

MASTER PLAN FAISALABAD

2021-2041

Consultation Report-II

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عثمانی OSMANI



FAISALABAD DEVELOPMENT AUTHORITY
GOVERNMENT OF PUNJAB



Consultation Report-II

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

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ABBREVIATIONS

AIIC	Allama Iqbal Industrial City
BRT	Bus Rapid Transit
CBD	Central Business District
CPEC	China Pakistan Economic corridor
DPDC	District Planning and Design committee
FCCI	Faisalabad Chamber of Commerce and Industry
FDA	Faisalabad Development Authority
FIEDMC	Faisalabad Industrial Estate Development and Management Company
FMP	Faisalabad Master Plan
FPUSP	Faisalabad Peri Urban Structure Plan
FRR	Faisalabad Ring Road
FWMC	Faisalabad Waste Management Company
G.T	Grand Trunk
GIS	Geographic Information System
GOP	Government of Punjab
GTS	General Transport Stand
HUD & PHED	Housing, Urban Development & Public Health Engineering Department
LDA	Lahore Development Authority
MC	Municipal Corporation
NHA	National Highway Authority
OCL	Osmani & Company Private Ltd.
PHA	Parks and Horticulture Authority
PHATA	Punjab Housing and Town Planning Agency
PIEDMC	Punjab Industrial Estates Development and Management Company
PSIC	Punjab Small Industries Corporation
PSS	Punjab Spatial Strategy
ROW	Right of Way
SMEDA	Small and Medium Enterprise Development Authority
TEPA	Traffic Engineering and Planning Agency
TMA	Tehsil Municipal Administration
UC	Union Council
UN	United Nations
VAC	Value Addition City
WASA	Water and Sanitation Agency
WHO	World Health Organization

1. CONSULTATIONS/MEETINGS/PRESENTATIONS/ HELD AFTER SUBMISSION OF DRAFT MASTER PLAN REPORT IN JULY 2020

Sr. No.	Date	Day	Meeting with	Location	Chaired By
1.	27-10-2020	Tuesday	Meeting with DG FDA	DG Office, Faisalabad	Mr. Suhail Khawaja, DG, FDA
2.	10-11-2020	Tuesday	Consultative Meeting with Education Authority, Faisalabad	Director P&D Office, FDA	Engr. Hassan Zaheer, Director (P&D), FDA
3.	19-11-2020	Tuesday	Consultative Meeting with Faisalabad Waste Management Company	Director P&D Office, FDA	Engr. Hassan Zaheer, Director (P&D), FDA
4.	19-11-2020	Tuesday	Consultative Meeting with Park & Horticulture Authority, Faisalabad	Director P&D Office, FDA	Engr. Hassan Zaheer, Director (P&D), FDA
5.	19-11-2020	Tuesday	Consultative Meeting with Environment Protection Agency	Director P&D Office, FDA	Engr. Hassan Zaheer, Director (P&D), FDA
6.	23-11-2020	Monday	Director P&D visited OCL office, Lahore	Committee room, OCL, Lahore	Mr. Ayub Tariq, OCL, Lahore
7.	26-11-2020	Tuesday	Consultative Meeting with Traffic and Transportation, Faisalabad	Committee room, FDA	Mr. Suhail Khawaja, DG, FDA
8.	31-12-2020	Thursday	Meeting with DG FDA	DG Office, Faisalabad	Mr. Suhail Khawaja, DG, FDA
9.	06-01-2021	Wednesday	Meeting with the Secretary HUD & PHED	Committee room, HUD & PHE Lahore.	Mr. Zafar Nasrullah Khan, Secretary HUD & PHE.
10.	12-01-2021	Tuesday	Meeting with DG FDA	DG Office, Faisalabad	Mr. Suhail Khawaja, DG, FDA
11.	14-01-2021	Thursday	Consultative meeting with District Health Authority, Faisalabad	Director P&D's Office, FDA Faisalabad	Engr. Hassan Zaheer, Director (P&D), FDA
12.	18-01-2021	Monday	Meeting with the Secretary HUD & PHED	Committee room, HUD & PHE Lahore.	Mr. Zafar Nasrullah Khan, Secretary HUD & PHE.
13.	04-02-2021	Tuesday	Meeting/Presentation with DG FDA	Committee Room, FDA, Faisalabad	Mr. Suhail Khawaja, DG, FDA
14.	03-03-2021	Wednesday	Meeting/Presentation to DG FDA and his team	Committee Room, FDA, Faisalabad	Mr. Suhail Khawaja, DG, FDA
15.	15-04-2021	Thursday	Meeting & first presentation to Dr. Shehinsah Faisal Azim, DG FDA	Committee Room, FDA, Faisalabad	Engr. Hassan Zaheer, Director (P&D), FDA
16.	27-04-2021	Tuesday	Meeting with Director P&D, FDA	Committee room, OCL, Lahore	Mr. Ayub Tariq, OCL, Lahore

17.	26-05-2021	Wednesday	Presentation to the Commissioner, Faisalabad Division	Committee Room of FDA, Faisalabad	Commissioner, Faisalabad Division, Faisalabad
18.	02-06-2021	Wednesday	Consultative meeting with PHATA & Faisalabad Metropolitan Corporation (FMC)	Committee Room, FDA, Faisalabad	Engr. Hassan Zaheer, Director (P&D), FDA
19.	19-06-2021	Saturday	Presentation to the Parliamentarians (Mr. Faiz ullah Kamoka)	Committee Room, FDA, Faisalabad	Mr. Muhammad Latif Nazar, Chairman, FDA
20.	23-06-2021	Wednesday	Secretary HUD & PHED, Lahore	Committee room, HUD & PHE Lahore.	Mr. Zafar Nasrullah Khan, Secretary HUD & PHED.
21.	10-07-2021	Saturday	Presentation to the State Minister for Information & Broadcasting and Parliamentarians	Committee Room, FDA, Faisalabad	Mr. Farrukh Habib, State Minister for Information & Broadcasting
22.	16-07-2021	Friday	Presentation/Meeting with DG FDA	DG Office, Faisalabad	Engr. Hassan Zaheer, Director (P&D), FDA
23.	30-07-2021	Friday	FDA team visited OCL (Mr. Abdullah AD IT/GIS)	Committee room, OCL, Lahore	Mr. Ayub Tariq, OCL, Lahore
24.	31-07-2021	Saturday	Consultative meeting with FDA members, Parliamentarian, BOG, Faisalabad	Circuit House, Faisalabad	Dr. Shehishah Faisal Azim, DG FDA, Faisalabad
25.	04-08-2021	Wednesday	FDA team lead by Mr. Mehar Ayub Director Town Planning, visited OCL, Lahore	Committee room, OCL, Lahore	Mr. Ayub Tariq OCL Lahore
26.	07-08-2021	Saturday	Consultative meeting with FDA members, Parliamentarian, BOG, MD WASA	Committee Room, FDA, Faisalabad	Dr. Shehishah Faisal Azim, DG FDA, Faisalabad
27.	11-08-2021	Wednesday	Secretary HUD & PHED Lahore and FDA members	Committee room, HUD & PHE Lahore.	Mr. Zafar Nasrullah Khan, Secretary HUD & PHED.
28.	16-08-2021	Monday	Consultative meeting with the State Minister for Information & Broadcasting, FDA team, Parliamentarians, BoG Members	Committee room, FDA	Mr. Farrukh Habib, State Minister for Information & Broadcasting
29.	17-08-2021	Tuesday	Consultative meeting with General Public Faisalabad	Committee room, FDA	Ch. Latif Nazar Chairman FDA
30.	30-08-2021	Monday	Presentation to the FCCI and Developers, Faisalabad	Circuit House, Faisalabad	Ch. Latif Nazar, Chairman BOG, FDA
31.	24-09-2021	Friday	FDA Team visited OCL Office, Lahore	Conference room, OCL, Lahore	Dy. Director Raheel Zafar (TP-II)
32.	27-09-2021	Monday	Meeting with FDA Team	DG Office, FDA	Shehanshah Faisal Azeem, DG FDA,

33.	28-09-2021	Tuesday	FDA Team Visited Lahore OCL Office	Conference room, OCL, Lahore	Dy. Director Raheel Zafar (TP-II)
34.	12-10-2021	Tuesday	Consultative meeting with Committee constituted by FDA.	Committee room, FDA	Mian Idrees, President FCCI, Faisalabad
35.	20-11-2021	Saturday	Consultative meeting with BoG	Committee room, FDA	Mr. Muhammad Latif Nazar, Chairman, FDA
36.	20-11-2021	Saturday	Meeting with Commissioner Faisalabad Division	Committee room of the Commissioner Faisalabad Division Office	The Commissioner Faisalabad Division
37.	27-11-2021	Saturday	Meeting with the Commissioner Faisalabad Division	Committee room, Commissioner Office	The Commissioner Faisalabad Division
38.	13-12-2021	Monday	Meeting with Commissioner and FDA Team	Committee room, Commissioner Office	The Commissioner Faisalabad Division
39.	30-12-2021	Thursday	Meeting with Dr. Salman Shah Special Adviser to the Chief Minister Punjab on Economic Affairs, Planning and Development	Room No. 7, 8 Club Road, GOR-I, Lahore	Dr. Salman Shah, Special Advisor to the Chief Minister Punjab (SACM)
40.	31-12-2021	Friday	Meeting with the Commissioner Faisalabad Division	Committee room, Commissioner Office	The Commissioner Faisalabad Division
41.	14-02-2022	Monday	Meeting with the Special Advisor to Chief Minister Punjab, for Economic Affairs, Planning & Development	Room no. 7, GOR-I, Lahore	Dr. Salman Shah, Special Advisor to the Chief Minister Punjab (SACM)
42.	18-02-2022	Friday	Meeting with Commissioner Faisalabad Division	Committee room, Commissioner Office	The Commissioner Faisalabad Division
43.	06-06-2022	Monday	Meeting with Addl. Director General	Office room of Director General	Addl. Director General Faisalabad
44.	22-06-2022	Wednesday	Meeting Secretary HUD & PHED	Committee room of HUD & PHED	Secretary HUD & PHED
45.	15-08-2022	Monday	Meeting with Director General FDA and his team	Office of Director General FDA	Dr. Muhammad Zahid Ikram
46.	24-08-2022	Wednesday	Presentation on the Master Plan Faisalabad to the Minister for Housing and Urban Development	Committee room of HUD & PHED	Minister for Housing and Urban Development

47.	31-08-2022	Wednesday	Presentation on the Master Plan Faisalabad to the D. G. FDA	D. G. FDA Office, Faisalabad	Dr. Muhammad Zahid Ikram, D. G. FDA
48.	22-09-2022	Thursday	Presentation on the Master Plan Faisalabad to the D. G. FDA	Committee Room of FDA	Dr. Muhammad Zahid Ikram, D. G. FDA
49.	07-10-2022	Monday	Meeting Secretary HUD & PHED	Committee room of HUD & PHED	Secretary HUD & PHED
50.	14-10-2022	Monday	Meeting of Scrutiny Committee	Committee room, Commissioner Office	Dr. Muhammad Zahid Ikram, D. G. FDA
51.	28-10-2022	Friday	Meeting of Scrutiny Committee	Committee room, Commissioner Office	M. Shahid Niaz Commissioner Faisalabad
52.	2-11-2022	Wednesday	Meeting of Scrutiny Committee	Committee room, Commissioner Office	M. Shahid Niaz Commissioner Faisalabad
53.	11-11-2022	Friday	118 th Meeting of the Governing Body of FDA	Committee Room FDA	Mr. Mian Waris Aziz, Chairman FDA
54.	19-11-2022	Saturday	Meeting of the DCC	Committee room of Dy. Commissioner Office	Mr. Faizullah Kamoka
55.	14-12-2022	Wednesday	Briefing on the Master Plan to the Parliamentarians	Committee Room of FDA	Mian Waris Aziz, Chairman FDA
56.	17-12-2022	Saturday	119 th Meeting of the Governing Body	Committee Room of FDA	Mian Waris Aziz, Chairman FDA
57.	21-12-2022	Wednesday	2 nd Session of 119 th Meeting of Board of Governors	Committee Room of FDA	Mian Waris Aziz, Chairman FDA
58.	27-12-2022	Tuesday	120 th Meeting of the Governing Body	Committee Room of FDA	Mian Waris Aziz, Chairman FDA

1) MINUTES OF MEETING HELD ON 27TH OCTOBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	27 th October 2020
Meeting Venue:	D. G. FDA Office, Faisalabad
Meeting Agenda:	Progress Review of Faisalabad Master Plan – Faisalabad
Presided by:	Mr. Mohammad Sohail Khawaja (PAS), Director General FDA, Faisalabad
Attended by:	1. Mr. Amer Aziz, Additional Director General, FDA 2. Engr. Hassan Zaheer, Director P&E, FDA 3. Ms. Asma Mohsin, Director TP-II, FDA 4. Mr. Abdullah Noor, AD GIS, FDA 5. Mr. Ayub Tariq, Sr. Urban Planner, OCL 6. Mr. Nauman Rafi Khan, OCL 7. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>A meeting of the Consultant Team with DG-FDA and his team was held on 27th Oct, 2020 in FDA, Faisalabad. The meeting was chaired by Mr. Mohammad Sohail Khawaja, Director General FDA. The main agenda of the meeting was to discuss the boundaries of Faisalabad Peri-urban area, Revised boundaries of Faisalabad Municipal Corporation (FMC), FDA controlled area, etc. Moreover, the Crop area in the surrounding of existing built-up area of Faisalabad was also discussed along with other related issues.</p> <p>The specific agenda was to minimize jurisdictional conflicts while proposing future residential areas/zones in Faisalabad. D. G. FDA desired that Master Plan of entire Faisalabad Division be prepared including 6 Tehsils of Faisalabad district like Master Plan of Lahore Division which is being prepared by LDA through consultants. It was explained that as per the Agreement present Master Plan covers FDA controlled area i.e., 1326 sq. km. OCL is ready to undertake Master Planning of Faisalabad Division after a fresh agreement is executed with OCL, in this regard. Mr. Amer Aziz, Additional Director General, FDA desired that the Master Plan be prepared for twenty years from 2021-2041 instead of 2020-2040. It was conveyed that OCL is ready to do this provided a letter in this regard is issued by FDA.</p> <p>A detail discussion was held with Mr. Raheel Zafar, Dy. Director Town Planning and Mr. Abdullah Noor, AD GIS prior to the meeting with D. G. FDA in which they conveyed that while proposing future residential areas in the Master Plan of Faisalabad, Mouza boundaries be followed. Either a complete Mouza be included in the proposed residential zone or it be excluded from the proposed residential zone. Partly residential and partly rural Mouzas creates planning and administrative complications for them. Mr. Ayub Tariq, OCL team leader promised D. G. FDA that they would work on it and would present the revised boundaries and areas in the forthcoming meeting. It was also informed that FDA is the custodian of the Master Plan of Faisalabad, an independent directorate is required to be established in FDA for the implementation of the Master Plan of Faisalabad i.e., Director Implementation & Coordination,</p>	

after its approval from the competent authority. D. G. FDA desired that consultations with the stake holders be initiated at the earliest. Mr. Ayub Tariq, OCL team leader promised to propose schedule of consultative meetings with stakeholders as soon as possible so that Master Plan of Faisalabad be finalized after incorporating the outcome of these consultative meetings.

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

The meeting ended with a vote of thanks.

2) MINUTES OF MEETING HELD ON 10TH NOVEMBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	10 th November 2020
Meeting Venue:	Director P&D's Office, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan on Education Sector
Presided by:	Engr. Hassan Zaheer, Director (P&D), FDA
Attended by:	1. Engr. Saeed Ahmad Principal, Representative of TEVTA, Govt. Technical Training Institute, Jinnah Colony Road, Dhobi Ghat, Faisalabad 2. Mr. Raheel Zafar, Dy. Director Town Planning, FDA. 3. Mr. Abdullah Noor, AD GIS, FDA 4. Mr. Ayub Tariq, Urban Planning & Development Specialist, OCL 5. Mr. Nauman Rafi Khan, OCL 6. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA first consultative meeting on the Master Plan of Faisalabad was arranged on Education Sector. A letter in this regard was issued by Director P&D to the CEO, District Education Authority, Faisalabad, TEVTA, Faisalabad and HEC, Faisalabad on 6-11-2020 for a meeting on 10-11-2020 at 1100 hrs., in the committee Room of FDA. However, only Representative of TEVTA Engr. Saeed Ahmad Principal, Govt. Technical Training Institute attended the meeting. No representative of CEO, District Education Authority and HEC attended the meeting.</p> <p>After a brief introduction of the participants the meeting started with an update on the Master Plan of Faisalabad along with detail proposals of Education Sector. Engr. Saeed Ahmad, Representative of TEVTA, informed that there are two types of technical institutes in Faisalabad one controlled and funded by Technical Education and Vocational Training Authority (TEVTA), Lahore and the other controlled and funded by Punjab Vocational Training Council (PVTC), Lahore. PVTC institutes are mainly funded from Zakat fund and also with the assistance of International donor agencies. Various technical and professional diplomas and short courses are offered by the Govt. technical institutes run by the TEVTA i.e., Govt. College of Technology, Faisalabad, Govt. Technical Training Institute, Dhobi Ghat, Faisalabad, Govt. Staff Training College, Faisalabad, etc. He further informed that PVTC also run various institutes in Faisalabad these too offer certificate courses, short courses in various trades i.e., Vocational Training Institute, Main Campus, Civil Lines, Vocational Training Institute, Sitara Colony Campus, Resalewala Road, Vocational Training Institute, Makkuana Road, Khurrianwala, etc.</p> <p>The Rep of the TEVTEC further informed that the details of their future plans may be obtained from their Head office at Gulberg, Lahore. He informed that a number of posts in TEVTA Faisalabad are lying vacant which needs to be filled in immediately to improve the quality of education in technical education sector. Before leaving the meeting, he appreciated the efforts of the consultant for proposing future projects in technical education sector in the Master Plan</p>	

of Faisalabad. Moreover, he offered his cooperation in case any further consultation is required by FDA and the consultant.

The meeting continued in the office of Director P&D, FDA and the participants were updated on the working done by the consultant on the proposed boundaries of Faisalabad based on Mouza boundaries, prior to the meeting with D. G. FDA on this matter. However, OCL team waited till 5:15 in the office of Director P&D to have meeting with D. G. FDA but the meeting with D. G. FDA could not be held due to his pre-occupation in other important issues. It was agreed that the matter would be briefed to the D. G. FDA in the forthcoming meeting on Health sector on 18-11-2020.

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

The meeting ended with a vote of thanks.

3) MINUTES OF MEETING HELD ON 19TH NOVEMBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	19 th November 2020
Meeting Venue:	Director P&D's Office, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with Faisalabad Waste Management Company (FWMC), Faisalabad
Presided by:	Engr. Hassan Zaheer, Director (P&D), FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Ijaz, Sr. Manager Operations, Faisalabad Waste Management Company (FWMC), Faisalabad. 2. Mr. Sajid Mehmood, Dy. Manager Operation, Faisalabad Waste Management Company (FWMC), Faisalabad. 3. Mr. Raheel Zafar, Dy. Director Town Planning, FDA. 4. Prof. Dr. Jamil H. Kazmi, Sr. Environmental Expert, OCL 5. Mr. Ayub Tariq, Urban Planning & Development Specialist, OCL 6. Mr. Nauman Rafi Khan, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA 4th Consultative meeting on the Master Plan of Faisalabad was arranged with Faisalabad Waste Management Company (FWMC), Faisalabad. A letter in this regard was issued by Director P&D, FDA to the Managing Director, Faisalabad Waste Management Company, and Faisalabad on 11-11-2020 for a meeting on 19-11-2020 at 1100 hrs in the Committee Room of FDA. Mr. Muhammad Ijaz, Sr Manager Operation, Faisalabad Waste Management Company (FWMC) and Mr. Sajid Mehmood, Dy. Manager Operations, Faisalabad Waste Management Company (FWMC), Faisalabad attended the meeting on behalf of Managing Director Faisalabad Waste Management Company (FWMC), Faisalabad.</p> <p>After a brief introduction of the participants the meeting started with an update on the Master Plan of Faisalabad along with detail proposals on Solid Waste Management of Faisalabad. Mr. Muhammad Ijaz, Sr. Manager Operations, FWMC informed that they are working in 157 Union Council of Municipal Corporation area with approximately 5000 staff out of which approximately 4000 are sanitary workers. They are collecting and managing Municipal waste of 1600 ton per day withing FMC area. The approximate cost of collection and disposal of Municipal Waste in Faisalabad is Rs. 3800/- per ton. Their annual budget is approximately Rs. 130 million per year which is provided by Local Govt. & Community Development Department (LG&CD), Faisalabad. They are only collecting Municipal Waste and dumping it in the designated open site. Collection and disposal of Hospital Waste and Industrial Waste is not their responsibility as these require special treatment/disposal methods. He pointed out that presently there is no coordination between WASA, Faisalabad, Parks and Horticulture Authority (PHA), Faisalabad and FWMC due to which the performance and efficiency of these departments is affected.</p> <p>He further informed that they are only dumping the waste at designated dumping site and there is no landfill site available in Faisalabad. They are not Reusing, Recycling, or Reducing the</p>	

Municipal waste. Had there been collection and disposal of waste mechanism on the scientific grounds, being practiced in developed countries, they can earn a lot from this waste. Currently, they are planning to levy sanitation charges and have been considering different options of recovery of the cost from the beneficiaries. Urban Planning and Development Specialist, OCL proposed that the Waste Management charges can be added in the Water Bills of WASA Faisalabad, in this way the cost of billing and distribution of bills can be shared with the WASA Faisalabad. This practice is being exercised in case of collection of Television fee by including it in Electricity Bills.

On a query regarding expansion of their services in the extended area of Faisalabad Municipal Corporation. Mr. Muhammad Ijaz informed that they would start their functions in the extended area of FMC after the resources for the extended area are provided by the Government.

Mr. Muhammad Ijaz appreciated the work of the Master Plan especially the Land use Zoning of the Faisalabad city with the assurance of their cooperation and support. He promised to give their feed-back in writing on the proposals and the proposed priority projects on Waste Management of Faisalabad. At the end, the chair thanked Prof. Dr. Jamil Kazmi and OCL team and assured full cooperation of FDA for timely completion of Master Plan of Faisalabad.

The meeting ended with a vote of thanks.

4) MINUTES OF MEETING HELD ON 19TH NOVEMBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	19 th November 2020
Meeting Venue:	Director P&D's Office, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with Parks and Horticulture Authority (PHA), Faisalabad
Presided by:	Engr. Hassan Zaheer, Director (P&D), FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Abdullah Nisar Cheema, Director Horticulture, Parks & Horticulture Authority (PHA), Faisalabad 2. Mr. Iqbal Sabir, Director Engineering, Parks & Horticulture Authority (PHA), Faisalabad. 3. Mr. Raheel Zafar, Dy. Director Town Planning, FDA. 4. Prof. Dr. Jamil H. Kazmi, Sr. Environmental Expert, OCL 5. Mr. Ayub Tariq, Urban Planning & Development Specialist, OCL 6. Mr. Nauman Rafi Khan, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA 2nd consultative meeting on the Master Plan of Faisalabad was arranged with Parks & Horticulture Authority (PHA), Faisalabad. A letter in this regard was issued by Director P&D to the Director General Parks & Horticulture Authority (PHA), Faisalabad on 11-11-2020 for a meeting on 19-11-2020 at 1100 hrs in the Committee Room of FDA. Mr. Abdullah Nisar Cheema Director Horticulture, PHA Faisalabad and Mr. Iqbal Sabir, Director Engineering PHA Faisalabad attended the meeting on behalf of D. G., Parks & Horticulture Authority (PHA), and Faisalabad.</p> <p>After a brief introduction of the participants the meeting started with an update on the Master Plan of Faisalabad along with detail proposals of Environment Sector and Social Sector. Mr. Cheema informed that Parks & Horticulture Authority (PHA), Faisalabad was established as an Agency on 1 July 2009 under the Administrative Control of FDA and later on converted into Authority on 4 August 2014 under PHA Act 2012. Though "The Parks & Horticulture Authority Act 2012" (Act XLVII of 2012) which was accordingly passed by provincial Assemble in terms of clause (3) of Article 116 of the Constitution, published in the Punjab, Gazette (Extraordinary), dated 30-06-2012; the status of the Parks Horticulture agency was renamed into Parks and Horticulture Authority by Govt. vide HUD & PHED notification dated 04.08.2014.</p> <p>On a query regarding extension of Municipal Limits of Faisalabad Mr. Cheema informed that they are already working under very stressful conditions as their staff is short and no development budget has been allocated for the last three years. Their total sanctioned strength is 1526 officers/officials against which only 1075 are working i.e., approx. 500 officers/officials have been working on regular basis and 575 have been working on daily wages basis. There is shortage of 545 officers/officials in PHA, Faisalabad. There is only one Director Horticulture for the entire Faisalabad city. They don't have funds for procurement of trees and plants. They are only maintaining existing parks and undertaking small civil works like construction of boundary</p>	

wall, fencing of the existing parks with the existing non-development budget i.e., Rs. 470 million. In PHA Lahore adequate staff and financial resources has been provided, i.e., in addition to Director General and Additional Director General there are 8 Directors Horticulture one for each Zone of Lahore, 3 Project Directors one each for Racecourse Park, Bagh-e-Jinnah, and Greater Iqbal Park. Moreover, there are posts of Director Admin, Director Finance, Director PR, Director Coord, Director Headquarters, Director Sports, Director Monitoring & Operation, Director P&D, and a Director Engineering, to look after their respective divisions/sections.

Dr Jamil Kazmi requested the list of the indigenous plants they are planting in the jurisdiction of FDA. He further asserted for the plantation native plant species and alien/exotic plant species must be avoided for the preservation of city habitats.

He further informed that the previous Chief Commissioner of Faisalabad directed Environment Protection Department (EPD) to issue Environment NOC only to those firms/industries which undertake to plant 1000 trees in Faisalabad but that condition remained effective for a short time till the transfer of the then Chief Commissioner, afterwards this condition has not been followed.

Mr. Cheema appreciated the work of the Master Plan especially the Land use Zoning of the Faisalabad city with the assurance of their cooperation and support. He promised to give their feed-back in writing on the proposed Parks and Playgrounds. At the end, the Chair thanked the Consultant and assured full cooperation of FDA for timely completion of Master Plan of Faisalabad.

The meeting ended with a vote of thanks.

5) MINUTES OF MEETING HELD ON 19TH NOVEMBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	19 th November 2020
Meeting Venue:	Director P&D's Office, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with Environment Protection Department, (EPD) Faisalabad
Presided by:	Engr. Hassan Zaheer, Director (P&D), FDA
Attended by:	1. Mr. Muhammad Arif Mahmood, Assistant Director, Environment Protection Agency, Faisalabad 2. Mr. Raheel Zafar, Dy. Director Town Planning, FDA. 3. Prof. Dr. Jamil H. Kazmi, Sr. Environmental Expert, OCL 4. Mr. Ayub Tariq, Urban Planning & Development Specialist, OCL 5. Mr. Nauman Rafi Khan, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA 3rd Consultative meeting on the Master Plan of Faisalabad was arranged with Environment Protection Department, Faisalabad. A letter in this regard was issued by Director P&D, FDA to the Dy. Director, Environment Protection Department, Faisalabad on 11-11-2020 for a meeting on 19-11-2020 at 1100 hrs in the Committee Room of FDA. Mr. Muhammad Arif Mahmood, Assistant Director Environment Protection Department, Faisalabad attended the meeting on behalf of Dy. Director Environment Protection Department (EPD), Faisalabad.</p> <p>After a brief introduction of the participants the meeting started with an update on the Master Plan of Faisalabad along with detail proposals on Environment Protection of Faisalabad. Mr. Muhammad Arif Mahmood informed that they had requested 10 copies of the Master Plan Report on the Environment Sector but that has not been received. They have gone through the Report and their department is not comfortable with the Air Quality index given in the Report. He wanted to know the analysis source of this index. He informed that their Department with the assistance of World Bank has installed Air Quality Monitoring Unit in Small Industrial Estate, Sargodha Road, Faisalabad on rooftop of an industry and that can be visited. However, that Monitoring unit has not been working for the last 5-6 months. But data prior to that period is available with them. He further informed that 5 similar units have been installed in Lahore out of which only 3 are working. The capital cost of the unit is Rs. 70 million. One such unit has been installed by the Dy. Commissioner, Faisalabad in Chenab Club, Faisalabad.</p> <p>Dr. Jamil Kazmi, Environment Specialist of OCL responded to the queries of Mr. Mahmood Assistant Director, Environment Protection Department and explained the data collection and analysis methodology of Air Quality Index. Providing details on the Air Quality Model, Dr Kazmi Informed the participants that Air Quality Model was developed with the help of relevant Satellite Data, Secondary Air Quality of 2019, Primary data collection of Air quality 2015 by OCL, field surveys and smog dispersion analysis as per the requirement of International and national agencies. On the request of Mr. Mahmood, Dr. Kazmi also talked to Director Air Quality</p>	

SUPARCO on telephone and explained the data collection and analysis methodology of Air Quality Index of Faisalabad given in the OCL Report. Mr. Mahmood informed that there are 924 Boiler Based industries in Faisalabad and approximately 1,648,000 vehicles registered with the concerned department due to which Air Quality Index of Faisalabad is not up to standard. He promised to share Air Quality data with OCL for which the email addresses were exchanged. Dr Kazmi said that the OCL Team is ready to incorporate data of Air Quality of the above-mentioned source and any additional air quality survey may have serious financial implications and inordinate delays in the execution of Master Plan. They were satisfied with the details given by Dr. Jamil H. Kazmi and promised to support and cooperate with FDA if any further information or help is required from their department.

Mr. Mahmood appreciated the work of the Master Plan especially the Land use Zoning of the Faisalabad city with the assurance of their cooperation and support. He promised to give their feed-back in writing on the proposal and the proposed priority projects on Environment. At the end, the Chair thanked Prof. Dr. Jamil H. Kazmi and OCL team and assured full cooperation of FDA for timely completion of Master Plan of Faisalabad.

The meeting ended with a vote of thanks.

6) MINUTES OF MEETING HELD ON 26TH NOVEMBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	26 th November 2020
Meeting Venue:	Committee Room, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan on Traffic & Transportation of Faisalabad with stakeholders
Presided by:	Mr. Sohail Khawaja, D. G. FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Anjad Ullah, SDO Pakistan Railways, Faisalabad 2. Mr. Wajid Ali Sipra, Assistant Director (F), Commissioner Office, Faisalabad. 3. Mr. Khan Asif Khan, SO, 1122, Faisalabad 4. Mr. Salman Baluch, Manager Operations, Faisalabad Parking Company, Faisalabad. 5. Mr. Bashir Ahmed, DSP Headquarter, City Traffic Police, Faisalabad 6. Mr. M. Waqas Shafqat, XEN Highways, Faisalabad 7. Mr. Hassan Zaheer, Director P&D, FDA 8. Mr. Nadeem Sheikh, Traffic and Transport Expert, ED OCL 9. Mr. Ayub Tariq, Urban Planning & Development Specialist, OCL 10. Mr. Nauman Rafi Khan, OCL 11. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA 5th consultative meeting on the Master Plan of Faisalabad was arranged on Traffic and Transportation of Faisalabad. A letter in this regard was issued by Director P&D, FDA to the Chief Engineer, FDA; Director Development & Finance, Commissioner office, Faisalabad; The City Traffic Officer, CTO office Faisalabad; Managing Director, Faisalabad Parking Company, Faisalabad; Superintendent Engineer, C&W, Highway Department, Faisalabad; Regional Transport Officer, Regional Transport Authority, Faisalabad; District Emergency Officer, Rescue 1122 Main Office, Faisalabad; Dy. Director TEPA, FDA, Faisalabad on 12-11-2020 for a meeting on 26-11-2020 at 11:00 hrs in the Committee Room of FDA.</p> <p>After a brief introduction of the participants the meeting started with an update on the Master Plan of Faisalabad along with detail proposals on Traffic and Transportation of Faisalabad.</p> <ol style="list-style-type: none"> 1) Mr. Hassan Zaheer, Director P&D, FDA explained briefly the purpose of the consultative meeting to the participants and requested for a feedback on the proposals preferably in writing may be within three days after the meeting. 2) Urban Planning and Development Specialist, OCL briefly described the structure and experience of the Osmani and Company in the field of Planning and Development and a short list of the major projects completed by the company, in the past. He also described the objectives of the Master Plan of Faisalabad with a short history of Faisalabad city since its inception in 1894. He also explained the demographic dynamics of Faisalabad district and Faisalabad Municipal Corporation. He also highlighted the spatio-temporal growth of the city 	

since 1894, the growth of the Built-up area, transportation network, traffic cordon points of Faisalabad and major traffic issues in Faisalabad city. He stated that to assess the existing traffic and transport situation of Faisalabad various traffic surveys were conducted by the Consultants M/s Osmani and Company including the Traffic Volume Surveys, Cordon Point Survey, Origin-destination surveys, etc. Moreover, he also explained the existing situation of the public transport system in Faisalabad city.

- 3) Afterwards, Mr. Nadeem Shaikh, Traffic and Transport expert gave brief account of the proposals and plans to improve the traffic and transportation conditions of Faisalabad. The Faisalabad Ring Road project (FRR) was also explained in detail with comparison of three different proposals. Major components of the FRR projects were briefly described along with its relationship with the growth direction of the city. Finally, a comparison of the three proposals was presented using parameters of total length of road, number of interchanges on it and approximate reduction in cost in comparison to the original proposal prepared by Techno Consultants. He also explained proposals on parking requirements and pedestrian movement within the eight bazaars area along with various parking plazas and pedestrian bridges proposed in the city to ensure safety of pedestrians with minimum traffic interruptions. Finally, proposed road network having variable Right-of-ways was presented along with its phase wise development. Summary table of all the proposed roads was also presented which was appreciated by the participants. Proposed cross-section of the roads was also explained by him. Expressway connecting M-3 and M-4 via Khurrianwala was also exhibited. On this one of the participants informed that this Expressway has been approved, in principle, by the competent authority.

Details of proposed road network in Khurrianwala town, location of proposed interchange on Satayana Road on M-3 was also exhibited. Dualization of Railway track from Sangla Hill to Abbaspur to facilitate the workers commuting from nearby villages and towns was also explained. He further described that this would not only facilitate the labor movement to and from Faisalabad but also reduced the traffic congestion on the existing road network of Faisalabad city. To ensure timely response of rescue 1122 he proposed to clear the encroachments along all the roads in general and along emergency routes in particular. He also proposed that a Rescue Station may also be established on Faisalabad-Sheikhupura-Lahore Road in between Khurrianwala and Faisalabad to improve the efficiency of 1122. The proposal of shifting of Oil depot from center of the town to the peripheral areas was also explained. The existing and proposed location of Truck Stands and Auto-spare markets was also exhibited.

- 4) On the proposal of Rail Shuttle Service from Sangla Hills to Abbaspur Mr. Amjad Ullah, SDO Pakistan Railways informed that the Right-of-way of Rail track near Railway Station is 500 feet while the Right-of-Way of Rail track in block Section is 200 ft., 100 ft on either side from center of the track. There are 11 stations on the proposed Rail Shuttle Service from Sangla Hill to Abbaspur which can be utilized without any additional cost. Dualization of branch line for shuttle service was also suggested. However, for development of dedicated track for the Rail Shuttle Service huge funding would be required, the feasibility of which he would inform later on. He informed that in 1986 Pakistan Railways has also leased out land for 99 years for residential purposes in the vicinity of the Railway Station, Faisalabad. He also informed that the expansion of Dry Port at Gatti Railway Station, Faisalabad is feasible as Pakistan

Railways has owned land adjacent to the existing Dry Port. He also informed that the dualization of railway track from Lahore to Faisalabad to Khanewal for goods movement is under consideration.

- 5) On Parking Plaza proposals Mr. Salman Baluch identified 2 more sites which can be utilized for development of Parking Plazas i.e., one near Zail Ghar at entrance to Katchery Bazar and the other in Aminpur Bazar opposite to the Imam Bargah. He was also of the view that Parking of Bikes may also be accommodated in the Parking Plazas and this would further reduce the congestion on the roads. These Parking Plazas may be developed through PPP mode. The location of the Parking Plaza plays important role in its success; therefore, these may be developed at a walking distance from busy business areas.
- 6) It was also discussed by the participants that Maintenance & Repair (M&R) department of Roads Division is involved in the development of Roads which is not their function. They should be attending the road maintenance and repair complaints which are highest in number. Five public sector development organizations are busy in the development of roads and streets, i.e., FDA, MCF, M&R, C&W and the Punjab Highway department without any regard to their jurisdiction and their assigned duties and functions. Coordination between these departments under the umbrella of FDA should be organized to avoid duplication of efforts. The Consultants suggested that annual maintenance contracts be awarded for routine maintenance activities of the road network.
- 7) Mr. Bashir Ahmed, DSP Headquarters, appreciated the work of the Master Plan especially the proposals regarding improvement in the traffic and transport situation in Faisalabad city with the assurance of their cooperation and support. He promised to give their feed-back in writing on the proposed projects. The Consultants requested him to provide the up-to-date accident data with casualties of Faisalabad for the last 10 years.

At the end, the Chair thanked all the participants and assured full cooperation of FDA with Consultants for timely completion of Master Plan of Faisalabad.

The meeting ended with a vote of thanks.

7) MINUTES OF MEETING HELD ON 31ST DECEMBER 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	31 st December 2020
Meeting Venue:	D. G. FDA Office, Faisalabad
Meeting Agenda:	Progress Review of Faisalabad Master Plan – Faisalabad
Presided by:	Mr. Mohammad Sohail Khawaja (PAS), Director General FDA, Faisalabad
Attended by:	1. Engr. Hassan Zaheer, Director P&E, FDA 2. Mr. Abdullah Noor, AD GIS, FDA 3. Mr. Ayub Tariq, Sr. Urban Planner, OCL 4. Mr. Nauman Rafi Khan, OCL 5. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>A meeting of the Consultant Team with DG-FDA and his team was held on 31st December, 2020 in FDA, Faisalabad. The meeting was chaired by Mr. Mohammad Sohail Khawaja, Director General FDA. The main agenda of the meeting was to discuss the Master Plan proposals in general and alignment of the proposed Ring Road in particular. DG FDA was of the view that commercial activity may be proposed close to the interchanges, this would generate income for FDA and cost of the Ring road would be recovered through establishment of Special Economic Zones. Mr. Ayub Tariq, Sr. Urban Planner explained that the major objective of the inner Ring Road is to relieve the traffic in the downtown and facilitate the traffic by providing different diversion options and reliable links without disturbing the traffic in the downtown. He informed that a feasibility report of the Faisalabad Ring Road (FRR) was prepared in 2010 by M/s Techno Consultants with total length of about 64 km, while the length of the new proposed alignment is 54 km. Some portion of this road already exist along Paharang Nallah, in the built-up area where required Right-of-way on ground is not available it may need to be developed at elevated position. Before execution of the project a detail feasibility of the proposed Ring Road would be required. The proposal of DG FDA of establishment of commercial areas closed to the interchanges may be examined in the feasibility report to be conducted before execution of the project.</p> <p>D. G. FDA was also of the view that the private housing schemes falling within the Peri-Urban area may not be forwarded to the District Planning and Design Committee (DPDC). It would reduce their processing time and processing would be easy. Peri-Urban area should be the jurisdiction of FDA. He further added that a State-of-the-Art Kidney/Liver Transplant Hospital be proposed in Faisalabad with faculty hostel. This hospital may be developed through PPP mode. Mr. Ayub Tariq, Sr. Urban Planner explained that health facilities including the hospitals have been proposed in consultation with District Health Authority. D. G. FDA desired that the Master Plan be finalized by Saturday and Report be finalized by next Monday. The consultant team make a request to the D. G. FDA for release of due installment. D. G. FDA promised to make payment at the earliest.</p>	

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

The meeting ended with a vote of thanks.

8) MINUTES OF MEETING HELD ON 6TH JANUARY 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	6 th January 2021
Meeting Venue:	Secretary HUD&PHED, Lahore
Meeting Agenda:	Presentation on the Master Plan of Faisalabad
Presided by:	Mr. Zafar Nasrullah Khan, Secretary HUD&PHED
Attended by:	1. Mr. Moazzam Jamil Malik, Deputy Secretary HUD&PHED 2. Mr. Mohammad Sohail Khawaja (PAS), Director General FDA, Faisalabad 3. Engr. Hassan Zaheer, Director P&E, FDA 4. Mr. Talha Dy. Director Engineering, FDA 5. Mr. Abdullah Noor, AD GIS, FDA 6. Mr. Ayub Tariq, Sr. Urban Planner, OCL 7. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>A meeting of the DG FDA has been arranged in the Secretary HUD&PHE office, Lahore on the development in the FDA City, Faisalabad wherein DG FDA also took Osmani & Company with him for a presentation on the Master Plan Faisalabad. With the permission of the Secretary HUD&PHED he started presentation on the FDA city, Faisalabad and updated the Secretary about the present stage of development of FDA city. He explained that the area of the FDA City is 1257 acres and extension area is 558.9 acres. He also explained the mode of acquisition of land; allotment of 30% developed plots to the land owners, as approved by the Government subject of payment of 50% development charges i.e., Rs. 1.5 lakh per kanal. The Rate for balloted plots would be Rs. 64,000 per marla including Rs. 15,000 per marla development charges. He informed that 11,835 plots have been sold and 600 plots are available for allotment. He informed that cost of boundary wall is Rs. 10 million. The cost of development works of extension area is Rs. 570 million.</p> <p>After he complete his presentation on the FDA city, he seeks permission for a presentation on the Master Plan of Faisalabad by the Consultant. Mr. Ayub Tariq, Sr. Urban Planner OCL gave presentation on the Master Plan of Faisalabad. He presented historical background of the development of Faisalabad city. Then he presented population of Faisalabad city and the district with urban rural divide and population density. Then he explained Faisalabad Spatio-temporal growth over different time periods. Review of previous Master Plans of Faisalabad were also presented by him i.e., 1968, 1986, and 1994. The existing land use situation in the city and FDA controlled area was also explained by him i.e., distribution of residential areas, commercial areas, industrial areas, public buildings, parks and open spaces, graveyards, transportation network, canals and drains, and agriculture lands. Detail of Housing Schemes launched by the public sector PHATA, FDA and private sector housing projects were also explained by him. Approximate location of illegal housing schemes was also exhibited by him. Location of Katchi Abadies was also exhibited by him. Situation of opens spaces, parks and playgrounds was also explained by him. After Education and health scenario in the city the proposed Zoning Plan of</p>	

Faisalabad was presented by him. The detail plan of Chak Jhumra and Khurrianwala and Science City was also explained by him. The presentation could not be completed due to another urgent meeting of the Secretary HUD&PHED.

The meeting ended with a vote of thanks.

9) MINUTES OF MEETING HELD ON 12TH JANUARY 2020

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	12 January 2021
Meeting Venue:	D. G. FDA Office, Faisalabad
Meeting Agenda:	Progress Review of Faisalabad Master Plan – Faisalabad
Presided by:	Mr. Mohammad Sohail Khawaja (PAS), Director General FDA, Faisalabad
Attended by:	1. Engr. Hassan Zaheer, Director P&E, FDA 2. Mr. Abdullah Noor, AD GIS, FDA 3. Mr. Ayub Tariq, Sr. Urban Planner, OCL 4. Mr. Nauman Rafi Khan, OCL 5. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>A meeting of the Consultant Team with DG-FDA and his team was held on 12th January 2021 in FDA, Faisalabad. The meeting was chaired by Mr. Mohammad Sohail Khawaja, Director General FDA. The main agenda of the meeting was to discuss the Master Plan boundary. Mr. Ayub Tariq, explained on the plan the boundary of the proposed Master Plan and the areas proposed for different land uses. D. G. FDA desired to include entire area of Mouza No. 244 RB and 249 RB in the Master Plan. He also desired to include Mouza 144 RB (Sahianwala) and 142 RB in the Master Plan. He also proposed to include large area beyond Motorway M-4 in between Sargodha road and Chak Jhumra Chiniot road in the proposed Master Plan. Mr. Ayub Tariq Sr. Urban Planner OCL clarified that by adding the area proposed by the DG FDA the proposed area for future development would increase disproportionately. However, the plan would be prepared as per the directions of the DG FDA and would be presented in the next meeting for detail discussion. D. G. FDA also desire to propose permitted uses, permissible uses and prohibited uses in the Master Plan.</p> <p>When discussing road network proposals, it was explained by Mr. Ayub Tariq that the existing road pattern of Faisalabad city is such that all the roads ends at the center of the town. Moreover, there is no proper link between these roads. This is one of the reasons of traffic problems in the center of the town. To give relief to the traffic a Ring Road has been proposed at about 8 km from center of the town. This would divert the traffic to different desired directions without approaching to the center of the town. In addition to this, at a large scale, the Faisalabad bypass would also work as 2nd Ring Road diverting traffic to different routes without entering the city. Similarly, a 3rd Ring Road can be developed to ease traffic at regional level. The proposed Express Way linking M-3 and M-4 would become part of this 3rd Ring Road. Similarly, the Dijkot -Painsra Road would also become part of this 3rd Ring Road. The northern part of the 3rd Ring Road would run along the district boundary along Upper Chenab Canal. The length of this proposed 3rd Ring Road would be 180 km. The proposed alignment of the 3rd Ring Road would be shown on the plan in the next meeting. D. G. FDA appreciated the proposal.</p> <p>At the end, the Chair thanked the Consultant and assured full cooperation of FDA for timely completion of Master Plan of Faisalabad.</p>	

The meeting ended with a vote of thanks.

10) MINUTES OF MEETING HELD ON 14TH JANUARY 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2020-2040) including Strategic Plan for Five Years
Meeting Date:	14 th January 2021
Meeting Venue:	Director P&D's Office, FDA Faisalabad
Meeting Agenda:	Stakeholders Consultation on Master Plan, Health Sector
Presided by:	Engr. Hassan Zaheer, Director (P&D), FDA
Attended by:	1. Dr. Syed Ata-ul-Munam, District Health Officer, Medical Services, Faisalabad. 2. Mr. Ayub Tariq, Urban Planning & Development Specialist, OCL 3. Mr. Nauman Rafi Khan, OCL 4. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA 6th consultative meeting on the Master Plan of Faisalabad was arranged on Health Sector. A letter in this regard was issued by Director P&D to the CEO, District Health Authority, Faisalabad on 12-01-2021 for a meeting on 14-01-2021 at 1200 hrs in the committee Room of FDA. The Representative of CEO, DHA, Faisalabad Dr. Syed Ata-ul-Munam DHO, Medical Services, Faisalabad attended the meeting.</p> <p>After a brief introduction of the participants the meeting started with an update on the Master Plan of Faisalabad along with detail proposals of Health Sector. Dr. Syed Ata-ul-Munam, Representative of CEO, DHA, Faisalabad informed that there are two types of technical institutes in Faisalabad one controlled and funded by Technical Education and Vocational Training Authority (TEVTA), Lahore and the other controlled and funded by Punjab Vocational Training Council (PVTC), Lahore. PVTC institutes are mainly funded from Zakat fund and also with the assistance of International donor agencies. Various technical and professional diplomas and short courses are offered by the Govt. technical institutes run by the TEVTA i.e., Govt. College of Technology, Faisalabad, Govt. Technical Training Institute, Dhobi Ghat, Faisalabad, Govt. Staff Training College, Faisalabad, etc. He further informed that PVTC also run various institutes in Faisalabad these too offer certificate courses, short courses in various trades i.e., Vocational Training Institute, Main Campus, Civil Lines, Vocational Training Institute, Sitara Colony Campus, Resalewala Road, Vocational Training Institute, Makkuana Road, Khurrianwala, etc.</p> <p>The Rep of the TEVTEC further informed that the details of their future plans may be obtained from their Head office at Gulberg, Lahore. He informed that a number of posts in TEVTA Faisalabad are lying vacant which needs to be filled in immediately to improve the quality of education in technical education sector. Before leaving the meeting, he appreciated the efforts of the consultant for proposing future projects in technical education sector in the Master Plan of Faisalabad. Moreover, he offered his cooperation in case any further consultation is required by FDA and the consultant.</p>	

The meeting continued in the office of Director P&D, FDA and the participants were updated on the working done by the consultant on the proposed boundaries of Faisalabad based on Mouza boundaries, prior to the meeting with D. G. FDA on this matter. However, OCL team waited till 5:15 in the office of Director P&D to have meeting with D. G. FDA but the meeting with D. G. FDA could not be held due to his pre-occupation in other important issues. It was agreed that the matter would be briefed to the D. G. FDA in the forthcoming meeting on Health sector on 18-11-2020.

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

The meeting ended with a vote of thanks.

11) MINUTES OF MEETING HELD ON 4TH FEBRUARY 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	4 th February 2021
Meeting Venue:	FDA Committee Room, FDA Faisalabad
Meeting Agenda:	Presentation on the Master Plan of Faisalabad
Presided by:	Mr. Mohammad Sohail Khawaja (PAS), Director General FDA, Faisalabad
Attended by:	1. Mrs. Asma Mohsin, Director TP-I, FDA 2. Mr. Hassan Zaheer, Director Planning & Development FDA 3. Mr. Ayub Tariq, Sr. Urban Planner, OCL 4. Mr. Nauman Rafi Khan, OCL 5. Mr. Bilal Tariq, GIS Expert OCL
Meeting Proceedings:	
<p>A meeting was held with D. G. FDA and his team in the Committee Room of FDA on February 4th, 2021. The agenda of the meeting was to discuss Master Plan proposals in detail. After a detailed presentation on the proposals of the Master Plan D. G FDA suggested improvement in the presentation. He suggested to add a slide on the limitations of Peri-Urban Structure Plan 2015-2035. He suggested that Chak Roshanwala and Chak 244 and 249 may be included in the Master Plan area. Moreover, he indicated some area near Deputywala Interchange to be included in the Master Plan area. He also indicated area close to the UET Campus to be included in the Master Plan area. He also suggested that the FDA Controlled area may be extended towards north to cover the FIEDMC area and Allama Iqbal Industrial City (AIIC) area. He informed that there are approximately 130 approved private housing schemes, these may be included in the Master Plan area. There are approximately 355 illegal housing schemes. DG FDA desired that the draft Master Plan Report along with the Master Plan may be forwarded under covering letter to the stakeholders. In the first instance it may be forwarded under covering letter to the Commissioner Faisalabad Division and Deputy Commissioner Faisalabad for their input. A copy of the Master Plan along with Report may also be forwarded to the Urban Unit Lahore. A copy may be forwarded to the Secretary to the Chief Minister. He intends to seek approval of the Master Plan before 23rd March 2020. A documentary in this regard may also be prepared.</p> <p>Mr. Ayub Tariq, thanked D. G. FDA for his valuable suggestions for the Master Plan Faisalabad and improvement in the presentation.</p> <p>The meeting ended with a vote of thanks.</p>	

12) MINUTES OF MEETING HELD ON 15TH APRIL 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	15 th April 2021
Meeting Venue:	FDA Committee Room, FDA Faisalabad
Meeting Agenda:	Presentation on the Master Plan of Faisalabad
Presided by:	Dr. Shehinsah Faisal Azim, Director General FDA, Faisalabad.
Attended by:	1. Mr. Amir Aziz, Director General FDA 2. Mr. Shahid Mahmood. Chief Engineer FDA 3. Mr. Hassan Zaheer, Director Planning & Development FDA 4. Mr. Ayub Tariq, Sr. Urban Planner, OCL 5. Ms. Arhamah Nasir, Urban Planner, OCL 6. Mr. Nauman Rafi Khan, OCL 7. Mr. Bilal Tariq, GIS Expert OCL
Meeting Proceedings:	
<p>A meeting was held with D. G. FDA and his team in the Committee Room of FDA on April 15th, 2021. The agenda of the meeting was to present Master Plan of Faisalabad in detail. After having introduction of the team, Mr. Ayub Tariq, Sr. Urban Planner, OCL started the presentation and explained the first part of the presentation 'the existing situation of the city' and in the second part the 'Master Plan proposal' was presented. In the first part of the presentation he explained the location of Faisalabad in the regional context, administrative division of Faisalabad district, population of Faisalabad city and its surrounding Tehsils and Towns, population density, historical spatio-temporal growth of the city, growth of built-up area, etc. He then explained the Master Plans of Faisalabad prepared since 1968, their salient features, and reasons of their non-implementation. He then explained the current process of the Master Planning, the vision, overall goal and environment, social and economic goals were presented. He explained the surveys conducted to collect primary information/data like Land Use Surveys, Traffic Surveys, etc. The existing situation plans of residential areas, Commercial areas, industrial areas, public buildings, parks and opens spaces, graveyards, etc. The existing road network was also explained. He exhibited the map showing canals and drains, and then overall Land Use analysis was presented by him. He then presented the housing situation in the city; a list of planned Govt. Housing Schemes along with their location was presented. He then explained the list of housing schemes launched by FDA along with area of the scheme. The contribution of private sector in the form of approved housing schemes were also presented by him, chakwise location of illegal housing schemes were also exhibited by him. He also explained the list of Katchi Abadies in Faisalabad.</p> <p>He explained situation of open spaces in Faisalabad, served and unserved areas from these opens spaces was also exhibited by him. Literacy rate of Faisalabad city, district urban rural and the situation of schools and colleges was also explained by him. No. of hospitals in private and public sector along with their location were also explained by him. He then explained location of declared heritage buildings and towns in the district. Current scenario of Solid Waste Management was also presented by him. Then he explained the Traffic and Transportation situation of the city, growth of registered vehicles over the last 20 years was also presented by him, cordon points of Faisalabad, major intersections were also shown by him. Then he explained the public transport system in Faisalabad. Current Environmental issues were also presented by him.</p>	

In the 2nd part of the presentation he explained the proposed zoning plan of Faisalabad city, proposed zoning plan of FDA area and beyond, Residential zones, the proposed Science City plan, detail zoning of Chak Jhumra Town and Khurrianwala Town was also presented by him. Education facilities, recommended size of educational institutes, number of institutes and land area required in Faisalabad city Tehsil upto 2020-2040 were also presented by him. Proposed health facilities along with land requirements were exhibited by him. Industrial development in and around the city was also shared with the participants. Existing industrial clusters in the city and existing industrial estates and proposed industrial estates were also explained by him. Proposed Faisalabad Ring Road (FRR) with its objectives and three alignment options were also presented to the participants. Existing and proposed traffic pattern in the clock-tower areas was also explained by him. For the safety of the pedestrians proposed pedestrian bridges were also exhibited by him. Proposed road network its phasing was also explained by him. Proposed expressway connecting M-3 and M-4 via Khurrianwala was also presented by him. Dualization of Railway track for the proposed rail shuttle service between Sangla Hill and Abbaspur was also explained by him. Then he explained the Economic Development Plan. Existing and proposed boundaries were also exhibited along with their comparison was also explained by him i.e., MC boundary, FDA boundary, Peri-Urban boundary. Parks and playgrounds along with their standards were also explained by him. Environment improvement plan, STP, Waste dumping site were also exhibited by him. Existing and proposed graveyards were also presented by him.

Chief Engineer Shahid Mahmood explained drawbacks of existing Faisalabad Peri-Urban Structure Plan (2015-2035). Mr. Hassan Zaheer explained about difficulties faced in data collection and delay in stakeholder's consultation process due to the Covid-19.

DG FDA appreciated the work done by the consultant. The presentation is a learning for the participants. He suggested various improvements in the presentation background, font, color scheme, etc. He also desired to keep the presentation brief or make two three presentations depending on the time available i.e., 20 minutes, 45 minutes and 60 minutes. For doing so the analysis part may be deleted and only the proposals may be included that too in a brief manner. He also suggested to update housing schemes data with the help of record available with FDA.

Mr. Ayub Tariq, thanked D. G. FDA for his patience and for his valuable input in further improving the presentation.

The meeting ended with a vote of thanks.

13) MINUTES OF MEETING HELD ON 26TH MAY 2021

MINUTES OF MEETING	
Project Name:	Master Plan (2021-2041) for Faisalabad including Strategic Plan for Five Years
Meeting Date:	26 th May 2021
Meeting Venue:	Committee Room of FDA, Faisalabad
Meeting Agenda:	Presentation on the Master Plan of Faisalabad
Presided by:	Mr. Saqib Manan, the Commissioner Faisalabad Division
Attended by:	<ol style="list-style-type: none"> 1. Dr. Shehinsah Faisal Azim, Director General, FDA 2. Ms. Afifa Shajia, Additional Deputy Commissioner, Faisalabad 3. Mr. Amir Aziz, Additional Director General, FDA 4. Engr. Hassan Zaheer, Director P&D, FDA 5. Mrs. Asma Mohsin, Director TP-I, FDA 6. Mr. Muhammad Farooq, (MO) Planning, MCF 7. Mr. Nadeem A. Shaikh, Transport Expert, OCL 8. Prof. Dr. Jamil H. Kazmi, Sr. Environmental Expert, OCL 9. Mr. Ayub Tariq, Sr. Urban Planner, OCL 10. Mr. Bilal Tariq, GIS Specialist, OCL 11. Mr. Nauman Rafi Khan, OCL
Proceedings of the Meeting:	
<p>A presentation was arranged on the Master Plan of Faisalabad by DG FDA on 26th May 2021 at 10:00 hrs in the Committee Room of FDA for the Commissioner Faisalabad to seek his input in the proposed Master Plan of Faisalabad prepared by M/s Osmani & Company Pvt Ltd. DG FDA welcomed the Commissioner and briefly explained the process of Master Planning and the current status of the Master Plan. He stated that before this the Consultants have made presentation to the Secretary, HUD&PHE. He informed that the Faisalabad Peri-Urban Structure Plan (FPUSP) which was prepared in 2015 and was approved by the Provincial Government is being implemented by the FDA. After approval of the Cabinet now it is a Law of the land which cannot be changed.</p> <p>He then invited Mr. Ayub Tariq, Sr. Urban Planner, Osmani & Company to give presentation on the proposed Master Plan of Faisalabad. Mr. Ayub Tariq, UP&DS briefly explained that since 1968 four Master Plans have been prepared for Faisalabad city, but these could not be implemented due to various reasons. However, the Plan and Program of Mr. Tasneem Noorani, the then Commissioner Faisalabad prepared in 1994 was implemented partly. The Faisalabad Peri-Urban Structure Plan 2015-35 was prepared by the Urban Unit for Peri-Urban area of Faisalabad; by definition it is the area contiguous to the existing built-up area which is expected to be urbanized in the next 20 years. Predominant present use of the area is agriculture but with the passage of time urban activities would completely take over this area and it would become part of the active urban area.</p> <p>Osmani & Company has prepared the Master Plan of Faisalabad city which included the Peri-Urban area. The broad land use zoning of the city is somewhat similar to the Faisalabad Peri-Urban Structure Plan (FPUSP) but OCL has recommended certain changes where it does not agree with that plan i.e., Commercial and Business development proposed along about 40-kilometer length of the Motorway M-4 has been deleted. The large area approximately 70,000</p>	

acres reserved for the 'Post 2035 Development' has also been excluded from the Master Plan of Faisalabad. OCL has prepared the Master Plan keeping in view the requirements for next 20 years and tried its best to preserve the valuable agricultural land located in the surrounding of the Faisalabad city. Moreover, OCL adopted the approach of compact city development and discourage the urban sprawl.

OCL has recommended the Khurrianwala and Chak Jhumra as satellite towns of Faisalabad. All the requirements would be provided within these towns except the higher-level facilities for which these towns would be dependent on the main city of Faisalabad. The plan would be cost effective, and easy to implement. Educational zone has been proposed near Khurrianwala where UET Campus has already been established and establishment of Women University is in progress. Some agricultural area where no development has taken place has been excluded from the Master Plan limits. Residential area has been proposed near FIEDMC to accommodate the residential requirements of the labor force of FIEDMC and the Allama Iqbal Industrial city (AIIC). Science city has been proposed in between Jhang Road and Risalewala Road close to the existing Ayub Research Institute, Nuclear Research Institute and the new Campus of Govt. College University. This area is accessible by rail and by road and existing airport is in the close proximity.

Expansion has also been proposed in the industrial estate of Small Industries Corporation. It has been proposed that the industrial clusters within the residential areas may be declared industrial estates and Pakistan Environmental Quality Standards (PEQS) may be enforced on them. The Oil Depot established near the center of the town may be shifted out for safety and security reasons. The Dry Port may be extended to accommodate the future movement of goods through Dry Port. Four hospitals have been proposed in consultation with the District Health Authority. Additional Open spaces have been proposed in the city to overcome the shortcoming of parks and playgrounds in Faisalabad. Extension of existing graveyards have been proposed to meet the future requirements of graveyards.

It was explained that the Private Housing Schemes which have been approved by the FDA according to the Faisalabad Peri-Urban Structure Plan (FPUSP) have been included in the proposed Master Plan. Moreover, the Private Housing Schemes which are under process in the FDA would be examined as per the FPUSP and if approved by the FDA would also be included in the proposed Master Plan of Faisalabad. A slide showing all the schemes approved, in process, illegal, was exhibited for the information of the participants.

He further explained that to ease traffic in the center of the city, a Ring Road has been proposed approximately at an average distance of 8 km from center of the town. A feasibility report of the Faisalabad Ring Road (FRR) was prepared in 2010 by M/s Techno Consultants with total length of about 64 km, while the length of the new proposed alignment is 54 km. Some portion of this road already exist along Paharang Nallah, in the built-up area where required Right-of-way on ground is not available maybe it needs to be developed at elevated position. Before execution of the project a detail feasibility of the proposed Ring Road would be required. One slide showing the existing and the proposed boundaries was also exhibited. An Expressway has also been proposed from Syed Wala interchange on M-3 to Sahianwala interchange on M-4. It would pass through Khurrianwala and thus connect the industrial estates and two Motorways. A rail shuttle service has been proposed from Sangla Hill to Abbaspur to facilitate the movement of labor force and reduce pressure on existing road network. It would be developed in three phases.

The Commissioner appreciated the work done by the consultants and instructed to superimpose Mouza plan on the Master Plan to see which Mouzas are coming in the Master Plan and which are falling on the boundary of the proposed Master Plan. Secondly, what are the variations from Peri-Urban Structure Plan 2035 may be indicated along with the rationale of these variations.

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

14) MINUTES OF MEETING HELD ON 2ND JUNE 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	2 nd June 2021
Meeting Venue:	FDA Committee Room, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with Metropolitan Corporation Faisalabad (MCF) and Punjab Housing and Town Planning Agency (PHATA), Faisalabad
Presided by:	Engr. Hassan Zaheer, Director (P&D), FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Naeem Ullah CEO MCF, Faisalabad 2. Mr. Mohammad Farooq (MO) Planning, MCF, Faisalabad 3. Mr. Asif Hayat Niazi, Dy. Director Town Planning (PHATA), Faisalabad 4. Mr. Talha Tabassum, Dy. Director (P&E), FDA 5. Mr. Faran Siddiqui, AD (TP), FDA 6. Mr. Ayub Tariq, Sr. Urban Planner, OCL 7. Ms. Arhamah Nasir, Urban Planner, OCL 8. Mrs. Erum Naz, Urban Planner, OCL 9. Mrs. Sidra Kashif, Urban Planner, OCL
Meeting Proceedings:	
<p>As per the schedule of meetings with various concerned departments/stakeholders approved by the FDA, 7th Consultative meeting on the Master Plan of Faisalabad was arranged with Metropolitan Corporation, Faisalabad and Punjab Housing and Town Planning Agency (PHATA), Faisalabad. A letter in this regard was issued by Director P&D, FDA to the CEO Metropolitan Corporation Faisalabad and Director PHATA, Faisalabad on 29th May 2021, for a meeting on 2-6-21 at 12:00 hrs in the Committee Room of FDA. Mr. Naeem Ullah, CEO, MCF, Mr. Muhammad Farooq MO Planning MCF, Mr. Asif Niazi, Dy. Director Town Planning, PHATA, Mr. Hassan Zaheer, Director P&E, FDA, Mr. Talha, Dy. Director FDA and Mr. Farhan AD TP, FDA attended the meeting.</p> <p>After recitation from the Holy Quran the participants briefly introduced themselves. Mr. Ayub Tariq, Sr. Urban Planner, OCL gave a presentation on the Master Plan of Faisalabad supported with brief explanations.</p> <p>Mr. Asif Niazi, Dy. Director Town Planning PHATA suggested that the focus of planning in the city should be the public utilities and facilities infrastructure. Moreover, while making proposals for land development vertical development be encouraged to protect the cropland. He also suggested that Peri-Urban Structure Plan be reviewed and if feasible, the recommendations of the Plan may be followed. He advised that the Master Plan may be superimposed on the Satellite Image of the city so that the ground position of the land may be verified. It was clarified by the Consultant that the Master Planning proposals have been prepared keeping in view the ground position of 2017 and any land use activity can be identified through geographic Coordinates. On a query by Mr. Ayub Tariq, Mr. Farooq clarified that the building control is being exercised by the MCF, PHATA, FDA and TMAs in their respective housing projects/schemes. He also</p>	

informed that the layout plan of the private housing schemes within FDA Controlled area is being scrutinized and approved by the FDA while the building plans in these approved private housing schemes are scrutinized and approved by the local govt. department or the respective TMAs.

On the proposal of the Ring Road Mr. Muhammad Farooq, MO Planning, MCF suggested that instead of proposing a new Ring Road in the downtown the existing Faisalabad Bypass may be declared as a Ring Road. Moreover, he opined that the existing and proposed Health facility plan may be superimposed on the Satellite Image to see the ground position. Furthermore, the proposed Land Use Zoning Plan be also superimposed on the Satellite Image with coordinates of the proposed land uses. The Consultant responded that the major objective of the inner Ring Road is to relieve the traffic in the downtown and facilitate the traffic by providing different diversion options and reliable links without disturbing the traffic in the downtown. While the major objective of the Faisalabad Bypass is to divert the traffic to the desired directions without disturbing the overall traffic and environment of the city. Mr. Niazi proposed that, where feasible, the existing road links from the Expressway may be widened to improve the traffic flow to and from the Expressway. The Consultant clarified that the existing streets with houses and building structures on both side of the road cannot be widened. However, it would be implemented wherever feasible. Mr. Farooq recommended that open spaces may be proposed along Faisalabad Bypass and a Theme Park may also be proposed on the Faisalabad Bypass. He informed that the extension proposed in the Gatwala Park may not be feasible as there exists a Housing Scheme on that side which may be verified before finalizing the proposal. He proposed that there should be a low-density residential area in Chak Jhumra along with industrial development. For improvement of water and sewerage facilities WASA, Faisalabad may be involved, and the Plan of Water and Sanitation prepared by JICA may also be incorporated in the Master Plan. The Consultant clarified that the Water and Sanitation Plan prepared by JICA would be made part of the Master Plan Faisalabad.

Mr. Niazi informed that there is a lack of utility infrastructure facilities at the Tehsil level which should be improved with the help of WASA, Faisalabad. Mr. Farooq stated that Tehsil Saddar does not have the resources to develop infrastructure facilities and the Metropolitan Corporation does not have the capacity to include the area into its jurisdiction. He proposed that a hospital may be planned on Jhang Road to meet the requirements of this area and the people coming from Jhang for treatment purposes. On the land use analysis, Mr. Farooq asked for international standards for land ownership, house ownership, and houses on rent, etc. The Consultant clarified that this can be compared with other districts in the province as it indicates the economic condition of the district/area. There are no international desired standards for ownership of land and property. Each country has its own system of land and housing ownership. Mr. Farooq informed that PHATA has been working on high-rise housing as in Faisalabad 20+ Storey apartments are coming along canal road and in other area of the city. He also informed that the Land Subdivision Rules have also been amended in this regard. Moreover, by-laws regarding vertical development have been approved by the Faisalabad Metropolitan Corporation. Similarly, the latest rules have been approved for Naya Pakistan Housing Scheme.

He also pointed out that there is some gap in the implementation mechanism of WASA. Satayana and Sammundri have land for residential and infrastructural development. He advised that affordable housing projects may be proposed in the surrounding settlements. High-rise residential and commercial areas may be proposed along canal road near Khurrianwala and

Chak Jhumra like Chak No. 189. The jurisdiction of WASA, Faisalabad, PHA, and Faisalabad Waste Management Company (FWMC) be extended up to FDA Controlled area. Mr. Farooq recommended that there should be a Master Planning Cell in the FDA which should ensure implementation of the Master Plan of Faisalabad and all the development proposals may be implemented after clearance from the Master Plan Cell, FDA. The Consultant clarified that a complete directorate has been proposed for the implementation of the Master Plan. Land Acquisition Rules may be reviewed. Mr. Niazi recommended that a Service Road may be provided along main arterial roads to avoid interruption in the smooth flow of traffic on the arterial road. The Consultant clarified that the cross-section of arterial roads has been proposed with service road on each arterial road having Right-of-way of 100 feet and more. He advised that the large and prominent private educational institutions and open spaces in the existing private housing schemes should be shown on the map. College Road in the proposed Science City along the drain may also be indicated on the plan. The Consultant explained that the College Road along the drain has already been shown in the Master Plan. Army land in the Science City should be indicated on the plan. Industrial clusters within the city should be shifted out of the city. The Consultant clarified that shifting of existing industries outside the city is a long-term solution and it requires huge funds and study of many other aspects. Alternatively, the industrialist be convinced to comply PEQS in their industrial operations and further expansion of the industry at these locations may be discouraged. Revised Municipal Limits of Khurrianwala, Chak Jhumra, Dijkot, and Saddar be shown on the plan. They did not agree with the proposed extension in the FDA Controlled area. Open spaces may be proposed preferably on the State Land.

He suggested that current operational status of the industries may be checked, he informed that Crescent Industries is being shifted from the present location. He urged that the low-cost housing and apartments should be proposed near industrial estates to facilitate the industrial workers. He recommended that Public Transport in the city be improved. Regarding access road to the private housing schemes, he informed that almost 95% of the private housing schemes have been approved having access roads of only 35 feet. He strongly recommended that the access road to the private housing schemes, throughout its length, should not be less than 60 feet.

The meeting ended with a vote of thanks.

15) MINUTES OF MEETING HELD ON 19TH JUNE 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	19 th June 2021
Meeting Venue:	FDA Committee Room, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with Parliamentarian Faisalabad
Presided by:	Mr. Faiz Ullah Kamoka, MNA from Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Latif Nazar, Chairman BoG FDA, Faisalabad. 2. Dr. Shehinshah Faisal Azim, DG, FDA 3. Raja Riaz Ahmad, MNA NA-110, Faisalabad 4. Mr. Shakeel Shahid, MPA, Faisalabad. 5. Mr. Sher Afghan, Representative of MNA, Faisalabad 6. Mr. Hassan Zaheer, Director Planning & Development, FDA 7. Mr. Talha Tabassum, Assistant Director (Tech), FDA 8. Mr. Ayub Tariq, Sr. Urban Planner, OCL 9. Ms. Arhamah Nasir, Urban Planner, OCL 10. Ms. Erum Naz, Urban Planner, OCL 11. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>A meeting of OCL team was held 23-06-2021 in the Committee room of FDA with Mr. Muhammad Latif Nazar, Chairman BoG FDA, Dr. Shehinshah Faisal Azim, DG FDA, Mr. Faiz Ullah Kamoka (MNA), Mr. Shakeel Shahid (MPA), Mr. Sher Afghan (Representative), Haji Riaz Ahmad (MNA) attended the meeting. The agenda of the meeting was to present Master Plan of Faisalabad and invite suggestions for improvement. Mr. Hassan briefly discussed and introduced chronologically Peri-Urban Structure Plan and Master plan. After having introduction of the team, OCL team briefly explained need for the Master plan. OCL team member Mr. Ayub Tariq explained some drawbacks of previous peri-urban structure plan. Chairman Muhammad Latif informed about the university near UET Campus in Khurrianwala.</p> <p>Mr. Sher Afghan requested to propose hospital and residential area along Sangla Hill road near Chak Jhumra. He suggested that truck Adda should be near the Industrial area for loading and unloading. They suggested that instead of proposing a new Ring Road existing Faisalabad bypass may be declared a ring road. The consultant responded that the major objective of the inner Ring Road is to relieve the traffic in the downtown and facilitate the traffic by providing different diversion options and reliable links without disturbing the traffic in the downtown. MNA Riaz Ahmad requested to propose graveyard and hospital on Millat road and Sargodha road. They suggested to shift industrial clusters to outskirts to safeguard residential area. The consultant clarified that they have already proposed industrial zones and the Government has started working on Allama Iqbal Industrial City (AIIC). One of the participants suggested that FDA should acquire land and develop a worker's colony. They advised to study the plan of WASA made by JICA. The consultant responded they have made proposals keeping in view the JICA plan.</p> <p>DG FDA desired that there should be rationale to reduce the area of Peri-Urban structure Plan. The consultant explained that a large area was earmarked in the Peri-Urban Structure Plan for</p>	

Post-2035 Development across the Motorway M-4 and in the surrounding of the city as Crop Land. Private Housing Schemes were allowed within this 'Crop land' which has resulted in urban sprawl. This has been reviewed in the Master Plan of Faisalabad and the proposed boundary of the Master Plan is based on growth pattern and population projections up to 2041.

The meeting ended with a vote of thanks.

16) MINUTES OF MEETING HELD ON 23RD JUNE 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	23 rd June 2021
Meeting Venue:	Committee room of Housing Urban Development and Public Health Engineering Department (HUD&PHED), Lahore
Meeting Agenda:	Consultation of Master Plan with Secretary Housing Urban Development and Public Health Engineering Department, Punjab
Presided by:	Mr. Zafar Nasrullah Secretary, HUD & PHED, Punjab.
Attended by:	1. Dr. Shehinchah Faisal Azim, DG FDA 2. Mr. Hassan Zaheer, Director Planning & Development FDA 3. Prof. Dr. Jamil H. Kazmi, Sr. Environmental Expert, OCL 4. Mr. Nadeem A. Shaikh, Transportation Expert, OCL 5. Mr. Ayub Tariq, Sr. Urban Planner, OCL 6. Ms. Arhamah Nasir, Urban Planner, OCL 7. Ms. Erum Naz, Urban Planner, OCL 8. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>A meeting of OCL team was held on 23-06-2021 in the Committee room of HUD & PHE department with Mr. Zafar Nasrullah, Secretary HUD&PHE Department, Dr. Shehinchah Faisal Azim, DG FDA, Mr. Hassan Zaheer, Director P&D, FDA, Prof. Dr. Jamil H. Kazmi, OCL and Mr. Nadeem A. Shaikh, OCL attended the meeting. The agenda of the meeting was to present Master Plan of Faisalabad and invite suggestions from the participants.</p> <p>After recitation from the Holy Quran the participants briefly introduced themselves. Mr. Ayub Tariq, Sr. Urban Planner, OCL gave a presentation on the Master Plan of Faisalabad supported with brief explanations.</p> <p>Mr. Zafar Nasrullah, Secretary HUD & PHED enlightened that there is no shortage of electricity in Faisalabad presented by the consultant in the SWOT analysis. He suggested that Faisalabad Peri-Urban Structure Plan be reviewed and if feasible, the major recommendations of the Plan may be followed. And beyond the boundary of the Master Plan proposed all the area as agriculture. Take GPS coordinates to show Faisalabad Peri-Urban boundary ring. He advised that Master Plan area should be finalized in consultation with the FMC and other stakeholders. Regularize existing development according to Peri-Urban notified Boundary and mark line on the map that should be the limit of Peri-Urban Boundary. Link conditionalities of Land use Rules 2020 with Master Plan. There should be clear perspective of current situation and future needs in the Master Plan. He also suggested that Chak Jhumra extension should be according to Peri-Urban area. It doesn't matter whether it is in FDA limit or in MCF. First of all, study the existing Peri-Urban boundary then redefine the boundary based on the land requirements for the next 20 years. For further improvements and discussion take the Commissioner Faisalabad Division on board.</p> <p>Dr. Shehinchah Faisal Azim, DG FDA strongly recommended to superimpose the Peri-Urban boundary on the Master Plan to study the differences.</p>	

The meeting ended with a vote of thanks.

17) MINUTES OF MEETING HELD ON 10TH JULY 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	10 th July 2021
Meeting Venue:	FDA Committee Room, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with Parliamentarians of Faisalabad
Presided by:	Main Farrukh Habib, State Minister for Information and Broadcasting & MNA NA-108
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Asim Nazir (MNA NA-101), Faisalabad 2. Mr. Muhammad Latif Nazar (MPA PP-114), Chairman BoG FDA, Faisalabad 3. Dr. Shehinsah Faisal Azim, DG, FDA 4. Mr. Aamir Aziz, Additional DG FDA 5. Mr. Hassan Zaheer, Director Planning & Development FDA 6. Mr. Yasir Anwar, Member BoG, FDA, Faisalabad. 7. Mr. Javed Sharif, Member BoG, FDA, Faisalabad. 8. Mrs. Asma Mohsin, Director TP-I, FDA 9. Mr. Mehar Ayub, Director Inspection/ TP-II, FDA 10. Mr. Sohail Maqsood, Director Estate Management-II, FDA 11. Mr. Tariq Javed Faisal, Deputy Director Finance, FDA 12. Mr. Habib ur Rehman, Deputy Director EM-II, FDA 13. Mr. Ayub Tariq, Sr. Urban Planner, OCL 14. Ms. Arhamah Nasir, Urban Planner, OCL 15. Mr. Bilal Tariq, GIS Specialist, OCL
Meeting Proceedings:	
<p>A meeting was arranged by FDA on 10-07-2021 in the Committee room of Faisalabad Development Authority with Mr. Farrukh Habib, State Minister for Information and Broadcasting. Mr. Asim Nazir MNA Faisalabad, Mr. Muhammad Latif Nazar, MPA and Chairman BoG FDA, Dr. Shehinsah Faisal Azim, DG FDA along with his team and Mr. Ayub Tariq, Sr. Urban Planner OCL and his team were the main participants. The agenda of the meeting was to present the Master Plan of Faisalabad city.</p> <p>After recitation from the Holy Quran the participants briefly introduced themselves. DG briefly explained about whole agenda of the meeting with reference to previous meeting with Secretary HUD & PHED Mr. Zafar Nasrullah. Mr. Ayub Tariq, Sr. Urban Planner, OCL gave a presentation on the Master Plan of Faisalabad supported with brief explanations.</p> <p>Mr. Muhammad Asim Nazir (MNA) wanted each and every detail related to Chak Jhumra and Jaranwala. The consultant explained proposals of these areas in detail. He was satisfied with the details given by the consultant.</p> <p>Mr. Farrukh Habib, State Minister for Information and Broadcasting pointed out that there is no weakness related to bylaws, Punjab Development Authority rules has been approved.</p> <p>Mr. Muhammad Asim Nazir (MNA) requested to cater for facilities in Chak Jhumra and Khurrianwala. Mr. Hassan Zaheer, Director P&D explained about the facilities which have already been incorporated in these areas. He added that some areas were identified by Mr. Sher</p>	

Afghan Cheema in the previous meeting has also been proposed as residential near Chak Jhumra. Mr. Ayub Tariq Sr. Urban Planner, OCL explained the details of the low-cost housing and the Satellite Towns of Khurrianwala and Chak Jhumra.

Mr. Muhammad Asim Nazir (MNA) requested to propose residential area in both pockets near FIEDMC. He also suggested to increase residential area of Chak Jhumra.

Mr. Farrukh Habib, State Minister for Information and Broadcasting informed about the Prime Minister's orders regarding protection of agricultural land. In support of this he strongly recommended not to extend proposed Peri-Urban boundary. Also incorporate rule to control further approval of housing schemes beyond the proposed peri-urban area.

Mr. Muhammad Asim Nazir (MNA) strongly condemn shifting of bus stands from the city center. He stated that bus stands should be in city center and not on the outskirts as people have invested money on that and these locations are convenient to the people for inter-city travelling. In case these are shifted on the outskirts it would be difficult for public to reach the bus terminal. Moreover, the cost would also increase. The consultant responded that they will review the proposal from this perspective and incorporate it accordingly.

They requested to propose two-degree colleges in Chak Jhumra and Khurrianwala for boys and girls. Moreover, they requested FDA to ensure installation of Filtration Plant before approval of housing society in Faisalabad city. They requested to improve infrastructure facilities at Narwala road. Mr. Farrukh Habib the State Minister directed FDA to provide record regarding State Land to the consultant so that proposals may be prepared utilizing the available state land.

They requested to propose commercial area near VAC Khurrianwala. The consultant responded they will verify this by checking the availability of vacant land. Mr. Hassan Zaheer briefly explained about the proposed Ring road, BRT system for Faisalabad city.

One of the participants explained about issues related to land fill sites. The consultant clarified that Landfill sites have already been proposed in Master Plan.

The State Minister discussed that mega projects like road network etc., can be taken to PMU for budgetary allocations. Further discussion continued related to Rail Shuttle Service, Land fill sites and JICA Master Plan.

Dr. Faisal Azeem, DG FDA requested downloading recent google image for study of the existing development in the surrounding area of Faisalabad city. It was clarified by the consultant that the Master Planning proposals have been prepared keeping in view the ground position.

The meeting ended with a vote of thanks.

18) MINUTES OF MEETING HELD ON 16TH JULY 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	Friday 16 th July 2021
Meeting Venue:	DG Office, FDA Faisalabad
Meeting Agenda:	Consultation of Master Plan with DG Faisalabad and his team
Presided by:	Dr. Shehinsah Faisal Azim, Director General FDA
Attended by:	1. Mr. Amir Aziz, Additional Director General, FDA 2. Mrs. Asma Mohsin Director (TP-I) FDA 3. Mr. Mehar Ayub, Director (TP-II) FDA 4. Mr. Hassan Zaheer, Director (P&D), FDA 5. Mr. Abdullah Noor, AD (GIS), FDA 6. Mr. Ayub Tariq, Sr. Urban Planner, OCL 7. Ms. Arhamah Nasir, Urban Planner, OCL 8. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>A meeting was held in the DG FDA office on Friday 16th July 2021. The agenda of the meeting was to discuss Faisalabad Master Plan. DG FDA started the discussion with the major issue of boundary and the location of private housing schemes. The location of all private housing schemes as per the data given by Mr. Abdullah Noor, AD GIS was incorporated in the proposed Master Plan. But there was a confusion about the location of the private housing schemes due to the data given by Mr. Abdullah in two formats. That was clarified by Mr. Abdullah Noor and then the data was again reconciled to earmark the location of private housing schemes.</p> <p>It was confirmed by FDA that Land Subdivisions upto 100 Kanal outside FDA limit are controlled by the concerned TMA. The layout of the Land subdivision scheme is approved by FDA while the Building Plans in the same scheme are approved by the TMA. FDA exercise Building Control only in the FDAs schemes/projects.</p> <p>D. G. FDA informed about the forthcoming meeting with the parliamentarians for obtaining their input and suggestions on the Master Plan of Faisalabad. He directed that all housing schemes approved and in process should be incorporated in the Master Plan. Moreover, he suggested to smoothen boundary according to growth pattern. Mr. Amir Aziz ADG FDA suggested to extend boundary towards Narwala road based on growth trends. He suggested that Chak No. 59, (Nathu Chak) along Narwal Road across the Motorway M-4 may also be included in the proposed Master Plan boundary. It was clarified by the consultant that it is not feasible to extend the Master Plan boundary to upto Nathu Chak on Narwala Road as it requires a strong rationale to extend the boundary in one specific direction across the Motorway. It would encourage urban sprawl which is not a desirable phenomenon from planning and development point of view.</p> <p>On the proposal of the road network Mr. Mehar Ayub and Mrs. Asma Mohsin suggested to propose roads setback, ROW according to Peri-Urban Structure Plan.</p>	

The meeting ended with a vote of thanks.

19) MINUTES OF MEETING HELD ON 31ST JULY 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	31 st July 2021
Meeting Venue:	Circuit House, Faisalabad
Meeting Agenda:	Consultation of Master Plan with Parliamentarian & BoG Faisalabad
Presided by:	Dr. Shehinsah Faisal Azim, Director General FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Asim Nazir, MNA Faisalabad 2. Mr. Faiz Ullah Kamoka, MNA Faisalabad 3. Mr. Muhammad Latif Nazar, MPA Faisalabad 4. Mr. Javed Sharif, Member BoG, FDA 5. Mr. Yasir Anwar, Member BoG FDA 6. Mrs. Firdous Rehna, MPA 7. Mr. Mehar Ayub, Director (TP-II) FDA 8. Mrs. Asma Mohsin Director (TP-I) FDA 9. Mr. Hassan Zaheer, Director (P&D), FDA 10. Mr. Talha Tabassum, Dy Director (P&D), FDA 11. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 12. Mr. Faran Siddiqui, AD (TP-I), FDA 13. Mr. Abdullah Noor, AD (GIS), FDA 14. Mr. Ayub Tariq, Sr. Urban Planner, OCL 15. Ms. Arhamah Nasir, Urban Planner, OCL 16. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>A meeting was arranged by the DG FDA with the Parliamentarians and BoG Members of FDA at Circuit House Faisalabad on 31st July 2021. The agenda of the meeting was presentation of Faisalabad Master Plan by Osmani & Company Pvt. Ltd to the parliamentarians and the Board of Governors (BoG) of FDA. DG FDA started with brief explanation of the Master Plan. MPA Mr. Ali Akhtar, MPA raised serious objections on the joint meeting of the parliamentarians and the member of the Governing body, FDA. He stated that the presentation on the Master Plan cannot continued with this joint forum. When we were told that this is a presentation to the parliamentarians then why BoG member have also been invited in this meeting? DG FDA should adhere to his statement and only parliamentarians should be invited for this meeting. All other MNAs and MPAs cool him down but he expressed his strong resentment for holding of joint session of the parliamentarians and the BoG of FDA. When OCL started the presentation on the Master Plan he commented on the availability of the state land and recommended to make Master Plan proposals keeping in view the availability of the state land. He advised to review Khurrianwala proposed zones keeping in view availability of state land. They suggested to propose site for the new Airport. The consultant responded that Civil Aviation Authority has been contacted in this regard and as soon as the reply is received action would be taken accordingly. They also suggested that industrial zone should be proposed in Dijkot. No further shifting of industries is feasible in the FIEDMC industrial area. The presentation could not be completed due to protest by the MPA and it was decided that another meeting would be arranged specifically for the parliamentarians shortly.</p>	

The meeting ended with a vote of thanks.

20) MINUTES OF MEETING HELD ON 4TH AUGUST 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	4 th August 2021
Meeting Venue:	Board room, OCL Office, Lahore.
Meeting Agenda:	Consultation of Master Plan with FDA Team, Faisalabad
Attended by:	1. Mr. Mehar Ayub, Director (TP-II) FDA 2. Mrs. Asma Mohsin Director (TP-I) FDA 3. Mr. Talha Tabassum, Dy Director (P&D), FDA 4. Mrs. Iqra Murtaza, Dy. Director (TP-I), FDA 5. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 6. Mr. Faran Siddiqui, AD (TP-I), FDA 7. Mr. Abdullah Noor, AD (GIS), FDA 8. Mr. Ayub Tariq, Sr. Urban Planner, OCL 9. Ms. Arhamah Nasir, Urban Planner, OCL 10. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>A meeting was held at Board room of Osmani & Company, Lahore with FDA team. The agenda was to discuss Faisalabad Master Plan in detail. Mr. Mehar Ayub, Director Town Planning-II, FDA suggested to review proposed zones keeping in view the Faisalabad Peri-Urban Structure Plan 2015-35. The consultant explained the proposed zones of the Master Plan and which are broadly comparable with the FPUSP. Mr Raheel suggested that latest building by-laws may be kept in mind while proposing height of buildings. Low income housing may be specifically proposed on Jhang road and Narwala road. They also discussed proposing education institutes at Narwala road. Mr. Ayub Tariq, Sr. Urban Planner, OCL clarified that proposed residential areas contains all social facilities like schools, small parks, mosques, small markets etc. Mr Abdullah advised reviewing the population according to the area. Mr. Ayub Tariq, responded that according to planning benchmark population is the documented figures available on the web site of Pakistan Bureau of Statistics (PBS). Mr. Abdullah suggested to review proposed hospital locations. They stated that Satayana road is not feasible for the proposed truck stand. The consultant responded Satayana road is connected to motorway M-3 from where transportation of goods would take place. Mr. Mehar Ayub requested cost estimation, connectivity details of proposed roads. It was explained that details of the proposed ROWs and connectivity have already been included in the Master Plan.</p> <p>The meeting ended with a vote of thanks.</p>	

21) MINUTES OF MEETING HELD ON 7TH AUGUST 2021

MINUTES of MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	7 th August 2021
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Consultation of Master Plan with Parliamentarians, BoG, MD WASA, Faisalabad
Presided by:	Dr. Shehinsah Faisal Azim, Director General FDA
Attended by:	1. Mr. Latif Nazar, MPA Chairman BoG FDA 2. Mr. Shahid Mahmood, Chief Engineer FDA 3. Mr. Mehar Ayub, Director (TP-II) FDA 4. Mrs. Asma Mohsin Director (TP-I) FDA 5. Mr. Talha Tabassum, Dy Director (P&D), FDA 6. Mrs. Iqra Murtaza, Dy. Director (TP-I), FDA 7. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 8. Mr. Faran Siddiqui, AD (TP-I), FDA 9. Mr. Abdullah Noor, AD (GIS), FDA 10. Mr. Ayub Tariq, Sr. Urban Planner, OCL 11. Ms. Arhamah Nasir, Urban Planner, OCL 12. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>Before the start of the meeting MD WASA have a meeting with D. G. FDA in his office when OCL team was also present there and stated that they have already conveyed their points vide letter dated 29-07-2021 these may be incorporated in the Master Plan. Since he has another important meeting therefore, he could not attend today's FDA meeting. The points which they conveyed vide their letter dated 29-07-2021 are reproduced below:</p> <ul style="list-style-type: none"> • It should be in conformity with WASA Master Plan (2018-2038) • In proposed roads, the level of the roads side drain should be considered with ultimate drainage and need to avoid these road side drain towards sewers. • New and existing parks are to be design that they can easily accommodate rain water and having recharge efficiency. • Streets are to classified/reclassified with sufficient width so that lying/ replacement of sewers, water supply and other service can be easy. • Septic tanks must include at individual house level and societies. • Encourage permeable pavement/ structure in the city. <p>He further stated that due to shortage of funds extension in the service area of WASA Faisalabad is not possible at the moment. He stated that currently they are serving 225 sq. km area of the city and in future after periodic extensions till the plan period 2038 the area will be 440 sq. km. They offered their help in design of services but services will be provided by the concerned authority.</p>	

Meeting with Parliamentarians held at 12:30 hrs in FDA Committee room. Chief Engineer Mr. Shahid Mahmood briefly explained about previous plans and the reasons why they were failed in implementation? Also, about status of observations and suggestions which are incorporated or otherwise based on sound logic and justification.

Dr. Shehinsah Faisal Azim, DG FDA suggested to utilize area upto Faisalabad bypass by extending Master Plan boundary towards Faisalabad bypass. Mehar Ayub, Director Town Planning-II recommended to utilize Faisalabad bypass as Ring road of the city because previous plan of the Ring road failed in implementation due to non-availability of funds. Further they agreed about the new airport location that will be considered after approval from Civil Aviation Authority (CAA). Mr. Sher Afghan requested to propose residential area on both sides of railway track near Chak Jhumra. Mr. Mehar also advised squeezing the proposed extension in the boundary of FDA controlled area because of the agriculture area. The consultant responded that the development authority has to control illegal development within the FDA Controlled area as well as approve development plans.

In the meeting with Board of governors (BOG) of FDA valuable suggestions were given by the members. BoG member requested that proposed roads should be reviewed keeping in view the road network of Faisalabad Peri-Urban Structure Plan.

D. G. FDA pointed out that proposed Faisalabad Ring Road (FRR) may not be feasible due to high cost of development and land acquisition. It should be mentioned in the Master Plan that a Feasibility Study will be required before implementing the FRR project. Mr. Sher Afghan requested to propose more residential sites at Chak Jhumra.

Meeting ended with a vote of thanks.

22) MINUTES OF MEETING HELD ON 11TH AUGUST 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	11 th August 2021
Meeting Venue:	Committee room, HUD & PHE Lahore.
Meeting Agenda:	Consultation of Master Plan with Secretary HUD & PHE.
Presided by:	Mr. Zafar Nasrullah Khan, Secretary HUD & PHE
Attended by:	<ol style="list-style-type: none"> 1. Dr. Shehinsah Faisal Azim, Director General FDA 2. Mr. Mehr Ayub, Director (TP-II), FDA 3. Mrs. Asma Mohsin Director (TP-I), FDA 4. Mr. Hassan Zaheer, Director (P&D) FDA 5. Mr. Talha Tabassum, Dy Director (P&D), FDA 6. Mrs. Iqra Murtaza, Dy. Director (TP-I), FDA 7. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 8. Mr. Faran Siddiqui, AD (TP-I), FDA 9. Mr. Abdullah Noor, AD (GIS), FDA 10. Mrs. Urooj Saeed, GIS Specialist, Urban Unit, Lahore 11. Mr. Ayub Tariq, Sr. Urban Planner, OCL 12. Ms. Arhamah Nasir, Urban Planner, OCL 13. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>Meeting started with the recitation from the Holy Quran. D. G. FDA gave a brief on the Master Plan of Faisalabad and then requested Mr. Ayub Tariq to give presentation on the Master Plan. The Secretary recommended to improve objectives of the Master Plan. D. G. FDA pointed out the squeezing of the peri-urban area by the consultant in the proposed Master Plan. To which consultant clarified that this has been done to preserve the Agriculture area and to achieve the compact development. This would also control the urban sprawl. D. G. FDA then pointed out that the consultant has deleted the linear development proposed in the Faisalabad Peri-urban Structure Plan along the Motorway M-4. The Secretary supported the proposal of the consultant and commented that M-4 is not the Mall Road of Faisalabad. The Secretary desired that boundary of the Master Plan may not be extended beyond Motorway M-4 to save agricultural land. He suggested to provide pockets of land for provision of affordable housing for middle income and low-income groups along expressway, Khurrianwala and Chak Jhumra. He mentioned that development authorities have been established to give affordable housing. Provide high- and low-end areas for revenue generation and for low income groups.</p> <p>He mentioned that it was due to criminal negligence of FDA the projects are delayed. Check ROW of roads and propose where ground reality is problematic. Review revenue path for roads proposed according to Peri-Urban area and remove which are not possible to implement. There should be green belt proposed along motorway. For freeway links connect motorway to the Expressway. He suggested pedestrian's bridges near the Clock tower and beyond that paid parking system should be implemented.</p>	

Ms. Arooj, GIS Specialist recommended to incorporate DC valuation map, State land record. If Khasra plan is not available use mauza boundary.

Meeting ended with a vote of thanks.

23) MINUTES OF MEETING HELD ON 16TH AUGUST 2021

Minutes of MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	16 th August 2021
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Consultation of Master Plan with Parliamentarian and BoG of FDA.
Presided by:	Mr. Farrukh Habib State Minister for Information & Broadcasting
Attended by:	<ol style="list-style-type: none"> 1. Dr. Shehinsah Faisal Azim, Director General FDA 2. Mr. Shahid Mahmood, Chief Engineer FDA 3. Mrs. Asma Mohsin Director (TP-I) FDA 4. Mr. Mehar Ayub, Director (TP-II) FDA 5. Mr. Hassan Zaheer, Director (P&D) FDA 6. Mr. Talha Tabassum, Dy Director (P&D), FDA 7. Mrs. Iqra Murtaza, Dy. Director (TP-I), FDA 8. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 9. Mr. Faran Siddiqui, AD (TP-I), FDA 10. Mr. Abdullah Noor, AD (GIS), FDA 11. Mr. Ayub Tariq, Sr. Urban Planner, OCL 12. Ms. Arhamah Nasir, Urban Planner, OCL
Meeting Proceedings:	
<p>The meeting was chaired by Mr. Farrukh Habib, State Minister for Information and Broadcasting. DG FDA started with a briefing on the Master Plan. Mr. Farrukh Habib State Minister for Information & Broadcasting raised a query regarding approving authority of the Peri-Urban Structure Plan 2015-2035. He then discussed the TOR of the Master Plan. Mr. Ali Akhtar, MPA questioned why there is a need to change the previous plan? He suggested to check availability of the State Land from revenue record for preparation of the Master Plan proposals. He also suggested making a committee in 30 days to regulate the work of the Master plan. The committee may consist of members of local government, parliamentarian, engineers, technician, FDA and WASA. He suggested development of a train shuttle service from Faisalabad to Jaranwala.</p> <p>Mr. Farrukh Habib, State Minister for Information and Broadcasting recommended incorporating proposals according to revenue record. He ordered FDA to stop approval of schemes according to the Peri-Urban structure plan. Mr. Sher Afghan requested to propose a residential area opposite to the FIEDMC in Chak Jhumra. The consultant discussed the matter of development control in the city and proposed that the Planning and development control should be assigned to a single authority and Human Resource may be hired as per the sanctioned posts in FDA. There are only 4-5 Town Planners in FDA for a population of 3.2 million which are inadequate to control and operate the city. The TEPA may also be made functional by appointing professional experts as per the sanctioned posts.</p> <p>In the meeting with the Board of Governors (BoG) some suggestions were given by BoG members. BOG members questioned the implementation of the Master Plan whether it is obligatory or it is advisory? Justify development according to Peri-Urban Plan. Mr. Shahid</p>	

Mehmood the Chief Engineer, FDA stated that implementation of the Master Plan will only be successful if it is incorporated with revenue record. One of the members requested to review the industrial proposals especially for SME's. One of the members suggested to propose low-cost housing near the built-up area. The consultant responded that provision of low-cost housing is the responsibility of the public sector. BOG members strongly recommended vertical development to save agricultural land as this is the vision of the Prime Minister to protect Agriculture land.

They suggested that before proposing building plans the soil test may be undertaken. They strongly recommended that no development should be proposed along a motorway to save the National Economic Corridor.

Meeting ended with a vote of thanks.

2. CONSULTATIONS/MEETINGS/PRESENTATIONS/ HELD UPTO SUBMISSION OF DRAFT MASTER PLAN REPORT WITH THREE OPTIONS IN NOVEMBER 2021

Sr. No.	Date	Day	Meeting with	Location	Chaired By
1.	17-08-2021	Tuesday	Consultative meeting with General Public Faisalabad	Committee Room, FDA	Mr. Muhammad Latif Nazar Chairman BoG FDA
2.	30-08-2021	Monday	Presentation to the FCCI and Developers, Faisalabad	Circuit House, Faisalabad	Mr. Muhammad Latif Nazar, Chairman BoG, FDA
3.	24-09-2021	Friday	Dy. Director Mr. Raheel Zafar (TP-II) visited OCL Office, Lahore	Committee room, OCL, Lahore	Mr. Ayub Tariq, OCL Lahore
4.	27-09-2021	Monday	Meeting with FDA Team	DG Office, FDA	Dr. Shehinsah Faisal Azim, DG FDA, Faisalabad
5.	28-09-2021	Tuesday	Mr. Raheel Zafar Dy. Director (TP-II) Visited OCL Office Lahore	Committee room, OCL, Lahore	Mr. Ayub Tariq, OCL Lahore
6.	12-10-2021	Tuesday	Consultative meeting with Committee constituted by FDA.	Committee room, FDA	Mian Idrees, Former President FCCI, Faisalabad
7.	20-11-2021	Saturday	Consultative meeting with BoG	Committee room, FDA	Mr. Muhammad Latif Nazar, Chairman, FDA
8.	20-11-2021	Saturday	Meeting with Commissioner Faisalabad Division	Committee room of the Commissioner Faisalabad Division Office	The Commissioner Faisalabad Division
9.	27-11-2021	Saturday	Meeting with the Commissioner Faisalabad Division	Committee room, Commissioner Office	The Commissioner Faisalabad Division
10.	13-12-2021	Monday	Meeting with Commissioner and FDA Team	Committee room, Commissioner Office	The Commissioner Faisalabad Division
11.	30-12-2021	Thursday	Meeting with Dr. Salman Shah Special Adviser to the Chief Minister Punjab on Economic Affairs, Planning and Development	Room No. 7, 8 Club Road, GOR-I, Lahore	Dr. Salman Shah, Special Advisor to the Chief Minister Punjab (SACM)
12.	31-12-2021	Friday	Meeting with the Commissioner Faisalabad Division	Committee room,	The Commissioner

				Commissioner Office	Faisalabad Division
13.	14-02-2022	Monday	Meeting with the Special Advisor to Chief Minister Punjab, for Economic Affairs, Planning & Development	Room no. 7, GOR-I, Lahore	Dr. Salman Shah, Special Advisor to the Chief Minister Punjab (SACM)
14.	18-02-2022	Friday	Meeting with Commissioner Faisalabad Division	Committee room, Commissioner Office	The Commissioner Faisalabad Division
15.	06-06-2022	Monday	Meeting with Addl. Director General	Office room of Director General	Addl. Director General Faisalabad
16.	22-06-2022	Wednesday	Meeting Secretary HUD & PHED	Committee room of HUD & PHED	Secretary HUD & PHED
17.	15-08-2022	Monday	Meeting with Director General FDA and his team	Office of Director General FDA	Dr. Muhammad Zahid Ikram
18.	24-08-2022	Wednesday	Presentation on the Master Plan Faisalabad to the Minister for Housing and Urban Development	Committee room of HUD & PHED	Minister for Housing and Urban Development
19.	31-08-2022	Wednesday	Presentation on the Master Plan Faisalabad to the D. G. FDA	D. G. FDA Office, Faisalabad	Dr. Muhammad Zahid Ikram, D. G. FDA
20.	22-09-2022	Thursday	Presentation on the Master Plan Faisalabad to the D. G. FDA	Committee Room of FDA	Dr. Muhammad Zahid Ikram, D. G. FDA
21.	07-10-2022	Monday	Meeting Secretary HUD & PHED	Committee room of HUD & PHED	Secretary HUD & PHED
22.	14-10-2022	Monday	Meeting of Scrutiny Committee	Committee room, Commissioner Office	Dr. Muhammad Zahid Ikram, D. G. FDA
23.	2-11-2022	Wednesday	Meeting of Scrutiny Committee	Committee room, Commissioner Office	M. Shahid Niaz Commissioner Faisalabad
24.	11-11-2022	Friday	118 th Meeting of Board of Governors	Committee Room of FDA	Mian Waris Aziz, Chairman FDA
25.	19-11-2022	Saturday	Meeting of the DCC	Committee Room of Dy. Commissioner office	Mr. Faizullah Kamoka
26.	03-12-2022	Saturday	DCC Meeting (Meeting dispersed without a decision)	Committee Room of Dy. Commissioner Office	Mr. Imran Sheikh, Dy. Commissioner Fsd

					Mr. Faizullah Kamoka MNA
27.	08-12-2022	Thursday	Briefing on the Master Plan to the Parliamentarians	Committee Room of FDA	Could not be held (Quorum not complete)
28.	13-12-2022	Tuesday	Briefing on the Master Plan to the Parliamentarians	Committee Room of FDA	Could not be held. No parliamentarians came for the meeting
29.	14-12-2022	Wednesday	Briefing on the Master Plan to the Parliamentarians	Committee Room of FDA	Mr. Mian Waris Aziz, Chairman, FDA
30.	17-12-2022	Saturday	119 th Meeting of the Governing Body	Committee Room of FDA	Mr. Mian Waris Aziz, Chairman FDA
31.	21-12-2022	Wednesday	Meeting of Board of Governors	Committee Room of FDA	Mian Waris Aziz, Chairman FDA
32.	27-12-2022	Tuesday	120 th Meeting of Board of Governors	Committee Room of FDA	Mian Waris Aziz, Chairman FDA

1) MINUTES OF MEETING HELD ON 17TH AUGUST 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	17 th August 2021
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Public Hearing, interaction with the General Public Regarding the Master Plan proposals
Presided by:	Mr. Muhammad Latif Nazar Chairman FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Latif Nazar, Chairman FDA 2. Mr. Shahid Mahmood, Chief Engineer FDA 3. Mr. Mehar Ayub, Director (TP-II) FDA 4. Mrs. Asma Mohsin Director (TP-I) FDA 5. Mr. Hassan Zaheer, Director (P&D) FDA 6. Mr. Talha Tabassum, Dy Director (P&D), FDA 7. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 8. Mr. Faran Siddiqui, AD (TP-I), FDA 9. Mr. Abdullah Noor, AD (GIS), FDA 10. Mr. Ayub Tariq, Sr. Urban Planner, OCL 11. Ms. Arhamah Nasir, Urban Planner, OCL 12. Mr. Bilal Tariq, GIS Expert, OCL 13. Mr. Nauman Rafi Khan, OCL
Meeting Proceedings:	
<p>A Public hearing was arranged by FDA on the Master Plan of Faisalabad on 17-08-2021 at 12:00 hrs in the Committee Room of FDA. The meeting started with recitation of the Holy Quran by Mr. Ayub Tariq. D. G. FDA introduced the consultant and gave a brief description of the Master Plan. After that a presentation was given by Mr. Ayub Tariq on the Master Plan of Faisalabad. Some suggestions were given by the participants which are as under:</p> <p>Investments on Jaranwala road have been done by the real estate developers as per the Faisalabad Peri-Urban Structure Plan 2015-35. Those areas may be included in the Master Plan. It was clarified by the consultant that the schemes which have been approved by the FDA have already been included in the Master Plan area.</p> <p>New Airport site may be incorporated in the Master Plan. It was clarified that a request has been made to Civil Aviation Authority in this regard. New site of the Airport may be proposed after confirmation is received from the Civil Aviation Authority (CAA).</p> <p>One of the participants proposed that area may be earmarked for affordable housing scheme near the industrial estate. It was clarified by the consultant that adequate residential area has been proposed for future expansion of the city.</p>	

One of the participants suggested that all the developers of Faisalabad be invited and the Master Plan proposals be presented to them for obtaining their input. It was explained that meetings are being arranged with developers and the industrialists.

One of the participants suggested that Trauma Center be proposed at every main road as this is the requirement of poor people. The proposal was appreciated; however, it was explained that as per practice Trauma Centers are working in the hospitals as Emergency Sections/wards. Feasibility may be checked for establishment of independent Trauma Centers. However, it depends on the availability of resources.

One of the participants suggested that proposals of the Master Plan may be made keeping in view the availability of the state land. It was clarified that the information/data of the state land has been requested. As soon as it is provided to the consultant it would be utilized for making Master Plan proposals. Provide road accessibility and other facilities like (hospital, transportation, trauma center).

One of the participants suggested that Master Plan boundary should be extended towards bypass on the Jhang road. It was clarified by the consultant that adequate area has been proposed for future development of the city.

One of the participants pointed out that the alignment of the proposed Expressway may be worked out after proper survey of the built-up area of Khurrianwala Town.

One of the participants observed that the proposed Airport site shown in the Faisalabad Peri-Urban Structure Plan is not a suitable site. It may be reviewed. It was clarified by the consultant that a letter has been issued to Civil Aviation Authority (CAA) in this regard. The site of the new Airport would be marked after the reply of CAA is received.

One of the participants requested to review housing schemes of the Narwala Road. It was clarified by the consultant that all the schemes which have been approved by FDA has been incorporated in the Master Plan.

One of the participants pointed out that according to law FDA cannot be the custodian of the Master Plan it is the prerogative of the local govt. It was clarified by the consultant that the Master Planning process was initiated by the District Govt. However, later on, it was given to FDA as FDA is the Planning and Development Agency for the Faisalabad city.

One of the participants requested that solutions for water, sanitation and sewerage problems be proposed. It was clarified that JICA has recently completed a study on the Water and Sanitation of the Faisalabad city. That would be incorporated in the Master Plan of Faisalabad.

Meeting ended with a vote of thanks.

2) MINUTES OF THE MEETING HELD ON 30-8-2021 WITH FCCI

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	30 th August 2021
Meeting Venue:	The Circuit House, Faisalabad
Meeting Agenda:	Consultative meeting with Faisalabad Chamber of Commerce & Industry to discuss the proposed draft of Faisalabad Master Plan 2021-2041 prepared by M/s Osmani & Company (Pvt.) Ltd. (Consultant) as made public by FDA for stakeholder's input.
Presided by:	Mr. Muhammad Latif Nazar, Chairman BoG FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Latif Nazar, MPA PP-114/ Chairman, FDA. 2. Dr. Shahinshah Faisal Azim, Director General, FDA 3. Mr. Shahid Mahmood, Chief Engineer FDA. 4. Mrs. Asma Mohsin, Director Town Planning-I, FDA 5. Mr. Mehar Ayub, Director Town Planning-II, FDA 6. Mr. Hassan Zaheer, Director P&D, FDA 7. Mrs. Iqra Murtaza, Deputy Director Town Planning-I, FDA 8. Mr. Raheel Zafar, Deputy Director Town Planning-II, FDA 9. Mr. Faran Siddique Hashmi, Assistant Director TP-I, FDA 10. Mr. Ahmad Ebrahim, Assistant TP-II, FDA 11. Mr. Muhammad Abdullah, Assistant Director GIS, FDA 12. Mr. Ayub Tariq, Urban Planner, Osmani & Company (Pvt) Ltd. 13. Dr. Jamil M. Kazmi, Environmental / Solid Waste Specialist, Osmani & Company (Pvt) Ltd. 14. Col. Ayub Jaffari, Director, Osmani & Company (Pvt) Ltd. 15. Dr. Mansoor A. Hashmi, Executive Director, Osmani & Company (Pvt) Ltd.
Meeting Proceedings:	
<p>A consultative meeting with Faisalabad Chamber of Commerce & Industry was held to discuss the proposed draft of Faisalabad Master Plan 2021-2041 prepared by M/s. Osmani & Company (Pvt.) Ltd. (Consultant) as made public by FDA for stakeholders to seek their input regarding Proposed Master Plan 2021-2041. The meeting was held under the Chairmanship BOG FDA in Circuit House, Faisalabad and was attended by Faisalabad Chamber of Commerce & Industry including President, Vice President and General Secretary and others (Attendance Sheet attached)</p> <p>The meeting started with the name of Allah Almighty. The Chairman, FDA greeted all participants and emphasized the policy of involvement of stakeholders in the future planning of city. He appreciated DG FDA's initiatives to make the draft of Master Plan Publicly available to all stakeholders for their input to be considered / incorporated in the proposed draft Master Plan 2021-2041. He also informed that the present draft of Master Plan is only a draft and dispelled any impression that the final draft will be completed without making is acceptable to all stakeholders.</p> <p>The Director General, FDA introduced the historical / Chronological back ground of the master planning of Faisalabad since 1968 and informed that at present Peri-Urban Structure Plan 2015-2035 also approved by Provincial Cabinet in 2015 is in vogue and remains core document for overall planning and development of Faisalabad followed by FDA. He added that some shortcomings have</p>	

been observed in it including the non-incorporation of Peri Urban Plan in revenue record that is one of the prime reasons and lack of implementation of this Plan by different government departments / authorities / entities in Faisalabad.

He further apprised the house that District Government, Faisalabad first initiated the process of preparing Faisalabad Master Plan 2020-2040 in 2016, and later the same handed over to the Faisalabad Development Authority, Faisalabad. The process of selection of consultant was still in process at that time. Later, FDA finalized the selection of M/s Osmani & Company (Pvt.) Ltd., the consultant in 2017. He also informed that according to available record, by March 2021, the Consultant had completed most of the work on the Master Plan and Major portion of payment to them by FDA was also complete (the last tranche was paid to them in January 2021). However, as per the actual record the draft Master Plan is still going through the process of stakeholder's consultation. In this regard, consultative meetings are being held with different stakeholders, local parliamentarians and members of Governing Body of FDA.

He also apprised that FDA's initiative to open the draft Master Plan and all relevant record prepared by the Consultant for general public and all stakeholders and to upload the same material on FDA website has been taken for the first time ever since the start of the process in 2017. This initiative will ensure the transparency of the process and an inclusive approach in a participatory and consultative manner in order to make the Master Plan comprehensive in all respects so that it can deliver for the betterment of all segments of society and ensure real development of Faisalabad. He further informed that since making the draft Master Plan different suggestions received so far have been communicated to the Consultant for consideration and subsequent incorporation. He ensured that further process on finalization and approval of Master Plan will only be taken after taking all stakeholders on board, gathering and analyzing their input / suggestions/ recommendations, and incorporating the same under the law/ rules/ policy.

President of FCCI expressed his concerns and grievances on absence of due inclusion of FCCI in early and subsequent stages of preparation of Master plan, and refuted that there have ever been a serious and formal meeting with them on this issue. He appreciated the role of the current Director General and Chairman FDA in involving stakeholders in preparation of Master Plan by making it public for all stakeholders to obtain their input / suggestions / grievances etc. as it represents total 27 a major stakeholder of Faisalabad Master Plan 2021-2041, as it represents total 27 Business Sectors of Faisalabad that have a vital role in the economic generation of city.

He also showed serious reservations / concerns over the proposed draft of Master Plan prepared by Consultant M/s Osmani & Company (Pvt.) Ltd. that has been made public by FDA to invite comments / observations / concerns. He particularly criticized the policy of and the notion carried by the Consultant regarding the curtailment of brown area from 1200 square kilometer given in Peri-Urban Structure Plan 2015-2015 down to 676 square kilometers. He also showed his reservation on the down-gradation of any land use, e.g. from residential to agricultural, and down-gradation of any roads that have been planned to be widened under Peri-Urban Structure Plan 2015-2035. Other members of FCCI endorsed his view points.

The Chairman Board of Governors than requested M/s Osmani & Company (Pvt.) Ltd. to present their draft and give justification / reasons on all significant points.

Mr. Ayub Tariq, Senior Town Planner from M/s. Osmani & Company (Pvt.) Ltd. presented the proposed draft of Faisalabad Master Plan 2021-2041 before the house. He briefed the chronological history of previous Master Plans of Faisalabad. He showed different dynamics of population as well as business growth of the city and stated that Urban Planning follows the trends and the trend changes with the passage of time. Keeping in view changes in trends and research analysis, he presented the proposed Master Plan of the Urban area to accommodate population hike and migration. He discouraged ribbon development / urban sprawl/ mushroom growth and pointed these illnesses as major cancer of the city.

The President FCCI raised serious concerns over this approach and said that this draft seems like prepared while ignoring the ground situation and realities, also criticized the population growth rate-based projections of city / spatial growth and concluded. He emphasized that in the recent times Faisalabad is fast developing as an industrial and commercial hub and the projections actually say that it is going to expand rapidly in the future. He summarized FCCI's reservation on the proposed draft of Faisalabad Master Plan 2021-2041 as prepared by the Consultant in following points: -

1. Existing Peri-Urban Structure Plan should act as foundation for proposed master plan 2021-2041.
2. Area of proposed master plan should not less than the existing Peri-Urban Structure Plan.
3. Land Use of Proposed Master Plan should be upgraded in comparison with existing Peri-Urban Structure Plan.
4. Road widening plan in existing Peri-Urban Structure Plan should be incorporated in Proposed Master Plan 2021-2041.
5. Commercial proposed roads by local government should be incorporated in the Master Plan.
6. Identified private & public sector urban pockets as high-density zones-high rise (down town blue area) inside the city should be incorporated in this Master Plan.

Discussions and Decision:

Their recommendations were discussed in detail and there was unanimity of opinion on these points. M/s. Osmani & Company (Pvt.) Ltd. also principally agreed to these points and observed that FDA may forward written suggestions / opinions / input of FCCI same to them for further consideration, processing and incorporation in the draft Master Plan according to modern principles of Urban Planning and development.

There was also complete unanimity that there will be no loss or benefit to any of the stakeholders compared with Faisalabad Peri-Urban Structure 2015-2035 as it is the existing law of the land in this domain as it was duly approved by the provincial cabinet and notified. There was also complete unanimity that the new Master Plan 2021-2041 can only improve on or enhance the benefit for the stakeholders compared with the Faisalabad Peri-Urban Structure Plan 2015-2035.

Chairman FDA Mr. Muhammad Latif Nazar concluded that it was unanimously decided by the FCCI, FDA, and the consultant i.e. M/s. Osmani & Company (Pvt.) Ltd. that the consultant will further work on the improvement of draft Master Plan in accordance with the proposals given by the FCCI and other stakeholders their opinion / input will be taken before taking any decision and proceeding further. The Chair also requested FCCI to formally send their points / suggestions so that the same may be forwarded to M/s. Osmani & company (Pvt.) Ltd. for their consideration / incorporation as unanimously decided during the meeting.

The meeting ended with a vote of thanks.

(-sd-)
(MUHAMMAD LATIF NAZAR)
MPA PP-114/CHAIRMAN
GOVERNING BODY FDA, FAISALABAD.

No & Date Even

Copy is forwarded to following for information:

1. Secretary, HUD & PHED, Government of the Punjab, Lahore
2. Special Secretary, HUD & PHED, Government of the Punjab, Lahore
3. Commissioner Faisalabad Division, Faisalabad
4. Deputy Commissioner, Faisalabad
5. Director General, FDA Faisalabad
6. Chief Engineer FDA, Faisalabad
7. President FCCI, Faisalabad
8. General Manager (Urban Planning) M/s Osmani & Company (Pvt) Ltd., Lahore
9. Developers Association, Faisalabad
10. All Committee Members.

3) COMMENTS OF OCL ON THE MINUTES OF THE MEETING HELD ON 30-8-2021 WITH FCCI

No. OCL / FDA / 3060 / 2021 / 002

September 22nd, 2021

Director General,
Faisalabad Development Authority,
Faisalabad

SUBJECT: MINUTES OF THE MEETING ON THE PROPOSED MASTER PLAN OF FAISALABAD (2021-41) WITH FCCI

Ref: FDA Letter No. 40/Chairman/FDA-2021 dated 06-09-2021

It is pointed out that OCL had forwarded Draft Minutes of the two meetings held on 30-08-2021 via email to the Director P&D, FDA (Focal Person) but these have not been considered while preparing the above Minutes of the Meetings. The above Minutes received from FDA have been studied and our comments are as under:

1. Ref Para 3 of the Minutes Line No. 3:

It has been stated that 'Present Peri-Urban Structure Plan 2015-2035 also approved by the Provincial Cabinet in 2015 is in vogue' needs clarification. As per the record provided by the FDA unofficially, "the Faisalabad Peri-Urban Structure Plan-2035 (FPUSP-35) was approved by the Zila Council under Section-30 of Land Use (Classification/Re-Classification & Re-Development) Rules, 2009 vide Resolution dated 25-04-2015". The Notification to this effect was issued on 25-04-2015 by Mr. Noor-ul-Amin Mengal, Administrator City District Government, Faisalabad. However, some amendments to the Faisalabad Peri-Urban Structure Plan (FPUSP) 2015-2035 were approved by the Provincial Government in 2018 notified in the Punjab Gazette on 30th March 2018.

2. Following amendments in the Faisalabad Peri-Urban Structure Plan (2014) have been observed by the OCL but approval of these amendments has not been provided to the consultant by the FDA:
- A. Green Buffer along Sargodha Road has been deleted and the area converted to Medium Density Housing
 - B. Mixed Use Business Commercial along Sargodha Road has deleted
 - C. Mixed Use Business Commercial has been created (approx. 6000 acres) on the southern side of FIEDMC along Expressway.
 - D. Area of the Town Park along Motorway was reduced and converted to High Density Residential
 - E. Mixed Use Business Commercial on both sides of the Motorway was deleted
 - F. Green Buffer around the STP has been deleted and the area converted to Low Density Residential
 - G. High Density Residential area marked on the plan along Expressway close to the Mixed-Use Business Commercial
 - H. Farm Housing along Satayana Road converted to Low Density Residential
 - I. Crop Land converted to Low Density Residential on the north of WAPDA City
 - J. Ring Road proposed in the FPUSP was deleted
 - K. Chak Jhumra Town has not been shown on the plan
 - L. Medium Density Industrial Housing has been shown near Chak Jhumra Town
 - M. Above all the boundary of the FPUSP-35 was extended upto district boundary on northern side and the large area thus included in the FPUSP was categorized as Cropland.

3. **Ref para 4 Line No. 2**

The correct position is that as per the Agreement executed between FDA and Osmani & Company on 3rd April 2017 the name of the project was "Preparation of Master Plan 2016-2036 for Faisalabad and Strategic Plan for Five Years".

4. **OCL agreed to the para 6 of the Minutes** to the extent that the stakeholders would be consulted and if feasible their suggestions/recommendations would be incorporated after endorsement by the FDA. The draft Master Plan of Faisalabad was submitted to FDA in July 2020 and consultations with stakeholders were initiated in November 2020, first consultative meeting was held on Education on 10-11-20 and the Last Meeting was held on Housing and Land Use Zoning Plan with PHATA and FMC on 2-6-21. One presentation on the Master Plan was also given to the Secretary HUD&PHED on 19-01-21. The consultative meetings could not be concluded due to the Covid-19 and the change in the then DG FDA's priority to get final approval of Faisalabad Master Plan by March 2021. Now the stakeholders' consultative meetings have been completed.

5. **Reference para 7 of the Minutes** Stakeholders consultation were already under progress as per the schedule agreed with FDA. However, the consultative meetings could not be concluded due to the Covid-19 and the change in the then DG FDA's priority to get final approval of the Faisalabad Master Plan by March 2021.

6. **Reference para 10 of the Minutes** Comments on population growth are not substantiated by Census 2017. The history of population growth of Faisalabad is as under:

No.	Year	Population	Percentage Growth over Last Census	Intercensal Av. Annual Growth Rate (% age)
1	1901	9,171	-	-
2	1911	19,571	113.4	7.87
3	1921	28,124	43.7	3.69
4	1931	42,889	52.5	4.31
5	1941	69,930	63.1	5.00

6	1951	179,244	156.3	9.86
7	1961	425,240	137.2	9.02
8	1972	823,343	93.6	6.20
9	1981	1,104,209	34.1	3.31
10	1998	2,008,861	81.9	3.58
11	2017	3,210,158	59.8	2.49

Source: District Census Reports

Pakistan's average population growth trajectory – presently around 1.9% but expected to be less than 1% by 2050 (as summarized in the United Nations 2019 World Population Prospects report). The trajectory for the national average urban growth rate-declining to 1.5% by 2050 (Hoorweg & Pope, 2014). The population of Faisalabad city has been projected for next 20 years, the growth rate for the first 10 years has been taken as the 2.49% while the growth rate of the next 10 years has been taken as 2.2%. The projected population of Faisalabad city comes out as 5,567,421 persons (2041). There would be addition of 2,357,263 persons in the population of Faisalabad (2017). For population projections OCL has used population figures of 2017 Census available on the website of the Pakistan Bureau of Statistics (PBS).

7. **Reference para 11 sub-para 1, 2, and 3 of the Minutes:** OCL has been working as per the TOR of the Agreement signed on 3rd April 2017. If the recommendations of the President FCCI mentioned at sub-para 1, 2 and 3 of Para 11 of the Minutes are to be accepted, it would require Revision in the TORs of the Consultants.
 8. **OCL agreed to para 12 of the Minutes** to the extent that OCL would examine the suggestions/opinions and if found feasible according to modern principles of Urban Planning and development would be considered after the endorsement of the FDA.
 9. **Reference para 13 of the Minutes** of the meeting the TOR of the Agreement needs to be revised.
 10. **Reference para 14** of the Minutes of the meeting the TOR of the Agreement need to be revised.
2. The above observations by OCL may please be incorporated in the Minutes of the Meeting.

Yours truly,

-(sd)-

(Dr. Mansoor A. Hashmi),
 Executive Director OCL, Lahore

Copy to:

1. Secretary, HUD&PHED, Govt. of the Punjab, Lahore
2. Special Secretary, HUD&PHED, Govt. of the Punjab, Lahore
3. The Commissioner Faisalabad Division, Faisalabad
4. Mr. Muhammad Latif Nazar, MPA PP-114/Chairman, BoG FDA, Faisalabad
5. President, FCCI, Faisalabad.
6. CEO, Osmani & Company Pvt. Ltd., Karachi.

4) MINUTES OF THE MEETING HELD ON 30-8-2021 WITH DEVELOPERS ASSOCIATION

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	30 th August 2021
Meeting Venue:	The Circuit House, Faisalabad
Meeting Agenda:	Consultative meeting with Faisalabad Developers Association to discuss the proposed draft of Faisalabad Master Plan 2021-2041 prepared by M/s Osmani & Company (Pvt.) Ltd. (Consultant) as made public by FDA for stakeholder's input.
Presided by:	Mr. Muhammad Latif Nazar, Chairman BoG FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Latif Nazar, MPA PP-114/ Chairman, FDA. 2. Dr. Shehinsah Faisal Azim, Director General, FDA 3. Mr. Shahid Mahmood, Chief Engineer FDA. 4. Mrs. Asma Mohsin, Director Town Planning-I, FDA 5. Mr. Mehar Ayub, Director Town Planning-II, FDA 6. Mr. Hassan Zaheer, Director P&D, FDA 7. Mrs. Iqra Murtaza, Deputy Director Town Planning-I, FDA 8. Mr. Raheel Zafar, Deputy Director Town Planning-II, FDA 9. Mr. Faran Siddique Hashmi, Assistant Director TP-I, FDA 10. Mr. Ahmad Ebrahim, Assistant TP-II, FDA 11. Mr. Muhammad Abdullah, Assistant Director GIS, FDA 12. Mr. Ayub Tariq, Urban Planner, Osmani & Company (Pvt) Ltd. 13. Dr. Jamil M, Kazmi Environmental / Solid Waste Specialist, Osmani & Company (Pvt) Ltd. 14. Col. Ayub Jaffari, Director, Osmani & Company (Pvt) Ltd. 15. Dr. Mansoor A. Hashmi, Executive Director, Osmani & Company (Pvt) Ltd.
Meeting Proceedings:	
<p>A consultative meeting with Faisalabad Developers Association was held to discuss the proposed draft of Faisalabad Master Plan 2021-2041 prepared by M/s. Osmani & Company (Pvt.) Ltd. (Consultant) as made public by FDA for stakeholders to seek their input regarding Proposed Master Plan 2021-2041. The meeting was held under the Chairmanship BOG FDA in Circuit House, Faisalabad and was attended by members of Developers Association including President, Vice President and General Secretary and others (Attendance Sheet attached)</p> <p>The meeting started with the name of Allah Almighty. The Chairman, FDA greeted all participants and emphasized the policy of involvement of stakeholders in the future planning of city. He appreciated DG FDA's initiatives to make the draft of Master Plan Publicly available to all stakeholders for their input to be considered / incorporated in the proposed draft Master Plan 2021-2041. He also informed that the present draft of Master Plan is only a draft and dispelled any impression that the final draft will be completed without making is acceptable to all stakeholders.</p> <p>He apprised the participants of the proceedings of the meeting held with Faisalabad Chamber of Commerce and Industry (FCCI) earlier in the day, and the consensus reached between FCCI, FDA and M/s Osmani & Company (Pvt.) Ltd. (Consultant) as below;</p>	

1. Existing Peri-Urban Structure Plan should act as foundation for proposed master plan 2021-2041.
2. Area of proposed master plan should not less than the existing Peri-Urban Structure Plan.
3. Land Use of Proposed Master Plan should be upgraded in comparison with existing Peri-Urban Structure Plan.
4. Road widening plan in existing Peri-Urban Structure Plan should be incorporated in Proposed Master Plan 2021-2041.
5. Commercial proposed roads by local government should be incorporated in the Master Plan.
6. Identified private & public sector urban pockets as high-density zones-high rise (down town blue area) inside the city should be incorporated in this Master Plan.

The Developers Association unanimously endorsed the above-mentioned points. Thereafter, the Chairman BOG FDA invited M/s Osmani & Company (Pvt.) Ltd. to present draft of proposed Master Plan 2021-2041 before House.

The Director General, FDA introduced the historical / chronological back ground of the Master planning of Faisalabad since 1968 and informed that at present Peri-Urban Structure Plan 2015-2035 also approved by Provincial Cabinet in 2015 is in vogue and remains core document for overall planning and development of Faisalabad as followed by FDA. He added that some shortcomings have been observed in it including the non-incorporation of Peri-Urban Plan by different government departments / authorities / entities in Faisalabad.

He further apprised the house that District Government, Faisalabad first initiated the process of preparing Faisalabad Master Plan 2020-2040 in 2016, and later handed it over to the Faisalabad Development Authority, Faisalabad. The process of selection of consultant was still in process at that time. Later, FDA finalized the selection of M/s Osmani & Company (Pvt.) Ltd., the consultant in 2017. He also informed that according to available record, by March 2021, the Consultant had completed most of the work on the Master Plan and Major portion of payment to them by FDA was also complete (the last tranche was paid to them in January 2021. However, as per the actual record the draft Master Plan is still going through the process of stakeholder's consultation. In this regard, consultative meetings are being held with different stakeholders, local parliamentarians and members of Governing Body of FDA.

He also apprised that FDA's initiative to open the draft Master Plan and all relevant record prepared by the Consultant for general public and all stakeholders and to upload the same material on FDA website has been taken for the first time ever since the start of the process in 2017. This initiative will ensure the transparency of the process and an inclusive approach in a participatory and consultative manner in order to make the Master Plan comprehensive in all respects so that it can deliver for the betterment of all segments of society and ensure real development of Faisalabad. He further informed that since making it publicly available have been communicated to the consultant for consideration and subsequent incorporate.

He ensured that further process on finalization and approval of Master Plan will only be taken after taking all stakeholders on board, gathering and analyzing their input / suggestions/ recommendations, and incorporating the same under the law/ rules/ policy.

Mr. Ayub Tariq, Senior Town Planner from M/s. Osmani & Company (Pvt.) Ltd. presented the proposed draft of Faisalabad Master Plan 2021-2041 before the house. He briefed the chronological history of previous Master Plans of Faisalabad. He showed different dynamics of population as well as business growth of the city and stated that Urban Planning follows the trends and the trend changes with the passage of time. Keeping in view changes in trends and research analysis, he presented the proposed Master Plan of the Urban area to accommodate population hike and migration. He discouraged ribbon development / urban sprawl/ mushroom growth and pointed these illnesses as major cancer of the city.

In response, Mr. Zafar Iqbal Sandhu, the representative of Faisalabad Developers Association also raised serious concerns over this approach and said that the consultant seems to have ignored the ground situation and realities with preparing the draft Master Plan. He criticized the population growth rate-based projections of city/ spatial growth and concluded. He emphasized that in the recent times Faisalabad is fast developing as an industrial and commercial hub and that according to actual projections. It is going to expand rapidly in the future. He then invited Mr. Shah Nawaz (Architect) to present the case of Developers Association before house and share their observations/ suggestions on proposed Master Plan 2021-2041.

Mr. Shah Nawaz (Architect) showed serious concerns over amendments in existing Peri-Urban Structure Plan in the proposed Master Plan. He also raised concerns with any perspective changes without consent of all stakeholders in already existing Peri-Urban Structure Plan and repeated above mentioned points. He further added that commercial approved roads by Local Government and Community Development Department must be incorporated in proposed Master Plan as Metropolitan Corporation Faisalabad presents central area of the city. He further recommended that Blue area/Downtown area must be highlighted in proposed Master Plan where different height zones would be declared to meet the need of the city. The President of development zones association form also reiterated the proposed points as agreed in the meeting with FCCI that includes;

1. Existing Peri-urban Structure Plan should act as foundation for proposed master plan 2021-2041.
2. Area of proposed Master Plan should not less than the existing Peri-Urban Structure Plan.
3. Land use of proposed Master Plan should be upgraded in comparison with existing Peri-Urban Structure Plan.
4. Road widening plan in existing Peri-Urban Structure Plan should be incorporated in Proposed Master Plan 2021-2041.
5. Commercial proposed roads by local government should be incorporated in the Master plan.
6. Identified private & public sector urban pockets as high-density zones-high rise (down town blue area) inside the city should be incorporated in this Master Plan.

Discussions and Decision:

Their recommendations were discussed in detail and there was unanimity of opinion on these points. M/s. Osmani & Company (Pvt.) Ltd. also principally agreed to these points and observed that FDA may forward written suggestions and incorporation in the draft Master Plan according to modern principles of Urban Planning and development.

There was also complete unanimity that there will be no loss or benefit to any of the stakeholders compared with Faisalabad Peri-Urban Structure 2015-2035 as it is the existing law of the land in this domain as it was duly approved by the provincial cabinet and notified. There was also complete unanimity that the new Master Plan 2021-2041 can only improve on or enhance the benefit for the stakeholders compared with the Faisalabad Peri-Urban Structure Plan 2015-2035.

Chairman FDA Mr. Muhammad Latif Nazar concluded that it was unanimously decided by the developer Association, FDA, and the consultant i.e. M/s. Osmani & Company (Pvt.) Ltd. that the consultant will further work on the improvement of draft Master Plan in accordance with the proposals given by the Developer Association and other stakeholders their opinion / input will be taken before taking any decision and proceeding further. The Chair also requested Developer Association to formally send their points / suggestions so that the same may be forwarded to M/s. Osmani & company (Pvt.) Ltd. for their consideration incorporation as unanimously decided during the meeting.

He also constituted a committee comprising two officers of Faisalabad Development Authority, three members of Faisalabad Chamber of Commerce, two member of Faisalabad Developer Association one member of Trader Association and one member of Faisalabad Bar Association to examine and further proceed with the processing of the proposed Master Plan 2021-2041.

The meeting ended with a vote of thanks.

(-sd-)
(MUHAMMAD LATIF NAZAR)
MPA PP-114/CHAIRMAN
GOVERNING BODY FDA, FAISALABAD.

No & Date Even

Copy is forwarded to following for information:

1. Secretary, HUD & PHED, Government of the Punjab, Lahore
2. Special Secretary, HUD & PHED, Government of the Punjab, Lahore
3. Commissioner Faisalabad Division, Faisalabad
4. Deputy Commissioner, Faisalabad
5. Director General, FDA Faisalabad
6. Chief Engineer FDA, Faisalabad
7. President FCCI, Faisalabad
8. General Manager (Urban Planning) M/s Osmani & Company (Pvt) Ltd., Lahore
9. Developers Association, Faisalabad
10. All Committee Members.

**5) COMMENTS OF OCL ON THE MINUTES OF THE MEETING HELD ON 30-8-2021
WITH DEVELOPERS ASSOCIATION ISSUED BY FDA**

No. OCL / FDA / 3060 / 2021 / 003

September 22nd, 2021

Director General,
Faisalabad Development Authority,
Faisalabad

**SUBJECT: MINUTES OF THE MEETING ON THE PROPOSED MASTER PLAN OF
FAISALABAD (2021-41) WITH REAL ESTATE DEVELOPERS**

Ref: FDA Letter No. 39/Chairman/FDA-2021 dated 06-09-2021

It is pointed out that OCL had forwarded Draft Minutes of the two meetings held on 30-08-2021 via email to the Director P&D, FDA (Focal Person) but these have not been considered while preparing the above Minutes of Meetings. The above referred Minutes received from FDA have been studied and our comments are as under:

1. **Ref Para 1 of the Minutes**, the Attendance sheet have not been found attached with the Minutes.
2. **Ref Para 2 of the Minutes** it is stated that OCL would examine the suggestions of the stakeholders and if found feasible would be incorporated in the Master Plan after endorsement by the FDA.
3. **Ref Para 3 of the Minutes**, OCL agreed to the extent that the proposals of the FCCI would be examined and if found feasible would be incorporated in the Master Plan after the endorsement by the FDA. OCL has been working as per the TOR of the Agreement signed on 3rd April 2017. The TOR need to be revised if action is to be taken keeping in view sub-para 1, 2 and 3 of Para 3 of the Minutes.
4. **Ref Para 5 of the Minutes Line No. 3:**
It has been stated that 'Present Peri-Urban Structure Plan 2015-2035 also approved by the Provincial Cabinet in 2015 is in vogue' needs clarification. As per the record provided by the FDA unofficially, "the Faisalabad Peri-Urban Structure Plan-2035 (FPUSP-35) was approved by the Zila Council under Section-30 of Land Use (Classification/Re-Classification & Re-Development) Rules, 2009 vide Resolution dated 25-04-2015". The Notification to this effect was issued on 25-04-2015 by Mr. Noor-ul-Amin Mengal, Administrator City District Government, Faisalabad. However, the amendments to the Faisalabad Peri-Urban Structure Plan 2015-2035 were approved by the Provincial Government in 2018 notified in the Punjab Gazette on 30th March 2018.
5. **Ref para 6 Line No. 2**
As per the Agreement executed between FDA and Osmani & Company on 3rd April 2017 the name of the project is "Preparation of Master Plan 2016-2036 for Faisalabad and Strategic Plan for Five Years".
6. **OCL agreed to the para 7 of the Minutes** to the extent that the stakeholders would be consulted and if feasible their suggestions/recommendations would be incorporated in the Master Plan after endorsement by the FDA. The draft Master Plan of Faisalabad was submitted to FDA in July 2020 and consultations with stakeholders were initiated in November 2020, first consultative meeting was held on Education on 10-11-20 and the Last Meeting was held on Housing and Land Use Zoning Plan with PHATA and FMC on 2-6-21. One presentation on the Master Plan was also given to the Secretary HUD&PHED on 19-01-21. The consultative meetings could not be concluded due to the Covid-19 and the change in the then DG FDA's priority to get final approval of the Faisalabad Master Plan by March 2021. Now the stakeholder's consultative meetings have been completed.
7. **Reference para 9 and 10 of the Minutest**, Comments on population growth are not substantiated by Census 2017. The history of population growth of Faisalabad is as under:

No.	Year	Population	Percentage Growth over Last Census	Intercensal Av. Annual Growth Rate (% age)
1	1901	9,171	-	-
2	1911	19,571	113.4	7.87
3	1921	28,124	43.7	3.69
4	1931	42,889	52.5	4.31
5	1941	69,930	63.1	5.00
6	1951	179,244	156.3	9.86
7	1961	425,240	137.2	9.02
8	1972	823,343	93.6	6.20
9	1981	1,104,209	34.1	3.31
10	1998	2,008,861	81.9	3.58
11	2017	3,210,158	59.8	2.49

Source: District Census Reports

Pakistan's average population growth trajectory – presently around 1.9% but expected to be less than 1% by 2050 (as summarized in the United Nations 2019 World Population Prospects report). The trajectory for the national average urban growth rate-declining to 1.5% by 2050 (Hoorweg & Pope, 2014). The population of Faisalabad city has been projected for next 20 years, the growth rate for the first 10 years has been taken as the 2.49% while the growth rate of the next 10 years has been taken as 2.2%. The projected population of Faisalabad city comes out as 5,567,421 persons (2041). There would be addition of 2,357,263 persons in the population of 2017. For population projections OCL has used population figures of 2017 Census available on the website of the Pakistan Bureau of Statistics.

8. **Reference para 11 sub-para 1, 2, and 3 of the Minutes:** OCL has been working as per the TOR of the Agreement signed on 3rd April 2017. Most of the points presented by the Arch. Mr. Shahnawaz and given in the booklet distributed by him to the participants have not been mentioned in the Minutes. Some of these are listed below:
- Green Buffer along Sargodha Road has been deleted and the area converted to Medium Density Housing
 - Mixed Use Business Commercial along Sargodha Road has been deleted
 - Mixed Use Business Commercial has been created (approx. 6000 acres) on the southern side of FIEDMC along Expressway.
 - Area of the Town Park along Motorway was reduced and converted to High Density Residential
 - Mixed Use Business Commercial on both sides of the Motorway was deleted
 - Green Buffer around the STP has been deleted and the area converted to Low Density Residential
 - High Density Residential area marked on the plan along Expressway close to the Mixed-Use Business Commercial
 - Farm Housing along Satayana Road converted to Low Density Residential
 - Crop Land converted to Low Density Residential on the north of WAPDA City
 - Ring Road proposed in the FPUSP was deleted
 - Chak Jhumra Town has not been shown on the plan
 - Medium Density Industrial Housing has been shown near Chak Jhumra Town
 - Above all the boundary of the FPUSP-35 was extended up to district boundary on northern side and the large area thus included in the FPUSP was categorized as Cropland.
9. **Ref para 12 of the Minutes** OCL agreed to examine the suggestions/opinions and if found feasible would be incorporated in the Master Plan after the endorsement by the FDA.
10. **Reference para 13 of the Minutes** As per the information collected by the OCL FPUSP (2015-2035) was approved by the Zila Council in April 2015 while some amendments were approved by the Provincial Government in March 2018 published in the Punjab Gazette

dated 30th March 2018. OCL has been working on the project as per the TOR of the Agreement. In view of para 13 of the Minutes, the TOR of the Agreement needs to be revised.

11. **Reference para 14** OCL agreed to examine the suggestions of the developers and if found feasible would be incorporated in the Master Plan of Faisalabad after the endorsement of the FDA. There was no such commitment given by the OCL as stated in the Minutes. In view of para 13 and 14 of the Minutes the TOR of the Agreement needs to be revised.
2. The above observations by OCL may please be incorporated in the Minutes of the Meeting.

Yours truly,

-(sd)-

(Dr. Mansoor A. Hashmi),
Executive Director OCL, Lahore

Copy to:

1. Secretary, HUD&PHED, Govt. of the Punjab, Lahore
2. Special Secretary, HUD&PHED, Govt. of the Punjab, Lahore
3. The Commissioner Faisalabad Division, Faisalabad
4. Mr. Muhammad Latif Nazar, MPA PP-114/Chairman, BoG FDA, Faisalabad
5. CEO, Osmani & Company Pvt. Ltd., Karachi

6) MINUTES OF MEETING HELD ON 27TH SEPTEMBER 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	27 th September 2021
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Presentation on the Master Plan Faisalabad and the Response to the public grievances and complaints received after Public Hearing and the meetings with FCCI and the Developers of Faisalabad
Presided by:	Dr. Shehinsah Faisal Azim, Director General, FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Shahid Mahmood, Chief Engineer FDA 2. Mr. Mehar Ayub, Director (TP-II) FDA 3. Mrs. Asma Mohsin Director (TP-I) FDA 4. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 5. Mr. Faran Siddiqui, AD (TP-I), FDA 6. Mr. Abdullah Noor, AD (GIS), FDA 7. Mr. Ayub Tariq, Sr. Urban Planner, OCL 8. Ms. Arhamah Nasir, Urban Planner, OCL 9. Mr. Bilal Tariq, GIS Expert, OCL 10. Mr. Nauman Rafi Khan, OCL
Meeting Proceedings:	
<p>A meeting was arranged by DG FDA in the Committee Room of FDA to discuss the grievances, complaints received after the public hearing, the meeting with FCCI and the meeting with Developers of Faisalabad. Director General FDA requested the Consultant to prepare response to the complaints forwarded by FDA to the Consultant and if found feasible these proposals and suggestions may be incorporated in the proposed Master Plan or a justification may be given for not implementing these proposals. He further stated a number of complaints and grievances have been received but some of these are repeated by the complainants and seems copy of the same complaint. These complaints and grievances have arisen due to non-consultation of all stakeholders like General Public, FCCI and developers. Had those been timely consulted on the proposals of the Master Plan the situation would have been much better.</p> <p>D. G. stated that the Chapter on Regulations may not be added in the Master Plan Report because if the Master Plan is approved by the Punjab Cabinet that will become law and amendments in these Regulations would again require approval of the Cabinet which is a lengthy and time taking exercise. He further stated that the areas on which FDA has approved housing schemes that area should be retained in the Master Plan. He suggested that different boundaries may be made thick so that these are clear to the participants. He further suggested that the roads Notified by the Local Govt. may be included in the Master Plan.</p> <p>The proposed housing area close to the Sahianwala was presented by Mr. Ayub Tariq, Sr. Urban Planner OCL. He explained that this would not only meet the residential requirements of the workers of FIEDMC and AIIC but also would reduce traffic pressure on the city roads in the peak hours.</p>	

Dr. Azim D. G. FDA inquired from the consultant that how much area which was brown in FPUSP has been converted to green in the Master Plan, this may be calculated for comparison purposes. He suggested that the data regarding Private Housing Schemes may be updated.

Meeting ended with a vote of thanks.

7) MINUTES OF MEETING HELD ON 12TH OCTOBER 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	12 th October 2021
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Consultative meeting with the Committee constituted by FDA and Govt. Departments.
Presided by:	Mr. Mian Idrees, Former President FCCI, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Latif Nazar, Chairman BoG FDA 2. Dr. Shehinsha Faisal Azim, DG FDA, Faisalabad 3. Mr. Atif Munir, President FCCI, Faisalabad 4. Ch. Shafiq, Member of the Committee 5. Mian Zafar Iqbal, Member of the Committee 6. Mr. Muhammad Tofiq, Member of the Committee 7. Mr. Mubashir Chaudhry, Member of the Committee 8. Mr. Humayun Arshad, Member of the Committee 9. Mr. Raza Khan, Member of the Committee 10. Mr. Rizwan Ashraf, Member of the Committee 11. Mr. Shafqat Iqbal, Member of the Committee 12. Mr. Shabbir, Member of the Committee 13. Mr. Asif Niazi, Dy, Director Town Planning, PHATA, Faisalabad 14. Mr. Muhammad Farooq, MO Planning, MCF 15. Architect Mr. Shahnawaz, Member of the Committee 16. Mr. Shahid Mahmood, Chief Engineer FDA 17. Mr. Mehar Ayub, Director (TP-II) FDA 18. Mrs. Asma Mohsin Director (TP-I) FDA 19. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 20. Ms. Iqra, Dy Director TP-I, FDA 21. Mr. Faran Siddique, AD TP, FDA 22. Mr. Abdullah Noor, Dy. Director GIS, FDA 23. Mr. Ayub Tariq, Sr. Urban Planner, OCL 24. Ms. Arhamah Nasir, Urban Planner, OCL 25. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>In the meetings on the Master Plan of Faisalabad with the FCCI and Developers of Faisalabad held on 30-08-2021 in the Circuit House it was decided that a Committee be constituted to have a detailed presentation on the Master Plan of Faisalabad and to give their input. The meeting with the Committee and the Govt. departments was arranged by the D. G. FDA in the Committee Room of FDA on 12th October 2021. Mian Idrees former President FCCI, Chaired the meeting and it was attended by the Committee members, FDA officers, FMC and PHATA Faisalabad.</p> <p>After recitation from the Holy Quran the participants briefly introduced themselves. DG FDA briefly explained the agenda of the meeting i.e., response of the consultant on the comments, complaints, grievances, observations received from the general public and the public sector organizations like FMC. Mr. Ayub Tariq, Sr. Urban Planner, OCL gave a presentation on the</p>	

grievances, complaints, observations on the Master Plan of Faisalabad one by one supported with brief explanations.

The observations received from Metropolitan Corporation Faisalabad were also presented along with the response of the Consultant. Mr. Farooq, Metropolitan Officer Planning, MCF stated that in the meeting held on 2nd June 2021 they requested feedback on some points which they didn't receive. It was clarified that they participated in all the meetings, stakeholders' meetings, progress review meetings held in the office of the Commissioner Faisalabad Division and in the FDA from time to time with reference to the Master Plan of Faisalabad. Regarding information about number of industries in Faisalabad it was explained that the industries are scattered in the city. However, there are about 9 clusters of industries which now a coming in the residential area of the city and are a constant source of nuisance for the people living in the vicinity of these industrial clusters. It has been proposed in the Master Plan that these clusters be declared industrial estates and Punjab Environmental Quality Standards (PEQS) be enforced on them to minimize their harmful effects on the residents of surrounding areas. The expansion of these industrial clusters may not be allowed.

Mr. Farooq, MO Planning FMC observed that no meeting has been held with stakeholders after 2017 although they are major part of the city. It was clarified by OCL that more than 18 meetings and progress review meetings were held with stakeholders in the Commissioner Faisalabad Division office and in the FDA office before submission of Draft Master Plan with Report in June 2020. He further inquired that if you have done a survey and analysis please explain how many industries are there in Faisalabad? It was clarified that Economic Development Plan has been prepared and the Report in this regard has been submitted to FDA. Kindly consult that report. Moreover, the analysis is based on secondary data collected from various authentic sources. During Land Use Survey nine industrial clusters in the city were identified and have been shown in the Land Use Plan.

Architect Mr. Shahnawaz stated that problem identification was done without surveys by the consultant. It was clarified that various stakeholders' meetings were held in the Commissioner Faisalabad Division's Office to identify the major issues and challenges of Faisalabad.

Mr. Muhammad Farooq MO Planning, FMC requested for a copy of the Master Plan containing sector details. It was explained that draft report on the Master Plan of Faisalabad has been submitted to the FDA they can get a copy from FDA for study and review. He expressed his concern regarding notified roads for commercial activity, it was clarified that already notified commercial roads would continue to be commercialized as per the Punjab Local Government (Commercialization) Rules.

One of the participants requested that industrial areas should be located away from the residential areas. It was clarified that three industrial areas have been proposed in the Master Plan i) Allama Iqbal Industrial City (AIIC), Sahianwala, Industrial Estate, Khurrianwala, Industrial Estate of Small Industries Corporation, all the three industrial estates are away from main city area. The focus of the Govt. is the development of Allam Iqbal Industrial City (AIIC). All efforts and resources are directed to the development of AIIC. Proposal of new site for industrial development may affect the development of AIIC.

Regarding facilitation of SMEs it was explained that extension in the industrial estate of Small Industries Corporation, Sargodha Road has been proposed. Moreover, industrial area has been earmarked in Khurrianwala to accommodate SMEs in addition to the large manufacturing industries.

Mr. Muhammad Farooq suggested that preservation of agriculture area be ensured, it was clarified by the consultant that Master Plan proposals have been prepared keeping in view the i) preservation of the agriculture area ii) control on urban sprawl, iii) compact development of the city, and iv) provision of various land uses on the basis of their land requirements.

One of the participants proposed that small industrial areas may be proposed on Jhang road, Satayana road and Sammundari road. It was clarified that three industrial areas have been proposed in the Master Plan i.e., AIC, Khurrianwala and extension in the Small Industries Corporation industrial estate. In addition to this 9 industrial clusters within the city have been proposed to be declared industrial estates with no further expansion at these locations. As adequate area has been earmarked for industries there is no need to add more area for industries.

Mr. Shahnawaz suggested that policies should be proposed to solve parking problems in the city. It was clarified that to expand parking facilities in the Clock Tower area Parking Plazas have been proposed in addition to the traffic improvement plan of the Clock Tower area.

Meeting ended with a vote of thanks.

8) MINUTES OF MEETING HELD ON 20TH NOVEMBER 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	20 th November 2021
Meeting Venue:	Committee room of FDA, Faisalabad
Meeting Agenda:	Meeting with Governing Body of FDA
Presided by:	Mr. Muhammad Latif Nazar, MPA PP-114/ Chairman Governing Body, FDA
Attended by:	<ol style="list-style-type: none"> 1. Mr. Muhammad Latif Nazar, MPA PP-114/ Chairman Governing Body, FDA 2. Mian Waris Aziz, MPA PP-113, Faisalabad, Member BOG 3. Mrs. Firdos Rahna, MPA/ Vice Chairperson, FDA Faisalabad, Member BOG 4. Dr. Shahinshah Faisal Azim, Director General FDA Faisalabad, Member/Secretary 5. Mr. Jabbar Anwar Chaudhary, MD WASA, FDA Faisalabad, Member BOG 6. Mr. Yasir Anwar, Technical Expert/ Member BOG, Faisalabad 7. Syed Sultan Azam, Member BOG, FDA Faisalabad 8. Mr. Nasir Mehmood, Member BOG, FDA, Faisalabad 9. Mr. Ali Imran, Municipal Officer (Planning), MCF, Faisalabad. Rep. of Mayor, Faisalabad. 10. Mr. Asif Hayat Khan Niazi, Deputy Director (TP) PHATA, Faisalabad, Rep. of HUD & PHE Department, Lahore. 11. Dr. Naveed Iftikhar, Director (D&F), Commissioner Office, Faisalabad. Rep. of Commissioner, Faisalabad 12. Mr. Khalid Mahmood Chaudhary, Secretary / Rep. of LG&CD Department Govt. of the Punjab, Lahore <p>The Following FDA Officers attended the meeting: -</p> <ol style="list-style-type: none"> 1. Mr. Rizwan Nazir, Additional Director General, FDA 2. Mr. Muhammad Shahid Mahmood, Chief Engineer, FDA 3. Mrs. Asma Mohsin, Director (TP-I) / Focal Person, Faisalabad Master Plan, FDA 4. Mr. Raheel Zafar, Director (TP-II), FDA 5. Mrs. Iqra Murtaza, Deputy Director (TP-I), FDA 6. Mr. Ahmad Ebrahim, Deputy Director (TP-II), FDA 7. Mr. Muhammad Abdullah Deputy Director IT/GIS, FDA <p>The Following officials of M/s Osmani & Co. (Pvt.) Ltd. also attended the meeting: -</p>

	<ol style="list-style-type: none"> 1. Dr. Rafey A. Siddiqui, Executive Director 2. Dr. Mansoor Ahmad Hashmi, Executive Director OCL 3. Mr. Ayub Tariq, Senior Urban Planner, OCL 4. Miss. Arhamah Nasir, Urban Planner, OCL 5. Mr. Nadeem A. Shaikh, Transport Expert, ED OCL 6. Mr. Bilal Tariq, GIS Expert OCL 7. Mr. Noman Rafi Khan, OCL
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Meeting Proceedings:

Meeting started with recitation of Holy Quran. The Director General, FDA recites the verse of Quran. The Director General, FDA / Secretary with the permission of Chair briefed the members that Faisalabad Master Plan 2021-2041 is in process, urgent meeting was called because of directions passed by the Supreme Court of Pakistan about the Master Plan in general and specifically provision of Parks, Play Grounds / recreational places for the city. The Director General, FDA stated that M/s Osmani & Co. (Pvt.) Ltd. has submitted final report along with three options in land use plan with request to recommend one option vide office letter No. OCL/FDA/3060/2021/014 dated 08.11.2021, while FDA has directed the M/s Osmani & Co. (Pvt.) Ltd. vide office letter No.5252/61/DTP-I/FDA dated 12.11.2021 to submit the single plan with solid justifications along with comparative analysis of historic development in plans.

Dr. Rafey started briefing of updated Master Plan, he appreciated the Director General, FDA upon measures to make the plan open for general public seeking transparency of the process. He stated that M/s. Osmani & Co. (Pvt.) Ltd. has submitted all sectorial plans i.e. Land-use, Transportation , etc. then an integrated plan along with strategic plan for 5 years were submitted, and then draft report along with sectorial plans were submitted in August 2021, the same was displayed in consultative meetings as well as published on official website of FDA, a public notice was also published to call the comments / suggestions / observations / reservations / grievances of the general public and stake holders. M/s Osmani & Co. (Pvt) Ltd., has modified the same in accordance with directions; most of the grievances have been incorporated in the updated plan like incorporation of schemes/projects under process in the offices or approved by the Competent Authority.

He further presented three options in land-use of the proposed Master Plan, discussed one by one, 1st option prepared initial studies, 2nd option modified the 1st plan in accordance with consultations and 3rd option has been prepared by inducting / maintaining the boundary of FPUSP 2015-2035, the reason behind the 3rd option is that the large number of observations were about the removal of FPUSP 2015-2035 that is existing law of the land, approved by the Competent Authority and people have huge investment according to the prevailing plan. He submitted that M/s Osmani & Co. (Pvt.) Ltd. recommend the 2nd option that is based upon the facts and figures and has prepared after the open consultation with offices and public as well. He asked the house about the legal status whether Faisalabad Master Plan can supersede the FPUSP 2015-2035 or not, if it is a constraint then they need go ahead for further processing of 3rd option. He further stated that as per TORs, they are not bound to follow the FPUSP but they have to review the FPUSP 2015-2035 for the better output of the Master Plan.

Dr. Rafey handed over the House to Mr. Ayub Tariq to present the provisions of the plan regarding Parks/ Open Spaces / Recreational Places. He presented the same first the existing facilities and then he presented the proposed sites for the same and stated that M/s. Osmani & Co. (Pvt.) Ltd. has provided the sites evenly distributed around the city.

Mr. Asif Hayat Khan Niazi and Mr. Ali Imran raised the question about the approval process of the Master Plan and stated that FPUSP 2015-2035 was approved by the District Council under the Land-use Rules, 2009 and Local Government Act, 2013, so District Council may be taken on board along with other integral Departments and plan may be approved by the District Council that is custodian of the city.

Mr. Yasir Anwar replied that all departments are the part of BOG and plan has also discussed with public representatives as well as with Chairman of District Council. He also said that recommendations of professionals are important on account of public grievances, he further emphasized that it would be more appropriate the in-person participation of Mayor and Chairman District Council.

Mr. Asif Hayat Khan Niazi also showed concerns about the prevention of Agriculture Land in accordance with the vision of the Prime Minister of Pakistan, Dr. Rafey replied that we already on it, therefore we have suggested to reduce the area 1226 Sq KM approved in FPUSP 2015-2035.

Mrs. Firdos Rahna said we very much closed to finalize the Plan and at least have something to move forward and said that she will discuss with Chairman District Council for his person participation in next meeting.

The Additional Director General, FDA stated that revenue details of state land is available with PLRA and may be taken from them.

Decision:

The house after the detailed discussion unanimously recommended as under: -

1. M/s. Osmani & Company (Pvt.) Ltd. has been directed to get well prepared in the light of directions passed by the Supreme Court for provisions of Parks / Open Spaces / Recreational Places.
2. M/s. Osmani & Company (Pvt.) Ltd. will give a comparative statement of the differences in three options along with calculation to facilitate decision making by the BOG. M/s. Osmani & Company (Pvt.) Ltd. will also provide a comparative picture of three plans through different combination of the snaps overlaid on each other to facilitate decision making by the BOG.
3. House will study the comparative analysis of three options of different plans including Land Use Plan submitted by the M/s. Osmani & Company (Pvt.) Ltd. and will comment of the earliest to give a way forward.
4. M/s. Osmani & Company (Pvt.) Ltd. has been directed that plan should be transparent and all sets plans including land use plan should be based on the principles of uniformity and 360 equity for all geographical areas, and the plans justified on the bases of facts, figures under the modern principles of urban planning and development in general and specially all addition/ deletion in the areas of previous plans should be justified.

The meeting ended with a vote of thanks by the Chair.

-(Sd)-
(MUHAMMAD LATIF NAZAR)
MPA PP-114/CHAIRMAN
GOVERNING BODY FDA, FAISALABAD.

**9) COMMENTS OF OCL ON THE MINUTES OF 114TH MEETING OF THE
GOVERNING BODY HELD ON 20-11-2021 ISSUED BY FDA VIDE LETTER**

No. OCL / FDA / 3060 / 2021 /018

December 10th, 2021

Director General,
Faisalabad Development Authority,
Faisalabad

**Subject: FAISALABAD MASTER PLAN 2021-2041
MINUTES OF 114TH MEETING OF THE GOVERNING BODY OF FDA HELD
ON 20.11.2021 AT 11:30 AM UNDER THE CHAIRMANSHIP OF MR.
MUHAMMAD LATIF NAZAR, MPA PP-114 / CHAIRMAN, GOVERNING
BODY FDA IN THE COMMITTEE ROOM OF FDA, FAISALABAD.**

Ref: Minutes of the subject mentioned meeting received on Saturday 4-12-2021 at 17:35 hrs through WhatsApp

Dear Sir,

We are in receipt of the Minutes of the subject mentioned meeting, received by us on Saturday 4-12-2021 in the evening through WhatsApp. In this regard, after going through the said minutes and based on the discussions held / decisions taken during the said meeting, we would request for the following updates in the said minutes:

1. Since OCL was represented by an 11-member professional team who worked on the FMP 2021-2041, names of following senior professionals may please be added in the list of participants which are currently missing:
 - i) Dr. Jamil H. Kazmi, Sr. Environmental Expert
 - ii) Dr. Syed Ashraf Wasti, Sr. Urban Economist
 - iii) Mr. Mubushar Hussain, Sr. Urban Planner
 - iv) Mr. Bilal Tariq, GIS Specialist

Names of following experts may kindly be corrected:

- i) Lt. Col Ayub Jafry (Rtd.), Sr. General Manager
- ii) Miss Arhamah Nasir, Urban Planner

2. The purpose / objective of the meeting may kindly be clearly mentioned as ***“To present three options of the Land-use Plan of FMP 2021-2041 to the Governing Body (GB) of FDA and seek their decision for one of the three options”***.
3. Three Land Use Plan Options for FMP 2021-2041 were explained by Dr. Rafey A. Siddiqui, Executive Director OCL Karachi, one by one, along with their detail land use analysis and comparison with FPUSP (2015-2035). After presentation of the three options Dr. Rafey requested the Chair, D. G. FDA and BoG members to indicate their preference of the three options so that OCL get direction to proceed further, accordingly.

4. Mr. Yasir Anwar, Technical Expert of the BoG supported Option 2 and he asked all the participants one by one for their preference / views. Majority of the participants supported Option 2 for it being more realistic and closer to the ground reality.
5. Finally, Dr. Rafey requested the Chair to sum up the discussion of the meeting and give the decision for adopting one of the three options of the Land Use Plan so that OCL may proceed further accordingly. The Chair stated that in view of the opinion of majority of the participants of the BoG, the Option 2 of the Land Use Plan presented by Dr. Rafey is the desirable Option.

It may be pointed out that over past several months, FDA has time and again stressed the early submission of Faisalabad Master Plan as the Prime Minister office is monitoring its progress on almost weekly basis and as stated by the DG FDA a progress of above 90% of the Master Plan had been reported in August 2021. The Supreme Court has also directed the early completion of the Master Plan. Keeping in view the urgency of the project, OCL has made extra efforts, deployed additional resources and were able to submit the FMP 2021-2041 on November 8th, 2021 with the three Options.

As such, in order to maintain the tempo and urgency, the said minutes may kindly be updated to depict the discussions and decisions taken in the meeting enabling us to finalize the FMP-2021-2041 Final Report. Please note that in the absence of formal communication of the decisions taken in the meeting, the already initiated work on the finalization of the Final Report will not be possible to be continued.

As such, we hope that an early action will be taken by FDA on the above requests.

Thanking you,

Sincerely yours,
For Osmani & Co. (Pvt.) Ltd.

(-sd-)

(Dr. Mansoor A. Hashmi)
Executive Director OCL Lahore

Copy to:

- Commissioner Faisalabad Division, Faisalabad.
- Additional Director General, FDA
- Chief Engineer, FDA, Faisalabad.
- Director Town Planning-I, Focal Person FMP Committee, FDA

10) MINUTES OF MEETING HELD ON 13TH DECEMBER 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	13 th December 2021
Meeting Venue:	Committee room of the Commissioner Office, Faisalabad
Meeting Agenda:	Meeting with the Commissioner Faisalabad Division; Preparation for the Supreme Court of Pakistan
Presided by:	Mr. Zahid Hussain, Commissioner Faisalabad Division
Attended by:	<ol style="list-style-type: none"> 1. Mr. Rizwan Nazir, Additional Director General, (ADG), FDA 2. Mr. Ali Shahzad, Dy. Commissioner Faisalabad 3. Mr. Raheel Zafar, Dy. Director (TP-II), FDA 4. Mr. Abdullah Noor, AD (GIS), FDA 5. Lt. Col. (Retd) Ayub Jafry, Senior General Manager Punjab, OCL 6. Ms. Arhamah Nasir, Urban Planner, OCL 7. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>A meeting was called by the Commissioner Faisalabad Division for the preparation of the Supreme Court Hearing fixed for 14th December 2021. The Commissioner welcome the team of consultant i.e., Osmani & Company Pvt Ltd., and informed that the Supreme Court has called the Commissioner and FDA for hearing in HRC case tomorrow on 14th December 2021. He requested the Consultant to accompany them in the Supreme Court case. Lt. Col. (Retd) Mr. Ayub Jafry Sr. G. M. Punjab OCL informed the Chair that OCL would not become part of the Supreme Court proceedings as the Supreme Court has not mentioned OCL in their orders. Moreover, as explained by the Honorable Commissioner in the last meeting the HRC Case is not directly relevant to the Consultant. OCL has been preparing Master Plan of Faisalabad while the case is regarding encroachment of State Land which is the prerogative of the District Administration, Mayor of Faisalabad and the FDA. Protection and maintenance of the existing public parks and playgrounds from encroachments is also the function of concerned Govt. department. It has least relevance with the Master Plan of Faisalabad which is being prepared by the Consultant and is at its final stages of approval. However, OCL representative may accompany the team in the Supreme Court case for support but would remain standby outside the court room and would appear before the court, if called by the Court.</p> <p>Dy. Commissioner Faisalabad pointed out some errors in the draft Report on the Master Plan of Faisalabad which were noted by the consultant for making correction and improvement in the Final Report. Dy. Commissioner requested for spatial plans for existing and proposed health facilities, education facilities and open spaces and parks in Faisalabad city. A hard copy of the plan was provided by the consultant and location of the existing and proposed facilities was discussed in detail. He desired that correspondence with health department, education department may also be mentioned in the presentation to the Supreme Court of Pakistan. He also desired detail analysis reports of different sectors. It was explained by the consultant that the detail analysis would be provided with the Final Report of the Master Plan. He also desired that the State Land data may be utilized for preparation of proposals related to open spaces, educational institutions and hospitals.</p>	

It was explained by the consultant that the shape files of the State Land have not yet been provide. The State Land data would be more useful if Shape files are provided.

Three options of the Land-use Plan of FMP 2021-2041 were presented to the Commissioner Faisalabad in the meeting held on 20-11-2021 with the request to indicate their preference of the three options so that OCL get direction to proceed further. The Commissioner approved the Option 2 with minor changes. The Commissioner inquired about the incorporation of all the private housing schemes approved by FDA in the Master Plan. It was confirmed by the consultant that all the private housing schemes approved by the FDA, the data of which is provided by the FDA, has been incorporated in the Master Plan.

The meeting ended with a vote of thanks.

11) MINUTES OF MEETING HELD ON 30TH DECEMBER 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	30 th December 2021
Meeting Venue:	Room No. 7, 8 Club Road, GOR-I, Lahore
Meeting Agenda:	Presentation on the Master Plan Faisalabad to Dr. Salman Shah, Special Advisor to Chief Minister Punjab on for Economic Affairs, Planning & Development
Presided by:	Dr. Salman Shah, Special Advisor to Chief Minister Punjab on Economic Affairs and Planning & Development
Attended by:	<ol style="list-style-type: none"> 1. Mr. Ch. Ali Nazir, Deputy Secretary CM Office 2. Mr. Mumtaz Ahmed, Deputy Secretary (Housing) HUD&PHED, Lahore 3. Mr. Omer Masood, Chief Executive Officer Urban Unit Lahore. 4. Mr. Rizwan Nazir, Director General, FDA, Faisalabad 5. Mr. Amjad Ali, Director PPPP 6. Mr. Engr. Mehar Ayub Chief Engineer, FDA 7. Dr. Mansoor A. Hashmi, Executive Director, OCL 8. Dr. Syed Ashraf Wasti, Sr. Urban Economist OCL 9. Mr. Ayub Tariq, Sr. Urban Planner, OCL 10. Ms. Arhamah Nasir, Urban Planner, OCL 11. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	
<p>Meeting started with recitation of Holy Quran, the Director General, FDA introduced the participant, the Chair welcomed all the participants and asked the Consultant to present proposed Faisalabad Master Plan 2021-2041 prepared by them. Mr. Ayub Tariq (Manager Urban Planning) briefed the house regarding preparation of Master Plan. The Chair observed all the proposals and directed to incorporate or re-consider the following points in the light of prevailing scenario. The detail is given below:</p> <ol style="list-style-type: none"> 1. The Chair observed that objectives are too general and directed the Consultant to redefine it as competitive to City. Based upon economic value changes, state of the art transportation, housing and industrial market. 2. The chair directed to follow integrated approach wherein the not only the study area but the adjoining area may also be beneficial betting the Bangalore, India as an example in this context. 3. The Chair directed to review population growth, migration, urbanization trends in depth, the design of the city shall be based on these trends. He added to consider the demographic changes of the city in this regard. 4. He said that the concept of urban regeneration and migration have been ignored in the proposed draft. Not a single area has been identified for these very important purposes. 5. The Chair emphasized the importance of other sectoral plans urban planning i.e., transportation, and directed to make comprehensive transport plan. 	

6. The Chair directed to divide the city into North and South zones and directed to create another industrial zone of approximately 7000 acres across the airport with an inland port and all the necessary infrastructure to cater for industry in southern side to balance the opportunities. He pointed that southern area near airport is strategically important due to its proximity with M3 motorway linking Southern Punjab up to Karachi and directed for future expansion of industry.
 7. He directed to link M3 Motorway with M4 to follow the principle of connectivity.
 8. He asked about the Economic model of the city and asked how much industries have been created for six million population of city? He directed to prepare economic model based upon cost benefit analysis and industrial spaces. He underscored the industry as one engine of economy in Faisalabad. He also discussed the gender difference of male/female in population of Faisalabad and stated that the females are more than the males and asked about the provision of opportunities in the Master Plan. He recommended the consultant to visualize the China cities in this regard.
 9. The Chair directed to perusal the spatial growth of the city with year wise, the planning should be based on the past trend of growth.
 10. The Chair directed the consultant to go through the planning of international cities like Dubai and Singapore. He directed to comprehend the concept of these cities.
- The meeting ended with the note of thank, The Chair asked to present again after two weeks in review meeting.

(-Sd-)

Director Town Planning-II
Focal Person FMP Committee
Faisalabad Dev Authority, FSD

No. & date Even

Copy is forwarded to following for information:

1. The Secretary, HUD&PHED, Government of the Punjab, Lahore
2. The Commissioner Faisalabad Division, Faisalabad
3. The Director General, FDA, Faisalabad
4. The Chief Engineer FDA, Faisalabad
5. General Manager, M/s Osmani & Co. Pvt. Ltd. Lahore
6. Office order file.

12) MINUTES OF MEETING HELD ON 31ST DECEMBER 2021

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	31 st December 2021
Meeting Venue:	Committee Room of Commissioner Faisalabad Division Office, Faisalabad
Meeting Agenda:	Follow-up of the meeting with Dr. Salman Shah
Presided by:	The Commissioner Faisalabad Division, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Rizwan Nazir, Additional Director General, (ADG), FDA 2. Mr. Mehar Ayub Chief Engineer, FDA 3. Dr. Rafey A. Siddiqui, Executive Director, OCL 4. Dr. Mansoor A. Hashmi, Executive Director, OCL 5. Mr. Ayub Tariq, Senior Urban Planner, OCL 6. Ms. Arhamah Nasir, Urban Planner, OCL 7. Mr. Nauman Rafi Khan, OCL 8. Mr. Bilal Tariq, GIS Expert, OCL
Meeting Proceedings:	<p>After recitation from the Holy Quran three options of the Draft Land Use Plan of Faisalabad 2021-2041 were briefly presented in the meeting by Mr. Ayub Tariq, Sr. Urban Planner OCL. It was informed that Dr. Salman Shah Economic Advisor to the Chief Minister has also recommended Option-2 of the Master Plan with certain improvements. ADG FDA reviewed these recommendations one by one for appropriate action on them by the Consultants. Dr. Rafey stated that we would work on the recommendations of Dr. Salman Shah after receipt of the minutes of the meeting held on 30-12-2021. The important point was related to the creation of another industrial area on the southern side of the city equal to AIIC to create a balance in north and south of the city in the provision of industrial estates in the city. Moreover, this would give more opportunities to the industrialist who intend to establish industrial unit on the southern side of the city. The industrial area on the southern side would have link to the Motorway M-3 and would be facilitated by the existing Airport. However, as recommended by Dr. Salman Shah one more Dry Port would be earmarked for the new industrial estate. For siting of new industrial estate Department of Industries and Environment Department may also be taken on board. The Chair directed to prepare a plan for the Supreme Court of Pakistan showing spaces for Education, Health, Parks and Playgrounds. The Chair also directed to provide information about the availability of the State land to the consultant so that the proposals be prepared utilizing the state land, if feasible.</p>
	The meeting ended with a vote of thanks.

13) MINUTES OF MEETING HELD ON 14TH FEBRUARY 2022

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	14 th February 2022
Meeting Venue:	Room No. 7, 8 Club Road, GOR-I, Lahore
Meeting Agenda:	Presentation on the Master Plan Faisalabad to Dr. Salman Shah, Special Advisor to Chief Minister Punjab on for Economic Affairs, Planning & Development
Presided by:	Dr. Salman Shah, Special Advisor to Chief Minister Punjab
Attended by:	<ol style="list-style-type: none"> 1. Mr. Ch. Ali Nazir, Deputy Secretary to Chief Minister's Office 2. Mr. Rizwan Nazir, Director General, FDA 3. Mr. Raheel Zafar, Director TP-II, FDA 4. Mr. Muhammad Abdullah, Deputy Director IT/GIS, FDA 5. Dr. Rafey A. Siddiqui, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 6. Dr. Mansoor Hashmi, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 7. Lt. Col. Ayub Jafri (Retd.), Sr. GM Punjab, M/s Osmani & Co. (Pvt.) Ltd. Lahore 8. Dr. Syed Ashraf Wasti, Sr. Urban Economist, M/s Osmani & Co. (Pvt.) Ltd. Lahore (Joined on Zoom) 9. Mr. Ayub Tariq, Sr. Urban Planner, M/s Osmani & Co. (Pvt.) Ltd Lahore 10. Ms. Arhamah Nasir, Urban Planner, M/s Osmani & Co. (Pvt.) Ltd Lahore 11. Mr. Bilal Tariq, GIS Expert, M/s Osmani & Co. (Pvt.) Ltd Lahore
Meeting Proceedings:	
<p>Meeting started with recitation of Holy Quran. The Director General, FDA introduced the participant, after brief introduction of the participants Dr. Salman Shah Special Advisor to Chief Minister invited OCL for the presentation, Director OCL (Dr. Rafey A. Siddiqui) started the presentation with the improved vision and objectives of the Master Plan having incorporated all the comments and observations pointed by Chair during meeting held on 30-12-2021, he then responded in detail para-wise to the directions/observations of the Chair given in the previous meeting held on December 30th, 2021.</p> <p>The Chair expressed satisfaction over the para-wise response and expressed the need to present the Faisalabad as an "Economic City" instead of an ordinary/agro based/textile city in the Master Plan. He also asked the Consultants to compare the Master Plan with other regional and international examples. He said while presenting the Master Plan to the apex forum, the plan needs to be presented as an Economic City – the manufacturing hub of the country with creation of jobs, economic development, foreign/local investment and increasing exports leading the way to sustainability.</p> <p>The Executive Director OCL with the help of Dr. Ashraf Wasti (Economist OCL) presented the Economic Model of the Faisalabad Master Plan. The chair appreciated the work done and instructed OCL to ensure that all the data presented is made part of the final reports.</p>	

The Executive Director OCL then went on to present the agreed 2nd Option and modified (as per the direction of the Chair) Option 2(A) of the land use plan having added another industrial area and new dry port in the south of the city. The Chair appreciated the work done and expressed his satisfaction on the option 2(A) with the minor change of providing three linkages from M4 to M3 instead of two already proposed (North and Centre) by adding a third one in the south of the city.

The Director General, FDA thanked the chair for his time and requested for his permission to put up the Faisalabad Master Plan in the upcoming BOG meeting being held on 26th February, 2022 for approval.

The Chair expressed his satisfaction on the idea of presenting the Master Plan for approval of the BOG on 26.02.2022 and further desired to see the minor points (as noted above) incorporated before presentation to the BOG. The Director OCL assured that the same shall be submitted to the chair by 19th February, 2022.

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

(-Sd-)

(Mrs. ASMA MOHSIN)

DIRECTOR TOWN PLANNING-I/
FOCAL PERSON FMP COMMITTEE
FDA, FAISALABAD

No. & date Even

Copy is forwarded to:

1. The Secretary, Govt. of the Punjab, HUD&PHE Department, Lahore
2. The Commissioner Faisalabad Division, Faisalabad
3. The Director General, FDA, Faisalabad
4. All Members of Faisalabad Master Plan Committee, FDA
5. All participants of the above said meeting.
6. The Chief Engineer FDA, Faisalabad
7. General Manager, M/s Osmani & Co. Pvt. Ltd. Lahore
8. Office order file.

14) MINUTES OF MEETING HELD ON 18TH FEBRUARY 2022

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	18 th February 2022 at 03:00 PM
Meeting Venue:	Committee Room of the Commissioner Office, Faisalabad
Meeting Agenda:	Presentation on the Master Plan Faisalabad to the Parliamentarians
Presided by:	Mr. Farrukh Habib, MNA NA-108, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Faiz Ullah Kamoka, MNA, NA-109, Faisalabad 2. Mr. Muhammad Latif Nazar, MPA PP-114 / Chairman BOG, FDA, Faisalabad 3. Mr. Muhammad Ajmal Cheema, MPA, PP-97, Faisalabad 4. Ch. Ali Akhtar, MPA PP-99, Faisalabad 5. Mr. Shakeel Shahid, MPA PP-111, Faisalabad 6. Mr. Muhammad Waris Aziz, MPA PP-113, Faisalabad 7. Mr. Khayal Ahmad Kastoo, MPA PP-110, Faisalabad 8. Mr. Zahid Hussain, Commissioner, Faisalabad Division, Faisalabad 9. Mr. Ali Shehzad, Deputy Commissioner, Faisalabad 10. Mr. Rizwan Nazir, Director General, FDA Faisalabad 11. Mr. Kaiser Abbas, Additional Deputy Commissioner (G), Faisalabad 12. Mr. Abdul Jabbar, Managing Director WASA, Faisalabad 13. Mr. Mehar Ayub, Chief Engineer, FDA Faisalabad 14. Mrs. Asma Mohsin, Director (TP-I), FDA Faisalabad 15. Mr. Raheel Zafar, Director TP-II, FDA 16. Mr. Muhammad Abdullah, Deputy Director (IT/GIS), FDA Faisalabad 17. Mr. Ahmad Ibrahim, Deputy Director (TP-II), FDA Faisalabad 18. Mr. Faran Siddique Hashmi, Assistant Director (TP-I), FDA Faisalabad 19. Mr. Ali Imran, Municipal Officer (Planning), MCF, Faisalabad 20. Dr. Rafey A. Siddiqui, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 21. Dr. Mansoor Ahmad Hashmi, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 22. Mr. Ayub Tariq, Sr. Urban Planner, M/s Osmani & Co. (Pvt.) Ltd Lahore 23. Mr. Bilal Tariq, GIS Expert, M/s Osmani & Co. (Pvt.) Ltd Lahore
Meeting Proceedings:	<p>Meeting started with recitation of Holy Quran. The Commissioner, Faisalabad welcomed the participants and gave a brief overview on the updated progress of Faisalabad Master Plan (2021-2041). He asked Dr. Rafey A. Siddiqui, Executive Director, Osmani & Company (Pvt.) Ltd., to present the draft Master Plan before the Hon'ble Parliamentarians.</p> <p>Dr. Rafey A. Siddiqui started the presentation with definition of Master Plan, then he called out objectives as well as vision of proposed Master Plan. After sharing the nitty-gritty of the proposed Master Plan, he elaborated the Land Use distribution proposed in the Master Plan. He added that three sessions were held with Dr. Salman Shah, Special Advisor to Chief Minister Punjab on Economic Affairs and Planning & Development who directed to create an additional industrial area in the south to balance out industrial activity in the city and improve</p>

connectivity with the south. In compliance thereof, a chunk of land comprising of 7000 acres along M4 near Faisalabad airport was earmarked for future industrial growth. Furthermore, a vast area for residential need of the industrial workers has created adjacent to proposed industrial area. He informed that the urban area of Faisalabad has been increased from 290 sq. km to 704 sq. km in the proposed Master Plan. Questions were put by the participants on the logic behind boundaries of Master Plan at various points. Mr. Faiz Ullah Kamoka, MNA and Ch. Ali Akhtar, MPA asked to explain extension of boundaries near Chak Nos. 216/RB & Rerana village its squeezing near Chak No. 242, 243 & 247/RB, near Citi Housing scheme. It was explained by the consultants that FDA has issued NOCs to many private housing schemes in the area and some of them have made certain development on spot, therefore, area has been extended to accommodate these schemes within the proposed residential area of Master Plan. The Director General, FDA was asked to visit site and report on the status of approved, unapproved and illegal schemes in the area to rationalize the boundary at these points.

The Hon'ble Parliamentarians gave their valuable input on the proposed Master Plan and asked to incorporate following points/changes in this proposal for the betterment of Faisalabad:

1. All the Parliamentarians unanimously and unequivocally directed to relocate Industrial area proposed in the southern side along the M4 which is fertile and valuable land to the vicinity of Satayana Road including Chak Nos. 33, 37, 38, 40, 70, 77 & 89/JB which is relatively barren and saline area in close proximity of M3.
2. Proposed Dry Port at Abbaspur should be deleted and new Dry Port should be proposed inside industrial area near Satayana road.
3. After deletion of proposed industrial and residential area in the south, Master Plan boundary should run along bypass and touch M4.
4. Keeping in view the expected increase in population upto 6-million in 2041, it was proposed to reserve state land for Graveyards at suitable places for Muslims as well as minorities, according to their concentration of population.
5. To avoid entry of traffic in the City, Truck Stands were proposed at entry points in the City along major roads like Jhang Road, Sargodha Road, Sammundri Road, Jaranwala Road and Satayana Road.
6. Likewise, Bus Terminals were also proposed along major roads on entry points of the City.
7. In the draft Master Plan only one land fill site was proposed near Chak No. 216/RB. It was decided to propose at least four land fill sites on all the directions of City at the out skirts preferably on state land.
8. It was directed to show zoning plan area calculation in three columns like existing, planned and total area.
9. Director General, FDA was asked to check status of private housing schemes near Narwala Road and their location vis-à-vis Master Plan.

The Hon'ble Parliamentarians unanimously recommended to present draft Master Plan before Technical Scrutiny Committee under the Chairmanship of Secretary, HUD&PHE Department, Lahore then to Governing Body of FDA for final approval.

The meeting ended with the vote of thanks.

(-Sd-)
Director Town Planning-I/
Focal Person FMP Committee
Faisalabad Dev Authority,
Faisalabad

No. & Date Even.

Copy is forwarded to the following for information:

1. Dr. Salman Shah, Special Advisor to Chief Minister Punjab on Economic Affairs and Planning & Development
2. The Secretary, HUD&PHED, Govt. of the Punjab, Lahore
3. The Commissioner Faisalabad Division, Faisalabad
4. The Deputy Commissioner, Faisalabad
5. Director General, FDA, Faisalabad
6. All participants of the meeting.
7. General Manager, M/s Osmani & Co. Pvt. Ltd. Lahore
8. Office order file.

15) MINUTES OF MEETING HELD ON 15TH AUGUST 2022

MINUTES OF MEETING										
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years									
Meeting Date:	15 th August 2022									
Meeting Venue:	Committee room of FDA, Faisalabad									
Meeting Agenda:	Presentation to the DG, FDA									
Presided by:	The Director General FDA, Faisalabad									
Attended by:	1) Mr. Dr. Zahid Ikram, DG, FDA 2) Mrs. Asma Mohsin, Director (TP-I), FDA 3) Mr. Raheel Zafar, Director (TP-II), FDA 4) Mr. Ahmed Ebraheem, Deputy Director (TP-II), FDA 5) Mrs. Iqra Murtaza, Deputy Director (GIS), FDA 6) Mr. M. Abdullah, Deputy Director (GIS), FDA 7) Dr. Mansoor A. Hashmi, Executive Director, Osmani & Co. (Pvt.) Ltd 8) Mr. Ayub Tariq, Senior Urban Planner, Osmani & Co. (Pvt.) Ltd 9) Miss. Arhamah Nasir, Urban Planner, Osmani & Co. (Pvt.) Ltd									
Meeting Proceedings:										
<p>Meeting started with the recitation of Holy Quran. The Director General, FDA welcomed the participants and asked Mr. Ayub Tariq, Senior Urban Planner from Osmani & Co. (Pvt.) Ltd Lahore to update/apprise about the decision taking in meeting held on 22.06.2022 under the chairmanship of secretary Housing, Urban Development and Public Health Engineering, Lahore.</p> <p>Mr. Ayub Tariq, Senior Urban Planner from Osmani & Co. (Pvt.) Ltd Lahore briefed the Director General about progress of Draft Faisalabad Master Plan.</p> <p>The chair directed to consider the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sr. No.</th> <th style="width: 60%;">Decision</th> <th style="width: 30%;">Action</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Direction/ Decisions taken in the previous meeting dated 22.06.2022 must be followed in letter & spirit.</td> <td>Osmani & Co. (Pvt.) Ltd till 31.08.2022</td> </tr> <tr> <td>2.</td> <td>Consultant shall submit plans as required in definition of master plan Land use (Classification, reclassification and redevelopment) rules, 2021 which includes Structure Plan, Peri Urban Plan, Outline Development Plan, Spatial Plan and Metropolitan Plan.</td> <td>Osmani & Co. (Pvt.) Ltd till 31.08.2022</td> </tr> </tbody> </table> <p>The chair directed the consultant to wind up the assignment by addressing all the directions issued time to time coupled with above and submit a report on 31.08.2022.</p> <p>The meeting ended with a vote of thanks to the chair.</p> <p style="text-align: right;">(-Sd-) Director Town Planning-I/ Focal Person FMP Committee Faisalabad Dev. Authority, FSD</p>		Sr. No.	Decision	Action	1.	Direction/ Decisions taken in the previous meeting dated 22.06.2022 must be followed in letter & spirit.	Osmani & Co. (Pvt.) Ltd till 31.08.2022	2.	Consultant shall submit plans as required in definition of master plan Land use (Classification, reclassification and redevelopment) rules, 2021 which includes Structure Plan, Peri Urban Plan, Outline Development Plan, Spatial Plan and Metropolitan Plan.	Osmani & Co. (Pvt.) Ltd till 31.08.2022
Sr. No.	Decision	Action								
1.	Direction/ Decisions taken in the previous meeting dated 22.06.2022 must be followed in letter & spirit.	Osmani & Co. (Pvt.) Ltd till 31.08.2022								
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No. & Date Even. Copy is forwarded to following for information:										

1. The Secretary, HUD & PHED, Government of the Punjab, Lahore.
2. The Commissioner Faisalabad Division, Faisalabad.
3. The Director General, FDA, Faisalabad.
4. The Chief Engineer FDA, Faisalabad.
5. General Manager, M/S Osmani & Co. Pvt. Ltd. Lahore.
6. All Committee Members
7. Office file.

16) MINUTES OF MEETING HELD ON 24TH AUGUST 2022

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	24 th August 2022
Meeting Venue:	Conference Room, HUD & PHE Office, Lahore.
Meeting Agenda:	Briefing on the Faisalabad Master Plan to the Minister for Housing, Urban Development & Public Health Engineering
Presided by:	Mr. Aslam Iqbal, Minister for Housing, Govt. of Punjab
Attended by:	<ol style="list-style-type: none"> 1. Mr. Aslam Iqbal, Minister of Housing 2. Mr. Muhammad Zahid Ikram, Director General FDA, Faisalabad 3. Mr. Mehar Ayub, Chief Engineer FDA, Faisalabad 4. Mrs. Asma Mohsin Director (TP-I) FDA, Faisalabad 5. Mr. Raheel Zafar, Director (TP-II), FDA, Faisalabad 6. Mr. Farhan Siddiqui, AD (TP-I), FDA 7. Mr. Abdullah Noor, Dy. Director (GIS), FDA 8. Lt. Col. Ayub Jafri (Retd), Senior GM Punjab, OCL 9. Ms. Arhamah Nasir, Urban Planner, OCL 10. Ms. Erum Naz, Urban Planner, OCL
Meeting Proceedings:	
<p>Meeting held at 11:45 A.M in the Conference room of HUD & PHE, Lahore. The OCL team briefly explains the Master Plan of Faisalabad and chronology of events of the Master planning process. Following are the major points that were discussed:</p> <ol style="list-style-type: none"> 1. The consultant will present the Master Plan along with Metropolitan plan and spatial plan to FDA in the next meeting to be held on 31st August, 2022. 2. Legends and colour coding of plan may be improved e.g. change the colour of the agriculture area in the surrounding of the proposed plan to green for clear understanding. 3. The built-up area of Faisalabad city (2017) and the proposed area should be shown in comparison to differentiate the built-up area from the existing (2017) to the proposed area in the next presentation. 4. Vertical development should be highlighted in the proposed area. 5. Honorable Minister for Housing UD&PHE emphasize that the Master Plan boundary be shown with reference to Khasra plan and Master Plan boundary should follow the Khasra plan boundary. To this point Director General FDA clarified that Master Plan boundary may not be based on the Khasra plan as data/information is not available in digitized form. Therefore, there was consensus to use Mouza boundary in the proposed Master Plan. Moreover, DG FDA added that the Dijkot boundary be only shown and Dijkot notified area may not be highlight in the plan to avoid any confusion. 6. Honorable Minister for Housing UD&PHE directed FDA and the OCL team to finalize the Master Plan at the earliest and he further desired that the Secretary HUD&PHED may arrange another meeting on the Master Plan of Faisalabad within 2-3 days via zoom link. 	
Meeting ended with a vote of thanks.	

17) MINUTES OF MEETING HELD ON 28TH OCTOBER 2022

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	28 th October 2022
Meeting Venue:	Committee Room of the Commissioner Office, Faisalabad
Meeting Agenda:	Presentation to Scrutiny Committee
Presided by:	Mr. Shahid Niaz, Commissioner, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. M. Shahid Niaz, Commissioner, Faisalabad 2. Mr. Hamid Imran Sheikh, Deputy Commissioner, Faisalabad 3. Dr. Muhammad Zahid Ikram, Director General, FDA 4. Dr. Naveed Iftikhar, Director Dev. & Finance, Faisalabad 5. Mr. Abdul Sattar Khan, Rep: Secretary HUD & PHED, Lahore 6. Mr. Abid Hussain, Additional Director General, FDA 7. Mr. Jabbar Anwar, Managing Director, WASA, Faisalabad 8. Mr. Ali Imran, MO Planning, Rep: Chief Corporation Officer, MCF, Faisalabad 9. Mrs. Asma Mohsin, Director Town Planning-I, FDA 10. Mr. Raheel Zafar, Director Town Planning-II, FDA 11. Mr. Umair Asghar, Deputy Director TEPA, FDA 12. Dr. Rafey Ahmad Siddiqui, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 13. Mr. Ayub Tariq, Senior Urban Planner, Osmani & Co. (Pvt.) Ltd. Lahore
Meeting Proceedings:	
<ol style="list-style-type: none"> 1. The meeting of scrutiny committee notified through Gazette Notification under clause 08 of Faisalabad Master Plan Regulations 2022, was held on 28/10/2022 at 11:00 AM in the committee room of Commissioner Office Faisalabad Division Faisalabad to discuss the proposed Draft of Faisalabad Master Plan 2021-2041. 2. Meeting was started with the recitation of verses from Holy Quran. In the opening remarks the Chair welcomed all the participants and apprised about the importance of FDA Master Plan for the future dimensions of the City Faisalabad. Then the Chair asked DG FDA to brief the participants about proposals of Master Plan and key points under taken in the formulation of Draft of the Master Plan. The Director General briefed the participants about the history of Faisalabad Master Plan, stating that currently Faisalabad Peri Urban Structure Plan (FPUSP) 2015-2035 is the only approved plan notified by District Government on 25/04/2015 duly recommended by the District Planning & Design Committee in its meeting held on 15/04/2015. Initially working on Faisalabad Master Plan was started by the City District Govt. Faisalabad and in year 2016, it was entrusted to FDA as provided in "Punjab Development of Cities Act. 1976". After fulfillment of codal formalities, project of Faisalabad Master Plan was awarded to M/s. Osmani & Company (Pvt.) Ltd. dated 27/01/2017 with cost of Rs.39,999,120/-. 3. The Consultant firm after conducting various studies, surveys, analysis and consultative meetings with stake holders, submitted proposed Draft of Master Plan. As per Clause 05(d) 	

of Faisalabad Master Plan Regulations 2022, Draft of Faisalabad Master Plan is to be placed before the Scrutiny Committee Constituted under clause 08 of Faisalabad Master Plan Regulations 2022. After the scrutiny by committee the proposed Draft of Master Plan will be forwarded to authority i.e. BOG for the final approval. The DG FDA then asked the consultant to brief the committee about draft of Faisalabad Master Plan 2021-2041.

4. Dr. Rafey Ahmad Siddiqui & Mr. Ayub Tariq briefed about vision, objectives and evolution / revisions of plans prepared by them.
 - i. Dr. Rafey Ahmad Siddiqui explained that 1st option of Draft Master Plan was formulated and was published in print media to obtain objections/grievances of the general public and was also presented to various stakeholders such as parliamentarians, Faisalabad Chamber of Commerce & Industries, general public and officers of various departments including Local Government, DC Office and Commissioner Office.
 - ii. Upon receiving the objections and suggestions, the Consultants then prepared Option 02 of the Draft Master Plan.
 - iii. Since FPUSP 2015-2035 has been approved by Government; many objections were raised by stakeholders with regard to areas approved for residential, commercial development in the Peri Urban Plan and proposed to be converted into Agriculture Zone in Draft Master Plan. They criticized downgrading of land uses proposed in FPUSP. Therefore, keeping in view the proposals and objections a 3rd Option was prepared by the Consultants in which Consultants overlaid the proposals of Draft Master Plan on FPUSP 2015-2035.
 - iv. Later on, during a meeting with Dr. Salman Shah Advisor to the then Chief Minister of Punjab, main focus was given to the Option 02 of Draft Master Plan. The Advisor to CM directed to provide Industrial area on the southern side of the City Faisalabad in order to maintain balance in the industrial needs and emphasized to provide land equivalent to the land of FIEDMAC near M4 Motorway. This resulted in 4th Option of Master Plan.
 - v. After that Draft Master Plan was briefed to Parliamentarians in meeting held on 18/02/2022 in which they proposed to relocate the industrial zone along Satayana Road because of infertile and water-logged land there. In this way, Option No 05 of Draft Master Plan was prepared. The Chair enquired about the Master Plan of Faisalabad prepared in 1994. It was explained that Master Plan of Faisalabad 1994 was not approved by the Government and currently FPUSP 2015-2035 duly approved by District Government is in vogue. After the briefing by the Consultant, the Chair invited views/suggestions from the participants.
5. The Deputy Secretary (Housing), HUD & PHED, Lahore stated that proposed land use zoning should be based on sound calculations and comprehensive study of existing population, historical growth rate, population density and demand for residential, commercial and industrial areas. The Consultants stated that they have conducted these analyses and based upon the primary and secondary data and analysis, different land uses and their requirements for next 20 years have been proposed. He further explained that Faisalabad Master Plan is being prepared after analysis of the existing population, future requirements, and trends of growth of residential, commercial, industrial and other land uses.
6. The Chair stated that Master Plan should discourage urban sprawl and reduce conversion of agriculture area of Faisalabad. The DG FDA also supported the points raised by the Chair and stated that it is necessary to fix a planning boundary for future development of next 20 years which will result in minimizing the conversion of agriculture land.

7. The Chief Engineer FDA and technical team of FDA including Director Town Planning-I and II raised certain observations which need to be addressed in order to make the plan realistic with ground realities. He stated that Consultants have mostly proposed the residential area along existing built up area of Faisalabad wherein land values are already very high and a small chunk of land for residential development have been proposed in the outskirts of Faisalabad. This will lead towards hike of land value and affordable housing will not be available to the general public. Further it was clarified that FDA has granted approval to many housing societies in accordance with Faisalabad Peri Urban Structure Plan but in the Draft Master Plan of Faisalabad, consultants have downgraded the land uses and proposed conversion of residential zone in agriculture zone such as along Motorway M4 wherein the development has already taken place. Similarly, residential area along Deputy Wala Interchange should also be proposed to cater for low income housing for industrial workers proposed therein. Downgrading of land uses and curtailing of boundary shall encourage illegal and haphazard development of housing societies.
8. The DG FDA pointed that since FPUSP has been approved by District Government and FDA has been implementing FPUSP for last 07 years. So it will create problems for FDA in implementing the Master Plan as a result of downgrading of land uses is approved. Moreover, as per definition of Master Plan in Punjab Development Authorities Land Use (Classification, Reclassification, redevelopment Zone) Rules 2021, Peri Urban Plan is an integral part of it. The Deputy Commissioner Faisalabad also supported the fact that Plan should not be rigid and curtail the boundary. It will create problems for affordable housing and low-income housing will not be possible. It is necessary to provide adequate land for future development considering the needs, requirement and trends of population growth. Dr. Rafey Ahmad Siddiqui also acknowledged the concerns raised by FDA and DC Faisalabad. He further stated that land use classification of various zones proposed in FPUSP shall remain intact and all possible measures shall be taken to avoid downgrading of the land uses proposed in FPUSP 2015-2035.
9. MD WASA apprised that the WASA with the help of Japan International Cooperation Agency (JICA) has prepared WASA Master Plan and the same has been shared with Consultants to incorporate in proposed Master Plan. He further stated that land uses such as truck stands and other may be proposed keeping in view the ultimate drainage point.
10. The Deputy Commissioner Faisalabad stated that comprehensive analyses of every land use proposed in Draft Master Plan should be given by the Consultants with solid justification of land, location, area etc. proposed for every land use such as residential, commercial, industrial, graveyard, parks & open spaces etc. This will help to evaluate the proposals on the basis of solid justifications. He also stated that FIEDMAC has proposed a boundary in which no residential development is allowed by FIEDMAC and suggested the Consultants to reconfirm it and propose land use proposals accordingly.
11. The Commissioner Faisalabad agreed with the points raised by participants and he concluded the discussion with the direction that Consultants shall take into consideration the provisions of FPUSP 2015-2035 and realign the proposals of Master Plan in accordance with FPUSP 2015-2035. He further suggested that suitable criteria for proposing every land

use must be developed in order to take a well-informed decision about land use proposals of Master Plan. The Chair also directed the consultant to resubmit proposed draft in next meeting scheduled to be held on 02/11/2022 and also directed to provide presentation at least one day earlier for study of the participants.

The meeting ended with a vote of thanks to all from the Chair.

(-Sd-)

ADDITIONAL DIRECTOR GENERAL
FAISALABAD DEV: AUTHORITY
FAISALABAD

No.& date Even

Copy is forwarded to following for information:

1. All members of Scrutiny Committee
2. The General Manager, M/s Osmani & Co. Pvt. Ltd. Lahore.
3. Office file.

18) MINUTES OF MEETING HELD ON 2ND NOVEMBER 2022

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	2 nd November 2022
Meeting Venue:	Committee Room of the Commissioner Office, Faisalabad
Meeting Agenda:	Presentation to Scrutiny Committee
Presided by:	Mr. Shahid Niaz, Commissioner, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. M. Shahid Niaz, Commissioner, Faisalabad 2. Mr. Hamid Imran Sheikh, Deputy commissioner, Faisalabad 3. Dr. Muhammad Zahid Ikram, Director General, FDA 4. Dr. Naveed Iftikhar, Director Dev. & Finance, Faisalabad 5. Mr. Abdul Sattar Khan, Rep: Secretary HUD & PHED, Lahore 6. Mr. Abid Hussain, Additional Director General, FDA 7. Mrs. Firdos Rahna, MPA, Member BOG 8. Mr. Muhammad Rafi, Deputy Director, WASA, Faisalabad 9. Mr. Ali Imran, MO Planning, Rep: Chief Corporation Officer, MCF, Faisalabad 10. Mrs. Asma Mohsin, Director Town Planning-I, FDA 11. Mr. Raheel Zafar, Director Town Planning-II, FDA 12. Mr. Umair Asghar, Deputy Director TEPA, FDA 13. Dr. Rafey Ahmad Siddiqui, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 14. Mr. Ayub Tariq, Senior Urban Planner, Osmani & Co. (Pvt.) Ltd. Lahore
Meeting Proceedings:	
<ol style="list-style-type: none"> 1. 2nd The meeting of scrutiny committee notified through Gazette Notification under clause 08 of Faisalabad Master Plan Regulation 2022, was held on 02/11/2022 at 02:00 PM in the committee room of Commissioner Office Faisalabad Division to discuss the proposed Draft of Faisalabad Master Plan 2021-2041. 2. Meeting started with the recitation of verses from Holy Quran. In the opening remarks the Chair welcomed all the participants. The Chair asked Director General FDA to brief the participants about decisions taken in last meeting held on 28/10/2022. The DG FDA briefed that in last meeting the consultant was asked to take into consideration the provisions of Faisalabad Peri Urban Structure Plan (FPUSP) 2015-2035 and re-align the proposal of Master Plan in accordance with FPUSP 2015-2035 to take a well-informed decision about land use proposals of Master Plan. The DG FDA added that as per definition of Master Plan in Punjab Development Authorities Land Use (Classification, Reclassification and redevelopment Zone) Rules 2021, Peri Urban Structure Plan is an integral part of it. 3. The Chair asked Consultant to brief about the implementation of decision taken in last meeting. Mr. Ayub Tariq, Senior Urban Planner, M/s Osmani & Co. (Pvt.) Ltd., presented updated land use plan prepared in accordance with the directions. <ol style="list-style-type: none"> a. Warehousing zone proposed in FPUSP near Deputy Wala Interchange has been kept intact. b. All zones of FPUSP 2015-35 have been incorporated in Draft Faisalabad Master Plan 2021-2041 except Cropland Zone. 	

- c. Contagious Existing Built-up area such as area proposed for residential use Faisalabad which was previously excluded has now been included in Master Plan boundary as residential land use and also proposed residential area for future expansion.
- d. Town park and Lake provided in FPUSP 2015-2035 is converted into Open spaces and recreational zone as provided in clause 6(e) of FDA Master Plan Regulations 2022.
- e. Mixed use Business and Commercial zone have been merged into Residential Zone because housing scheme rules also cater for the requirement of commercial area.
4. Dr. Naveed Iftikhar, Director Dev. & Fin stated that some amendments FPUSP 2015-2035 were approved by Cabinet in 2018 and whether the Faisalabad Master Plan is also catering the amended Peri Urban Structure Plan or the Plan without amendments? Chief Engineer responded that amended plan is being considered. He further enquired about the land use status of vacant land mentioned in land use distribution of existing built-up area of Faisalabad. The consultant replied that this is non-utilized land lying vacant around existing built up area.
5. The Chair enquired about the instructions passed by Secretary HUD & PHED Lahore during meeting held on 22/06/2022 regarding consideration of Revenue Estate Boundaries as boundary of Master Plan boundary except at few places where addition of complete chak was not feasible, in these cases physical features were considered. So, the chair directed and stressed that Master Plan boundary should primarily be based upon Revenue Estate Boundaries and he further directed to consider geographical/physical features such as canal, distributary, railway line, existing revenue roads in those cases where it is not feasible to incorporate complete Revenue Estate Boundary. It is necessary in order to avoid discretion and confusion regarding land uses zone with respect to Master Plan.
6. The consultant stated that while realigning the master plan along Peri Urban Plan, huge chunk of Crop Land has been provided which can be converted under 1st Amendment of FPUSP 2015-2035. It was decided that area outside the Master Plan Boundary/ Peri Urban Boundary shall be declared as Agriculture Area.
7. ADG FDA/Secretary Scrutiny Committee asked the consultant that FDA Master Plan Regulations, 2022 must be followed while preparing draft for approval of BOG as required under clause 5(b) or ibid regulations.
8. Dr. Rafey, Consultant assured that firm will submit draft of Faisalabad Master Plan in accordance with Master Plan Regulations, after incorporating changes and calculations as guided by the Scrutiny Committee for consideration by the BOG FDA.
9. The chair advised that Master plans should provide short term, medium-and long-term plans/projects over the 20 years plan period. The chair enquired that whether these plans have been provided by the Consultant have already identified requisite plans.
10. All the participants unanimously approved the proposed draft of Faisalabad Master Plan presented before the Scrutiny Committee along with aforementioned changes for further consideration by BoG, FDA as required in FDA Master Plan Regulations,2022.
The meeting ended with vote of thanks to all from the chair.
Meeting ended with a vote of thanks.

(-Sd-)

ADDITIONAL DIRECTOR GENERAL
FAISALABAD DEV: AUTHORITY
FAISALABAD

No. & date Even

Copy is forwarded to following for information:

1. All members of Scrutiny Committee
2. The General Manager, M/s Osmani & Co. (Pvt.) Ltd. Lahore.
3. Office file.

19) MINUTES OF MEETING HELD ON 11TH NOVEMBER 2022

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	11 th November 2022
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Presentation to Board of Governors
Presided by:	Mian Waris Aziz , Chairman FDA, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Mian Waris Aziz, Chairman FDA, Faisalabad 2. Mr. Kaleemullah Kamoka, Vice Chairman FDA, Faisalabad 3. Dr. Muhammad Zahid Ikram, Director General, FDA 4. Mr. Adil Parvez Gujjar, MPA, Faisalabad 5. Mr. Abid Hussain, Additional Director General, FDA 6. Mrs. Firdos Rahna, MPA, Member BOG 7. Mr. Sh. Shahid Javaid, Vice Chairman, WASA, Faisalabad 8. Mrs. Asma Mohsin, Director Town Planning-I, FDA 9. Mr. Raheel Zafar, Director Town Planning-II, FDA 10. Mr. Umair Asghar, Deputy Director TEPA, FDA 11. Dr. Rafey Ahmad Siddiqui, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 12. Col. Ayub Jafferri, Executive Director M/s Osmani & Co. (Pvt.) Ltd. Lahore 13. Mr. Ayub Tariq, Senior Urban Planner, Osmani & Co. (Pvt.) Ltd. Lahore 14. Mr. Bilal Tariq, GIS Expert, M/s Osmani & Co. (Pvt.) Ltd Lahore
Meeting Proceedings:	
<p>Meeting started with recitation of Holy Quran. The OCL team briefly explains the Master Plan of Faisalabad and chronology of events of the Master planning process.</p> <p>Director General, FDA informed the House that a meeting/ briefing session on the Faisalabad Master plan was arranged with all the Parliamentarians of Faisalabad in the Commissioner Office on 18.02.2022 in which certain changes were proposed in the draft Master Plan approved by Dr. Salman Shah, Special Advisor to Chief Minister Punjab on Economic Affairs and Planning and Development and the same have again been shared with him for his approval. After the finalization of these proposals and the meeting of the Scrutiny Committee, the final draft will again be placed before the House for final approval.</p> <p>All the participants unanimously approved the proposed draft of Faisalabad Master Plan presented before the Scrutiny Committee along with aforementioned changes for further consideration by BoG.</p> <p>After briefing the final option which has been proposed after scrutiny committee directions BOG have approved Revision 5.</p> <p>Meeting ended with a vote of thanks.</p>	

20) MINUTES OF MEETING HELD ON 21ST DECEMBER 2023

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	21 st December 2023
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Presentation to Board of Governors
Presided by:	Mian Waris Aziz , Chairman FDA, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Mian Waris Aziz, Chairman FDA, Faisalabad 2. Dr. Muhammad Zahid Ikram, Director General, FDA 3. Mr. Jabbar Anwar Chaudhary, Managing Director WASA, Faisalabad 4. Mr. Aftab Ahmad, Director (Local Government),/ Rep. of Commissioner, Faisalabad 5. Mr. Ihsan Ullah Qamar, ADLG (City), Faisalabad/ Rep. of LG&CD, Lahore 6. Mr. Ali Imran, Metropolitan Officer (Planning), Faisalabad/ Rep. of Municipal Corporation, Faisalabad. <p>The following FDA & WASA officers attended the meeting:-</p> <ol style="list-style-type: none"> 1. Mr. Abid Hussain, Additional Director General, FDA 2. Mr. Mehar Ayub, Chief Engineer, FDA 3. Mrs. Asma Mohsin, Director (TP-I), FDA 4. Mr. Junaid Hassan Khan, Director (EM-II), FDA 5. Mr. Suhail Maqsood, Director (EM-I), FDA 6. Mr. Shoaib Rasheed, Director (Admn), WASA 7. Mr. Shahid Ali Pasha, Deputy Director (Admn), FDA
Meeting Proceedings:	
<p>The meeting started with recitation of verses from Holy Quran. The Director General, FDA/Secretary with the permission of the chair presented the agenda item of 2nd session of 119th meeting of Governing Body FDA before the House:-</p> <p><u>ITEM NO.1:</u></p> <p style="text-align: center;"><u>IMPLEMENTATION REPORT OF 115TH, 116TH, 117TH & 118TH MEETINGS OF THE GOVERNING BODY OF FDA HELD ON 20.01.2022, 26.02.2022, 16.03.2022 & 11.11.2022.</u></p> <p>Minutes of 118th meeting of Governing Body FDA held on 11.11.2022 were already discussed and confirmed in first session of 119th meeting of Governing Body of FDA held 17.12.2022. However, the House unanimously decided to examine the minutes of 115th, 116th & 117th BOG meetings and its implementation status under rule/policy to discuss in the next BOG meeting.</p> <p><u>ITEM NO.2:</u></p> <p style="text-align: center;"><u>APPROVAL OF DRAFT FAISALABAD MASTER PLAN (2021-2041) UNDER CLAUSE 05(e) OF FDA MASTER PLAN REGULATIONS, 2022.</u></p> <p>The Director General, FDA briefed that the 2nd session of 119th BOG meeting has been called to discuss the amended draft of Faisalabad Master Plan on the request of some members of BOG. All the changes/amendments proposed in the 1st session held on 17.12.2022 have been incorporated in the draft Master Plan by the consultant, which is placed before the BOG for consideration.</p>	

The Chairman, FDA expressed his views about the agenda and pointed out that most of members of BOG have not attended the meeting. Hence, it would be appropriate if the discussion on draft Master Plan be adjourned till next meeting of BOG.

The House unanimously decided that working paper of agenda Item No. 2 will be placed again before the house in next meeting of BOG, FDA for consideration and approval.

The meeting ended with a vote of thanks to all from the Chair.

(-Sd-)

(MIAN WARIS AZIZ)
MPA PP-113/ CHAIRMAN
GOVERNING BODY FDA,
FAISALABAD

Meeting ended with a vote of thanks.

21) MINUTES OF MEETING HELD ON 27TH DECEMBER 2023

MINUTES OF MEETING	
Project Name:	Master Plan for Faisalabad (2021-2041) including Strategic Plan for Five Years
Meeting Date:	27 th December 2023
Meeting Venue:	Committee room, FDA Faisalabad.
Meeting Agenda:	Presentation to Board of Governors
Presided by:	Mian Waris Aziz , Chairman FDA, Faisalabad
Attended by:	<ol style="list-style-type: none"> 1. Mr. Mian Waris Aziz, Chairman FDA, Faisalabad 2. Mrs. Firdous Rahna, MPA/Vice Chairperson, FDA, Faisalabad 3. Dr. Muhammad Zahid Ikram, Director General, FDA, Faisalabad 4. Mr. Jabbar Anwar Chaudhry, Managing Director WASA, Faisalabad 5. Mrs. Nadia Fatima, Deputy Secretary (LG), Faisalabad/ Rep. of Commissioner, Faisalabad. 6. Mr. Rana Tahir Mehmood, Deputy Director (Development), Faisalabad/ Rep. Deputy Commissioner, Faisalabad 7. Mr. Tariq Javed, Director PHATA, Faisalabad/ Rep. of Finance Department, Lahore 8. Mr. Shahzad Nasir, Deputy District Accounts Officer, Faisalabad/ Rep. of Finance Department, Lahore 9. Mr. Ihsan Ullah Qamar, ADLG (City), Faisalabad/ Rep. of LG & CD, Lahore 10. Mr. Ali Imran, Metropolitan Officer (Planning), Faisalabad/ Rep. of Municipal Corporation, Faisalabad <p>The following Officers of FDA attended the meeting:-</p> <ol style="list-style-type: none"> 1. Mr. Abid Hussain, Additional Director General, FDA 2. Mr. Mehar Ayub, Chief Engineer, FDA 3. Mrs. Asma Mohsin, Director (TP-I), FDA 4. Mr. Junaid Hassan Khan, Director (EM-II), FDA 5. Mr. Raheel Zafar, Director (TP-II), FDA 6. Mr. Shoaib Rasheed, Director (Admn), WASA 7. Mr. Shahid Ali Pasha, Deputy Director (Admn), FDA
Meeting Proceedings:	
<p>The meeting started with recitation of verses from Holy Quran. The Director General, FDA/Secretary with the permission of the chair presented the agenda item of 120th meeting of Governing Body FDA before the House:-</p> <p><u>ITEM NO.1:</u></p> <p style="text-align: center;"><u>IMPLEMENTATION REPORT OF 115TH, 116TH, 117TH & 119TH MEETINGS OF THE GOVERNING BODY OF FDA HELD ON 20.01.2022, 26.02.2022, 16.03.2022 & 11.11.2022.</u></p> <p><u>DECISION:</u></p> <p>The House unanimously decided to examine the minutes of 115th, 116th & 117th BOG meetings, Compliance reports in the next BOG meeting. However, the House unanimously confirmed the minutes of 119th meeting of BOG FDA held on 17.12.2022 and 2nd Session held on 21.12.2022 and its implementation reports.</p> <p><u>ITEM NO.2:</u></p>	

APPROVAL OF DRAFT FAISALABAD MASTER PLAN (2021-2041) UNDER CLAUSE 05(e) OF FDA MASTER PLAN REGULATIONS, 2022.

The Director General briefed the house that preparation of Faisalabad Master Plan was awarded to M/s. Osmani & Company (Pvt.) Ltd. The firm collected, examined and analyzed the data regarding different sectors of the Master Plan, e.g. Housing, Land Use, Health, Education, Solid Waste Management, Parks & Open Spaces, Environment, Agriculture Economics, Industry, and Traffic & Transportation Sectors etc. The draft reports / proposals prepared by the firm were accordingly reviewed by this office. Consultations with stake holders were made as per requirements. The draft, sectoral reports as prepared by the consultant were forwarded to all the allied departments of relevant sectors, and then meetings were conducted to get their feedback.

Moreover, consultative sessions were held with Parliamentarians and Public Representatives of Faisalabad, Members of Board of Governors. Draft Master Plan was shared with all external stakeholders including Chamber of Commerce, Developers, Realtors, Traders and general public.

Basing upon different meetings with stakeholders, the Consultant firm submitted proposed draft of Master Plan to FDA. As required under Rule 05(d) of Faisalabad Master Plan Regulations 2022, the Draft Master Plan was forwarded to Scrutiny Committee constituted under Rule 08 of FDA Master Plan Regulations 2022. The Scrutiny Committee in its meeting held on 28.10.2022 and 02.11.2022 referred the draft of Faisalabad Master Plan with some observation/changes for approval of the BOG. However, some Parliamentarians during the meeting of DCC held on 19.11.2022 again requested the Chairman BOG for convening a briefing session on Master Plan for the Parliamentarians. Accordingly meeting with Parliamentarians was arranged for 26.11.2022, but it was postponed on the request of Parliamentarians. Again, briefing session for Parliamentarians was scheduled for 08-12-2022, however the meeting was rescheduled and held on 14.12.2022 in the Committee Room of FDA wherein different proposals were discussed and recommended for consideration before BOG. The DG FDA further briefed that the parliamentarians who could not attend the meeting due to any reason, were intimated to communicate their observations / suggestions (if any) to the Chairman BOG, FDA on or before 16.12.2022.

The Director General, FDA further briefed that in the previous meeting of BoG held on 17.12.2022 some proposals of the Parliamentarians / Members of BoG were discussed in detail and decisions were taken accordingly. The House unanimously decided that all the proposed / agreed suggestions may be incorporated in the Faisalabad Master Plan and the same will be placed before BOG after incorporation of changes / amendments. It was also decided that no further changes / amendments shall be made in the proposed draft and same will be placed in BOG for endorsement and final approval.

The Chair then asked the Consultant to present the updated Master Plan after implementation of the decisions taken in last meeting one by one for getting endorsement of the House for final approval. The Consultant Mr. Ayub Tariq from M/s. Osmani & Co. briefed about confirmation the incorporation of the following proposals.

Proposals	Confirmation of the Consultant
It was proposed by Mr. Ali Afzal Sahi MPA, PP-97 through his representative Mr. Junaid Afzal Sahi that Mixed Use Business & Commercial Zone falling in Chak No. 155 RB, 162 RB, 163 RB, along	Commercial Zone and Residential Zone have been provided in Chak No. 155 RB, 162 RB, 163 RB, 189-RB along eastern side of Expressway.

eastern side of Expressway and High Density Residential falling in Chak No. 162 RB and 163 RB along Eastern side of Expressway may be kept intact as given in Faisalabad Peri-Urban Structure Plan 2015-35 (FPUSP).	
The Special Development Zone falling in Chak No. 158-RB, 160- RB,159-RB between M-3 Industrial estate and Faisalabad to Sangla-Jhumra road may be divided into Special Development Zone and Manufacturing zone as had been mentioned in FPUSP 2015-35.	Special Development Zone re-designated as Special Development and Small / Medium Enterprises zone.
Re-align the Commercial Zone provided in 145-RB in a regular shape / block.	The commercial area provided in Chak No.145-RB has been re-shaped in the form of compact block.
Inclusion of 644 Acres remaining area of Chak No.110-JB and 115-JB near Deputy Wala Interchange in proposed residential zone that was earlier marked as Agriculture. As per principle decision of Scrutiny Committee that entire Chak boundary should be included and as it is rightly pointed out that some portion of these chaks has been kept out of residential zone mistakenly shown as agriculture zone. This anomaly must be rectified.	Remaining area (644 Acres) of Chak No.110-JB and 115-JB has been included in residential zone.
Mr. Javed Sharif (Member BOG) pointed that one side of Chak No. 59-JB divided by Narrwala Road has been designated as Hotel & Tourism and the other side as Residential which is discrimination for the people of same area with same physical features.	Hotel & Tourism re-designated as Hotel / Tourism and Residential zone. Area reserved for Business & Technology Park adjacent to Hotel & Tourism Zone has been added into Hotel & Tourism and Residential Zone.
Mr. Yasir Anwar (Member BOG) proposed to provide Education zone along Narwala road.	Expo and Exhibition zone re-designated as Expo / Exhibition and Education zone.
Mr. Javed Sharif (Member BOG) proposed to provide Industrial estate near M-4 for the people residing on western side.	half of Industrial Zone provided along Satiana Road comprising of Chak No. 75-GB, 76-GB and 79-GB has been shifted towards M-4 in Chak No.63-JB and Chak No. 64-JB.
Mr. Majid Hussain (Member BOG) proposed to provide landfill site between Smunday Road and Satyana Road.	A land fill site comprising of 100 acres has been provided in Chak No.33GB near Satyana Road.

DECISION:

After the presentation by the Consultant on decision taken in the last BOG meeting, the Chair invited house to render their consent regarding approval of the proposed Master Plan (2021-2041). After thorough deliberations all the members agreed that observations/suggestions given by the Members of BOG and Parliamentarians have been correctly incorporated into Plan presented by the Consultant. The House unanimously agreed to approve the Faisalabad Master Plan for the year 2021-2041.

(-Sd-)
(MIAN WARIS AZIZ)
MPA PP-113/ CHAIRMAN
GOVERNING BODY FDA,
FAISALABAD

Meeting ended with a vote of thanks.



Figure 1: Consultation Meeting with MCF and PHATA



Figure 2: Consultation Meeting



Figure 3: Consultation Meeting at FDA



Figure 4: Consultation Meeting at FDA



Figure 5: Consultation Meeting with Transportation Sector



Figure 6: Consultation Meeting with Transportation Sector



Figure 7: Consultation Meeting at FDA



Figure 8: Consultation Meeting



Figure 9: Meeting with the Secretary HUD&PHE



Figure 10: Meeting with the Secretary HUD&PHE

The Nation (Meeting with State Minister for Information & Broadcasting Farrukh Habib and Parliamentarians)

04 | The Nation
Tuesday, August 17, 2021 | Lahore

NATIONAL/DISTRI

Planned development imperative to check future civic problems: Farrukh



FAISALABAD: State Minister for Information & Broadcasting Farrukh Habib chairing a meeting at Faisalabad Development Authority (FDA) Headquarters.-APP

**OUR STAFF REPORTER
FAISALABAD**

State Minister for Information & Broadcasting Farrukh Habib Monday said that planned development was imperative to check future civic problems in major cities of the country.

Addressing a meeting at the Faisalabad Development Authority offices here, he said that on the special directive of Prime Minister Imran Khan, the FDA was preparing a master plan for the emerging metropolis of central Punjab.

He said that mushroom

growth of urban cities had deteriorated quality of life, in addition to further complicating the civic problems. He said that the PM had issued clear directions for ensuring planned and systematic growth of the cities so that we could give neat and clean and problem-free cities to the coming generations.

Earlier, FDA Director General Dr Faisal Azeem briefed the state minister and said that Master Plan 2021-41 would play a pivotal role in socioeconomic development of Faisalabad, which is the third largest city of Pakistan.

He said the plan had been designed according to international standards and now all stakeholders including members national and provincial assemblies were being consulted for improvement in the project and giving final touches to its feasibility.

FDA Chairman Chaudhry Lateef Nazar, Chairman Parks & Horticulture Authority (PHA) Mian Waris Aziz, Provincial Parliamentary Secretary for Labour Mian Shakeel Shahid, MPA Chaudhry Ali Akhtar, Mian Nabeel Arshad, Sher Afgan Cheema and others were also present in the meeting.

Figure 11: The Nation (Meeting with State Minister for Information & Broadcasting Mr. Farrukh Habib and the Parliamentarians)

DAWN

29 DECEMBER 2021

1) [FDA PANEL APPROVES 20-YEAR FAISALABAD MASTER PLAN](#)

[The Newspaper's Correspondent](#) Published December 29, 2022

TOBA TEK SINGH: The Faisalabad Development Authority (FDA) governing body in its meeting held on Wednesday finally approved Faisalabad Master Plan (2022-42), incorporating some proposals tabled by the parliamentarians and other stakeholders.

FDA Chairman Mian Waris Aziz presided over the meeting which was attended by MPA Firdous Rai, FDA Director General Dr Muhammad Zahid Ikram, Additional Director General Abid Husain Bhatti, Wasa Managing Director Jabbar Anwar and other members.

The FDA director general briefed the meeting about details of the proposals and said the master plan draft had been made more comprehensive.

Chief Executive Officer Osmani and Company Dr Rafeh Ahmed Siddiqi and technical expert Ayub Tariq apprised the meeting about the salient features and contents of the master plan.

The FDA chairman said the draft of the master plan had been finalised after holding a series of meetings with parliamentarians and other stakeholders for consultation and useful proposals had been added [in the draft] and map for its further authentication. After elaborate discussions and deliberations, the meeting approved the final draft of the master plan unanimously.

The FDA director general claimed that it would be a historic document for advanced and organised future planning of the city. He informed that the working on preparing draft of master plan had been started in 2017 and consultancy was hired from Osmani and Company. The draft of the plan has been finalised in five years by utilising all technical and administrative efforts with the support of allied departments.

He said the contents of the master plan draft had been shared and discussed on all forums to make it more transparent and comprehensive.

The other agenda points also came under discussion in the meeting and a decision was made to extend the date to June 30, 2023, for paying arrears of development and additional development charges by the defaulter allottees of FDA City.

The matter of approval of FDA management allowance for BPS-17 and above officers, prosperity allowance for the employment of BPS-1 to 16 was also discussed. The meeting withdrew the condition of keeping building line for the residential plot below five marla land.

The representatives of Punjab Housing and Urban Development, local government, planning and development, finance department, commissioner, deputy commissioner, Metropolitan Municipal Corporation, chief engineer FDA, directors and deputy directors attended the meeting.

Published in Dawn, December 29th, 2022

Figure 12: Dawn Faisalabad Draft Master Plan Approval



Figure 13 : Faisalabad Master Plan 2021-2041 Approving Ceremony



Figure 14: DG FDA Signing Master Plan Faisalabad 2021-2041