

# MASTER PLAN FAISALABAD

2021-2041

## Consultation Report-I

January 2023

عثمانی  
OSMANI



FAISALABAD DEVELOPMENT AUTHORITY  
GOVERNMENT OF PUNJAB



# Consultation Report-I

**Master Plan Faisalabad (2021-2041)**  
INCLUDING STRATEGIC PLAN FOR FIVE YEARS

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## ABBREVIATIONS

ADP	Annual Development Program
AFCS	Automated Fare Collection System
AIIC	Allama Iqbal Industrial city
BRT	Bus Rapid Transit
CBD	Central Business District
CDG	City District Government
CMI	Census of Manufacturing Industries
CMP	Chief Metropolitan Planner
CPEC	China Pakistan Economic corridor
DC	Deputy Commissioner
DHA	District Health Authority
DPDC	District Planning and Design committee
EPA	Environmental Protection Agency
FCCI	Faisalabad Chamber of Commerce and Industry
FDA	Faisalabad Development Authority
FESCO	Faisalabad Electric Supply Company
FGCC	Faisalabad Garment City Company
FIEDMC	Faisalabad Industrial Estate Development and Management Company
FMP	Faisalabad Master Plan
FPUSP	Faisalabad Peri Urban Structure Plan
FRR	Faisalabad Ring Road
FUTS	Faisalabad Urban Transport System
FWMC	Faisalabad Waste Management Company
GIS	Geographic Information System
GOP	Government of Punjab
HUD & PHED	Housing, Urban Development & Public Health Engineering Department
ISWM	Integrated Solid Waste Management
LDA	Lahore Development Authority
NEP	National Education Policy
NHA	National Highway Authority
OCL	Osmani & Company Private Ltd.
PHA	Parks and Horticulture Authority
PHATA	Punjab Housing and Town Planning Agency
PSIC	Punjab Small Industries Corporation
ROW	Right of Way
SMEDA	Small and Medium Enterprise Development Authority
TEPA	Traffic Engineering and Planning Agency
VAC	Value Addition City
WASA	Water and Sanitation Agency
WHO	World Health Organization

## 1. CONSULTATIONS/MEETINGS/PRESENTATIONS/ HELD UPTO SUBMISSION OF DRAFT MASTER PLAN REPORT IN JUNE 2020

Sr. No.	Date	Day	Meeting with	Location	Chaired By
1.	02-02-2017	Thursday	Presentation of vision and way forward for the Master Plan of Faisalabad	Committee Room FDA	Chairman FDA
2.	06-02-2017	Monday	Meeting with stakeholders	DG Office, Faisalabad	Chairman, FDA + 32 participants
3.	22-02-2017	Wednesday	FCCI Members / Presentation of vision and approach to be adopted for the Master Plan of Faisalabad		
4.	17-03-2017	Friday	Project Inception Presentation	FDA Office	
5.	03-04-2017	Monday	Commissioner Office and FDA / Presentation to the Commissioner and signing of the Contract	Committee Room, Commissioner Office	Commissioner Faisalabad Division
6.	15-05-2017	Monday	DG FDA / Discussion on the Progress of the Project	Committee Room FDA	D. G. FDA
7.	25-05-2017	Thursday	DG FDA / Presentation of Inception Report and discussion	Committee Room FDA	D. G. FDA
8.	27-07-2017	Thursday	Meeting with District Planning and Design Committee (DPDC)	Commissioner Office	Commissioner Faisalabad
9.	23-09-2017	Saturday	Meeting with stakeholders and Members of DPDC on Progress Review and Major issues and Challenges of Faisalabad	Commissioner Office	Commissioner Faisalabad
10.	25-11-2017	Saturday	Meeting with stakeholders and Members of DPDC on the Progress Review and Major issues and Challenges of Faisalabad	Commissioner Office	Commissioner Faisalabad
11.	16-12-2017	Saturday	Meeting with stakeholders and Members of DPDC on the Progress Review and Major Issues and Challenges	Commissioner Office	Commissioner Faisalabad

12.	21-02-2018	Wednesday	Progress Review Meeting	Committee Room FDA	Chief Engineer FDA
13.	02-03-2018	Friday	Progress Review Meeting	Committee Room FDA	D. G. FDA
14.	18-07-2018	Wednesday	Progress Review Meeting	Committee Room FDA	D. G. FDA
15.	14-06-2019	Friday	Progress Review Meeting	Committee Room FDA	D. G. FDA
16.	15-06-2019	Saturday	DCC Meeting with Parliamentarians and other stakeholders, Presentation on the Master Plan 40+ participants including 10 MNAs/MPAs	DC Office	Commissioner Faisalabad
17.	14-12-2019	Saturday	Progress Review Meeting	Committee Room FDA	D. G. FDA
18.	14-03-2020	Saturday	Progress Review Meeting	Committee Room FDA	D. G. FDA
19.	22-07-2020	Wednesday	Presentation on the Draft Master Plan of Faisalabad 2021-41	DG Office FDA	D. G. FDA

**1) MINUTES OF MEETING HELD ON 6TH FEBRUARY 2017**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	6 <sup>th</sup> February 2017
<b>Meeting Venue:</b>	Meeting Room, FDA Faisalabad
<b>Meeting Agenda:</b>	Consultation of Master Plan
<b>Presided by:</b>	Sheikh Ijaz Ahmad, Chairman FDA
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Mr. Sheikh Ijaz Ahmad, Chairman FDA.</li> <li>2. Mr. Yawar Hussain, Director General, FDA.</li> <li>3. Mr. Amer Aziz, Additional Director General, FDA.</li> <li>4. Dr. Najma Afzal MPA Faisalabad.</li> <li>5. Mr. Muhammad Ilyas Ansari MPA Faisalabad.</li> <li>6. Mr. Asghar Ali, Chief Engineer, FDA.</li> <li>7. Col. S. M. Ayub Jafri, Senior General Manager, M/s Osmani &amp; Co. (Pvt.) Ltd.</li> <li>8. Mr. Mubushar Hussain, Senior Planner, M/s Osmani &amp; Co. (Pvt.) Ltd.</li> <li>9. Mr. Tariq Aziz, Municipal Officer (Planning), MCF.</li> <li>10. Mr. Malik Khadim Jilani, Addl. Commissioner (Coord) Faisalabad.</li> <li>11. Mr. M. Iqbal Akram Director TP-I, FDA.</li> <li>12. Mr. Ishtiaq Ahmad, Rep. of Urban Unit Lahore.</li> <li>13. Mr. M. Ahmad Akram, Senior Inspector, Environmental Department.</li> <li>14. Mr. Khalid Pervaiz, Vice Chairman Zilla Council, Faisalabad.</li> <li>15. Mr. Nadeem Ahmad, Senior Engineer (Dev.) SNGPL, Faisalabad.</li> <li>16. Mr. Ahmad Hassan, Vice President, FCCI.</li> <li>17. Mr. Javed Ahmad, Director of Estate Management, FDA.</li> <li>18. Mr. Muhammad Faisal Niaz, O/O Project Director (Const) FESCO/WAPDA.</li> <li>19. Mr. Faisal Munir, R.S.O Rescue 1122 Faisalabad.</li> <li>20. Mr. Adnan Nisar Khan, Director (P&amp;D), WASA Faisalabad.</li> <li>21. Mr. Roohan Javaid, DD(I&amp;C) Tech, WASA.</li> <li>22. Mr. Shoaib Sheikh, TEPA, Faisalabad.</li> <li>23. Mr. Ali Zaman, Rep. of Faisalabad Developer's Associations.</li> <li>24. Mr. Muhammad Ali, FCCI.</li> <li>25. Mr. Yasir Arfat, Rep. of Faisalabad Parking Company.</li> <li>26. Mr. Muhammad Ijaz, Manager Operations, FWMC.</li> <li>27. Mr. Mirza Habib Baig, Rep. of SNGPL Faisalabad.</li> <li>28. Mr. Syed Waseem Abbas, Inspector, Rep. of CTO Office.</li> <li>29. Mr. Gulzar Ahmad, Rep. of Finance, FDA.</li> <li>30. Mr. Abdullah Nisar Cheema, Director PHA, Faisalabad.</li> <li>31. Mr. Mehar Ayub, Director (Engg.), FDA.</li> <li>32. Mr. Hassan Zaheer, Deputy Director (Engg.), FDA.</li> </ol>



**Meeting Proceedings:**

The meeting started with the recitation of the Holy Quran. Senior Planner Mr. Mubushar Hussain of M/s Osmani & Co. (Pvt.) Ltd. briefed the committee about the City Master Plan outlay. The detailed scope of the job and methodology was described along with the history of Faisalabad.

The Director-General FDA asked the consultants to initiate the process of preparing the Master Plan from the previous Master Plan which was obsoleted in the year 2000. The Chairman and Director General FDA, both emphasized the need for Water Supply and Purification issues and their solutions, keeping in mind the threat of water shortage in coming years.

The Rep. of Consultants M/s Osmani & Co. (Pvt.) Ltd requested the Chairman and Director General FDA to give a formal advertisement in a newspaper regarding the initiation of the subject project and also publicize it on the FDA website to take maximum stakeholders on board, in the whole process. The DG FDA accordingly ordered the same and also issued verbal orders to also use Social Media in this regard.

Furthermore, the Chairman FDA asked to conduct a press conference with all the Electronic Media for this purpose and asking them to make a documentary on the working of the department.

Then the Question-Answer session of the meeting started:

- Dr. Najma Afzal, MPA Faisalabad emphasized the issue of Pedestrians and Cyclists. She also highlighted the issue of privileged pathways for physically disabled people, to make some necessary actions in the plan. The points were duly noted by the project team.
- Mr. Muhammad Ilyas Ansari, MPA Faisalabad, pondered on the point of the Peri-Urban plan. He asked to clearly define the peri-urban zone keeping in mind the land use, i.e. the industry should be kept away from the residential zones.
- Mr. Ahmad Hassan, Vice President FCCI, talked about the point of locating new pockets of land which must be identified in the plan for future industrial development.
- Mr. Faisal Munir, RSO Rescue 1122, described the house about the pins and hurdles, Rescue 1122 is facing while their operations. He described the complexity of the roads and insufficiency of the emergency services concerning the total population of the city.
- Mr. Adnan Nisar Khan, Director P&D WASA, requested the chair to coordinate with JICA who are working on the Master Plan of the WASA. The Chair ordered the same.
- The Chairman FDA asked the Representative of Urban Unit Mr. Ishtiaq Ahmad to identify loopholes in the previous Peri-Urban Plan and collaborate with the consultants to get a successful plan at the end.
- Mr. Tariq Aziz, Municipal Officer (Planning), suggested adding the recommendations of Elected Members should be taken into account for the preparation of Master Plan for the next twenty years. It is further clarified by the Chair that the Preparation of Master Plan is the prerogative of FDA and Municipal Committees are bound to put their input.
- Mr. Malik Khadim Jilani, Addl. Commissioner (Cord.) Faisalabad said that all the departments are the stakeholders of the Master Plan, they should be in the loop completing the job.
- Mr. Ahmad Hassan, VP FCCI, added in the discussion that the Residential colonies must be in some organized and planned way rather than haphazard development.
- Mr. Shoaib Sheikh, Rep. of TEPA-FDA, emphasized the need of educating people regarding Traffic issues and EDO Education should be taken in the loop for the purpose. Moreover, he also added that there must be some emergency route in the city for any kind

of traffic jam situation. The Chairman FDA second the thought and further added that there must be proper guidance of traffic situations through FM modulations on main roads within the city.

- Mr. Muhammad Ijaz, Manager Operations FWMC, committed to sharing all the relevant data of their department with the FDA.
- Mr. Mahar Muhammad Ramzan, Deputy Director (Dev), asked the consultants to incorporate the Transport Study in the Master plan. The Chair asked Deputy Director Development to personally participate in every meeting of the Master plan.
- The Director-General told the house that FDA will constitute a committee that will be responsible to take the necessary approvals of the Master Plan.
- Director-General FDA ordered Addl. Director-General FDA to take a personal interest and coordinate with other departments to get the precise data.
- Mr. Muhammad Ahmad Akram, Sr. Inspector Environmental Department, suggested building the Air Monitoring Stations for the control of air pollution issues in the city. Furthermore, the buffer zones of Dumping Sites must be properly identified and the development of residential colonies must be restricted in those areas. The Chair asked the Rep. of Environmental Department to make/prepare a working paper for the environmental issues.

The Chairman FDA appreciated the Engineering Directorate in the end for organizing such arrangements and effort.

The meeting ended with a vote of thanks.

**2) MINUTES OF MEETING HELD ON 17<sup>TH</sup> MARCH 2017**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	17 <sup>th</sup> March 2017
<b>Meeting Venue:</b>	PHA Office, Faisalabad
<b>Meeting Agenda:</b>	To discuss the availability of the data and clarification of some points written in TOR.
<b>Presided by:</b>	Engr. Hassan Zaheer (Deputy Director Engineering FDA)
<b>Attended by:</b>	1. Mr. Sheeraz Akhtar, Senior Manager GIS & Planning 2. Mr. Bilal Tariq, GIS Professional, OCL 3. Mr. Nauman Rafi Khan, OCL 4. Mr. Hassan Zaheer, Deputy Director Engineering FDA.
<b>Meeting Proceedings:</b>	
<p><b>Points discussed by the Consultant:</b></p> <ul style="list-style-type: none"> <li>• FDA urban boundary clarification was required because there is an ambiguity of the FDA urban limit boundary. Either it is touching the Canal or away from Canal.</li> <li>• Clarification regarding the Contours and DEM is required as there is no interval given in TOR for the Contours nor the resolution of DEM is mentioned.</li> <li>• Availability of Electricity network and installations is required from FESCO</li> <li>• Availability of GAS network and installations is required from SNGPL</li> <li>• Availability of Solid Waste Management Data, Collection points, containers, bins, landfill site and route of vehicles.</li> <li>• Availability of Geo-tech investigation data</li> <li>• Availability of previous reports on Faisalabad city.</li> </ul> <p><b>Resolution by the Client</b></p> <ul style="list-style-type: none"> <li>• As per the Deputy Director Eng. The urban boundary data provided by the client is correct and there is a gap in between the urban limit boundary and the Canal.</li> <li>• At the time of TOR preparation, it was not decided about the interval of contour and resolution of the DEM. Deputy Director Eng. will share the available contour data with a consultant to assess the need for contour intervals.</li> <li>• Deputy Director Eng. Assured to take the data from FESCO and will provide it to a consultant.</li> <li>• Deputy Director Eng. will gather the data from SNGPL but it will take time.</li> <li>• As per Deputy Director Eng. there is a new agency for SWM in Faisalabad, he will ask them and gather the required information from them.</li> <li>• As the Deputy Director Eng. He conducted a Geo-Tech investigation; he will share the reports for further work.</li> <li>• Urban and Peri-Urban Structure Plan data (work done by urban unit) will share it to Consultant.</li> </ul> <p>The meeting ended with a vote of thanks.</p>	

**3) MINUTES OF MEETING HELD ON 3<sup>RD</sup> APRIL 2017**

MINUTES OF MEETING		
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years	
<b>Meeting Date:</b>	3 <sup>rd</sup> April 2017	
<b>Meeting Venue:</b>	Commissioner Office, Faisalabad	
<b>Meeting Agenda:</b>	Inception Report	
<b>Presided by:</b>	Mr. Momin Agha, Commissioner Faisalabad Division	
<b>Attended by:</b>	1. Mr. Sheikh Ijaz Ahmad Chairman FDA 2. Mr. Yawar Hussain DG FDA 3. Mr. Asim Osmani, CEO M/s Osmani & Co. Pvt. Ltd. 4. Mr. Mubushar Hussain, GM Urban Planning, OCL 5. Mr. Nauman Rafi (OCL) 6. Mr. Umer Shafiq, Sr. Manager Transportation, OCL 7. Mr. Bilal Tariq, GIS Professional, OCL	
<b>Meeting Proceedings:</b>		
After signing the contract, the Consultant has embarked upon the Inception Stage, and to date, the following activities have been carried out:		
1) Establishment of the Project Office at Faisalabad. 2) Mobilization of the project team 3) Base mapping for the Project Area with the help of Satellite Imageries provided by the DUP&SP has been accomplished that includes major parcels, roads and landmarks. 4) Land use survey has been carried out according to the Zoning Guides and Tools, prepared by SCIP-03 in June 2012. 5) The socio-economic survey has been started in all union councils as per the methodology 6) Exercise for data collection from various governmental and non-governmental departments has been initiated. At the juncture of report writing, various meetings have been conducted with stakeholders regarding the collection of information related to their respective domains		
SN	Name	Position
1	Prof. Dr. S. N Pollalis	Sustainable Master Planning Expert & Chief Concept Planner (Team Leader)
2	Plnr. Mubushar Hussain	Sr. Urban Planer (Deputy Team Leader)
3	Plnr. Ms. Aliya Gul	Sr. Urban Planner
4	Mr. Nadeem A. Shaikh	Senior Infrastructure Development Specialist
5	Prof. Dr. Syed Jamil Hassan Kazmi	Senior Environmental Specialist / Urban Environmentalist
6	Mr. Tahir Masood Qureshi	Sr. Environmental Specialist / SWM Specialist
7	Dr. Syed Ashraf Wasti	Sr. Urban Economist
8	Engr. Umer Shafiq	Sr. Manager Transportation

9	Engr. Ali Amin	Traffic & Transport Engineer
10	Engr. Awais Majeed	Sr. Manager Water & Sanitation
11	Mr. Mohammad Ahsan Siddique	Infrastructure Expert
12	Mr. Sheeraz Akhter	Sr. GIS Specialist
13	Mr. Bilal Tariq	GIS Specialist
14	Plnr. Hafiz Muhammad Ikram	Urban Planner

The meeting ended with a vote of thanks.

**4) MINUTES OF MEETING HELD ON 27 JULY 2017**

MINUTES OF MEETING			
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years		
<b>Meeting Date:</b>	The meeting was scheduled to be held on 26-07-2017 but was postponed for the next day. The meeting took place at due time and venue on 27-07-2017.		
<b>Meeting Venue:</b>	Commissioner Office, Faisalabad Division, Faisalabad		
<b>Meeting Agenda:</b>	Discussion with DPDC on Faisalabad Master Plan.		
<b>Presided by:</b>	Commissioner Faisalabad		
<b>Attended by:</b>	1. Commissioner Faisalabad Division, Faisalabad 2. Municipal Officer (Planning), Municipal Corporation Faisalabad (Secretary DP&DC) 3. Director General, FDA, Faisalabad 4. District Officer (Planning), District Council, Faisalabad 5. Additional Director General FDA, Faisalabad 6. Director Town Planning FDA, Faisalabad 7. Rep of Executive Engineer Highway, Faisalabad 8. DSP City Traffic Police, Faisalabad 9. Deputy Director PHATA, Faisalabad 10. Karamat Ali Structural Engineer		
<b>Meeting Proceedings:</b>			
The meeting started with a recitation of the Holy Quran. After a few introductory remarks, the chair asked the DG, FDA, the convener of the sub-committee, to brief the members of DP & DC about the proposals forwarded vide letter no. 183/DG/FDA-17 dated 17-07-2017. DG, FDA briefed the committee that these proposals were strictly under existing rules and regulations on the issue and were jointly signed by executing agencies and the framer of FPUSP. There-after the DP&DC discussed the proposals one by one, the gist thereof is being reproduced as under:			
Sr. No	Proposal of Sub-Committee	Discussion of DP&DC	Recommendation by DP&DC
1	In the table containing Land Use provisions for <b>Low-Density Residential</b> following sentence should be inserted under permitted clause No. 1 " <b>or as per prevailing building and zoning by-laws /housing rules</b> ".	It was highlighted that land-use provision No. 1 for Low-Density Residential Zone under the " <b>permitted</b> " clauses were restrictive as it enjoined plot size ranging from 10 Marla to 4 Kanal. It was also against the existing/prevaling Building & Zoning regulations and Punjab Private Housing Scheme & Land Sub Division Rules, 2010. Thereupon, the chair	The committee unanimo approved that in the table FPUSP containing Land provisions for <b>Low-Den Residential</b> follow sentence should be inse under permitted clause No " <b>or as per prevail building and zoning t laws /housing rules</b> ".

		<p>stressed that the basic philosophy of the framer of the FPUSP should also be given due weightage. It was very humbly submitted that the scheme of the framers is not being changed. Only an enabling clause was being inserted to allow the executing agencies to process the cases under prevailing rules/regulations. Until existing rules are moulded following FPUSP, this proposal may be accepted by the DP&amp;DC.</p>	
2	<p>In the table containing Land Use provisions for <b>High-Density Residential</b> following sentence should be inserted under permitted clause No. 1 <b><i>“or as per prevailing building and zoning bye-laws /housing rules”</i></b>.</p>	<p>It was highlighted that land-use provision No. 1 for High-Density Residential Zone under the <b><i>“permitted”</i></b> clause was restrictive as it enjoined high rise structure with maximum FAR 1:8 and plot size up to 4 Kanal. It was also against the existing/prevaling Building &amp; Zoning regulations and Punjab Private Housing Scheme &amp; Land Sub Division Rules, 2010. Thereupon, the chair stressed that the basic philosophy of the framer of the FPUSP should also be given due weightage. It was very humbly submitted that the scheme of the framers is not being changed. Only an enabling clause was being inserted to allow the executing agencies to process the cases under prevailing rules/regulations. Until existing rules are moulded following FPUSP, this proposal may be accepted by the DP&amp;DC.</p>	<p>The committee unanimously approved that in the table of FPUSP containing Land Use provisions for <b>High-Density Residential</b> following sentence should be inserted under permitted clause No. 1 <b><i>“or as per prevailing building and zoning bye-laws /housing rules”</i></b>.</p>
3	<p>In the table containing Land Use provisions for <b>Early Urban Containment Zone</b> following sentence should be inserted under</p>	<p>It was highlighted that land-use provision For Early Urban Containment Zone under the <b><i>“permitted”</i></b> clause was restrictive as it enjoined a</p>	<p>The committee unanimously approved that the table containing Land Use provisions for <b>Early Urban Containment Zone</b> following sentence should be inserted</p>

	permitted clause No. 2 “ <b>or as per prevailing building and zoning by-laws /housing rules</b> ”.	high raised structure with maximum FAR 1:2. It was also against the existing/prevaling Building & Zoning regulations and Punjab Private Housing Scheme & Land Sub Division Rules, 2010. Thereupon, the chair stressed that the basic philosophy of the framer of the FPUSP should also be given due weightage. It was very humbly submitted that the scheme of the framers is not being changed. Only an enabling clause was being inserted to allow the executing agencies to process the cases under prevailing rules/regulations. Until existing rules are moulded following FPUSP, this proposal may be accepted by the DP&DC.	under permitted clause No. 2 “ <b>or as per prevailing building and zoning by-laws /housing rules</b> ”.
4- A	In the table containing Land Use provisions for <b>Zonal Community Hub</b> following sentence should be inserted under permitted clauses “ <b>Private Housing Schemes</b> ” and the following sentence should be inserted in the Description of Zonal Community Hub “ <b>It is an indicative land use the Authority or Local Government either may acquire it subject to availability of funds from the Government or may allow housing schemes ensuring reservation of commercial areas as per The Punjab Private Housing Schemes &amp; Land Sub Division Rules 2010</b> ”	It was highlighted that land use zones <b>Zonal Community Hub and Green Buffer</b> were indicative land use zones that require a certain proportion of commercial and green establishments in these zones. The prevailing Punjab Private Housing scheme & Land Sub Division Rules, 2010 provide for a self-containing establishment comprising” <ul style="list-style-type: none"> <li>• Residential units</li> <li>• Open spaces (minimum 7% of the total area)</li> <li>• Commercial area (fixed 5 % of the total area)</li> <li>• Grave yard (2% of the total area)</li> <li>• Public building from (2% to 10% of the total area)</li> </ul>	It was unanimously recommended that the indicative land use zones, Zonal Community Hub & Green Buffer should be merged with adjoining/encompassing land use zones subject to the condition that area reserved for Zonal Community Hub & Green Buffer (commercial & open spaces) shall be ensured in the adjoining /encompassing zones.
4- B	In the table containing Land Use provisions for <b>Green Buffer</b> following sentence should be	Therefore, the proposal has been made to allow private	



	<p>inserted in the Description Colum <b><i>“It is an indicative land use; the Authority or Local Government either may acquire it subject to availability of funds from the Government or may allow housing schemes ensuring reservation of green areas/ parks as per rules”</i></b></p>	<p>housing schemes in these indicative land use Zones. Thereupon, the chair stressed that the purpose of the indicative land use zone must be aimed at ensuring that particular percentage of earmarked area for Zonal Community Hub and Green Buffer. It would be by FPUSP if the total area is reserved for the community hub and the green buffer is incorporated and the same is provided in the adjoining /encompassing zone till the finalization of the upcoming Master Plan. All the committee members agreed that this interpretation for the rationale of keeping indicative land use zones was following the policy letter issued by the CEO, Urban Unit on the subject. Since it is beyond the capacity of all the executing agencies to acquire such huge chunks of land reserved for Zonal Community Hub &amp; Green Buffer, this will be the best course available for ensuring the provision of these land-use clauses in these areas.</p>		
<p><b>5</b></p>	<p>In the table containing Land Use provisions for <b>Cropland</b> following provisions of residential areas may be inserted under the permitted clauses:</p> <ol style="list-style-type: none"> <li>i. detached house;</li> <li>ii. semi- detached house;</li> <li>iii. town house;</li> <li>iv. residential apartment;</li> <li>v. neighbourhood level park and playground;</li> </ol>	<p>It was highlighted that by now all the sub-committees formed on the subject amendments of FPUSP agree that by definition agriculture area/crop land should not be part of the Peri-Urban area. Section 13 of Punjab Land-Use Rules 2009 is very clear on this issue. The framers of FPUSP reserved huge areas as Crop Land, Post-2035 area, Water Lake, Town Park, Farm Housing and Agriculture</p>	<p>The committee unanimously agreed to insert the following land use provisions of residential areas under the permissible clauses of Cropland: -</p> <ul style="list-style-type: none"> <li>• detached house</li> <li>• semi- detached house</li> <li>• town house</li> <li>• residential apartment</li> <li>• neighbourhood level park and playground;</li> <li>• place of worship or prayer;</li> <li>• place of burial or cremation; and</li> </ul>	

	<p>vi. place of worship or prayer;</p> <p>vii. place of burial or cremation; and</p> <p>viii. horticultural nursery</p> <p>ix. storage/warehouse</p>	<p>Research (approx. 50% of FPUSP area) was meant to remain green which is not under land-use rules. Probably, they could not plan for such a huge area and therefore, clumped it under the heading of green land / Post-2035 area. The proposal of sub-committee was made simply in order to bring this land-use zone under the basic idea of the Peri-Urban area which according to Section 11 of the Punjab Land Use Rules, 2009 has been defined as <i>“the area that spans the landscape contiguous urban development and rural countryside with low population density and is predominately being used for agricultural activity and is likely to be urbanized in the next 20 years is notified as Peri-Urban area”</i>. According to Section 12, <i>“land use provisions for the peri-urban area shall be residential, commercial, institutional, industrial and notified area”</i>. The present proposal only aims at bringing this area following sections 11 &amp; 12 of Land Use Rules, 2009. At the time of the finalization of the Master Plan by FDA, comprehensive planning for such areas shall be ensured. The chair stressed that it would have been far better if the Authority had come up with a micro plan aimed at the conversion of some particular sites by ensuring the provision of all services. DG, FDA submitted that it was a huge task that required the hiring of qualified consultants for detailed planning which</p>	<ul style="list-style-type: none"> <li>• horticultural nursery</li> <li>• storage/warehouse</li> </ul> <p>The committee also agreed to omit the following clauses: -</p> <ul style="list-style-type: none"> <li>• Corner shops</li> <li>• Brick kiln</li> </ul>
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		<p>would have resulted in delay and extra expenditure, which would be inappropriate as the Master Plan is under preparation. Thereupon, a middle way was reached by keeping the sanctioning of housing schemes in these areas in the domain of DP&amp;DC to ensure collective control on the rapid urbanization of these areas. The chair also declared that Post 2035 areas are completely banned for any kind of development till it has been comprehensively discussed in the upcoming Master Plan. It was also agreed to by the DP&amp;DC that certain land use provisions like corner shops, brick kiln should be omitted from the table containing land use provision for Crop Land.</p>	
6	<p>In the table containing Land Use provisions for <b>Farm Housing</b> following sentence should be inserted the Description Colum "<b>only Farm Housing Schemes under The Punjab Private Housing Schemes And Land Sub Division Rules 2010, shall be processed</b>"</p>	<p>Opening the discussion, the MO(P) MCF highlighted that as per rule 2(xiii) of Punjab Private Housing Schemes &amp; Land Sub Division Rules, 2010 "Farm house" "<i>means a dwelling place attached to a farm on plot not less than 4 Kanal</i>" whereas, as per rule 2(xxxiii) "Scheme" "<i>means a private housing scheme or a farm housing scheme</i>" which is further clearly defined in rule 11 as "planning standards for a farm housing scheme" of the rules <i>ibid</i>. Hence it is clear that "farm house" and "farm housing scheme" are two different land use provisions. The DG, FDA explained that they are talking about 271-squares of land, which if left unplanned will result in the</p>	<p>After detailed discussion, the committee decided to refer the matter to FDA for a working paper on the matter to be decided in the upcoming Master Plan</p>

		creation of Slums & Katchi Abadis. It has already been proved that agricultural areas cannot fall within the Peri-Urban area. The land uses for the Peri-Urban area have been defined in section 12 of Land Use Rules, 2009. The proposal for reserving these pieces of land for the establishment of farm housing schemes keeps the spirit of maintaining these areas green intact by also ensuring its proper and planned development.		
7	In the table containing Land Use provisions for <b>Inter-City Transit Terminal</b> following description should be inserted <b><i>“It is an indicative land use zone and DRTA may ascertain the area requirement for these terminals and acquire the available land within these zones or nearby protecting existing infrastructure and development.”</i></b>	It was unanimously agreed by the committee that the area reserved for these terminals was unjustifiably excessive and the location of these terminals was without any regard to the ground reality. It was decided that rational requirements for these areas shall be got ascertained from the concerned quarters (DRTA) and provided for in the upcoming Master Plan of FDA.	The committee approved the proposal of the sub-committee subject to the condition that Secretary DRTA shall ascertain the rational area requirement of these terminals and its appropriate location for their incorporation in the upcoming Master Plan.	
8	The committee also recommended that all the existing infrastructure present in the controlled area of FDA should be protected by the FDA if they meet the following conditions:  i. The satellite imagery dated 25.04.2015 shows the existence of development/infrastructure at the site  or  ii. The sponsor had deposited a scrutiny fee under	The chair enquired whether the criteria set for this purpose is objective and transparent. The DG, FDA apprised the committee that the satellite imagery is a public document that can be utilized without any fear of tempering. No official can take the risk of tempering with it for fear of prompt disclosure. The deposit fee is through a bank challan which is easily verifiable. Therefore, the criteria set for this purpose is objective, transparent and easily verifiable. It has also been recommended by a committee constituted by the Governing Body of	The committee for the sake of protection of existing infrastructure in the controlled area of FDA unanimously approved the following criteria:  i. The satellite imagery dated 25.04.2015 shows the existence of development/infrastructure at the site  or  ii. The sponsor had deposited a scrutiny fee under Section 59 of The Punjab Private Housing Schemes and Land Sub Division Rules 2010 before 25.04.15.	

	Section 59 of The Punjab Private Housing Schemes and Land Sub Division Rules 2010 before 25.04.2015.	FDA to protect the existing infrastructure by approving housing schemes under process or developed at sites before the promulgation of FPUSP i.e. 25.4.2015. During further deliberations on the issue, the above-mentioned criteria have been agreed upon by FDA officials and other members of DP&DC being objective and easily verifiable.		
9	Those illegal housing schemes that do not fall under para 9(i)(ii) shall be dealt with by the special regularization policy may be developed.	It was unanimously decided by the committee that this proposal came in the ambit of the powers of the provincial government which cannot be dealt with in the present forum.	The committee left this proposal for decision at the proper forum as envisaged in the rules/laws.	this
The meeting ended with a vote of thanks.				

**5) MINUTES OF MEETING HELD ON 23<sup>RD</sup> SEPTEMBER 2017**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	23 <sup>rd</sup> . September 2017
<b>Meeting Venue:</b>	Meeting Room, FDA Faisalabad
<b>Meeting Agenda:</b>	Progress Review of Master Plan – Faisalabad <input type="checkbox"/> Ring Road Faisalabad <input type="checkbox"/> Faisalabad Airport Shifting Proposal <input type="checkbox"/> Infrastructure Development for Factory Outlet Village near M3
<b>Presided by:</b>	Mr. Momin Agha, Commissioner, Faisalabad Division
<b>Attended by:</b>	1. Mr. Yawar Hussain, Director General FDA 2. Engr. Hassan Zaheer, Dy. Director Engg; FDA 3. Mr. Mehar Ayub, FDA 4. Mr. Hashmi, WASA Faisalabad 5. Mr. Mubushar Hussain, GM Urban Planning, OCL 6. Mrs. Aliya Gul, Sr. Urban Planner, OCL
<b>Meeting Proceedings:</b>	
<p>A progress review meeting was called by FDA on 23rd Sep 2017. Osmani &amp; Company Pvt. Ltd. (OCL) Project Planning Team was invited to share the progress of the project with the Commissioner Faisalabad Division. Mainly, three presentations were made to the Commissioner on different projects. The first presentation was on the Proposed Ring Road Faisalabad. The second and third were on Airport shifting and progress review of Master Plan – Faisalabad respectively. The following key points were discussed during the meeting.</p> <p>The first presentation was on Proposed Faisalabad Ring Road, presented by Mr. Ayub FDA. A briefing was given to the Commissioner about the proposed Ring Road Project in 2010, its purpose, alignment, construction and current status. It was mentioned that 12 major regional roads are merging in Faisalabad as this is the geographical centre of the province. Therefore, to better serve the regional and local traffic, this ring road was proposed. The length of the proposed ring road is 66 km, which needs to be shortened. Also, the Commissioner pointed out that if it is possible to reduce the length by adjusting the bulge towards the north, which was also sustained by DG FDA. However, some construction work has been carried already, mainly from Sheikhpura road to Jaranwala road under the ‘Missing Link Project’.</p> <p>It is important to revisit the proposal because it is expected that during the preceding 07 years, land use must have been changed and some new settlements have emerged. The emergence of these new settlements also shows the development pattern of the city and in what direction the trend of new development is happening. It was inquired from the OCL team about the feasibility of this Ring Road under the current Master Plan studies. OCL informed that it has not reached that stage where projects can be identified or justified.</p>	

The Commissioner directed FDA and OCL to deal with it on a priority basis and also directed to provide every available study of Ring Road to OCL.

At the end of this presentation, the Commissioner further commented as follows:

- a. It is important to check the/ distance of Proposed Ring Road from the Bypass and the city centre, and to assess that it is serving the city appropriately;
- b. Identify all the important landmarks in the city like educational institutions, hospitals, industries, airports, railway stations, transport terminals, major traffic generation uses, etc. and check if the proposed ring road is serving all of them properly;
- c. It is better to reduce its length by bringing it towards the city centre, though the cost will increase in land acquisition, it will serve properly;
- d. LDA model must be consulted to improve the realignment of the Proposed Ring Road, its construction on the BOT model, and providing commercial areas along the ring road; It was instantly responded by the OCL team that for all the above-mentioned points, detailed traffic studies and land use analysis would require which is exactly not the part of Master Plan studies.

2. The second presentation was delivered on the proposed land for the new airport (Brokiawala Airport), also discussed the situation of the existing airport and its strengths and weaknesses. The total area of the new land is about 800 acres, which is not sufficient for an international airport. The existing airport must be utilized fully, through better and improved connectivity within and around the city.

It was discussed that during the realignment of the proposed ring road, the accessibility and connectivity to major land uses must be considered, such as terminals for heavy vehicles, easy access to all reference points like hospitals, universities, airports, bus terminals, major settlements and metro stations. It was resolved that shifting should not be supported but connectivity must be improved through re-aligning the proposed Ring Road, mass-transit Routes and through other road links.

The DG FDA requested the Commissioner to allow to arrange a meeting with DPDC to present the ongoing projects, mainly the Master Plan – Faisalabad, in which major stakeholders should be invited. The Commissioner agreed and directed DG FDA and OCL to prepare a comprehensive working paper for the consultation with DPDC, and he would himself finalize the working paper.

The Commissioner also directed to arrange a meeting of OCL with WASA to discuss the about two landfill sites for solid waste disposal and to discuss sewerage treatment plants (STPs) for the city. OCL informed that as per its agreement, the WASA Master Plan under preparation with support from JICA would become part of the final Master Plan of Faisalabad.

In the end, the DG FDA agreed to facilitate OCL through all possible ways, and immediate support for the following data as mentioned by the OCL team:

- a. State land inventory within FDA boundary for the analysis of the land ownership
- b. UC / ward level population of Census 2017
- c. Digital updated maps of UC boundaries
- d. Fieldwork assistance

The meeting ended with a vote of thanks.



**6) MINUTES OF MEETING HELD ON 25<sup>TH</sup> NOVEMBER 2017**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	25 <sup>th</sup> November 2017
<b>Meeting Venue:</b>	The Commissioner Office, Faisalabad
<b>Meeting Agenda:</b>	<ul style="list-style-type: none"> <li>• Progress review of 'Master Plan of Faisalabad 2016 – 2036'</li> <li>• Major issues, challenges and proposals for improvements in Faisalabad</li> <li>• Collection of baseline data from Public and Private Sectors; and through primary surveys</li> <li>• Way forward</li> </ul>
<b>Presided by:</b>	Mr. Momin Agha, Commissioner, Faisalabad Division
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Mr. Yawar Hussain, Director General, FDA</li> <li>2. Mr. Muhammad Razzaq Malik, Mayor, Faisalabad</li> <li>3. Mr. Zahid Nazir, Chairman District Council, Faisalabad</li> <li>4. Deputy Commissioner, Faisalabad Division</li> <li>5. Chief Officer, MC Faisalabad</li> <li>6. In charge District Traffic Police, Faisalabad</li> <li>7. Deputy Director, PHATA Sub-Region, Faisalabad</li> <li>8. Executive Engineer Punjab Highway Department, Faisalabad</li> <li>9. Additional Deputy Commissioner (Revenue), Faisalabad</li> <li>10. Municipal Officer (Planning / District Planning Officer),</li> <li>11. Mr. Muhammad Siddique, Town Planner, Faisalabad</li> <li>12. Mr. Shehzad Mehmood, Architect, Faisalabad</li> <li>13. Mr. Asghar Ali, Chief Engineer, FDA</li> <li>14. Director Town Planning FDA, Faisalabad</li> <li>15. Engr. Hassan Zaheer, Dy. Director Engg, FDA</li> <li>16. Mr. Riasat Ali, Association of Builders and Developers and Civil Society, Faisalabad</li> <li>17. Mr. Mubushar Hussain, GM Urban Planning, OCL</li> <li>18. Mrs. Aliya Gul, Sr. Urban Planner, OCL</li> <li>19. Mr. Bilal Tariq, GIS Specialist, OCL</li> <li>20. Mr. Nauman Rafi Khan, OCL</li> </ol>
<b>Meeting Proceedings:</b>	
<p>A progress review meeting / DP&amp;DC meeting was held on 25th Nov 2017 called by FDA in the Office of the Commissioner Faisalabad Division. The main agenda of the meeting was to discuss the progress of the 'Master Plan of Faisalabad' project with the District Planning and Development Committee (DP&amp;DC) and other important stakeholders to share the current status of the project. Also, it was intended to get their input for prevailing issues and problems mainly regarding the data collection process. The following key points were discussed during the meeting:</p>	

The meeting formally started with the recitation of the Holy Quran by Mr Momin Agha, the Commissioner, Faisalabad Division, and he proceeded with the welcome address and conveyed the agenda of the meeting to the participants.

Further, Mr. Yawar Hussain, DG FDA put forward a note about the main agenda of the meeting referring to the previous meeting held on 23rd Sep 2017 in Commissioner House, Faisalabad, that it was decided to bring all potential and important stakeholders of Faisalabad on one platform to discuss the ongoing Master Plan of Faisalabad and its progress. The DG FDA also informed the meeting about the approval process of the final Master Plan being prepared by the FDA, wherein the DP&DC is responsible for scrutiny of the plan, whereas the District Council and Municipal Council will approve the Master Plan. Further, the DG thanked everyone to answer the call for the DP&DC meeting and he asked the OCL team to share the progress made so far, with a complete background of the project.

1. Mr. Mubushar Hussain (GM Urban Planning, Osmani & Company) started with thanks and presented the progress review of the Master Plan, in parallel the question-answer session was also taken care of.

2. The first comment came from Mr. Momin Agha about the timeline envisioned by the Consultant, as he asked that the envisaged remaining time frame for completion of the project be very short. Further, he mentioned that it seems the project progress is not as envisioned. The DG supported the comment and said that there is a little bit of delay in the progress due to some unforeseen activities and delays in response for secondary data from various departments. Therefore, the Commissioner emphasized enhancing the pace of work so it could be finished on time and FDA and Consultant has to put extra efforts to speed up the Master Plan activities. However, he feared that by doing so the quality of the work may be compromised because the remaining time frame is too short.

Mr. Mubushar replied that in parallel many activities are being carried out, so it is intended to finish the project by April 2018, whereas the preliminary draft of the Master Plan may be expected by the end of February 2018. The DG also supported these comments and further mentioned that, if required, FDA would grant an extension in the project deadline to ensure its quality.

3. The Commissioner asked about the primary surveys and the traffic counts? It was conveyed by the Consultant that the majority of work related to traffic counting has been done and the remaining part will be completed soon with the help of traffic police, as it was also involved earlier. The Consultant appreciated the support of the traffic police of Faisalabad for the traffic and transportation surveys and expected the same in future.

The Commissioner inquired about land use surveys and land use distribution details, which was available in the presentation. It was shared that initially the satellite imagery was used to evaluate the land use of Faisalabad. Afterwards, it will be rectified by ground-truthing / land use verification through a field survey. The consultant is intending to deploy a team for 2-3 weeks to verify the land use maps of the project area.

The Commissioner further inquired about the instruments/questionnaire being used for primary surveys, and the documents being referred for the compilation of socio-economic information. It was mentioned that DCR (previous and 2017), latest PSLM reports are also being used. Several other documents are being consulted as a secondary data source for all the development sectors. However, Mr Mubushar requested the Commissioner to provision of a detailed report of the 2017 Census of Faisalabad including the housing census.

The representative of WASA mentioned that Urban Unit has also worked on Faisalabad and they can share much more on this topic. Mr. Mubushar replied that the information and data (satellite imagery along with other GIS data) available with the Urban Unit, was collected through FDA. Meanwhile, the Commissioner inquired about the purchase of new satellite imagery for this specific project. The DG clarified that it was not mentioned in the TOR to buy a new satellite image as the almost recent image is being used by OCL.

Upon query of the Commissioner, the temporal growth pattern of the city with the help of time series data was shared with him; and he was quite satisfied. The Chairman District Council asked about the consideration of the previous master plans of Faisalabad, whether those documents are being considered or not in the preparation process of the current master plan. In the response to this comment, it was stated that all the previous master plans and planning documents of Faisalabad are imperative and shall provide a basis for further planning the city. OCL has already collected previous master plans, including well known Master Plan 1994 prepared under the directions of then Commissioner Mr. Tasnim Noorani.

4. It was pointed out by the District Town Planner that the scope of the current Master Plan should be extended to the whole district involving all the stakeholders. It would be better if it is decided now to be a regional Master Plan for the whole district in front of the DP&DC.

On his reservation, the DG FDA clarified that it was not decided to prepare a regional Master Plan, either it was a proposal to do so. However, working on legal rules and acts FDA is the competent authority to prepare and implement the master plan within its jurisdiction. Therefore, as per TOR, the current master plan is basically for the FDA limits. Mr. Mubushar seconded the comment and said that FDA is a legal body that has the authorization of making the master plan, however during the preparation, OCL would take care of regional perspective as well and linkages with surrounding urban centres and Tehsils of Faisalabad would also be considered.

5. While discussing the land use percentages, National Reference Manual (NRM-1984) was referred to justify the abstracted percentages from the satellite imagery. The process of assessment of land use classes was asked and the percentage of open space was discussed. The percentage of open space shown in the land use map was less in comparison to the actual open spaces on the ground, as per the understanding of the Chair. The Commissioner was emphasizing to recheck the percentage of open space, as it is portraying a very negative picture of the city by showing very less land use allocated

as open space. He was mentioning that some universities have very vast playgrounds and farm land, like

The Agriculture University of Faisalabad and Ayub Agricultural Research Institute possess large open space and farms as their experimental fields. The status of these open spaces should not be changed, and they should be reserved as green spaces as they also work as the city's lungs. It was argued that open space/park means the areas where the general public has free access, as defined in Land Use Rules 2009 and the NRM. It was agreed by the Consultant team to reconsider it and recalculate the percentages of various land uses, and have a comparison with and without university open space/farms. The Chairman District Council asked for clarification about the road network and green spaces therein as part of open spaces or not? In response, it was said that road is a part of transport infrastructure.

Arch. Shehzad supported Mr. Mubushar's comment w. r. t. NRM and Land Use Rules that open space or any other use within a large institution like Agriculture University is considered as 'Institutional Use'. Prevailing housing schemes rules also present the same scenario, in which the whole area of the institution is considered as an institutional area including open space and play area or parks therein. However, Mr. Mubushar mentioned that from an environmental perspective, the land cover would take care of all the green areas as the city's lungs, which will specifically be discussed in the environment section of the Master Plan.

One member of DP&DC pointed out that the area of parks and grave yards showed similar percentages in the classification, whether it is a mistake or an actual figure? In response, Mr. Mubushar said that the figure is correct as the source of the data is satellite imagery, however, field verification is being done to verify the derived land uses of Faisalabad city and its environs.

6. Upon enquiry, it was mentioned that a systematic random sampling technique will be used to collect Socio-Economic data of Faisalabad, where the sample size would be about 2% of total households. The questionnaire of 27 pages was shared in the meeting. The Chairman District Council mentioned that all Socio-Economic parameters are already discussed in District Census Report (DCR-2017) which is already published. Doing another similar activity will cause additional expenses, therefore it is better to consult updated DCR 2017, as it has all required data to assess the socio-economic conditions.

The Commissioner also supported the point of view and further suggested that instead of taking a 2% sample, take a sample of 500 or 1000 and conduct a real dedicated survey rather than produce a heap of papers with doubtful quality of information. Mr. Mubushar requested the Commissioner for the provision of detailed DCR of Faisalabad at the earliest as it is not public so far. The DG said that we will check DCR and if it is fulfilling the requirements then there is no need for Socio-Economic Survey, however, it is part of the TOR. The Commissioner advised the DG to discuss and conclude this socio-economic survey issue with the Consultant in the interest of the better quality of the Master Plan.

The Chairman District Council suggested visiting selected Union Councils to take a common man on board. The Consultant responded that please specify the list of selected UCs along with a list of elected representatives to be consulted. Public participation and

involvement of all stakeholders is a part of the Master Planning process, and support from elected representatives would be a great contribution and indeed it was required, as mentioned by Mr. Mubushar. The DG supported the Consultant and mentioned that so far, the Consultant was mainly working on secondary data and primary data collection is started partially. Further, the Chairman mentioned that there are 346 UCs in Faisalabad. Also, Mayor Faisalabad gave his opinion to survey selected UCs in the initial stage. The Mayor also showed his willingness to have a meeting with the Consultant for further cooperation regarding the data collection process and finalization of the Master Plan.

7. The Commissioner suggested having a clear-cut recommendation for a periodic review of the master plan after every 03 or 05 years after its final approval, along with a description of the review process and procedure commemorating it with legal provisions. The Consultant welcomed the suggestion and mentioned that rules are already supporting this revision of the master plan and it would be mentioned in the implementation part of the Master Plan.

8. Different vision statements were shared with the forum and the Commissioner took special interest and asked to select a few and share them with this committee. He mentioned following the 'deletion method' to come up with the three most attractive vision statements for a final decision by this forum.

9. It was emphasized that some key issues needed to be identified and prioritized for this Master Plan at the earliest. These include, but are not limited to:

- i. The general growth pattern with periodic analysis using temporal data, for identification of trends and future housing priority areas;
- ii. Identification of priority sectors for the Master Plan; like transportation, housing, health, education, etc.
- iii. Particular emphasis on the current road network, its capacity and gap analysis, and re-aligning the ring road as per the current scenario.
- iv. The connectivity with the airport, upcoming mass-transit routes and other important landmarks is important to be identified and enhanced in the upcoming Master Plan.

10. The Chair took a special interest in Heritage sites location map. The Chairman District Council asked if there is any improvement plan for these heritage sites or not in the Master Plan. Mr. Mubushar replied that so far these locations are mapped, the improvement plan will be part of the particular sectoral report of heritage and tourism development plan. The Chairman District Council mentioned some key sites which are known as the landmarks of Faisalabad, such as:

- Gangapur associated with Sir Ganga Ram
- Bhagat Singh - a rural area, and
- Jhamra

These sites may not fall within FDA limits but are critical from a heritage point of view. The house recommended taking them into account.

11. It was also pointed out that the FDA boundary adjustment should be cross-checked from the official notification of the declaration of the FDA boundary.

12. The Commissioner suggested having a monthly master plan progress review meeting at the end of every month.

13. During the Q/A session, one member gave his opinions on some sensitive environmental issues regarding smog in winter and the rapid increase in car-based transportation. He curiously asked if this Master Plan is going to propose sustainable solutions regarding this matter, and also asked about mass transit system to resolve the future traffic issues, as it is needed to have a sustainable transport planning catering for these issues of urban environment/air pollution. Furthermore, he asked about the haphazard growth of the city and suggested some controlled growth mechanism must be part of the Master Plan.

The Commissioner talked about the current mass transit plan (metro bus routes) done by OCL, which should be incorporated in the traffic and transport plan of the Master Plan.

In response, Mr. Mubushar talked about the environmental parameters like smog that it is a regional issue and will be tackled on a regional level. However, the master plan will talk about contributing issues and how FDA can lessen that contribution. Affordable public transport system like BRT will be proposed in transport plan, secondly, industries are needed to be regulated as well as the burning in rural areas has to be controlled.

Secondly, the increase in cars shows the economic growth of the people, though it will also be analyzed in traffic and transportation studies along with traffic management, road density and bottlenecks of the city. In the end, all will be incorporated in the sectoral report of traffic and transportation plan.

Some comments related to controlled growth of Peri-Urban areas came into the discussion as if the urban areas are considered to have a controlled growth, likewise suburbs needed to be controlled to preserve the agricultural area of the city. How about the control of these suburbs in Master Plan, either in consideration or not? In response, Mr. Mubushar mentioned that as Master Plan is being prepared for the next 20 years and it will have a proposal for urban growth in a periodic manner to cater for sustainable development. Whereas, the Peri-Urban Plan was also prepared in 2015 keeping in mind the same reason for haphazard growth in peri-urban areas. This Peri-Urban Plan will now be part of the current Master Plan.

14. One member of DP&DC talked about the issue of multiple stakeholders functioning in one jurisdiction or overlapping jurisdictions. There are multiple boundaries, like FDA jurisdiction, Municipal Corporation boundary, District Council jurisdiction, Union Council boundaries, WASA boundary and Peri-Urban Plan boundary.

It was responded by the Consultant that within the FDA boundary, all available boundaries would be discussed and suggestions would be made to resolve the conflicting issues and challenges. The given boundary for this Master Plan is FDA official jurisdiction. Whereas, there are many issues such as peri-urban boundary is not matching FDA limit, the district

has a large area, and perhaps these boundaries are conflicting. Once this Master Plan is finalized and approved, The Per-Urban Structure Plan shall not exist.

15. A comment came from the Traffic Police representative, about accidents and reasons for casualties, which is also related to the pattern of the road network and design of roads of Faisalabad. He proposed to map the hot spots and accordingly plan for service centers on every main road to solve the issues of delay in the treatment of trauma cases to reduce the risk of death. It was responded that wherever possible, emergency response facilities would be proposed.

16. In the end, the Commissioner appreciated FDA for taking Master Plan forward. He said that this is an important responsibility of the FDA and he further suggested creating a Master Plan cell within CDA as being practiced by LDA, to ensure implementation of the Master Plan and its periodic review. He also thanked the Chairman District Council and the Mayor Faisalabad and other members to take part in the future building of Faisalabad and for valuable inputs. He advised taking WASA on board as they are in process of preparation for their Master Plan. The meeting formally ended with a vote of thanks.

**Action Points:**

- 1) FDA and the Consultant to make arrangements for timely completion of the Master Plan;
- 2) Arrange monthly progress review meetings;
- 3) Ensure participation of all stakeholders;
- 4) For systematic public consultation, the Chairman District Council / the Mayor Faisalabad will identify UCs falling within FDA boundary and dedicated elected representatives for the Consultant;
- 5) The general growth pattern with periodic analysis using temporal data, for identification of trends and future housing priority areas;
- 6) Identification of priority sectors for the Master Plan; like transportation, housing, health, education, etc.
- 7) Particular emphasis on the current road network, its capacity and gap analysis, and re-aligning the ring road as per current scenario;
- 8) The connectivity with the airport, upcoming mass-transit routes and other important landmarks is important to be identified and enhanced in the upcoming Master Plan;
- 9) Close liaison with WASA for incorporation of WASA Plan (by JICA) to make it part of the Master Plan;
- 10) The DG to discuss and conclude this socio-economic survey issue with the Consultant in the interest of the better quality of the Master Plan;
- 11) FDA to provide of District Census Report and Housing Survey 2017, preferably in digital format;
- 12) FDA to provide latest UC boundary Map of Faisalabad District;
- 13) Revision of Land Use Distribution Map of Faisalabad by the Consultant;

The meeting ended with a vote of thanks.

**7) MINUTES OF MEETING HELD ON 16<sup>TH</sup> DECEMBER 2017**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	16 <sup>th</sup> December 2017
<b>Meeting Venue:</b>	The Commissioner Office, Faisalabad
<b>Meeting Agenda:</b>	<ul style="list-style-type: none"> <li>• Progress review of 'Master Plan 2016 – 2036 of Faisalabad'</li> <li>• Proposed Faisalabad Ring Road (its re-alignment), and connection with proposed BRT routes.</li> <li>• Way forward</li> </ul>
<b>Presided by:</b>	Mr. Momin Agha, Commissioner, Faisalabad Division
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Mr. Yawar Hussain, DG FDA</li> <li>2. Deputy Commissioner, Faisalabad Division</li> <li>3. Chief Officer, MC Faisalabad</li> <li>4. In charge District Traffic Police, Faisalabad</li> <li>5. Deputy Director, PHATA Sub-Region, Faisalabad</li> <li>6. Executive Engineer Punjab Highway Department, Faisalabad</li> <li>7. Additional Deputy Commissioner (Revenue), Faisalabad</li> <li>8. Mr. Muhammad Farooq, District Officer Planning, Faisalabad</li> <li>9. Mr. Asif Hayat Niazi, Municipal Officer, Municipal Corporation, Faisalabad</li> <li>10. Faisalabad</li> <li>11. Mr. Muhammad Saddique, Town Planner, Faisalabad</li> <li>12. Mr. Shehzad Mehmood, Architect, Faisalabad</li> <li>13. Mr. Asghar Ali, Chief Engineer, FDA</li> <li>14. Director Town Planning FDA, Faisalabad</li> <li>15. Engr. Hassan Zaheer, Deputy Director, Engg, FDA</li> <li>16. Mr. Riasat Ali, Association of Builders and Developers and Civil Society, Faisalabad</li> <li>17. Mr. Mubushar Hussain, GM Urban Planning, OCL</li> <li>18. Mr. Bilal Tariq, GIS Specialist, OCL</li> </ol>
<b>Meeting Proceedings:</b>	
<p>The District Planning and Development Committee (DP&amp;DC) meeting was held on 16<sup>th</sup> Dec 2017 in the Office of the Commissioner Faisalabad Division, and it was chaired by Mr. Momin Agha, the Commissioner, Faisalabad Division. The main agenda of the meeting was to discuss the progress of the 'Master Plan of Faisalabad' project with the DP&amp;DC. The specific agenda was to get further insight into a few development proposals regarding ring roads and future housing development areas. Also, it was intended to get the input of DP&amp;DC members for prevailing issues and problems faced by the city and its environs. The Consultant mentioned that this meeting was supposed to be held in January, and it was requested to provide at least a 6-8-week window for working on the project so that in the next meeting, visible progress would be shared. The following were the key discussion points of the current meeting:</p>	



1. The meeting was formally started with the recitation of the Holy Quran by the Chair, and he proceeded with the welcome words and conveyed the purpose of the meeting to the participants.
2. Mr. Yawar Hussain, DG FDA explained the main agenda of the meeting referring to the previous meeting held on 25th Nov 2017 in the Commissioner Office, Faisalabad, that it was decided to regularly deliberate on major issues and challenges being faced by Faisalabad and to make sure that they are being addressed in the forthcoming master plan in its true spirit. Again, the DG apprised the house that the current Master Plan is being prepared by the FDA under the Punjab Land Use Rules 2009, wherein the DP&DC is responsible for scrutiny of the plan, and the District and Municipal Councils will approve the final Master Plan. Further, the DG thanked everyone to answer the call for the DP&DC meeting and he asked the OCL team to share the progress and response on the points discussed in the last DP&DC.
3. Mr. Mubushar Hussain (GM Urban Planning, Osmani & Company) started with thanks and presented the progress review of the Master Plan, in parallel the question-answer session was also taken care of.
4. The Chair, Mr. Momin Agha shared his views about the WASA-FDA Master Plan (being developed by WASA under technical Assistance of JICA-Japan) and mentioned that it was in the advanced stage and they have carried out nice elucidation of current scenario and proposals for the future. Mr. Mubushar informed that the WASA plan was initiated much earlier than Osmani's master plan, and they are at the last stages with the final draft, whereas currently Osmani's are at the assessment stage, and in parallel, the collection of missing data from the departments and the field is also being done. The DG added that as per FDA commitment with Osmani & Company (OCL), the outcome of the WASA master plan shall become part of the Master Plan of Faisalabad. However, the view and comments of OCL would be taken care of by the WASA, and soon a formal meeting of both the parties would be arranged.
5. The Commissioner inquired about land use revision based on the discussion in the last meeting regarding open spaces in Agriculture University and other alike research institutions. It was shared that using the high-resolution satellite imagery of 2017, open spaces of the following institutions were calculated, as given below:

Sr.	University / Institutes	Educatio	Area		%age of Open
			Open	Tota	
1	University of Agriculture	282.1	411.8	693.	59.
2	Post Graduate Agriculture	10.	183.2	193.	94.
3	AARI Research Orchards	19.	157.5	176.	89.
4	Nuclear Institute for Agriculture and Biology	16.	66.	82.9	80.
5	AARI	55.	216.0	271.	79.
<b>Total</b>		<b>384.0</b>	<b>1035.1</b>	<b>1419.</b>	

Source: Visual Interpretation of High-Resolution Satellite Image of Jan-2017

6. Based on the above exercise, it was shared that open spaces in the city were increased to 3.37% from 1.86%, which is now within the range of city-level open spaces defined by NRM (2-5%). However, the above open spaces are not public, and only for the above intuitions. The Chair mentioned that the basic idea behind this exercise is to document these open spaces in the master plan and to make sure that they maintain this status in future as well, as they are contributing positively to the city environment.

7. In response to a point in the last DC&DC meeting, the spread of private housing schemes, and declared Katchi Abadis were shared. It was observed by the house that housing development along the canal in the north-east of the city is on autopilot; whereas this type of private housing project is not visible in the south-west along Jaranwala and Narwala Roads. The Chair directed the Consultant to visit the area after meeting and to make an assessment about factors that are hindering housing development in this direction. The visit along with Mr. Hassan Zaheer was conducted just after the meeting.

8. One member of DP&DC pointed out that on the southwest of the city there are no attraction points / economic pull factors available. Therefore, it is suggested that in the master plan, activities must be proposed to support the development and to avoid ribbon or spur patterns of development along the main arterial roads only. Mr. Mubushar mentioned that in the Master Plan of 1986, two ring roads were suggested, and alignment of one ring road was finalized by Techno Consultant in 2009. If only one ring road would have been implemented, this spur type of growth could have been curbed significantly.

9. In response to the point of the last PP&DC meeting regarding upcoming mass-transit routes and re-alignment of 2009 Ring Road, four alternate alignments were shared and discussed. The earlier alignments were 67 km, whereas it was taken to about 52 km keeping because of the current traffic scenario and to serve better the existing city. The Chair appreciated the work and stressed for further refinement based on a futuristic approach with two or more ring road proposals, and even to make the existing bye-pass as part of the second ring road.

10. When the proposed BRT (Bus Rapid Transit) / Mass-transit routes were shared with the house, it was commented that further review of these proposed routes is required and after revision, these must be made part of the master plan. The Chair mentioned that all the routes are coming to the centre and making it complicated with 4 to 5 lines in a small area. This situation must be avoided. Moreover, he commented that currently, residents of Faisalabad are not buying the BRT project, even it is 3rd largest city. Make it more rational so that the buying-in may be increased.

11. In the end, the Commissioner appreciated FDA for taking up Master Plan forward. He said that in future someone sitting in key positions in the city should appreciate this work. The basic attention is to pave the way for a workable, practical, implementable and futuristic master plan for the city. Following were the concluding points:

- i. Ensure participation of all the stakeholders;

- ii. Preparation of sector-wise proposals for the Master Plan; like transportation, housing, health, education, etc.
- iii. Adopting futuristic approach for the master plan, and identify/propose 2-3 ring roads and missing links within FDA boundary and at regional level for balancing out the push and pull factors;
- iv. Upcoming mass-transit routes must be reviewed to make them more realistic. They must be part of the upcoming Master Plan;
- v. Close liaison with WASA for incorporation of WASA Plan (by JICA) to make it part of the Master Plan;
- vi. FDA to provide District Census Report and Housing Survey 2017, and UC boundaries, preferably in digital format;

The meeting ended with a vote of thanks.

**8) MINUTES OF MEETING HELD ON 21<sup>ST</sup> FEBRUARY 2018**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	21 <sup>st</sup> February 2018
<b>Meeting Venue:</b>	The Office of Chief Engineer, FDA, Faisalabad
<b>Meeting Agenda:</b>	<ul style="list-style-type: none"> <li>Progress review of 'Master Plan 2016 – 2036 of Faisalabad'</li> <li>Current status of data collection from field</li> <li>Way forward</li> </ul>
<b>Presided by:</b>	Mr. Asghar Ali, Chief Engineer, FDA
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Ms. Asma Mohsin, Director, FDA</li> <li>2. Mr. Hassan Zaheer, DD Eng, FDA</li> <li>3. Mr. Raheel Zafar, AD Master Plan, FDA</li> <li>4. Mr. Malik Asif, Advocate High Court</li> <li>5. Mr. Mubushar Hussain, GM Urban Planning, OCL</li> <li>6. Mr. Nauman Rafi Khan, OCL</li> <li>7. Mr. Shahzad Waheed, GIS Specialist, OCL</li> <li>8. Mr. Abuzar Yusuf, Town Planner, OCL</li> </ol>
<b>Meeting Proceedings:</b>	
<p>A progress review meeting of Osmani &amp; Company (Pvt.) Ltd. (OCL) and FDA were scheduled to be held on 21st February 2018 at 11:00 Am in FDA but due to the unavailability of the Director-General, FDA the said meeting could not take place. However, a meeting was held at the office of the Chief Engineer, FDA to discuss the issues and future date of the meeting with the DG, FDA.</p> <ol style="list-style-type: none"> <li>1. At the start of the meeting, the Chief Engineer apologized for the non-availability of DG, FDA who went to an urgent unscheduled meeting in Lahore and the next meeting will be held at the earliest and OCL will be informed accordingly. The consultant proposed to schedule the meeting for next week which was agreed.</li> <li>2. It was shared that OCL has completed land use verification in the filed for the FDA Jurisdiction, and ready to share the finalized land use map.</li> <li>3. Mr. Mubushar pointed out the data is still needed for the preparation of the Master Plan. Census data of 2017 was especially highlighted and it was asked to request the Commissioner, Faisalabad to officially ask the Pakistan Bureau of Statistics (PBS) but Mr. Asghar recommended to first let FDA request it officially.</li> <li>4. It was highlighted by the FDA that the data of the Benazir Income Support Program is quite detailed and may be collected and used in the master plan and the consultant agreed to look into it.</li> <li>5. Mr. Shahzad and Mr. Abuzar Yusuf (OCL Field Team) highlighted the issues which they are facing in the collection of the data from officials for which different recommendations were put by other members. When highlighted the issue of data from FESCO, it was recommended to contact Dy. Director Electrical, FDA to contact officials in FESCO. The issue of meeting with</li> </ol>	

different officials was highlighted and it was asked to arrange meetings with them but this proposal was rejected as most of the officials don't have proper appointment schedules. FDA assured the OCL field team of every possible support in data collection and asked to contact Ms. Asma or Mr. Hassan.

6. One of the participants highlighted the issues in Faisalabad during an open discussion on the future of Faisalabad. He highlighted that the main issue in Faisalabad is "Parking" which is not proper and insufficient at most of the locations of the city. This condition is worse in the central city near Ghanta Ghar and "Ath (8) Bazar". Another issue in the city is encroachments which can only be resolved through proper implementation of the law. He further said that the issue of Katchi Abadi can be avoided if a proper alternative is provided. He also pointed out that sufficient legislation is available in Pakistan and all the problems can be solved by real implementation of laws. Issue of Parking and traffic congestion near Katcheri was especially highlighted which may be resolved by shifting it outside the city. Two sites were proposed for it earlier by the Bar Council; one on Satiyana Road and the other near Central Jail, however, no further working has been carried out. He also pointed out that there is no High Court Bench in Faisalabad which is extremely needed as about 68% of cases in Lahore High Court belongs to Faisalabad and Sargodha Divisions. The working paper prepared by the Bar Council will be shared with Chief Engineer, FDA for onward sharing with OCL.

7. The Consultant raised the issue of pending payments from the FDA which was recommended to be highlighted in the meeting with the DG, FDA.

8. The Consultant asked to provide signed minutes of meetings of DP&DCs. It was recommended to get it signed by Chief Engineer to make them official.

9. The meeting ended with a note of thanks from the consultant and FDA.

**Action Points:**

- i. The next meeting with DG, FDA will be held in the coming week.
- ii. FDA will coordinate with PBS to collect the data of Census, 2017.
- iii. The Consultant will try to get data on Benazir Income Support Program.
- iv. Mr. Shahzad and Mr. Abuzar (OCL Field Team) will discuss all the issues that arise in the field with FDA officials to collect the data at the earliest.
- v. The issue of payments to the Consultant will be raised in the meeting with DG, FDA.
- vi. Minutes of meetings may be signed by Chief Engineer and shared with the Consultant.

The meeting ended with a vote of thanks.

**9) MINUTES OF MEETING HELD ON 2<sup>ND</sup> MARCH 2018**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	2 <sup>nd</sup> March 2018
<b>Meeting Venue:</b>	The Office of DG, FDA, Faisalabad
<b>Meeting Agenda:</b>	<ul style="list-style-type: none"> <li>• Progress review of 'Master Plan 2016 – 2036 of Faisalabad'</li> <li>• Way forward</li> </ul>
<b>Presided by:</b>	Mr. Yaawar Hussain, Director General, FDA
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Ms. Asma Mohsin, Director Town Planning-II, FDA</li> <li>2. Mr. Raheel Zafar, AD Master Plan, FDA</li> <li>3. Mr. Faran Siddique, AD TP-II, FDA</li> <li>4. Mr. Mubushar Hussain, GM Urban Planning, OCL</li> <li>5. Mr. Nauman Rafi Khan, OCL</li> <li>6. Mr. Shahzad Waheed, GIS Specialist, OCL</li> <li>7. Mr. Abuzar Yusuf, Town Planner, OCL</li> </ol>
<b>Meeting Proceedings:</b>	
<p>A progress review meeting of Osmani &amp; Company (Pvt.) Ltd. (OCL) and FDA were held at the office of the Director-General, FDA to review the progress of the Master Plan (2016-2036) for Faisalabad including the Strategic Plan for Five Years.</p> <ol style="list-style-type: none"> <li>1. At the start of the meeting, the DG FDA inquired about the progress of the Master Plan and deliverables to be submitted. Mr. Mubushar explained about the field surveys completed and in progress. He informed that a comprehensive land-use survey has already been completed and data is being analyzed to prepare a land-use map and calculate the land-use percentages of the city. The Land Use report will be submitted soon.</li> <li>2. When inquired about the final output of the project, the Consultant explained that the final output will be in form of a comprehensive map and a document explaining the map in detail. The document will also have the details of the mechanism and procedures to implement this plan.</li> <li>3. Mr. Mubushar further informed that survey teams of OCL have been in the field for the last two months working on a land-use survey and data collection from departments. Several departments have already been visited and the first round is almost complete. However, the concerned departments are highly reluctant to provide any useful data, rather providing only superficial information verbally, which are, in most cases are not useful for the Master Plan preparation. He also introduced the survey team leads present in the meeting. The DG pointed out that there seems communication gap between the Consultant and my office. He was told by the Consultant that they were meeting Ms. Asma and Chief Engineer on regular basis to keep FDA informed about the progress and to resolve issues arising in the field. The DG asked OCL field teams to meet him regularly to inform him about the progress and any issues being faced by them.</li> </ol>	

4. The DG also asked Mr. Raheel to meet him regularly to convey the progress of the master plan. The DG clarified that they intend to get the best and useful Master Plan from this project which will be useful in the future for the betterment of the city.
5. The DG informed that three major areas need to be considered in the master plan of any city; urban area, peri-urban area and agriculture area. The plan must consider all these three areas after calculating the future area requirement for the city. The DG asked Mr. Raheel to provide him with the official definition of urban and peri-urban areas and also share the same with the Consultant.
6. Mr. Mubushar informed DG about the issues in clarifying the boundary of UCs, MC and FDA. The DG told the Consultant that we need to create our own boundary and do all the study accordingly to propose a new boundary.
7. The DG provided a copy of a presentation on Peri-Urban Structure Plan which was presented to the Urban Unit Lahore.
8. The DG informed the Consultant that he is expecting a land-use map with proper land- use assigned to each block. He further informed the consultant that there are 5 major land-use classes as per Land Use Rules; residential, commercial, industrial, notified and institutional. He further asked the Consultant to clarify the difference between institutional and notified as both seem similar.
9. The DG informed that the existing residential area in the city is 80-90% but in Faisalabad Peri-urban Structure Plan the proposed map has 40-45% institutional area which is useless therefore the new master plan must reflect the current percentages in the future proposed plan.
10. When inquired about the deliverables, the Consultant informed that they will try to submit the land-use report next week and the report on vision and mission will be submitted soon.
11. The DG inquired if they can stop the development in the city after the submission of the first report and then continue it after the submission of the final plan. The Consultant replied that the plan is structured and guides the location and direction of certain uses but it is not fixed so this can be adjusted. Therefore, it is not needed as such, and even it would not workable for FDA. The DG further added that the Master Plan should have the flexibility to for responding to changing needs of the city.
12. The DG shared with the consultant that Commissioner Faisalabad has asked to finalize the alignment of Ring Road and to contact Mr. Mubushar for a presentation on the same. The budget will be finalized next week and he wanted to add the Ring Road project to the list of development projects. Mr. Mubushar informed us that we are working on the assignment and will share the outcome accordingly.
13. Mr. Mubushar commented that the consultant understands the needs of Faisalabad and have full priority towards the Ring Road proposal. He also informed that the main priorities in the master plan for Faisalabad are Transportation, Housing and Industrial activity, among others.

14. The DG inquired about the meeting with WASA upon which he was informed by the Consultant would like to request FDA for a formal meeting with WASA and JICA Team, wherein our relevant experts would participate in the meeting.

15. Consultant inquired about the pending payments of OCL upon which the DG agreed to pay the approved amount. He further asked the consultant to inform him in case of any issue in the clearance of pending payments.

16. The Consultant asked for an extension in time of the project as its deadline is in April this year. The DG agreed to entertain the extension request for six months.

**Action Points:**

- i. The OCL field team meet the DG regularly to discuss progress and issues in data collection.
- ii. Mr. Raheel will provide official definitions of urban and Peri-urban to the Consultant.
- iii. The Consultant will submit the reports on land-use, and vision & mission for Faisalabad within the next 2-3 weeks.
- iv. A meeting will be held with Commissioner Faisalabad after the finalization of Ring Road alignment.
- v. A formal meeting will be arranged formally with WASA / JICA Team by FDA in near future.
- vi. Pending payments of the Consultant will be cleared on an urgent basis.

The meeting ended with a vote of thanks.



**10) MINUTES OF MEETING HELD ON 18<sup>TH</sup> JULY 2018**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	18 <sup>th</sup> July 2018
<b>Meeting Venue:</b>	Office of the DG, FDA, Faisalabad
<b>Meeting Agenda:</b>	<ul style="list-style-type: none"> <li>Progress review regarding the preparation of 'Master Plan 2016 – 2036 of Faisalabad'</li> <li>Current status of data collection from the field (Land use and Transportation)</li> <li>Way forward</li> </ul>
<b>Presided by:</b>	Mr. Yawar Hussain, Director General, FDA
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Mr. Amir Aziz, Additional DG, FDA</li> <li>2. Mr. Asghar Ali, Chief Engineer, FDA</li> <li>3. Ms. Asma Mohsin, Director TP, FDA</li> <li>4. Mr. Raheel Zafar, AD Master Plan, FDA</li> <li>5. Mr. Farhan Siddique, AD TP-II, FDA</li> <li>6. Assistant Director, Master Plan-III, FDA</li> <li>7. Assistant Director, AD Master Plan-IV, FDA</li> <li>8. Mr. Mubushar Hussain, GM Urban Planning, OCL Lahore</li> <li>9. Mrs. Aliya Gul, Senior Urban Planner, OCL Lahore</li> <li>10. Mr. Nauman Rafi Khan, OCL Faisalabad</li> </ol>
<b>Meeting Proceedings:</b>	
<p>A progress review meeting was convened by FDA regarding progress review for preparation of Master Plan of Faisalabad, entrusted to Osmani &amp; Company (Pvt.) Ltd. (OCL). The meeting was scheduled to be held on 17<sup>th</sup> July 2018 at 01:00 PM in DG Office, FDA. Primarily the agenda of the meeting was to discuss the ongoing progress of the project as well as the review of upcoming project activities. The proceedings of the meeting are as follow:</p> <ol style="list-style-type: none"> <li>1. The DG FDA warmly welcomed the OCL Team and started meeting along with FDA Project Team.</li> <li>2. Mr. Mubushar Hussain (GM Urban Planning, OCL), before formal presentation, appreciated FDA for useful and comprehensive formal review comments received on two submitted draft reports. These valuable comments have been incorporated into the revised final reports, which were submitted in June &amp; July 2018, a few days back. However, review comments on the Profile of Faisalabad Region preliminary report are not yet received. If desired, the updated version of this report will also be submitted soon.</li> <li>3. The DG FDA inquired about the consultation process being followed for preparation of the Master Plan and mentioned its importance for the involvement of all stakeholders, including the general public. Adding to his statement, Mr. Mubushar mentioned that consultation of stakeholders at two stages of the project is desired, i) during data collection, and ii) after preparation of the Draft Master Plan proposal. Submission of two consultation reports is part of</li> </ol>	

the deliverable. Already, the first round of consultations with public sector stakeholders, the business community has been done through various meetings and visits. He further mentioned that Focus Group Discussions (FGD) and Workshops are the means to involve target public groups in the process of Master Planning, and at least two FGD would be arranged soon with academia/intellectuals in the city through FDA.

4. Mr. Amir Aziz (Add. DG, FDA) talked about issues about the 'Peri Urban' areas and was required to have a discussion with him about the details of those issues. He further mentioned that deliberation is required regarding the confluence of FDA and Peri-Urban boundaries, and if required, how to re-defined and adjust FDA boundary w. r. t. built-up areas following the ground realities and desired future of Faisalabad as per its final vision. However, in all such deliberation and proposals, legal formalities must be taken into account. Furthermore, it was discussed the possibility and requirements to mark a Metropolitan Region boundary, if justified.

5. A detailed discussion was carried out on the current situation/percentage of open spaces in the overall FDA limit as well as in the Faisalabad City area (major built-up area). It was emphasized to have a crosscheck from National Reference Manual<sup>1</sup> whenever land use percentages are described or suggested while conducting land use classification exercises. Moreover, all the land use classifications should conform to Punjab Land Use Rules 2009.

6. It is also discussed to incorporate all kinds of existing housing schemes (approved, under the approval and un-authorized / illegal) within FDA limits in the master plan documentation process. Mr. Mubushar mentioned only approved housing scheme details are provided by FDA, the rest of the data is needed to be shared with OCL by FDA as soon as possible.

7. On a query of Mr. Asghar Ali (Chief Engineer, FDA) regarding the project identification and costing, Mr. Mubushar explained the process of master planning briefly. He mentioned that sectoral studies will help to identify future projects and their allocation for short, medium- and long-term planning periods. Also, one of the upcoming reports will provide the identified projects budgeting with lump sum / rough cost estimation.

8. The meeting ended with a note of thanks from the Consultant and FDA.

1 National Reference Manual on Planning and Infrastructure Standards, Ministry of Housing and Works, Government of Pakistan, 1984.

#### **Action Points / Decisions:**

1. Write an official letter to The Census Commissioner of Pakistan, with a copy to The Secretary Housing, Government of Punjab regarding the provision of complete data of Census 2017 (Population and Housing Survey, in detailed format for Faisalabad District). **Action by FDA**
2. FDA already provided a list of Katchi Abadis and their legal status, but no maps and boundaries have been provided to the Consultant. FDA will provide detailed data and maps of all Katchi Abadis to include them in the Master Plan. **Action by FDA**
3. FDA will also provide complete data of all housing schemes including approved, under the approval and unauthorized illegal schemes (including land use percentages of each housing scheme). **Action by FDA**

4. Land use analysis based on built-up area, in addition to urban/municipal boundary, FDA boundary, and district boundary. **Action by Consultant**
5. FDA will also provide State Land Inventory data of the Faisalabad region for the Master Plan. **Action by FDA**
6. Amendments / necessary adjustments were made in the currently enforced 'Per- Urban Structure Plan 2015' through Summary to The Chief Minister Punjab. FDA will provide the approved summary to the Consultant to make it part of the Master Plan. **Action by FDA**
7. FDA to provide/make arrangements for current fiscal year budgets and ADPs of FDA, MC Faisalabad, and District Council. **Action by FDA**
8. Punjab Government has constructed 'Model Grave Yard' in Faisalabad. FDA will provide a location/boundary map and other details to the Consultant. **Action by FDA**

**11) MINUTES OF MEETING HELD ON 14<sup>TH</sup> JUNE 2019**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan for Faisalabad (2016-2036) including Strategic Plan for Five Years
<b>Meeting Date:</b>	14 <sup>th</sup> June 2019
<b>Meeting Venue:</b>	Committee Room, FDA Faisalabad
<b>Meeting Agenda:</b>	Progress Review of Master Plan – Faisalabad
<b>Presided by:</b>	Mr. Amer Aziz, Director General FDA, Faisalabad
<b>Attended by:</b>	1. Mr. Shahid Mehmood, Chief Engineer, FDA 2. Engr. Hassan Zaheer, Deputy Director - Engg; FDA 3. Mr. Raheel Zafar, AD Master Plan, FDA 4. Mr. Mubushar Hussain, GM Urban Planning, OCL 5. Mr. Nauman Rafi Khan, OCL 6. Mr. Bilal Tariq, GIS Specialist, OCL
<b>Meeting Proceedings:</b>	
<p>A meeting of the Consultant Team with DG-FDA and his team was held on 14th June 2019 in FDA, Faisalabad and it was chaired by Mr. Amer Aziz, Director General FDA. The main agenda of the meeting was to discuss the progress of the 'Master Plan of Faisalabad' project along with related issues and the preparation for the DCC meeting scheduled for the next day i.e. 15th June 2019 in the DC Office.</p> <p>The specific agenda was to get further insight into Master Plan deliverables and timeline for completion of remaining work and to get a response on development proposals and future projects from DCC members / Parliamentarians of Faisalabad City.</p> <ol style="list-style-type: none"> <li>The meeting was started by the Chair, Mr. Amer Aziz, DG-FDA. He welcomes the Consultant team and briefly explained the main agenda of the meeting.</li> <li>The Chair went through the presentation prepared for the DCC meeting and instantly gave his suggestions for improvement and further clarifications. He pointed that comments, project proposals and suggestions from City's MNAs /MPAs are important for us and we need to take the DDC meeting as an opportunity.</li> <li>While sharing the list of documents submitted to the FDA, Mr. Mubushar mentioned all sectoral reports except Economic Development Plan, Profile and Vision Reports had been submitted. No formal approval by FDA has been conveyed even for the project 'Inception Report'. Subsequent reports are based on submitted reports and FDA concurrence is required to follow the proposed timeline. FDA should review the submitted reports and if there are no comments, the same should be formally approved and the same should be communicated to the Consultant for record and reference. The Chair mentioned that FDA shall soon furnish its comments or formal approvals of each of the sectoral reports and other reports submitted by the Consultant.</li> </ol>	

4. While discussing slides on private housing schemes and Katchi Abadis in FDA limits, it was mentioned that there is an inconsistency in the numbers as housing scheme data shared by FDA does not match with data at FDA website and flashed in the Daily Dawn. Similar is the case of Katchi Abadis. Mr. Mubushar requested FDA to provide dully verified data to make it part of the Master Plan, as it is a sensitive issue and any discrepancy may create problems for FDA in future. DG directed concerned staff to provide the desired data, dully verified/signed by the concerned officers.

5. During a discussion on traffic and transportation issues and proposals, FDA pointed out to create an inner ring on existing roads, other than re-aligned inner FRR (Faisalabad Ring Road) earlier designed by Techno Consultant in 2011, very near to city centre (Clock Tower) for its further improvement and capacity enhancement. The Chair stressed for identification of missing links for resolving traffic issues. It was also mentioned to include Railway Transportation, Dry Port linages, shifting of bus/truck terminals, linkages of Fruit and Vegetable markets, Galla Mandi, Parking issue and solutions, Mass Transit, a proposal for improvement in public transport etc.

6. While discussing a future proposal for the location of hospitals, city parks etc. it was again reminded to FDA about the provision of data on available state land in FDA limits. The Chair said that during tomorrow's DDC meeting it will be requested again to the DC for this data as it is not available with FDA.

7. It was explained that OCL would try its best to finish this project within the extended time, provided the requested data and approval of reports by FDA are conveyed to OCL timely. The Chair assured full cooperation from FDA and hoped for a well-conceived Master Plan for Faisalabad.

8. At the end, the Chair thanked the Consultant assured full cooperation of FDA for timely completion of the Master Plan for Faisalabad.

The meeting ended with a vote of thanks.

**12) MINUTES OF MEETING HELD ON 15<sup>TH</sup> JUNE 2019****MINUTES OF THE MEETING OF DISTRICT COORDINATION COMMITTEE (DCC) HELD ON 15.06.2019 AT 11:00 AM UNDER THE CONVENORSHIP OF CH. FAIZ ULLAH KAMOKA (MNS NA-109) AND CO-CONVENORSHIP OF DEPUTY COMMISSIONER, FAISALABAD**

A meeting of the District Coordination Committee (DCC) was held on 15.06.2019 at 11:00 AM under the convenorship of Ch. Faiz Ullah Kamoka (MNA NA-109) and Co-convenorship of Deputy Commissioner, Faisalabad in the committee room of Deputy Commissioner Office, Faisalabad.

The list of Participants is appended as Annex-A

The parliamentarian who personally attended the meeting are:

1. Malik Nawab Sher Waseer (MNA, NA-102)
2. Sheikh Khurram Shahzad (MNA, NA-107)
3. Mian Farrukh Habib (MNA, NA-108)
4. Ch. Faiz Ullah Kamoka, (MNA NA-109)
5. Raja Riaz Ahmad (MNA, NA-110)
6. Mr. Muhammad Ajmal Cheema (MPA, PP-97)
7. Ch. Adil Parvaiz Gujjar (MPA, PP-102)
8. Mr. Khiyal Ahmad Castro (MPA, PP-110)
9. Mr. Shakeel Shahid (MPA, PP-111)
10. Mian Waris Aziz (MPA, PP-113)
11. Ch. Latif Nazar Gujjar (MPA, PP-114)

The meeting commenced with the recitation of the verses from the Holy Quran.

Opening the discussion, Deputy Commissioner Faisalabad welcomed the parliamentarians as well as the heads of the departments. He further briefed the house that in line with the instructions communicated by C.M Office Punjab vide memo No. DS (CENTRAL)/CMO/19/OT-47/019275, dated 27.05.2019, the DCC meetings are being convened on monthly basis regularly. He further highlighted that the objectives are being convened on monthly basis regularly. He further explained that the objectives of the DCC meetings are to keep all the public representatives well informed about the development activities as well as Law and Order situation in the District. He said that the primary objective of the Committee is to coordinate among the departments, provide political and administrative ownership to Government initiatives at the district level and oversee the implementation of the initiatives in a way that the objectives of the Committee are best served. It was the view of all the participants that DCC is a remarkable sitting of the public representatives/district heads to discuss/ resolve issues. Afterwards, the chair desired to move towards the agenda of today meeting. The detail of the agenda items discussed in the meeting are as under: -

**1. Master Plan:**

At the outset, the Director-General FDA apprised the house that the Master Plan for 20-years i.e. 2016-2036 has been prepared in consultation with Osmani & Co (Pvt.) Ltd. The company in question is to deliver efficient and economical technological services & solutions in Engineering, Architecture, Planning and Technology. He then requested the consultant Osmani & Co to brief the house about the major component of the Master Plan. General Manager of Osmani & Co (Pvt) briefed that for the last 59 years Osmani is providing

innovative technology and advanced services to its clients in the fields of Engineering, Architecture, Planning, Master Planning, Infrastructure Planning & Designing and Information Technology along with the detailed supervision and project management. He explained the main objectives of the Master Plan of Faisalabad City which is as under: -

- The overall objective is to facilitate economic and regional development in Faisalabad.
- To achieve economic, social, physical, environmental & cultural sustainability.
- To improve the quality of life of the people.
- To prepare spatial and sectoral plans.

The consultant Osmani & Co. informed the house that Faisalabad is a well-planned city especially about the road network, canal, irrigation system, railway lines and prominent availability of health, Education & Recreation facilities. Ch. Faiz Ullah Kamoka further added that planning is required regarding the sustainable development goals program indicating the necessities of development projects as proposed in the Master Plan. He further desired that the proposed plan with the proposed site must be in the hand of concerned public representatives. We must consider the incorporation of proposals in the Master Plan to recheck the migration from the rural area to the urban area. Ring road, Recreation Activities, Establishment of Parks and better Education & Health institutions are also part of the Master Plan.

- Ch. Faiz Ullah Kamoka desired that efforts should be made for the compilation of development diary to execute projects of utmost significance / having a visible impact to facilitate the public at large. Furthermore, this diary will also provide a road map for parliamentarians to execute the identified projects on receipt from the government.
- Mian Farrukh Habib (MNA, NA-108) further added that the Mashroom growth of Marriage Halls along the Canal Road has resulted in numerous problems like Traffic etc. NOC must be given after proper consideration and scrutiny keeping in view the zoning and planning. Designated commercial centres, mass transit system, and industrial museum, knowledge city, theme park, showcasing industrial history and craft to be included in the Master Plan.
- Sheikh Khurram Shahzad (MNA NA-107) apprised the house that expansion and development along with canal are on the high side and same should be shifted to the other side of the city especially along with the Sargodha Road and Ghulam Muhammad Abad. Infrastructure development is required in a densely populated area.
- Mr. Khayal Ahmad Castro (MPA PP-110) intimated to the house that Master Plan cannot be implemented in letter and spirit unless FDA does not take radical steps against the sponsors of unapproved colonies. FDA must also ban the establishment of Marriage Halls on Canal road.
- Faiz Ullah Kamoka proposed that possibility may also be explored to include the existing Bypass in the Master Plan. While addressing the query the consultant of Osmani & Co. informed the meeting that the existing Bypass is normally at a distance of 10 to 15 Km from the city so huge funds would be required to make it the part of Master Plan.
- Malik Nawab Sher Waseer (MNA NA-102) suggested that necessary steps may also be taken to frame the Master Plan for Tehsil Head Quarters on the same analogy of

the Master Plan being prepared for Faisalabad City. He also desired that provision for shuttle Train from Jaranwala to Faisalabad may also be considered in the Master Plan.

- Raja Riaz Ahmad (MNA, NA-110) proposed that improvement of Solid Waste Management must also be part of the Master Plan.

While concluding the discussion, the Deputy commissioner/ Co-Chair mentioned that he scheduled this presentation particularly to create buy-in/ownership of all the elected representatives that is necessary for the success of this master plan. He further mentioned that before the finalization of the master plan, the draft will be shared with all stakeholders including FCCI, electronic and print media personnel, developers, Anjuman Tajiraan, academia, researchers, etc. for their feedback. This is essential for the removal of information asymmetry, sharing of ideas, improvement of plans and most importantly to create the much-needed ownership of civil society so that once the master plan is duly approved, it works as a commitment device for all the departments and the electoral college will itself make sure that the same is followed by the Government representatives and the departments.

## 2. Briefing on Development:

Opening the discussion, the Co-chair emphasized the client departments and executing agencies to make all-out efforts to complete the development projects timely. He also desired to have a very strong mutual coordination to attain the targeted development achievements. Afterwards, the Co-chair directed the Deputy Director Development to move towards the briefing on Development Programmes.

- The Deputy Director Development briefed the house Program-Wise progress of development projects about Rural Accessibility Program (Naya Pakistan Manzilyn Asan), Sustainable Development Goals Achievement Program, Community Development Program and ADP 2018-19. The progress about each program was shared with the participants especially with the honourable parliamentarians. The detail is as under:

### **Rural Accessibility Roads (RAP) Naya Pakistan Manzilyn Asan.**

(Rs In Million)

Sr. No.	Name of Schemes	Cost	Executing Agency	Remarks
1.	IMPROVEMENT / RE-CONSTRUCTION OF ROAD FROM SATIANA JHAMARA ROAD TO CHAK NO. 171/GB VIA 170/GB, TEHSIL SAMMUNDRI DISTRICT FAISALABAD, LENGTH = 5.00 KM (PP-102 Adil Parvaiz Gujjar)	54,215	Highway Division	Tenders opened on 14.06.2019
2.	CONSTRUCTION/ RE-CONSTRUCTION OF ROAD FROM CHAK NO. 55/GB TO CHAK NO. 66/GB AND LINK	60.077	Highway Division	• The contract Agreement is under process.



	CHAK NO. 67/GB, TEHSIL JARANWALA DISTRICT FAISALABAD, LENGTH= 5.34 KM (PP-99 Ch. Ali Akhtar)			<ul style="list-style-type: none"> <li>Rs. 2.00 Million released for schemes of RC Division as token money for F.Y 2018-19</li> </ul>
3.	WIDENING/ IMPROVEMENT OF ROAD FROM CHAK NO. 103/JB BARNALA TO CHAK NO. 23/JB SAIDHEN VIA CHAK NO.102/JB BURAJ MANDI TEHSIL CHAK JHAMARA DISTRICT FAISLABAD, LENGTH = 5.50 KM (PP-97 Ch. Ajmal Cheema)	58.989	RC Division	<ul style="list-style-type: none"> <li>Rs. 2.00 Million released for schemes of Highway Division as token money F.Y 2018-19</li> </ul>
4.	WIDENING / IMPROVEMENT OF ROAD FROM SAMMUNDARI ROAD TO CHAK NO. 258/RB LAMAN PIND VIA CHAK 258/RB PHARLAH, TEHSIL AND DISTRICT FAISALABAD, LENGTH = 5.20 KM (PP-106 Umar Farooq)	58.320	RC Division	
5.	RE-CONSTRUCTION OF ROAD FROM CHAK NO. 225/GB TO CHAK NO. 223/GB VIA CHAK NO. 224/GB, TEHSIL SAMMUNDRI, DISTRICT FAISALABAD, LENGTH 5.20 KM (PP-105 Hafiz Mumtaz)	61.269	Highway Division	
<b>Total</b>		<b>292.870</b>		

- All the parliamentarians were satisfied with the progress of the RAP schemes.

#### Sustainable Development Goals Achievement Program (SAP)

(Rs. In Million)

Halqa No.	Executing Agency	No. of Schemes	Cost	Allocation	Remarks
NA-101 (Ch. Asim Nazir)	FESCO	56	65.500	65.500	Feasibility prepared funds awaited.
	Highway Division	3	21.000	21.000	Approved by the DDC on 20.05.2019. Funds awaited.
	LG & CD	5	39.000	39.000	
	PHED	3	9.000	9.000	
	RC Division	2	15.500	15.500	
	Total	76	150.000	150.000	

- The public representative was satisfied with the progress.

Halqa No.	Executing Agency	No. of Schemes	Cost	Allocation	Remarks
NA-102 (Malik Nawab Sher Waseer)	SNGPL	1	90.000	90.000	A survey was carried out and sent to Head office Lahore. Funds awaited.
	XEN Highway Division	1	20.000	20.000	Executing Agency changed from Pak PWD to XEN Highway Division. Approval is under process.
	Highway (M&R)	2	39.999	40.000	Approved by the DDC on 20.05.2019. Funds awaited.
	Total	4	149.999	150.000	

Halqa No.	Executing Agency	No. of Schemes	Cost	Allocation	Remarks
NA-108 (Mian Farrukh Habib)	FDA	12	40.330	40.330	Approved by the DDC on 20.05.2019. Funds awaited. 2-Schemes of Education are feasible 1-Scheme of Health Dispensary is not feasible. Identification for new scheme costing Rs. 7.766 million is awaited.
	PHA	10	14.905	14.905	
	WASA	3	33.920	33.920	
	Building Division-1	3	15.924	15.924	
	RC Division	3	44.921	44.921	
	Total	31	150.000	150.000	

- The honourable public representative desired to revisit the feasibility of the Health Dispensary. CEO-DHA was therefore asked to submit a report in this regard by 17.06.2019.

Halqa No.	Executing Agency	No. of Schemes	Cost	Allocation	Remarks
NA-109 (Ch. Faiz Ullah Kamoka)	FESCO	3	10.000	10.000	Schemes are not Feasible. Conveyed for new identification (Mr. Riaz Kamoka)
	SNGPL	3	10.593	10.593	
	FDA	26	105.183	105.183	
	WASA	3	22.350	22.350	
	Building Division-1	1	1.874	1.874	
	Total	36	150.000	150.000	

- As per the unanimous decision, the feasibility of the projects of SNGPL/FESCO will be discussed in the proposed separate meeting to be held on 17.06.2019.

Halqa No.	Executing Agency	No. of Schemes	Cost	Allocation	Remarks
NA-110 (Raja Riaz Ahmad)	FESCO	2	1.332	30.000	2-Scheme is feasible. 19-schemes not feasible. For balance Rs. 28.668 million identification under process.
	SNGPL	1	20.000	20.000	Survey/feasibility under process.
	WASA	4	40.000	40.000	Approved by the DCC on 20.05.2019. Funds awaited.
	LG & CD	8	60.000	60.000	
	Total	14	150.000	150.000	
G Total:		291	1049.983	1050.000	

- As per the unanimous decision, the feasibility of the projects of FESCO will be discussed in the proposed separate meeting to be held on 17.06.2019.

#### Community Development Programme (CDP)

(Rs. In Million)

S r. No	Executi ng Agency	No. of Schemes	Appro ved Cost	Funds Allocat ed /Relea sed	Reconci led Exps.	Bills in Proce ss	Total Exps.	%Ex ps.	Remar ks
1.	LG & CD	94	757.437	378.719	260.145	4.936	265.081	70%	Work in Progre ss
2.	RC Division	9	113.484	56.741	36.407	6.320	42.727	75%	Work in Progre ss
3.	WASA	3	29.079	14.540	14.540	0.000	14.540	100%	Work in Progre ss
4.	PHED	10	100.000	50.000	4.127	31.208	35.335	71%	Work in Progre ss
	Total	116	1000.000	500.000	315.219	42.464	357.683	72%	

- All the parliamentarians were satisfied with the progress of CDP development projects.

- The parliamentarians also raised a request to allow for the submission of development projects against the savings of CDP projects in their respective constituencies.
- While addressing the query, the Deputy Commissioner directed the deputy Director Development to take up the matter with the P&D board for advice.

#### ADP 2018-19

(Rs. In Million)

No. of Schemes	Cost	Exps. Upto 30.06.18	Allocation (2018-19)	Released (2018-19)	Reconciled Exps.	Bill in Process	Exps. (2018-19)	% Exps. (2018-19)	Remarks
343	104198.13	11569.22	2673.40	1911.80	1237.47	434.23	1671.70	87%	144-Schemes completed. 199-schemes in progress.

All the parliamentarians were satisfied with the progress of development schemes under ADP 2018-19.

#### M&R Funds

- Ch. Faiz Ullah Kamoka (MNA, NA-109) as well as other parliamentarians desired the detail of funds provided by the government during the fiscal year 2018-19 and patchwork carried out by the office of the XEN Highway (M&R) Faisalabad.
- The Co-Chair directed the SDO (M&R) present in the meeting to prepare the requisite information and put the same in the next DCC meeting.
- Ch. Adil Parvaiz Gujjar (MPA, PP-102) expressed his concerns and informed the house that XEN highway ((M&R) has not carried out the patchwork of Faisalabad to Satiana road despite of his repeated requests. He also desired to construct 2-No. Pullies one located at Bus Stop Khanuana and other at Satiana Adda. While addressing the query, the SDO (M&R) committed that patchwork of Faisalabad to Satiana road will be started within 10-days positively and construction of the proposed Pullies will also be taken in hand on receipt funds from the government.
- Ch. Adil Parvaiz Gujjar (MPA, PP-102) also made a complaint that the extra charges are being charged from the public on Toll Plaza Marri Pattan Tandlianwala. The Co-Chair directed the SDO (M&R) to put a report in this regard in the next of DDC.
- Malik Nawab Sher Waseer (MNA NA-102) proposed that the funds collected from Toll Plaza Makkuaana must be utilized on the M&R of Faisalabad to Jaranwala road. While

addressing the query, the Co-Chair informed the house that the funds collected from the Toll Plazas go directly into Account-I of the Provincial Govt. and accordingly could not be utilized.

- The chair while endorsing the demand of the parliamentarians to abolish the Toll Plazas located on Samundari road and Jaranwala road, requested XEN Highways to collect the details of tolls establishment and collections from it per annum. It was further decided that XEN and SDO will ensure that the complaints regarding overcharging are duly addressed and action is taken against those involved in the illegal practice.

### 3. District Council Budget:

Sr. No	Description	Estimates 2018-19	Expenditure
1.	ADP (New Schemes)	845,000,000	NIL
2.	M&R	120,000,000	NIL
3.	On-Going 2017-18 (37 Schemes) (District Council)	42,200,000	31,330,839
TOTAL		1,007,200,000	31,330,839

- While briefing on the district council budget, the Chief Officer District Council informed that funds worth Rs. 120.00 Million under M&R can be utilized with the consent of honourable parliamentarians.
- Malik Nawab Sher Waseer (MNA NA-102) demanded the repair of one road in his constituency out of the available M&R Funds.
- Ch. Faiz Ullah Kamoka (MNA NA-109), as well as Sheikh Khurram Shahzad (MNA NA-107), also demanded funds to execute the repair work of roads in their respective constituencies.
- The Co-Chair with the mutual consent of the parliamentarians decided to convene a separate meeting to approve morality for utilization of M&R Funds.
- All the parliamentarians also desired to have hard copies of details presented in terms of ongoing schemes which are being executed out of District Council Funds. The Chief Officer Zila Council ensured the chair that the demand of the public representatives will be materialized.
- It was also decided that M&R funds of the District Council may be utilized akin to the arrangement undertaken by the Municipal Corporation Faisalabad. Deputy Commissioner Faisalabad informed the house that development and M&R funds are not being utilized because after the dissolution of the House, Administrators have not been informed about the mechanics of it and it is expected that soon a comprehensive guideline will be issued by the Govt. Moreover, he is not clear about the process being followed by the Municipal Corporation Faisalabad. However, since the arrangement is not very clear therefore the matter may first be discussed offline and then the decision may be taken at the Committee level.

### 4. Canal Road and Expressway (Bridges and U-turns)

- The Chief Engineer FDA gave a briefing on bridges and U-turns constructed on Canal Road. On a query from the chair, the Director-General FDA apprised the house that the

existing 6-No bridges on Canal from Abdullahpur to Gattwala were not constructed by the FDA.

- Ch. Faiz Ullah Kamoka enquired about the technical logic for the construction of the bridges in question. While addressing the query, the Chief Engineer FDA informed that these bridges were old ones and constructed on the demand of the public. However, FDA has proposed ramps to discourage direct access to the canal road.
- XEN Roads Construction Division informed the house that there are 2-No. flyovers and 3-No. U-Turns on Canal Expressway. The Co-Chair asked XEN RC Division to come to the next meeting along with the detail of bridges / U-turns technically required on Canal Expressway including the proposals of the honourable parliamentarians.

#### 5. WASA

- The Managing Director WASA briefed the house that WASA is suffering from financial constraints and involved in the deficit of **Rs. 808.340 Million** due to the high tariff of electricity. He requested the chair to take up the matter with the government for Bail Out Package for WASA Faisalabad on the analogy as provided in Gujranwala and Rawalpindi.

Sr. No.	INCOME		EXPENDITURE	
	Description	Amount	Description	Amount
1.	Tariff Recovery	1131.050	Electricity Charges i/c offices	898.995
2.	Misc. Receipts (i/c open Bal)	60.100	Salary & Pension	1081.333
3.	UIP Tax Share	468.213	POL	51.122
4.	Subsidy	261.969	Repair & Maintenance	203.490
5.	Other Receipts	64.640	Non-Dev. Expenditure	117.930
6.	Monsoon Grant	58.558	Other Liabilities to be paid	500.000
	<b>Total</b>	<b>2044.53</b>	<b>Total</b>	<b>2852.870</b>

- Raja Riaz Ahmad (MNA NA-110) made a complaint that during the PMLN government 600 work charge employees were recruited and the same were terminated in the era of the prevailing government. He also desired the detail of expenditure worth Rs. 203.490 Million incurred on Repair and Maintenance. The chair directed the MD WASA to arrange a separate meeting with the parliamentarians in his office for a detailed briefing on the WASA activities/ desilting plan.

#### GENERAL DECISIONS:

- In future, the Chairman of FDA and WASA may also be invited to the DCC meetings so that planning and implementation in their respective bodies also get aligned with the decisions of the DCC.

- In future, all DCC meetings may be scheduled on Saturdays, at 1 pm considering the commitments of MNA's at Islamabad.
- In the next meeting, DG FDA and MD WASA will make a presentation to DCC regarding their working and development portfolio. WASA will also present the details of expenditure on M&R, its growth and allied details.

(Signed)

**Additional Deputy Commissioner (F&P)**  
**SECRETARY DCC**  
District Faisalabad

Endst. No. DDD-9(48)/1560-96 Dated 18/06/2019

A copy is forwarded for information to: -

1. The Chief Secretary, Punjab
2. The Secretary to the Chief Minister Punjab
3. The Administrative Secretaries to the Government of Punjab
  - a. C&W Department
  - b. LG&CD Department
  - c. PHE &HUD Department
  - d. P&SHC Department
  - e. Zakat and Ushr Department
4. The Commissioner Faisalabad Division
5. The Regional Police Officer, Faisalabad
6. All members of DCC Faisalabad
7. All relevant Heads of Departments.

**13) MINUTES OF MEETING HELD ON 14<sup>TH</sup> DECEMBER 2019**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan (2020-2040) for Faisalabad including Strategic Plan for Five Years
<b>Meeting Date:</b>	14 <sup>th</sup> December 2019
<b>Meeting Venue:</b>	D. G. FDA's office, FDA Faisalabad
<b>Meeting Agenda:</b>	Progress Review of Master Plan – Faisalabad
<b>Presided by:</b>	Mr. Muhammad Suhail Khawaja, Director General FDA, Faisalabad
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Engr. Muhammad Shahid Mehmood, Chief Engineer, FDA</li> <li>2. Engr. Hassan Zaheer, Director P&amp;E, FDA</li> <li>3. Ms. Asma Mohsin, Director Town Planning-I, FDA</li> <li>4. Mr. Mehr Ayub, Director Town Planning-II, FDA</li> <li>5. Mr. Junaid Manj, Director Estate Management-I, FDA</li> <li>6. Mr. Nawaz Shah, Deputy Director Finance, FDA</li> <li>7. Mr. Raheel Zafar, Dy. Director, Town Planning-II, FDA</li> <li>8. Mr. Nawaz Shah, SO to DG, FDA.</li> <li>9. Mr. Mubushar Hussain, GM Urban Planning, OCL</li> <li>10. Mr. Ayub Tariq, Sr. Urban Planner, OCL</li> <li>11. Mr. Nauman Rafi Khan, OCL</li> <li>12. Mr. Bilal Tariq, GIS Specialist, OCL</li> </ol>
<b>Meeting Proceedings:</b>	
<p>A meeting of the Consultant Team with DG-FDA and his team was held on 14<sup>th</sup> December 2019 in FDA, Faisalabad which was chaired by Mr. Muhammad Suhail Khawaja, Director General FDA. The main agenda of the meeting was to update the D. G. FDA and his team about the progress of the 'Master Plan of Faisalabad' project and brief about the 'Integrated Strategic Development Plan (Zoning Plan) of Faisalabad'.</p> <p>The specific agenda was to update the D. G. FDA about the progress of the Master Plan and to get a response on development proposals and future projects from FDA.</p> <ol style="list-style-type: none"> <li>1. The meeting could not be held in time due to the preoccupation of the D. G. FDA in other assignments. It could be arranged at 1600 hrs in his office, the meeting started by the Chair, Mr. Muhammad Suhail Khawaja, DG-FDA. He welcomed the Consultant team and requested a brief explanation on various important urban and regional matters.</li> <li>2. Mr. Mubushar Hussain briefly explained that OCL has been preparing the Master Plan of Faisalabad city keeping in view the entire study area i.e., the Metropolitan area of FDA 1300 sq. km. For the preparation of proposals for industrial development and transportation networks, OCL has gone beyond the FDA controlled area. Master Plan of Faisalabad city is being prepared to keep in view the urban area, as well as the peri-urban area of Faisalabad and proposals, are being prepared accordingly. OCL has also recommended an extension in the FDA limits and Municipal Limits to cover the entire built-up area of Faisalabad. OCL has not been considering the planning and development of the entire district, although it is the need of the time, it is not covered in the TOR of the current project. OCL recommend the preparation of a Regional Plan</li> </ol>	



covering not only the entire district of Faisalabad but also the surrounding districts like Jhang, Chiniot, Sargodha, Sheikhpura, Okara, Sahiwal and Toba Tek Singh to achieve balanced development in the region. OCL has the capacity and human resource expertise to undertake such projects. For this purpose, after the preparation of the Master Plan of Faisalabad city, the Govt. of Punjab may be persuaded to get the Regional Plan prepared for smooth planning and development of the Region. OCL has received observations/comments of FDA on its Report submitted on “Integrated Strategic Development Plan (Zoning Plan) of Faisalabad” and these observations are being incorporated/responded to. After the incorporation of the observations, the report would be shared with the stakeholders before finalization.

3. It was explained that all the important sectors have been covered in the Master Plan and proposals have been prepared to keep in view the present and future requirements of Faisalabad city up to the year 2040. Three hospitals each having 250 beds have been proposed in Faisalabad city in addition to 250 beds hospitals in each Tehsil headquarters like Chak Jhumra, Jaranwala, Samundri and Tandlianwala. Science City is being proposed near the Airport on Risalewala Road over an area of about 2000 acres. To facilitate mass movement of industrial labour a Railway Shuttle Service is being proposed between Sangla Hill and Abbaspur Railway station with dualization of Rail track from Sangla Hill to Abbaspur.
4. On a query of D. G. FDA, Mr. Mubushar explained that the Faisalabad Airport is being strengthened and extended at the existing location and currently there is no proposal of shifting of the Airport. This was also confirmed by the Civil Aviation Authority (CAA).
5. Regarding the proposal of the development of a Ring Road, Mr. Mubushar explained that a Ring Road was proposed by M/s Techno Consult International in 2011 having 66 km length and 13 interchanges with an approximate cost of Rs. 39 billion but that proposal could not be implemented. Since it is a very important project as far as improvement in the city traffic is concerned, therefore OCL strongly recommends implementing the Ring Road project. The proposal of the Techno Consultant has been improved by the OCL with slightly revised alignment, but the technical feasibility of the project needs to be undertaken afresh before launching the project. D. G. was of the view that the Faisalabad Ring Road project can be undertaken on Public-Private Partnership basis on the pattern of Ring Road, Lahore.
6. For improvement of public transport in the city, the Faisalabad Urban Transport System (FUTS) needs to be revived. OCL has identified the routes for the urban transportation system as OCL had also undertaken the Transportation Study of Faisalabad.
7. On a query raised by the D. G. FDA regarding earmarking of Industrial Zone/Special Economic Zone in Faisalabad city, it was explained that after the establishment of FIEDMC Industrial Estate another Special Economic Zone is undertaken by the CPEC Authority by the name of Allama Iqbal Industrial City (AIIC) near Sahianwala across Motorway on an area of 3400 acres. It is also worth mentioning that the Planning and Supervision of the development of the FIEDMC industrial estate are also undertaken by the OCL. OCL has proposed another Industrial area near Khurrianwala over an area of 2000 acres. Value-added City (Faisalabad Garment City) already exist along Sahianwala Road. In addition to this OCL has recommended extension in the Punjab Small Industries Corporation (PSIC) Industrial Estate from 322 acres to 502 acres. In this way, the total

area of the PSIC Industrial Estate would become 824 acres. Besides, OCL recommended five Industrial Estates within the city so that the existing industrial clusters within the city area can be given protection.

8. In addition to the Industrial planning and development, OCL has also recommended areas for the development of industrial workers housing. An area measuring about 450 acres has been recommended near Sahianwala for housing. About 3000 acres has been earmarked for housing in Khurrianwala Town close to the industrial area. This would also include housing for industrial workers.
9. D. G. FDA expressed his plan to establish a Master Plan Directorate in FDA. This would streamline the planning and development proposals in line with the approved Master Plan of Faisalabad. This would also be responsible for macro and micro level planning of the city according to the approved Master Plan of Faisalabad in coordination with all stakeholders.
10. D. G. FDA also states that there must be some mechanism to control the violations by private housing societies in Faisalabad. A Facilitation Center be established by FDA in each approved Housing Scheme which would guide the general public about the scheme. The design of the Facilitation Centre is standardized. Moreover, the Facilitation Center would also be responsible for reporting any violation by the sponsors of the housing scheme to the FDA.
11. He also emphasizes the need to revive the Traffic Engineering & Transport Planning Agency (TEPA) of FDA. He also desired OCL for suggestions to make the TEPA functional along with strengthening its revenue base. He stated that TEPA should be made an active agency to monitor all planning and development proposals and issue NOC after Traffic Impact Assessment (TIA) of the in the city. TEPA should develop and manage Parking Plazas in the city and should generate revenue from Bus and Truck Terminals. It was explained to him that the existing General Bus Stand has been a source of traffic problems in the city. Therefore, OCL has recommended shifting of the General Bus Stand on Faisalabad-Sheikhupura Road and conversion of the existing site into a City Park as there is an acute shortage of recreational facilities in Faisalabad city.
12. In the end, the Chair thanked the Consultant team and assured full cooperation of FDA for completion of the Master Plan for Faisalabad.

The meeting ended with a vote of thanks.

**15. MINUTES OF MEETING HELD ON 14<sup>TH</sup> MARCH 2020**

MINUTES OF MEETING	
<b>Project Name:</b>	Master Plan (2020-2040) for Faisalabad including Strategic Plan for Five Years
<b>Meeting Date:</b>	14 <sup>th</sup> March 2020
<b>Meeting Venue:</b>	Committee Room of FDA office, FDA Faisalabad
<b>Meeting Agenda:</b>	Progress Review of Master Plan – Faisalabad
<b>Presided by:</b>	Mr. Muhammad Suhail Khawaja, Director General FDA, Faisalabad
<b>Attended by:</b>	<ol style="list-style-type: none"> <li>1. Engr. Muhammad Shahid Mehmood, Chief Engineer, FDA</li> <li>2. Engr. Hassan Zaheer, Director P&amp;D, FDA</li> <li>3. Mr. Shahid Gill, Director TEPA, FDA</li> <li>4. Mr. Ayub Tariq, Sr. Urban Planner, OCL</li> <li>5. Mr. Bilal Tariq, GIS Specialist, OCL</li> </ol>
<b>Meeting Proceedings:</b>	
<p>A meeting of the Consultant Team with DG-FDA and his team was held on Saturday 14<sup>th</sup> March 2020 in FDA Committee Room, Faisalabad which was chaired by Mr. Muhammad Suhail Khawaja, Director General FDA. The main agenda of the meeting was to update the D. G. FDA and his team about the progress of the 'Master Plan of Faisalabad' project and brief about the 'Integrated Strategic Development Plan (Zoning Plan) of Faisalabad'.</p> <p>The specific agenda was to update the D. G. FDA about the progress of Master Plan and to get a response on development proposals and future projects from FDA.</p> <ol style="list-style-type: none"> <li>1. The meeting could not be held in time due to the preoccupation of the D. G. FDA in other assignments. It could be arranged at about 1800 hrs in the committee room, the meeting started by the Chair, Mr. Muhammad Suhail Khawaja, DG-FDA by welcoming the Consultant team and requesting for a brief explanation on various important urban and regional matters.</li> <li>2. The representative of OCL gave a brief of the company i.e., Osmani and Company. Afterwards, he explained the present status of deliverables of the Master Plan as per the agreement. He stated that in February 2020 four Sectoral Plans have been submitted by the Consultant the comments of the FDA thereon are awaited. Subsequently, the goals and objectives of the Master Plan were explained. The evaluation of the previous Master Planning efforts of the Govt./FDA and their implementation status was also presented. Afterwards, the existing ground situation of Faisalabad regarding various dimensions like land-use, housing, Katchi Abadies, industry, open spaces, traffic and transport, etc. was presented. A good discussion was held on the proposed Ring Road along with the entire road network. It was explained that the Master Plan of Faisalabad city is being prepared to keep in view the urban area, as well as the peri-urban area of Faisalabad and proposals, are being prepared accordingly. OCL has received observations/comments of FDA on its Report earlier submitted on "Integrated Strategic Development Plan</li> </ol>	

(Zoning Plan) of Faisalabad” and these observations are being incorporated/responded to.

3. The land-use plan and land use analysis of proposed Satellite towns i.e., Khurrianwala Town and Chak Jhumra Town were also presented thoroughly. The Low-cost housing and industrial workers housing site near Sahianwala were also discussed in detail. The area earmarked for Mixed-use high-rise buildings including Five Star Hotels and Wedding Halls near Khurrianwala was also presented fully.
4. It was indicated that OCL has been facing difficulty in gathering data from different agencies. Moreover, the District Population Census Report of Faisalabad (2017) has not yet been published by the Pakistan Bureau of Statistics (PBS). The data/information regarding the availability of State land in and around Faisalabad has not yet been furnished despite the issuance of various remainders in this regard. Due to this, the preparation of the sectoral plans and eventually preparation of the draft Master Plan is taking time. The chair immediately issued instructions to the Director P&D to issue a letter in this regard to the Revenue department for seeking the relevant data/information on the availability of State land in and around Faisalabad city.
5. It was explained that in addition to the proposed road network a Railway Shuttle Service is being proposed between Sangla Hill and Abbaspur Railway station with dualization of Rail track from Sangla Hill to Abbaspur. This would not only facilitate the industrial workers commuting but would reduce traffic pressure on city roads to a considerable extent. This would be constructed in two phases depending upon the availability of funds for the project in the Ministry of Railways.
6. The proposed Science City along Risalewala Road has been explained in detail. It was explained that it would be continuity of the already established Educational and Research Institutes in this zone. The Science City would also be benefitted from the existing Rail link with the settlements of Faisalabad and its surrounding through the proposed Rail Shuttle Service.
7. The situation of open spaces in the city was also explained along with the proposed opened spaces in the surrounding of Faisalabad city and Chak Jhumra and Khurrianwala towns. The proposal regarding shifting of Oil Depot from the center of the city to the area near Gatti Railway Station was also explained.
8. The shortage of graveyards in the city was also discussed along with the proposed graveyard sites in the surrounding of the town. These graveyard sites can be developed on the model of the graveyards in Islamabad with the assistance of the Shehr-e-Khamoshan Authority working in Lahore.
9. Regarding the proposal of the development of a Ring Road, it was explained that a Ring Road was proposed by M/s Techno Consult International in 2011 having 66 km length and 13 interchanges with an approximate cost of Rs. 39 billion but that proposal could not be implemented. Since it is a very important project as far as improvement in the city traffic is concerned, therefore OCL strongly recommends implementing the Ring Road project. The proposal of the Techno Consultant has been improved by the OCL with slightly revised alignment, but the technical feasibility of the project needs to be undertaken afresh before launching the project. D. G. was of the view that the Faisalabad Ring Road project can be undertaken on Public-Private Partnership basis on the pattern of Ring Road, Lahore but the alignment of the Ring Road near the Airport be reviewed

and, if feasible, another ring be proposed beyond Faisalabad Bypass to facilitate the entire area on the western side of the Airport. Mr. Hassan Zaheer, Director P&D quoted the example of Beijing City, China where four ring roads exist in and around the city for smooth flow of traffic.

10. It was emphasized that for improvement of public transport in the city the Faisalabad Urban Transport System (FUTS) needs to be revived. OCL has identified the routes for the urban transportation system as OCL had also undertaken the Transportation Study of Faisalabad.
11. OCL has proposed an Industrial area near Khurrianwala over an area of 2000 acres. Value-added City (Faisalabad Garment City) already exist along Sahianwala Road. In addition to this OCL has recommended an extension in the Punjab Small Industries Corporation (PSIC) Industrial Estate. Besides, OCL recommended five Industrial Estates within the city so that the existing industrial clusters within the city area can be given protection.
12. In addition to the Industrial planning and development, OCL has also recommended areas for the development of industrial workers housing. An area measuring about 450 acres has been recommended near Sahianwala for housing. About 3000 acres has been earmarked for housing in Khurrianwala Town close to the industrial area. This would also include housing for industrial workers.
13. It was emphasized by the consultant team that after preparation of the Master Plan of Faisalabad there is a need to ensure its implementation. The implementation not only required human resources but also the legal status of the Master Plan. The organizational structure of the FDA needs reform as far as implementation of the Master Plan is concerned. In Lahore Development Authority (LDA) there are more than 100 Town Planners and the same strength exist in the Engineering Wing of LDA. But in FDA neither Town Planners nor Engineers are adequate. There is an acute shortage of Town Planners in FDA. There are sanctioned posts of Town Planners that are lying vacant these needs to be filled at the earliest to improve the working and efficiency of the FDA.
14. For the implementation of the Master Plan, there is a need to create a directorate exclusively for this purpose. This would streamline the planning and development proposals in line with the approved Master Plan of Faisalabad. This would also be responsible for macro and micro level planning of the city according to the approved Master Plan of Faisalabad in coordination with all stakeholders.
15. OCL team emphasizes the need to revive the Traffic Engineering & Transport Planning Agency (TEPA) of FDA. It was stated that TEPA should be made an active agency to monitor all planning and development proposals and issue NOC after the Traffic Impact Assessment (TIA) of the projects in the city. TEPA should develop and manage Parking Plazas in the city and should generate revenue from Bus and Truck Terminals. It was explained to him that the existing General Bus Stand has been a source of traffic problems in the city. Therefore, OCL has recommended shifting of the General Bus Stand on Faisalabad-Sheikhupura Road and conversion of the existing site into a City Park as there is an acute shortage of recreational facilities in Faisalabad city.
16. The team explained that it has prepared a list of priority projects on five different sectors like Social, Economic, Education, Health and traffic & transportation. The list of the projects would be shared with FDA very soon. It was desired that first of all the projects

be discussed within FDA before having a consultation with the concerned departments/stakeholders. Afterwards, these projects would be made part of the draft Master Plan Report. Mr. Hassan Zaheer, Director P&D proposed that such meetings may be held fortnightly to expedite the completion of the Master Plan of Faisalabad. It was explained by the consultant team that the list of the development projects would be sent to FDA within two weeks so discussion within FDA before it is discussed with the concerned departments like Education department, Health department, Highway department, etc.

17. In the end, the Chair thanked the Consultant team and assured full cooperation of FDA for completion of the Master Plan for Faisalabad.

The meeting ended with a vote of thanks to the chair.

# DAWN

## 2. TODAY'S PAPER | DECEMBER 03, 2021

### Master plan envisages Faisalabad as the city of opportunities

Saleem Mubarik Published July 23, 2020



— Clock Tower File photo

#### **FAISALABAD: The Faisalabad Development Authority (FDA) will launch the Master Plan (2020-2040) next year as it will get final touches within six weeks.**

During a meeting with the consultants engaged in the preparation of the plan, FDA Director-General Muhammad Suhail Khawaja said on Wednesday that the necessary data and the requirements of further development had been collected and the consultation would also be started with stakeholders very soon for finalizing the comprehensive master plan.

He said as the third biggest city of Pakistan, Faisalabad required a sustainable and strong system for advanced development and the master plan would provide a durable base for systematic rapid development. He said Faisalabad had been named in the master plan as “city for all” which would be a city of opportunities in socioeconomic development and generation of employment because it was an innovative industrial hub of Pakistan.

*The plan is expected to be completed within six weeks and launched next year*

He highlighted the objectives of preparation of the master plan and said the strategies would be evolved for the industrial, commercial, economic, agricultural development of the city besides establishment of roads network, transportation, energy, sanitation, waste management, landscaping and other infrastructure by devising principles for the use of land.

The DG said that zoning of the city would be made to facilitate the business community of different sectors for multidimensional development under the proposals of the master plan. He said the mega projects of the biggest Industrial Estate M- III and Allama Iqbal industrial

city would lead to a new revolution in Faisalabad and master plan would provide opportunities to push the development activities.

He said the master plan would be launched at the beginning of next year after a detailed discussion and consultation with stakeholders. He said the regular monitoring and evaluation of the master plan would be ensured and it had also been suggested to review the master plan after every five years.

During the meeting, the consultants informed that the proposal of railways shuttle service from Abbaspur to Sangla Hill on the existing railway track in the middle of the city had also been included to facilitate the worker class for industrial development.

They said that zoning of land use had been proposed besides improving the roads network and transport system. They said that the master plan would be given final touch within six weeks after having the suggestions and other input from the stakeholders including the Faisalabad Chamber of Commerce and Industries.

*Published in Dawn, July 23rd, 2020*



Prof. Dr. S N Pollalis (Team Lead), Atif I. Osmani (Director, Osmani & Co.)



Figure 1: Meeting with the Chairman FDA (MPASheikh Ijaz Ahmad) at Provincial Assembly



Figure 2: Meeting with the Chairman



Figure 3: Inception and Stakeholders Meeting



Figure 4: Inception

The meeting was chaired by The Chairman of FDA (MPA Sheikh Ijaz Ahmad)



Figure 5: Kick-off Meeting



Figure 6: Kick-off Meeting



*Figure 7: Signing of Contract Faisalabad Master Plan*



*Figure 8: Handshake Ceremony after Signing the Contract*