities and social housing seek to

improve and strengthen the local economies and quality of life [2]. Those urban plans motivate investing in urban infrastructure, public facilities, housing development, and other services. Implementing these plans has often hit urban dwellers, especially the squatter settlements in central and well-located parts of the cities. (Hidayat & Kjita, 2020).

Numerous urban development projects have a big impact on the communities they are in. Development projects including mines, hydroelectric dams, and infrastructure provide public services to prevent environmental damage, lessen poverty, and prevent displacement [4]. Many development projects, such as dam projects, airports, and road projects, have been implemented during the new establishment in Afghanistan. Wazir Akbar Khan (Qala-e-Musa) was the first road-development project successfully implemented in Afghanistan's Kabul capital, which has several economic impacts on displaced people [3]. Families in both developed and developing nations have been significantly displaced by development projects. Urban development programs and renewal or regeneration are essential strategies for addressing urban issues like slums, squatter settlements, and informal settlements. These development programs mainly target the dwellers of informal settlements, squatters, and slum areas by low-income and disadvantaged households. Indeed, the displaced population has strongly affected their livelihood and faces numerous problems (Majrashi, 2017). Cernea (2000) illustrated how breaking living patterns, socioeconomic instability, the rise of infectious diseases, and other health issues are primarily caused by forced displacement. People and their immediate families play crucial roles in the displacement crisis in western countries. However, most villagers in European nations are characterized by mass employment diversity. Forced or involuntary evictions can substantially challenge households regarding economic and social aspects. The afflicted families are making an effort to preserve the relationships that already exist between their family members. However, socioeconomic and demographic changes that are brought on by development may threaten family cohesion. [6].

Three provinces (Logar, Paktia, and Khost) are connected to the capital of Kabul by a recent road construction project that began on the southern edge of Kabul city. Three different types of roads comprised this massive road development project: arterial, collector, and local. Moreover, this project had medium size bridges, culverts, and protection walls. Therefore, this road extension project has displaced many informal settlements in the Qalacha Khamdan area. On the southern part of Kabul Province is a research area known as Qalacha Khamdan. According to the local administration, the

Qalacha Khamdan region has a total size of 4.542 km² or 454.2 hectares. The road development project had two phases. The project's first phase started from Qalacha Khamdan to Bani Hesar, then Walayati-Niazi to Yaqoub's village. The total length of the first phase was 7km. Qalacha Khamdan area is the starting point for the mentioned project; therefore, the researcher has been chosen for his study. During the implementation of the road development project, 157 properties have been expropriated, and 51 families have been displaced. However, some families with enough space return to their remaining land, rebuild their homes and small shops and reset their everyday lives.

Informal settlements are seen as a burden on society since they frequently engage in crime and other vices. Different treatment was given to the population relocated as a result of Kabul City's development project; for example, affected residents of informal settlements were entitled to compensation under the approved acquisition law, while illegal immigrants were not. This proper resettlement of the displaced population paves the way for sustainable city development that can be achieved by facilitating affordable and equitable access to opportunities. Thus, this study examines the level of satisfaction with acquisition and compensation after implementing development-induced displacement on informal settlements by road extension project in the Qalacha Khamdan area of Kabul, Afghanistan.

Development-induced Displacement

Displacement caused by development can be described in a variety of ways. The most pertinent definition is the permanent removal of a family from its original site due to the development of a project. Airports, highways, pipelines, dams, mines, railroad lines, and bridges will be among these projects. [4]. Development-induced displacement forces communities to leave their original place for economic development Dhru (2010). Previous researchers on several development projects, especially on dams, have found socioeconomic impacts on displaced populations. According to a meta-analysis, 44 communities have been replaced by the construction of large dam projects [4]. Eighty-two per cent is a large number of people who destroy their everyday life through development projects in the world. These projects often hit African countries. For instance, Keya the Kiambere Hydropower project dropped, the average landholdings from 13 ha to 6 ha, and 89% have dropped their agriculture income. In China, many communities have been displaced by the Three Gorges Dam. The mentioned dam has caused to loss of farmlands, decreasing household income, lack of healthcare services, increased debt, insufficient social support, and poverty [7], [8]. Moreover, Tucurui Dams, located in Brazil, have been

criticized due to various impacts on local communities after completion.

Furthermore, there have been a lot of detrimental effects on the economy and wellbeing of disadvantaged areas. Poverty, a lack of resources for purchase and compensation following displacement, land abandonment, and numerous pandemics caused by mosquitoes were the economic impacts [9]. Besides the negative impacts of development-induced displacement on informal settlement, there are some successful cases existed: the Arenal Hydroelectric project in Costa Rica, the Yacyreta Hydroelectric project in Argentina, and two projects in China such as Shuikou and Yantan Dams have left positive impacts on livelihoods and keep increasing their daily wages and has created many job opportunities [4].

Informal Settlement

The informal settlement has been defined by scholars variously. According to Nassar & Elsayed (2018), The term "informal settlement" refers to a broad spectrum of residential regions made up of groups residing in self-constructed shelters that are regarded as temporary due to their legal status, physical qualities, or both. The informal settlement is a neighbourhood where numerous family units reside. These dwellings were constructed on land that was being used illegally and to which they had no legal title. The settlements have been made without a proper plan and not adopted with building planning and regulation [11]. According to the UN habitat definition, the area with unauthorized homes which do not have a land title and no limits for occupation is called an informal settlement [12]. Lack of infrastructure, failing neighbourhoods, substandard housing, a lack of freshwater resources, and deteriorating environmental conditions are all problems that informal settlement residents must deal with. Construction of informal communities does not adhere to engineering and architectural standards. Informal settlements frequently struggle with a lack of basic amenities and uncertain property tenure. There are potential for three more growths of informal settlements worldwide. Extension, densification, and intensification are these kinds. [13].

Densification frequently fills the open area in the vicinity of existing homes and the extension is an inside and outward growth of informal settlements free from boundary determination, thus it creates the path for informal settlements. Finally, intensification is the vertical growth buildings called the informal settlements' densification form. According to Nazire & Kita (2016), various characteristics of the informal settlement are existed in the world. A wide range of social and economic groups may benefit from informal settlements, and they can have a variety of settings and features. Informality transcends classes and social divisions. They varied in density from high to low and

can be found either in the middle of cities or on their outskirts (Khalifa, 2015; Maqsood Rezayee et al., 2019).

Law review in addressing acquisition and compensation processes

The first land acquisition and compensation law was published in the first era of the Taliban regime on September 24th 2000. This land acquisition and compensation law has been concluded in three chapters into 23 articles [17]. When the Taliban government fell in 2001, the new Islamic Republic of Afghanistan was established; on May 10th 2017, they revised the previous land acquisition and compensation law and have emended with tiny changes. Article 7 indicates about duties and obligations of the acquiring organization with the initial step toward land acquisition and compensation processes.

1. Public projects need written justification.
2. For any project implementation required to estimate land
3. Non-agriculture lands are better than agricultural land for new project implementation
4. Pre-assessment of environmental and social impacts is advised
5. Clearance (Tasfia) of the land and conducting the cadastral survey.
6. After conducting a cadastral survey and land clearance, present a list of direct and indirect impacts on the population.
7. We are submitting the appraisal, cost, and compensation committee for approval from the presidential office.
8. We provide a report on the project's viability, both procedurally and technically.
9. Specify the exact date of project implementation.
10. Keep progressing with regular meetings and consultations with respective dwellers regarding the new project.
11. Estimating the project's budget
12. Preparing detailed drawings for the project
13. Submitting a detailed plan to the technical committee for approval and assessing the prepared acquisition plan
14. The technical committee submits a detailed acquisition plan to related ministers for approval.
15. The land-acquiring organization shall offer information about the following points to the owners of the property and project-affected persons nine months before the project's implementation through mass media after the project and relevant acquisition plan has been approved.
 - a. The acquisition's goal.
 - b. The specific location of the acquisition land.
 - c. Land size and its type.
 - d. The estimated cost of the expropriated land.
 - e. Ensure enough compensation
 - f. Starting date of the new project
 - g. Compensation is paid to the landowner.

- h. Tax is paid for the compensation
- i. Payment of suitable incentives to those who are indirectly impacted
- j. If the public welfare project is carried out on state land, demand land transferring from ARAZI.
- k. If the acquiring organization faces with lack of funds or compensation, then requesting to ARAZI a land swap with the landowner.
- l. All related documents of the property are provided and receive.
- m. Projects are implemented according to the approved plan.

Based on article #31, the houses' land and physical structures must be included in the compensation process. The assigned compensation committee and technical engineers assess the displaced population's damages (land and homes). Article #36 advises for compensation payable to the landowners whenever the overall processes are finished under articles #29 and #34;

- a. Land that is comparable to land bought in terms of quantity, quality, and commercial worth.
- b. If adequate land is unavailable, land and cash are based on the circumstances set out, which clearly shows in paragraph (a).
- c. The government can only pay in cash if there is not enough land.

The people of Qalacha Khamdan who were displaced by road extension still haven't received their legal rights. However, they have had land and well-designed houses and are fully eligible to include their properties in the acquisition and compensation processes. Unfortunately, they still haven't received the exact amount of cash, and some valuable part of their land hasn't been included in the acquisition process. The main problems have been created by the assigned committee for this project which large margins of corruption have criticized.

Methodology

Study area

Afghanistan's most developed province and its political, social, and economic hub is Kabul City. The province of Kabul has currently grown into a metropolitan area, and the expansion of this historic and significant Afghan metropolis has had a significant impact. The city is planned for 700,000 population. However, now home to upwards of 500, 0000 which has caused severe challenges, and 67% of the informal population still lives in Kabul province. The total area of Kabul city is (1,028 km²), and the number of people in 2020 was 4.435 million. Kabul is the largest city in Afghanistan, located on the country's eastern side. This city is between latitude 34° 31' North and 69° 12' longitudes East, at 1800M or (6000 feet) above the sea surface [18]. The research site Qalacha Khamdan is in the south of Kabul province. The current population of Qalacha Khamdan is almost 1600 people (Local authority). Due to the new master plan of Kabul city, the government approved some vital urban



development projects, especially road extension projects for Kabul city. These extension projects are crucial in decreasing traffic jams and modernizing the Kabul road network. The road extension project of Qalacha Khamdan is among these projects, which displaced many informal households and expropriated their land. This road development project had two phases. The first phase was started from Qalacha Khamdan to Yaqoub's village. The total length for the first phase was 7km. The second phase was started from Yaqoub village to the centre of Logar province.

The researcher has chosen the extension road of 2.7 km, which was passed from the Qalacha Khamdan area, which is the starting point of the urban road extension project. During the implementation of the road development project, 157 properties have been expropriated in the Qalacha Khamdan area, and 53 families have been displaced and moved to different locations. However, some families with enough space returned to their remaining land and rebuilt their homes and small shops. The typology of the informal houses in Qalacha Khamdan was different. There were high-quality houses and low-quality informal houses. High-quality informal dwellings were constructed with reinforced cement, and plain cement, bricks, plaster, and high-quality windows and doors were used. These houses had attractive orientations, but low-quality informal dwellings were built from mud, mud bricks, and wooden roofs, and the direction needs to be considered.

Table 1: Expropriated properties in Qalacha Khamdan area

No	Location	Expropriated properties	Length (Km)
1	Dahan Chaman	27	0.5
2	Qalacha-Khamdan	157	2.7
3	Bani Hesar	196	1.59
4	Walayati	68	1.185
5	Yaqoob's village	63	1.025
Total		511	7

Data collection and analysis

For this research, primary and secondary data are needed. Preliminary data has been collected from displaced households by site observation, interview, and questionnaire survey. Secondary data have been gathered from several related articles, books, and master and PhD theses. Site observation has been conducted two times which observed the daily life and economic impacts of the displaced population by development-induced displacement. These impacts included losing best-quality houses, green spaces, small businesses, and valuable land, especially commercial areas. During site observations, many photos were taken that clearly showed their demolished homes, and many

structures remained uncompleted and struggled with economic problems after displacement.

Furthermore, the researcher spoke with members of committees formed by members of displaced families to assist the authority in implementing the aforementioned road expansion project. Open-ended interview questions were employed in a semi-structured interview. All questions focused on identifying the satisfaction level with the displaced population's acquisition and compensation after the development project—the third tool the researcher used was a questionnaire survey. The researcher has gathered data from 50(100%) displaced respondents which 47(94%) were male, and 3(6%) were females, which shows almost a hundred respondents of males. In addition, 30% of respondents have been chosen for an interview. Most interview respondents were heads of displaced families and committee members, and the remaining 20% tried to find new respondents for the questionnaire survey. All respondents in the questionnaire and interview were vulnerable people displaced by the road extension project in Qalacha Khamdan. Government records, published articles, books, thesis, and electronic data have been used as secondary data collection for getting enough information on acquisition and compensation after implementing development projects in informal settlements.

Result and Discussion

Demographic Background

The researcher has gathered 50(100%) data from displaced respondents which 47(94%) were male and 3(6%) were females. Table 2 the gender of the respondents.

Table 2 Gender of respondents

Sex	No	%
Male	47	94
Female	3	6
Total	50	100

The demographic background of this study is contained two parts: the first demographic background is of the interviewers, and the second is the respondents of the questionnaire survey. The demographic background of the interviewees is insisting on age, gender, job, education level, and work experience. The total interview respondents for this study are 30 personnel, most of whom were representative of the displaced households and local community members. Most of the answers from the questionnaire respondents were the same as the interview respondents. Therefore, the researcher has concentrated chiefly on the interview data and tried to select representatives with enough information regarding the road development project. In addition, 2(6.6%) people were from Abdul Khaliq Saray, 1(3.3%) from Juma Gul

Saray, 3(9.9%) were from the Mula family, 3(3.3%) were from Gul Mohammad family, 3(3.3%) from Fazal Ahmad family, 4(13.3%) from Haji Gul Rahman, 1(3.3%) has chosen from Jilani family, 2(6.6%) from Habib family, 1(3.3%) Mohammad family, 1(3.3%) from Mir Agha family, 1(3.3%) Yasin family, 3(9.9%) Mohammad Nabi family, 2(6.6%) Hamish Gul family, and 3(9.9%) has selected from Rahim's family for an interview. Table 3 shows the position of respondents.

Table 3 Position of the interviews respondent

Age and gender of the respondent

Regarding age, the researcher has divided the eligible interviewees into three categories. For instance, 18 to 24 is the first, 25 to 34 is the second, and 35 to 45 is the third category. For this research, five people have chosen from 18-24 ages, 15 people from 25-34 years old, and ten personnel from 35 to 44 ages. Table 4 shows the ages of the respondent.

Age	No of Interviewees	Gender	
		Male	Female
18 to 24	5	5	–
25 to 34	15	15	–
35 to 44	10	9	1
Total	30	29	1

Table 4 Age of respondents for the interview

Marital status of the respondent: The researcher has tried to gather marital information from people displaced by a road development project. Among of 30(100%) displaced people, 15(50%) were single, 13(43.3%) were married, and 2(6.6%) were divorced. Table 6 shows the status of respondents The researcher has tried to gather marital information from people displaced by a road development project. Among of 30(100%) displaced people, 15(50%) were single, 13(43.3%) were married, and 2(6.6%) were divorced. Table 6 shows the status of respondents.

Table 6 Status of respondents for the interview

Status	No	%
Single	20	66.6%
Married	8	26.6%
Divorce	2	6.6%
Widow	-	-
Total	30	100

Finding from Site Observation

Two site visits have been conducted with different timelines. The first site visit was arranged from September 23rd, 2022, to October 2nd 2022, and the second site visit was conducted from December 20th, 2022, up to December 29th 2022. The researcher has observed many houses completely demolished by urban road extension projects. Many homes were half parts, and some were destroyed with their quarter parts. Based on the site observation, the informal households in the mentioned area had better conditions before relocation and were happy with their living needs and smooth lives. Even many families had yet to learn about the project which was going to implement, and they were unaware of the current and future situation. The government was forced to leave their homes within a month without notice, which took a lot of work to resettle in new locations. Moreover, the relocated people have faced numerous economic problems. For instance, they need more funds to rebuild their lives and cannot afford to buy construction materials for their new houses. The researcher has observed many low economic activities and some homes that still need to be completed and still need to be completed because they have yet to receive the approved compensation on time.

Level of satisfaction with the process of acquisition of road extension project on informal settlements

From table 3, three interviewees have indicated, "*The road extension project has destroyed our economic status. They said we had smooth businesses and were entirely satisfied with our income before displacement. In addition, we have had small shops alongside our houses and could earn enough money to respond to all necessities of our daily life, but after displacement, we have lost everything.*" Interviewees #2, #1, and #3 indicated, "*The first impact of the road extension project has destroyed our well-arranged houses and properties. The authorities have strongly promised to complete the required documents for expropriated properties on time, and soon, the displaced population will receive all privileges and all physical structures will be included in the acquisition according to the approved law. Unfortunately, they have not included our properties and not completed their promise, delayed our rights for many years, and still not fully implemented the law of*

No	Position	No of respondents	%
1	Representatives of Abdul Khaliq Saray	2	6.6
2	Owner of the Juma Gul Saray	1	3.3
3	Representatives of the Gul Mohmmad family	3	9.9
4	Representatives of the Fazal Ahmad family	3	9.9
5	Representatives Mula family	3	9.9
6	Representatives of Haji Gul Rahman	4	
7	Head of Jalani family	1	
Total		30	

an acquisition, which left behind more negative impacts on our economy." The process of acquisition needs to be more transparent generally. Many displaced families have a complaint from the assigned committee for the mentioned process. They said if somebody has close contact with the designated committee, their work and all documents for the acquisition would be finished on time. If some families had no friends or relatives in the committee, their acquisition reminded them uncompleted. The researcher has met many displaced families that have been thoroughly dissatisfied with the acquisition, especially the process of including land in the acquisition. Many families have lost valuable land and houses, which have yet to be entirely comprised by the assigned committee. Although it is a commercial area, the land value is more expensive than others.

The researcher found two kinds of people on the site: the displaced families whose acquisition process was successfully finished by an assigned committee and received their legal rights on time. The second category of the displaced families was who still needed to receive all the documents; the land and physical structures of houses have reminded uncompleted. Based on the survey, the assigned committee is interested in something other than finishing the project according to the consent of displaced families within the constitution of acquisition and compensation.

Level of satisfaction with the process of compensation of road extension projects in informal settlements

From table 3, four interviewers stated that the compensation process was full of problems. Interviewer, no 4, said, *"I have eligible for both land and physical structure of my properties. However, the government-assigned committee is not interested in satisfying our rights according to the approved law. They have tried to delay the compensation process for unknown reasons intentionally"*. Based on interviewers #5 and #4, *"the compensation rate hasn't matched with the marketed that time. As a result, we have received less of our expropriated land and houses, which had a massive impact on our economy. Furthermore, the allocated compensation amount was too low, and we couldn't rebuild homes like before"*. Interviewers #1 and #6 indicated, *"We have fully supported any urban development projects implemented by the government but the projects which haven't destroyed our daily life and businesses. In the beginning, we were too pleased with the mentioned project, which positively impacted our life and economy. Still, later the assigned committee intentionally created many problems and hit the economy deeply"*.

Based on the displaced people, many problems have existed in the compensation process, and the displaced population were

almost unhappy with the government. Moreover, the researcher has seen many small parts of land and houses that haven't been entirely demolished, and only 2/3 of the homes have been destroyed, which has vivid proof of their allegation. The mentioned area is too valuable and commercial, and it was their legal right when the government going to expropriate their properties needed to pay for the equivalent of land and well-designed houses; after displacement, no government nor any NGOs supported for resettle their everyday life; as a result, they have faced with numerous economic problems. They have tried to buy land and built homes by saving funds and later met with a need for more money to start businesses as previously. The displaced population has yet to look happy and satisfied with the compensation process.

The finding of the Questionnaire survey

The main finding of the questionnaire survey to explore the level of satisfaction an acquisition and compensation during road extension project were the same as the interview. Therefore, no need for rewriting.

Discussion of findings

This study aims to determine the level of satisfaction with the acquisition and compensation of road development-induced displacement in informal settlements in the Kabul and Qalacha Khamdan areas. Road extension projects have displaced many families, faced economic problems, and lost valuable land and well-designed dwellings. This involuntary displacement of the mentioned area has destroyed their financial status entirely. For instance, they have lost not only the physical structures of homes and valuable land in a commercial area but also their small businesses and economic status. Many respondents indicated they had had a smooth life, small businesses, solid social ties with neighbours and family, and sufficient income before displacement.

Moreover, the acquisition and compensation have had many obstacles from the beginning of Kabul to the Logar road extension project, and the project needed to be more straightforward for everyone. According to the respondents, both processes need to be more transparent. For instance, some valuable land has yet to be included in the assigned committee's acquisition process due to unspecific reasons, and the committee has tried to delay without any logical reason. The compensation also has had too many shortages. Most of the problems have been created by authorized personnel, especially the assigned committee from the government. This committee has tried to delay the processes and paved the road for corruption. Therefore, both acquisition and

compensation have thoroughly dissatisfied the displaced population. Some families believed most of the documents had been completed but still needed their legal rights and approved compensation. Due to this uncertainty, the displaced people have faced many economic problems, and their life has changed after displacement entirely, and their everyday living conditions have worsened.

Conclusion

Due to the rapid urbanization of Kabul city, the capital of Afghanistan, has reached 80% population. Sixty-nine per cent of the people in Kabul city lives in informal areas, which is a significant amount in the area. The Kabul to Logar road extension project, which started from the Qalacha Khamdan to Yaqoob's village, has caused to displace many families and expropriated their valuable land and destroyed their well-designed houses. The acquisition and compensation of the mentioned project have had numerous shortages and problems. These problems have hit the economic status and almost destroyed the economic conditions of the displaced population in the Qalacha Khamdan area. Many families alleged that their land wasn't included in the acquisition and had not received all documents on time. The compensation, which was too vital for the displaced population, hasn't freed from shortages. Many families have only received land compensation and have yet to for houses. Although their land and physical structures of dwellings have been legally contained into acquisition, they still need help. Moreover, many families have been waiting for their rights since then. However, after the Islamic Republic of Afghanistan collapsed, there was no hope for getting their approved amount of compensation, and the current government has no interest in this issue.

Moreover, the households displaced by development-induced displacement (road extension project) faced many economic problems; they lost their precious land and smooth running businesses and well-designed houses. The amount of compensation should have been determined according to the market at that time; unfortunately, they were underpaid, and now they cannot build houses on the compensation and resume their previous business. Finally, the relocated families have dissatisfied with both acquisition and compensation.

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