

MASTER PLAN FAISALABAD

2021-2041



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OSMANI



FAISALABAD DEVELOPMENT AUTHORITY
GOVERNMENT OF PUNJAB



IMPLEMENTATION PLAN

FAISALABAD MASTER PLAN (2021-2041)
INCLUDING STRATEGIC PLAN FOR FIVE YEARS

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ABBREVIATIONS

ADP	Annual Development Program
AFCS	Automated Fare Collection System
AIIC	Allama Iqbal Industrial city
BRT	Bus Rapid Transit
CMI	Census of Manufacturing Industries
CMP	Chief Metropolitan Planner
CPEC	China Pakistan Economic corridor
DHA	District Health Authority
DPDC	District Planning and Design committee
EPA	Environmental Protection Agency
FBR	Federal Board of Revenue
FCCI	Faisalabad Chamber of Commerce and Industry
FDA	Faisalabad Development Authority
FESCO	Faisalabad Electric Supply Company
FIEDMC	Faisalabad Industrial Estate Development and Management Company
FMP	Faisalabad Master Plan
FPUSP	Faisalabad Peri Urban Structure Plan
FRR	Faisalabad Ring Road
FUTS	Faisalabad Urban Transport System
FWMC	Faisalabad Waste Management Company
G.T	Grand Trunk
GDP	Gross Domestic Product
GIS	Geographic Information System
GOP	Government of Punjab
GTS	General Transport Stand
H&PP	Housing & Physical Planning
HUD & PHED	Housing, Urban Development & Public Health Engineering Department
IPEMC	Inter-Provincial Education Ministries Conference
ISALs	Internal Saving and Lending Schemes
ISWM	Integrated Solid Waste Management
NHA	National Highway Authority
NOC	No Objection Certificate
OCL	Osmani & Company Private Ltd.
PBIT	Punjab Board of Investment and Trade
PFC	Provincial Finance Commission
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
SAMA	Service and Asset Management Agreement
SMEDA	Small and Medium Enterprise Development Authority
STP	Sewerage treatment Plant
TDS	Total dissolved solid
TEPA	Traffic Engineering and Planning Agency
TMA	Tehsil Municipal Administration
VAC	Value Addition City
WASA	Water and Sanitation Agency

WHO World Health Organization

IMPLEMENTATION OF THE MASTER PLAN

This part of the Master Plan is the implementation plan and recommended actions. It sets out the potential projects, programs, policies and strategies to move the Master Plan towards fruition. An implementation plan is designed to document, in detail, the critical steps necessary to put your solutions into practice. It is a step-by-step list of tasks with assigned owners and due dates, and helps the project team stay on track.

In order to implement the Master Plan effectively the role and functions of Faisalabad Development Authority needs to be reformed. At present the Authority is not fully equipped to carry out the provisions of the Master Plan. Master Plan entails huge development and detail planning of projects. For effective and efficient implementation of the Master Plan the Authority be equipped with adequate Technical and Professional staff so that the implementation of the Master Plan could be carried out effectively and efficiently.

Much of the development work is done through the format of projects. This sub-head of strategy actually focuses on the institutional strengthening of district government of Faisalabad and other constituent organs of government institutions. The district shall drive best value for investment and development finance when the ability to maximize the project formulation, implementation, operation and management will enhance. Some of the essential ingredients include transformation project sponsors, beneficiaries, users, project team members and leadership; quality assurance of project deliverables; planning and ability to form alternative plans; risk management and communication of process and performance.

The master plan envisages multi-sectoral outlay for development, all of which shall be designed and executed through projects. An internal capability to timely prepare and implement projects with efficiency can instantly provide edge to Faisalabad over adjoining and institutional strength to with project bids and execute the same according to the prescribed criteria. By developing public private partnership and ensuring transparency in procedures, threshold head start can be made.

It is suggested that the structure of the Planning and Development formation be made on the pattern of Lahore Development Authority (LDA). Metropolitan Planning Wing may be established headed by a Chief Metropolitan Planner (CMP). He may be assisted by two Directors i) Director Planning and ii) Director Transportation Planning and Engineering. Each director be assisted by Two Deputy Directors Planning, and each Dy. Director be assisted by Two Assistant Directors Planning. The CMP Wing would be supported by Technical Staff i.e., GIS Expert, Statistical Officer, Surveyors, Patwaris, AutoCAD expert draftsman and Tracers, etc.

The Wing will be responsible for planning and designing of metropolitan area, Water Supply and Sewerage Schemes, Solid Waste Management, approval and monitoring of private housing schemes, Katchi Abadies Rehabilitation Programme, redevelopment and improvement programs, up-dation and review of different land use studies, planning, designing and monitoring of industrial activities/land use, preparation of action area plans, planning of Bus/Truck Terminals, planning and designing of regional linkages, arterial roads, planning and designing of intersections/chowks in the city for smooth flow of traffic in the city area, inter and intra-agency coordination for implementation of the Master Plan, Coordination with regional and local planning and development agencies, Coordination with International Training Agencies for training and capacity building of professional staff working in different formations of the Authority, etc., issuance of planning and development guidelines to the local planning and development agencies for the implementation of the Master Plan.

- The degree to which the Master Plan's objectives have been achieved;
- The enactment of concordance by-laws by city;

- The implementation of capital investments announced by the Plan and the City's requests to the governments.
- The implementation of planned programs and results obtained;
- The implementation of municipal policies and their relationship to the Master Plan;
- The implementation of projects developed in partnership

Development Control

Development Control is the process of determining planning applications submitted by individuals and commercial developers. It aims to ensure that development in the city is in accordance with the Local Plan and is carried out in the best interests of the general public and the area.

The Master Plan of Faisalabad should be approved by the Government of Punjab in pursuance of the provisions contained in Development of Cities Act 1976. Development Control be enforced in the Faisalabad Metropolitan area as per the Master Plan of Faisalabad. All the Planning and Development agencies and organizations, local bodies, Provincial and Federal Government departments, Private Development Agencies should be directed by the competent Authority to follow the Master Plan in future schemes and programmes. No development activity within the Metropolitan area should occur without the prior permission of Faisalabad Development Authority.

Development means "carrying out of building, Engineering, Mining or other operations on, over or under land; and materializing a change in the use of land or building.

All developments shall require the prior approval of the Local Planning Authority and must have regard to the provisions of the Plan. Albeit other considerations may also be taken into account. The Authority may recommend to the Minister/Secretary Punjab Housing and Town Planning Agency (PHATA), any beneficial proposal which does not accord with the provisions of the Plan. However, such proposals should not involve substantial departure from the plan and should not injuriously affect the amenity of the adjacent land. The Authority while making planning decisions may:

- a) Accord unconditional permission;
- b) Accord permission subject to conditions;
- c) Or refuse

It needs to be stressed that however, there will be a right of appeal to the Secretary, PHATA against the planning decision of the authority in the form of conditional permission or refusal. At the same time all actions of the Authority deemed to be ultra vires are challengeable in the Civil Courts of law. Furthermore, applications which raise important issues such as of political or technical nature can also be referred to the Minister of PHATA for decision.

Enforcement Procedure

Enforcement proceedings or civil enforcement procedures are legal procedures of private law which enable to implement the means allowing the forced compliance to court decisions.

Development Control shall necessarily involve procedure for enforcement. This is carried on by means of enforcement notices, under which the owners who accomplish development without permission or in breach of the conditions can be compelled to undo the development even if this involves the demolition of a new building structure. A 'Stop' notice can also be used in conjunction with enforcement notice to put a rapid stop to the carrying out or continuation of development work which is in breach of planning control. Undertaking development without permission is not an offence per se but ignoring an enforcement notice is. A fine amounting up to Rs. 25,000/- should be imposed and a penalty should be charged at a rate up to Rs. 1000/- per day during which the requirements of the notice remain unfulfilled.

To ensure proper development control there is an incontrovertible need for establishing an efficient machinery. The functionaries should note all developments carried out without planning permission or in contravention of conditions laid down in the grant of permission. The building Surveyors/Inspectors as key functionaries should visit the controlled area periodically or routine checking and should keep a record of all developments with respect to time. They should immediately report the unauthorized development to the Development Control Section headed by a qualified Town Planner named as Chief Metropolitan Planner in Faisalabad Development Authority who should take immediate action as deemed fit.

Building Control Directorate

A Building Control Directorate be established for regulating construction activity in Faisalabad Metropolitan Area. It would be headed by Chief Town Planner assisted by Two (04) Deputy Directors, Four (08) Town Planners and Eight (08) Building Inspectors. They would grant approval of Building Plans on Individual plots, monitor building during construction and issue completion certificate as per the FDA Building Regulations.

Human Resource Requirements for Building Control Directorate, FDA

Human resource requirements concern the specific capabilities or attributes needed by the people who perform the work of the project.

Table 1: No. of Posts for Building Control Directorate

Sr. No.	Designation	BPS	No. of Posts
1.	Director	19	01
2.	Deputy Director	18	04 (2 each for Zones-2, 4 and 5)
3.	Town Planner	17	08 (2 with each Deputy Director)
4.	Building Inspector	16	08 (2 with each Town Planner)
5.	Admin Officer	16	01
6.	Stenographer	14	01
7.	Assistant	16	02
8.	Steno typist	11	06
9.	Sub-Assistant	11	04
10.	Driver	07	07
11.	Naib Qasid	04	10
12.	Total		52

The Logistics requirements of Building Control Directorate, FDA

Logistics management is the process of planning, implementing and controlling supply chain resources, generally from the point of origin, such as persons or raw material accumulation, to the point of destination, i.e. delivering goods to the correct location on the construction site.

Effective logistics management is important can enhance efficiency and productivity, having a positive overall impact on cost and time.

Table 2: Logistics Requirement

Sr. No.	Item	Number
1.	Vehicles	09
2.	Telephones (land line)	06
3.	Motor Cycles	08
4.	Laptops	07
5.	Computers/Printers	06
6.	Photostat Machines	03
7.	Cameras	08

Master Plan Directorate

A Master Plan directorate be established headed by a Director Town Planning specifically for the implementation of the Master Plan of Faisalabad. The Director Master Plan would be assisted by two Deputy Directors Master Plan and Four Assistant Director Town Planning, and ten investigators and six AutoCAD/GIS Experts. The function of this directorate would include evaluation of all the planning and development proposals in the context of the Master Plan of Faisalabad.

1. Evaluation of various Planning proposals with reference to Master Plan of Faisalabad.
2. Coordination with local and International Agencies on urban & regional planning issues.
3. Legislation of Planning & Development issues.
4. Automation of the Planning drawings/plans and record.
5. Issuance and renewal of enlistment of Consulting Town Planners in FDA.
6. Arrangement of Seminars, Workshops and meetings of the Panel of Experts on Planning and Development issues of Faisalabad.
7. Procurement of Satellite images of the Faisalabad Metropolitan Area and its various parts from SUPARCO.
8. Digitization of the Master Plan of Faisalabad.
9. Coordination with NIPA Karachi and Pakistan Computer Bureau, Islamabad for Computer Training Facilities.
10. Coordination with University of Engineering and Technology Lahore regarding practical training to the students during the summer vacations.
11. To establish Data Bank for housing, population, households, educational institutions, recreational facilities, parking facilities population & housing densities etc. to facilitate the public and proper future planning and designing.
12. To establish computer lab for digitization of all maps/plans and regular up-dating of the same.
13. To arrange GIS and other computer related training for Planning officers and officials.
14. To review the Building bye-laws keeping in view the modern trends.
15. Implementation and monitoring of Master Plan.
16. Interim review of Master Plan.
17. Identification of future projects.
18. Preparation of planning parameters/zoning for effective implementation.

19. Review and updating of land use/disposal policies.
20. Drafting policies regarding transportation, industrial planning and development and housing etc.
21. Coordination with other concerned agencies.
22. Evaluation and monitoring of various projects.
23. Carry out planning research, geo-tech surveys, GIS and maintain data bank.
24. Evaluation of the impact of implementation of the proposals of master plan such as housing, commercial, bye-laws and zoning, road network, green areas, woodlands and parks, identification of resources etc.

Proposed Staff of the Master Plan Directorate:

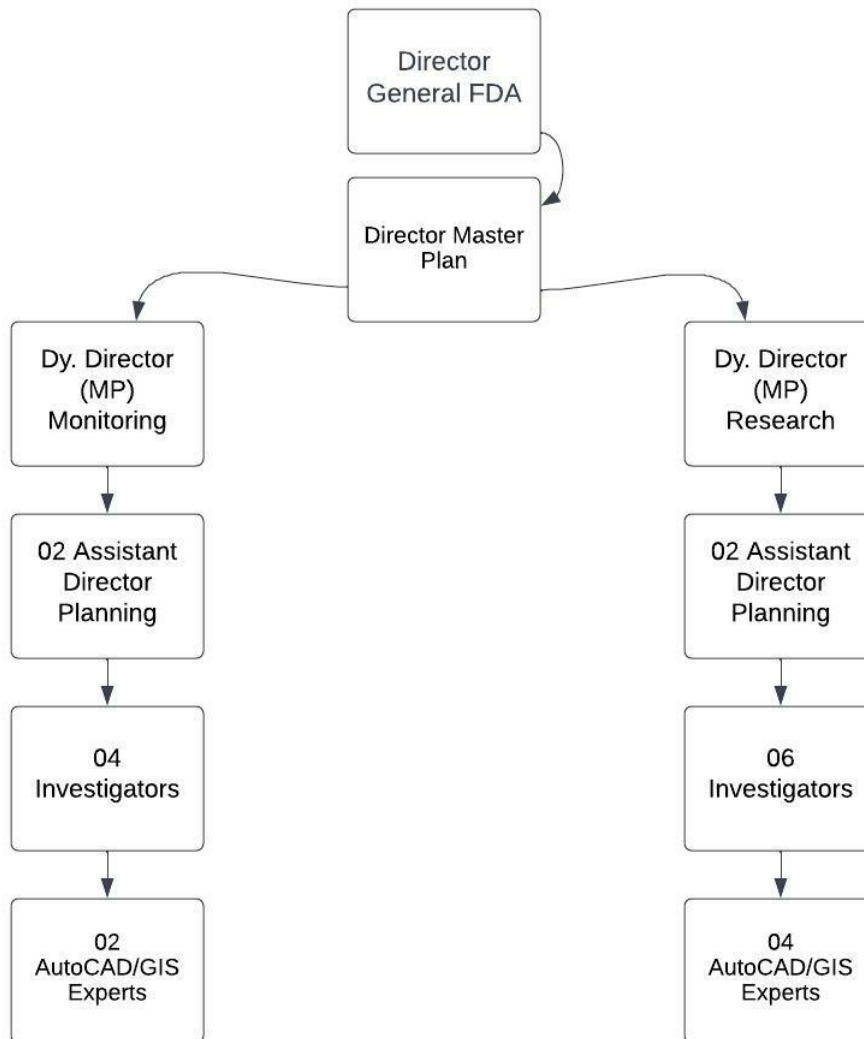


Figure 1: Master Plan Directorate

Associate logistic facility shall also be required to enable the Directorate to perform its assigned role.

The Master Plan

This master planning exercise has been structured around five essential goals:

Goals of the Master Plan

- Faisalabad a Sustainable, Safe and Opportunistic Region with Conducive Economic Breaks, Social Advances and Improved Environmental Conditions Offering Comfortable Living Situations and Economic Opportunities for its Residents, Investors and Visitors / Tourists of present as well as of future.
- A well-managed natural resources able to sustain the increasing demand of the population.
- Regional economic growth driven by a booming agro-industry.
- A secured and peaceful community through peoples' participation and empowerment.
- To generate tangible outputs to guide the stakeholders in urban development and management task.

These goals have been derived from an exhaustive set of studies followed by incisive analysis around identified issues. The plan has been developed to address the spatial deficiencies for expanding / consolidating land uses; providing balanced scenario of growth, development and expansion; conserving natural environment, eco-system and heritage assets; revitalizing the status of the city by consolidating the pre-existing potentials and strengthening capacities.

Strategy for a Master Plan:

Experiences in the planning process have shown the assignments process cannot deliver the desirable results unless backed up by smartly carved out strategies. In follow up of this vital learning, the following sets of strategies have been prepared to obtain the maximum benefit from the master planning exercise:

- Project formulation and implementation
- Branding Faisalabad for Economic sustenance
- Conserving environment through land use planning
- Utilization of Regional potential

Objective:

The objective of this study was “to establish the boundary of the city on the basis of assessment of the potential physical expansion trend of the city for the next twenty years. This should be based upon a realistic and professional assessment of the pace and direction of growth of the city.”

- To achieve healthy living conditions and safe environments for the residents
 - To ensure smooth and safe traffic in Faisalabad city
 - To achieve compact development incorporating the natural features of the city.
 - To guide future growth and development of city
 - To achieve harmony between industrial and residential development
 - To achieve economic, social, physical, environmental & cultural sustainability
1. The strategy should provide an integrated approach to coordinated growth management of the city for the next twenty years.

2. The city must capitalize on the opportunity to serve as a major trade and industrial hub of Pakistan.
3. The city must strive to create more opportunities to tap to potential of its educated and skilled human resource.
4. The city must prepare itself to seek more diverse opportunities in services sector other than conventional industrial and agriculture sectors.
5. The city must strive to become more vibrant, social, cohesive and livable.
6. The city must remain environmentally sustainable.
7. The city must strive to get more opportunities to promote its rich socio-cultural base and diversity.
8. Devise workable infill development program.

Prioritizing and packaging projects

While the lists of projects identified in subsector planning have been prepared, the next step is to prioritize them in compliance with the overall urban development policy, as well as economic, financial, social, and environmental viabilities, and others. Even though individual projects are feasible, it is often the case that the budget envelope of the government is limited.

(a) List of Identified Projects: A list of projects was prepared by subsector.

(b) Initial List of Priority Projects: Projects were prioritized based on a cost-benefit analysis to verify their respective economic viabilities. At the same time the likely available budget of the government was estimated.

(c) Comprehensive Evaluation of the Project: The projects were then evaluated comprehensively from the financial, social, as well as environmental viewpoints and as to their compliance with the urban growth strategy and the interrelationships among projects.

(d) Proposed Projects and Projects Packages: Proposed projects and project packages were categorized into two "Basic Projects" and "Strategic Projects." The former is a rather conventional project listing, while the latter is more strategic, with projects that are expected to bring significant and maximum urban development benefits.

Hierarchy below shows Framework for Project Evaluation and Prioritization.

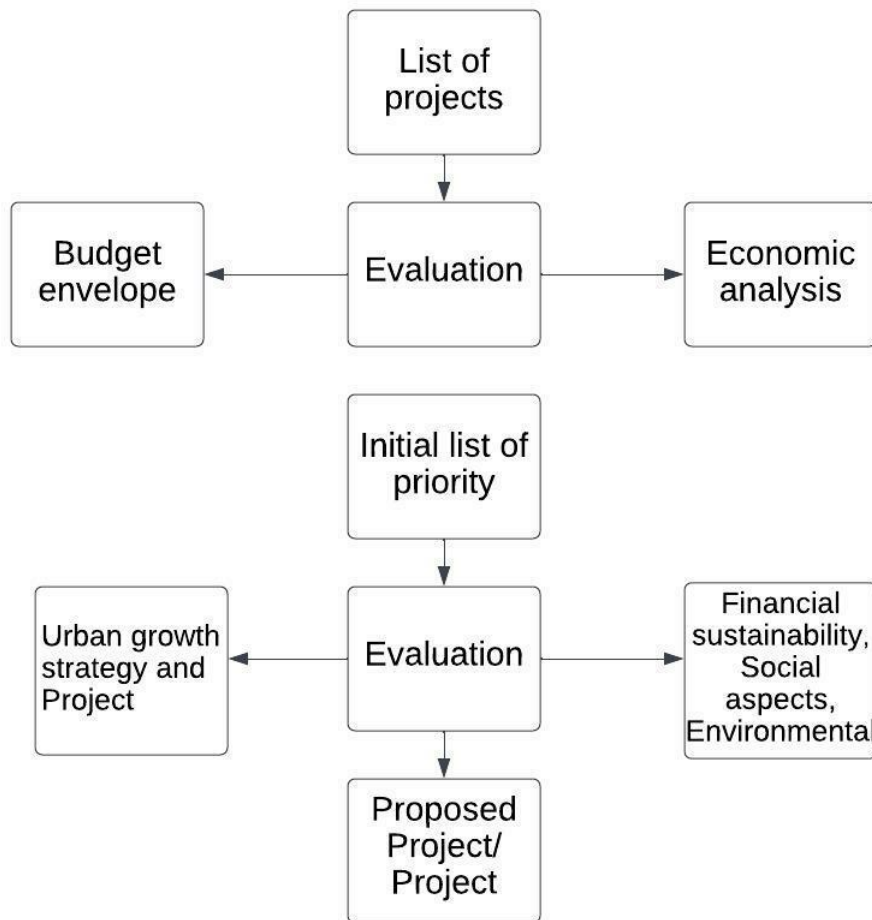


Figure 2: Framework for Project Evaluation and Prioritization

List of proposed projects

Projects and project packages which comprise the Faisalabad Master Plan were listed for urban and regional transportation, urban water and sanitation, living conditions, as well as urban development. Of these urban subsectors, urban development projects were also part of the economic and financial evaluation with private sector initiative and investments. Government's role is to manage the process so that developments serve public interest and promotes the envisioned urban development. These urban development projects must also be financially independent, although the responsibility of providing the basic infrastructure will be shared by the government.

After identifying these projects their tentative timeline has been proposed and then priority has been marked keeping in view the need of the project in the current situation of the relevant sector. Moreover, approximate costing has been done based on the similar projects in the public sector which is tentative and exact costing would be done at the time of the feasibility of the project, as the cost may vary with respect to time.

The timeline of the projects is tentative and is flexible which can be changed depending upon the availability of funds and policy of the Government. Similarly, the priority can also be modified depending upon the availability of funds and subsequent policy of the government.

The estimated cost of these projects has also been discussed which may be reviewed after consultation with the concerned Departments. Similarly, the tentative location of these projects may also be finalized after consultation with the concerned Departments and after the information of availability of State land is received.

1. BASIC PROJECTS

1.1 ECONOMIC DEVELOPMENT PROJECTS

Table 3: Economic Development Projects

Sr. No	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING		Estimated Cost Rs. in million	Funding
			Long Term	Short + Long Term	Medium	Low		
1.	Development of Allama Iqbal Industrial City (AIIC)	FIEDMC	✓		✓		5000	G
2.	Extension of Punjab Small Industries Corporation Industrial Estate	PSIC	✓		✓		500	G+PPP
3.	Establishment of Khurrianwala Industrial Estate	FCCI	✓		✓		500	G
4.	Expansion of Faisalabad Dry Port	Railway Department	✓		✓		20	G
5.	Establishment of Slaughter House		✓		✓		50	G
6.	Establishment of Tecno Park	PHA	✓		✓		2,700	G+PPP
Total							8770	

1.2 DETAIL PLANNING FEASIBILITY PROJECTS

Table 4: Detailed Planning Feasibility Projects

Sr. No	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING		Estimated Cost Rs. in million	Funding
			Long Term	Short & Long Term	Medium	Low		
1.	Detailed Planning Feasibility of Identified Functional Zones			✓	✓			G
2.	Construction of FDA offices Complex	FDA		✓	✓		100	G
3.	Industrial Workers Housing Project		✓		✓		500	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING		Estimated Cost Rs. in million	Funding
			Long Term	Short & Long Term	Medium	Low		
Total							600	

1.3 SOCIAL DEVELOPMENT PROJECTS

1.3.1 EDUCATION SECTOR

Sr. No.	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING			Estimated Cost Rs. in million	Funding
			Long Term	Short & Long term	High	Medium	Low		
Education Sector									
1.	Development of Science City		✓			✓		250	G
2.	Establishment of Congress Centre + Auditorium + 100 Cubicles		✓				✓	150	G
3.	Establishment of Integrated Textile Park		✓				✓	150	G+PPP
4.	Establishment of Central Public Library (CPL)		✓				✓	150	G
5.	Establishment of Sports Complex in Science City comprising Cricket Ground, Football Ground, Hockey Ground		✓			✓		150	G
6.	Development of a Swimming Pool in Science City		✓			✓		150	G
7.	Establishment of Botanical Garden	PHA	✓				✓	150	G
8.	Development of an International standard Aquarium		✓		✓			200	G+PPP
9.	Establishment of Vocational Training Institute for Girls	TEVTA	✓		✓			350	G
10.	Establishment of Skill Development and Vocational Training Institute with the help of Punjab Vocational Training Council (PVTC) and other agencies	TEVTA	✓		✓			250	G

11.	Establishment of a Polytechnic Institutes for Girls	PHEC	✓		✓			250	G
12.	Establishment of a Polytechnic Institutes for Boys	PHEC	✓		✓			300	G
13.	Establishment of University of Engineering, Sciences and Technology (UEST) in Science City, Faisalabad	HEC	✓			✓		2000	G
14.	Establishment of a Technical University by FIEDMC in collaboration with Fauji Foundation	HEC	✓		✓			1000	G+PPP
15.	Establishment of Women University in Faisalabad	HEC	✓			✓		2000	G
16.	Establishment of Information Technology University in Faisalabad	HEC	✓		✓			1000	G+PPP
17.	Establishment of a Police Station in Science City		✓		✓			30	G
18.	Establishment of Fire Station or 1122 in Science City	RESCUE 1122	✓		✓			150	G
19.	Establishment of TEVTA Institute at M-3 Industrial Zone, Faisalabad	TEVTA	✓		✓			250	G
20.	Establishment of Fine Arts College at Faisalabad City		✓				✓	250	G+PPP
21.	Establishment of Physical Education College for Boys at Faisalabad		✓		✓			250	G+PPP
22.	Establishment of Boys Degree College at Jhang Road near Ayub Res. Institute, -Or- near BISE, Faisalabad		✓		✓			100	G
23.	Establishment of Boys Degree College at Millat Road, Faisalabad.		✓		✓			100	G
24.	Establishment of Boys Degree College at Satiana Road, near Fish farm, Faisalabad		✓		✓			100	G
25.	Establishment of Boys Degree College at		✓		✓			100	G

	Jaranwala Road, near Makkuana, Faisalabad								
26.	Establishment of Boys Degree College at Narwala Road, near Kaleem-Shaheed Park, Faisalabad		✓		✓			100	G
27.	Establishment of Boys Degree College at Pensera, Tehsil Sadar		✓		✓			100	G
28.	Establishment of Boys Degree College at Meeranwala Banglow Tehsil Sadar		✓		✓			100	G
29.	Establishment of Boys Degree College at Dijkot, Tehsil Faisalabad Sadar		✓		✓			100	G
30.	Establishment of Boys Degree College at Pansra, Tehsil Faisalabad Sadar		✓		✓			100	G
31.	Establishment of Boys Degree College at Chak # 97/RB, Tehsil Jaranwala		✓		✓			100	G
32.	Establishment of Rai Arif Hussain Kharal Girls Degree College at Chak #374/GB, Tehsil Jaranwala		✓		✓			100	G
33.	Establishment of Boys Degree College at Arkana Banglow, Tehsil Jaranwala		✓		✓			100	G
34.	Establishment of Boys Degree College at Satiana Banglow, Tehsil Jaranwala		✓		✓			100	G
35.	Establishment of Boys Degree College at Muridwala, Tehsil Samundri		✓		✓			100	G
36.	Establishment of Girls Degree College at Chak # 46 /GB, Tehsil Samundari		✓		✓			100	G
37.	Establishment of Boys Degree College at Rahmay-Shah, Tehsil Tandlianwala		✓		✓			100	G
38.	Establishment of Girls Degree College at		✓		✓			100	G

Rahmay-Shah, Tehsil Tandlianwala									
Total								11130	

1.3.2 HEALTH SECTOR

Table 5: Social Development Projects (Health Sector)

Sr. No	PROJECT	Organi zation	TIMELINE RANKING		PRIORITY RANKING			Estimate d Cost Rs. In million	Funding
			Long Term	Both	High	Mediu m	Lo w		
Health Sector									
1.	Provision of Chemical Examiner Testing Laboratory, Faisalabad	DHA	✓			✓		50	G
2.	Provision of Public Health Nursing school, Faisalabad	DHA	✓			✓		300	G
3.	Provision of Nursing School at Government General Hospital, Ghulam Muhammad Abad, Faisalabad	DHA	✓			✓		300	G
4.	Provision of nursing School at Government General Hospital, 224/RB, Faisalabad	DHA	✓			✓		300	G
Total								950	

1.3.3 SOCIAL SECTOR

Table 6: Development Projects (Social Sector)

Sr. No.	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING			Estimated Cost Rs. In million	Funding
			Long Term	Short & Long Term	High	Medium	Low		
Social Sector									
1.	Khurrianwala Park	PHA	✓			✓		100	G
2.	Chak Jhumra Park and Playgrounds	PHA	✓			✓		100	G
3.	Science City Park	PHA	✓			✓		150	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING			Estimated Cost Rs. In million	Funding
			Long Term	Short & Long Term	High	Medium	Low		
4.	Gardens or Orchards around Existing STP	PHA	✓			✓		50	G
5.	Agro-farms and Park along M-4	PHA	✓			✓		50	G
6.	Park on Satayana Road near Khanoana	PHA	✓			✓		100	G
7.	Sports Complex in Science City Park	PHA	✓			✓		150	G+PPP
8.	Sports Complex in Jhang Road Park	PHA	✓			✓		100	G+PPP
9.	Graveyard on West of Junction of Satayana Road with Faisalabad Bypass	Shehar e khamosha	✓			✓		150	G
10.	Graveyard between Samundri Road and Risalewala Road on Faisalabad Bypass	Shehar e khamosha	✓			✓		150	G
11.	Graveyard on Jhang Road	Shehar e khamosha	✓			✓		150	G
12.	Graveyard on Junction of Faisalabad Bypass and Narwala Road on the Bypass	Shehar e khamosha	✓			✓		150	G
13.	Protection of Existing Graveyards from Encroachments	Shehar e khamosha	✓			✓		100	G
14.	Provision of Graveyards in Pvt Housing Schemes	Housing Scheme (Pvt)	✓			✓			PPP
Total								1500	

1.4 WATER AND SANITATION DEVELOPMENT PROJECTS (JICA)

Table 7: Water and Sanitation Development Projects

Sr. No.	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING			Estimated Cost Rs. in million	Funding
			Mid Term	Long Term	High	Medium	Low		
1.	Jhang WTP	WASA-F	✓				✓		G
2.	Gugera WTP	WASA-F	✓				✓		G
3.	GBC Tube wells	WASA-F	✓				✓		G
4.	JBC New Tube wells	WASA-F	✓				✓		G
5.	OHRs and GRs	WASA-F	✓				✓		G
6.	Trunk Sewer or Interceptor Sewer (Western SWD)	WASA-F		✓			✓		G
7.	Main Sewers (Western SWD)	WASA-F		✓			✓		G
8.	Branch Sewers (Western SWD)	WASA-F		✓			✓		G
9.	Treated Wastewater Pumping and Transmission Facilities (Western SWD)	WASA-F	✓				✓		G
10.	Trunk Sewer or Interceptor Sewer (Eastern SWD)	WASA-F		✓		✓			G
11.	Main Sewers (Eastern SWD)	WASA-F		✓		✓			G
12.	Branch Sewers (Eastern SWD)	WASA-F		✓		✓			G
13.	Treated Wastewater Pumping and Transmission Facilities (Eastern SWD)	WASA-F		✓		✓			G
14.	Solid Waste Management and Waste to Energy Conversion Feasibility Study	WASA-F		✓		✓			G

Sr. No.	PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING			Estimated Cost	Funding
			Mid Term	Long Term	High	Medium	Low	Rs. in million	
15.	Construction of Landfill site in Faisalabad	WASA-F	✓				✓		G

1.5 ROADS AND COMMUNICATION NETWORK PROJECTS

Table 8: Roads and Communication Network Projects

Sr. No.	*PROJECT	Organization	TIMELINE RANKING		PRIORITY RANKING			Estimated Rough Cost	Funding
			Long Term	Short & Long Term	High	Medium	Low	Rs. In million	
1.	Proposed New Road Network (Phase II – 135 km)	NHA	✓			✓		14,855	G
2.	Faisalabad Bypass Link with M3-Industrial Estate (FIEDMC) (4.2 km)	NHA	✓			✓		597	G
3.	Khurrianwala Bypass (14.7 km)	NHA	✓			✓		2,805	G
4.	Khurrianwala Bus Stand (31 Acres)		✓			✓		3,410	G
5.	Interchange on M3 at Satyana Road	NHA	✓			✓		2,500	G
6.	Improvement of Existing Links and Associated Junctions of Science City (14 km)	Transportation Department	✓			✓		1,842	G
7.	Airport Link between Risalewala and Jhang Roads (4 km)	Transportation Department	✓			✓		763	G
8.	Pedestrian Bridges in CBD Area (Phase 2 –	Transportation Department	✓			✓		975	G

	15 out of 52) – 15 Nos.								
9.	Proposed New Road Network (Phase III – 320 km)	Transportation Department		✓			✓	38,737	G
10.	Construction of Expressway Connecting M3 and M4 (54.5 km)	NHA		✓	✓			11,218	G
11.	Railway Track from Sangla Hill to Gatti Dry Port (Phase 1 – 34 km)	Pakistan Railway Department		✓		✓		2,550	G
12.	Railway Track from Gatti Dry Port to Abbaspur (Phase 2 – 26 km)	Pakistan Railway Department		✓			✓	1,950	G
13.	Construction of Faisalabad Ring Road Remaining Links (Phase 2 – 28 km))	Ministry of Planning Development & Special Initiatives		✓		✓		5,764	G
14.	General Bus Stand on Millat Road (75.9 Acres)	Transportation Department		✓			✓	8,349	G
15.	General Bus Stand on Lahore - Sheikhpura - Faisalabad Road (84.3 Acres)	Transportation Department		✓			✓	9,273	G
16.	Extension of Existing Truck Stand on Sargodha Road (37.5 Acres)			✓		✓		1,875	G
17.	Truck Stand on Faisalabad Bypass Near Satayana Road (110.8 Acres)			✓			✓	5,540	G
18.	Truck Stand on Sahianwala Road near VAC (22 Acres)			✓		✓		1,100	G
19.	Truck Stand on Sahianwala Interchange on M4 (21.8 Acres)			✓		✓		1,090	G
20.	Extension of Dry Port at Gatti	Pakistan Railways		✓		✓		2,155	G

	Railway Station (43.1 Acres)								
21.	Construction of BRT Corridors (Red Line + Orange Line) (50.44 km)	Transport ation Departme nt		✓			✓	90,550	G
22.	Pedestrian Bridges in CBD Area (Phase 3 – 27 out of 52) – 27 Nos.	Transport ation Departme nt		✓			✓	1,755	G
23.	Feasibility Study for Integrated Bus Operations (IBO)	Transport ation Departme nt		✓			✓	100	G
24.	Feasibility Study for Circular Connectivity of Thirteen (13) Radial Roads	Transport ation Departme nt		✓	✓			100	G
Total								209853	

*The development projects listed above are conceptual only for the Master Plan of Faisalabad. Further refinement through preliminary design and detailed design by appointed Consultants of the executing agency will be required to firm up the rough budget costs and preparation of tender documents for execution of these projects.

1.6 ENVIRONMENT AND DISASTER MANAGEMENT PROJECTS

Table 9: Environment and Disaster Management Projects

Sr. No.	PROJECT	Organizatio n	TIMELINE RANKING			PRIORITY RANKING			Estimated Cost Rs. In million	Funding
			Short Term	Long Term	Both	High	Medium	Low		
1.	Awareness Campaign on Environment and Disaster Reduction	EPD		✓			✓		50	G
2.	Pilot project to establish methodologies for reduction in freshwater consumption in urban centers through efficient	EPD		✓			✓		50	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING			PRIORITY RANKING			Estimated Cost Rs. In million	Funding
			Short Term	Long Term	Both	High	Medium	Low		
	scientific sewage treatment system and proper recycle/reuse facilities									
3.	Tree plantation on properties of community associations, school boards, residents including greening parking lots	EPD			✓		✓		50	G+P PP
4.	Plantation of sensitive indigenous species in the vicinity of brick kilns or industrial emission areas to cope with air pollution problems	EPD		✓		✓			100	G
5.	Strengthening of Rescue and Response Capacity	EPD	✓				✓		300	G
6.	Creation of public awareness on environmental improvement plan of Faisalabad	EPD	✓					✓	20	G
7.	Development of dense shade in parks, playgrounds, spectator areas of sports fields, Bus stops and other public spaces frequented by children and vulnerable populations	EPD		✓			✓		50	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING			PRIORITY RANKING			Estimated Cost Rs. In million	Funding
			Short Term	Long Term	Both	High	Medium	Low		
8.	Pilot project to collect and reuse swimming pool and mosque's ablution area water to irrigate local parkland and sports fields	EPD		✓			✓		50	G
9.	Pilot project to capture rainwater to irrigate City sport fields and park	EPD	✓				✓		50	G
10.	Plantation of native tree species and the preservation of existing trees	EPD			✓		✓		50	G
11.	Continuous monitoring surface water quality in Faisalabad	EPD			✓		✓		250	G
12.	Establishment of suitable buffer zones around residential areas in order to insulate from noise emanating areas	EPD			✓		✓			G
13.	Installation of noise barriers for residential, commercial and industrial users	EPD		✓			✓		500	G
14.	Development of a GIS based priority planting tool to assist municipal staff and community partners	EPD		✓			✓		50	G
15.	Development of a connected network of safe	EPD		✓			✓		2000	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING			PRIORITY RANKING			Estimated Cost Rs. In million	Funding
			Short Term	Long Term	Both	High	Medium	Low		
	bicycling and walking facilities									
16.	Purchase of quieter public service and transit vehicles (e.g., electric and hybrid buses)	EPD		✓			✓		1000	G
	Total								3530	

2. PRIORITY PROJECTS

2.1 ECONOMIC DEVELOPMENT PROJECTS

Table 10: Economic Development Projects

Sr. No.	PROJECT	Organization	Timeline Ranking	Priority Ranking	Estimated Cost	Funding
			Short Term	High	Rs. in million	
1.	Regularization of Four Industrial clusters in city area into Industrial Estates	FCCI	✓	✓	5	G
2.	Establishment of Apparel and Garments Stitching Zone, Narwala and Jhang Road	FCCI	✓	✓	5	G
3.	Development of Warehouses and Cold Storages		✓	✓	20	G
4.	Establishment of Auto Spare Parts Markets		✓	✓	50	G
Total					80	

2.2 DETAIL PLANNING FEASIBILITY PROJECTS

Table 11: Detail Planning Feasibility Projects

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. in million	
1.	5 Million Housing Project	NAPHDA	✓	✓	500	G+PPP
2.	Low-Income Housing Projects / Schemes	PHATA, FDA, LGCD	✓	✓	500	G+PPP
Total					1000	

2.3 SOCIAL DEVELOPMENT PROJECTS

2.3.1 EDUCATION SECTOR

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. in million	
Education Sector						
1.	CEO/District Education Complex		✓	✓	50	G
2.	Official Residences		✓	✓	200	G
3.	Offices of Dy. DEO Tehsil Chak Jhumra		✓	✓	50	G
4.	Construction and Rehabilitation of Primary Schools and allied Infrastructure		✓	✓	200	G
5.	Construction and Rehabilitation of Middle Schools		✓	✓	150	G
6.	Construction and Rehabilitation of Higher Secondary Schools		✓	✓	250	G
Total					900	

2.3.2 HEALTH SECTOR

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
Health Sector						
1.	Establishment of Kidney Hospital in Faisalabad City	DHA	✓	✓	2000	G
2.	Establishment of Physiotherapy Hospital in Faisalabad City	DHA	✓	✓	2000	G+PPP
3.	Establishment 125-Bedded Psychiatry Hospital Faisalabad	DHA	✓	✓	1000	G+PPP

Sr. No	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
4.	Establishment of 250-Bedded Jinnah Hospital in West Side of Faisalabad City	DHA	✓	✓	1000	G+PPP
5.	Establishment of 125-Bedded Allama Iqbal Hospital at Niamoana, Samundri Road Bypass Faisalabad	DHA	✓	✓	500	G+PPP
6.	Establishment of 250-Bedded Madina Hospital in East side of Faisalabad City	DHA	✓	✓	1000	G+PPP
7.	Establishment of 125-Bedded Faisalabad Institute of Liver at Allied Hospital Faisalabad.	DHA	✓	✓	500	G+PPP
8.	Construction of Health Complex in City Faisalabad	DHA	✓	✓	1000	G+PPP
9.	Upgradation of BHU into 60-Bedded Government General Hospital Khanuana, District Faisalabad	DHA	✓	✓	250	G
10.	Upgradation of RHC into 60-Bedded Chak No.30/JB, District Faisalabad	DHA	✓	✓	250	G
11.	Upgradation of 250-Bedded THQ Hospital Jaranwala	DHA	✓	✓	500	G
12.	Upgradation of 250-Bedded THQ Hospital Samundari	DHA	✓	✓	500	G
13.	Upgradation of 60-Bedded into 125-Bedded THQ Hospital Tandlianwala	DHA	✓	✓	500	G
14.	Upgradation of 60-Bedded into 125-Bedded THQ Hospital Chak Jhumra	DHA	✓	✓	500	G
15.	Upgradation of BHU Chak No.74/JB into	DHA	✓	✓	250	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
	60-Bedded Hospital Jhang Road Entrance, Faisalabad					
16.	Upgradation of RHC 229/RB into 60-Bedded Government General Hospital Makuana	DHA	✓	✓	250	G
Total					12000	

2.3.3 SOCIAL SECTOR

Table 12: Development Projects (Social Sector)

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
Social Sector						
1.	Faisalabad Zoo and Botanical Garden at Gatwala	PHA	✓	✓	150	G
2.	Park on Jhang Road South Side	PHA	✓	✓	100	G
3.	Park on Jhang Road North Side	PHA	✓	✓	100	G
4.	Gatwala Park Extension	PHA	✓	✓		G
5.	Park on both sides of Canal along Samundri Road	PHA	✓	✓	100	G
6.	Sports Complex in each NA Constituency	PHA	✓	✓	100	G
7.	Sports Complex in Khurrianwala Park	PHA	✓	✓	100	G
8.	Sports Complex in Satayana Road Park	PHA	✓	✓	100	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
9.	Sports Complex in FDA City A-Block	FDA	✓	✓	150	G
10.	Graveyard on North of Junction of Jaranwala Road with Faisalabad Bypass	Shehar e khamosha Authority	✓	✓	150	G
Total					1050	

2.4 WATER AND SANITATION DEVELOPMENT PROJECTS (JICA)

Table 13: Water and Sanitation Development Projects

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. in million	
1.	Original Jhal Khanuana Water Works	WASA	✓	✓		G
2.	New JK WTP	WASA	✓	✓		G
3.	Gugera WTP	WASA	✓	✓		G
4.	GBC New Tube wells	WASA	✓	✓		G
5.	Allama Iqbal WTP	WASA	✓	✓		G
6.	Transmission and Distribution Pipeline	WASA	✓	✓		G
7.	Service Connection and Water meters	WASA	✓	✓		G
8.	Water Supply mapping & GIS	WASA	✓	✓	10	G
9.	Lift Pumping Stations (Western SWD)	WASA	✓	✓		G
10.	Influent Pumping Station (Western SWD)	WASA	✓	✓		G
11.	Chokera WWTP (Western SWD)	WASA	✓	✓		G
12.	Lift Pumping Stations (Eastern SWD)	WASA	✓	✓		G
13.	Influent Pumping Station (Eastern SWD)	WASA	✓	✓		G
14.	New East WWTP	WASA	✓	✓		G

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. in million	
Total					10	

2.5 ROADS AND COMMUNICATION NETWORK PROJECTS

Table 14: Roads and Communication Network Projects

Sr. No.	*PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
1.	Rehabilitation and Improvement of Existing Roads (280 km)	Transportation Department	✓	✓	14,609	G
2.	Reconstruction of Existing Roads (70 km)	Transportation Department	✓	✓	8,553	G
3.	Proposed New Road Network (Phase I – 295 km)	Transportation Department	✓	✓	32,797	G
4.	Improvement of Major Intersection (40 Nos.)	Transportation Department	✓	✓	1,800	G
5.	Repair of Existing Signals to Make them Operational (25 Nos.)	Transportation Department	✓	✓	1,125	G
6.	Traffic Signs and Pavement Markings (350 km)	Transportation Department	✓	✓	1,225	G
7.	Parking and Parking Plazas near Eight Bazaar Area (272,123 Land Area, 3 Nos. – 957,744 sft)	Transportation Department	✓	✓	7,183	G

8.	Pedestrianization of Eight Bazaar Area (464,000 sft)	Transportation Department	✓	✓	139	G
9.	Pedestrian Bridges in CBD Area (Phase 1 – 10 out of 52) – 10 Nos.	Transportation Department	✓	✓	650	G
10.	Flyover / Underpasses (6 Nos.)	Ministry of Planning Development & Special Initiatives	✓	✓	5,400	G
11.	Faisalabad Bypass Rehabilitation (95 km)	NHA	✓	✓	7,182	G
12.	Construction of Faisalabad Ring Road Links (Phase 1 – 26 km)	Ministry of Planning Development & Special Initiatives	✓	✓	5,352	G
Total					86015	

*The development projects listed above are conceptual only for the Master Plan of Faisalabad. Further refinement through preliminary design and detailed design by appointed Consultants of the executing agency will be required to firm up the rough budget costs and preparation of tender documents for execution of these projects.

2.6 ENVIRONMENT AND DISASTER MANAGEMENT PROJECTS

Table 15: Environment and Disaster Management Projects

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
1.	Air quality improvement plan for Faisalabad	EPD	✓	✓	1500	G
2.	Frequent acquisition of High-resolution satellite, air and drone photos of the City and surrounding areas to inventory and monitor trees, parks and natural areas	EPD	✓	✓	500	G

Sr. No.	PROJECT	Organization	TIMELINE RANKING	PRIORITY RANKING	Estimated Cost	Funding
			Short Term	High	Rs. In million	
3.	Shifting of Oil Depot	EPD	✓	✓	500	G
4.	Detailed Urban Risk Assessment of Faisalabad	EPD	✓	✓	200	G+PPP
5.	Setting up of continuous monitoring stations to record pollution levels in ambient air of Faisalabad	EPD	✓	✓	500	G
6.	Flash flood management system for Faisalabad	EPD	✓	✓	200	G
7.	Establishment of EOC (Emergency Operation Center)	EPD	✓	✓	100	G
	Total				3500	

3. URBAN SECTOR DEVELOPMENT BUDGET

It is difficult to estimate the funding capacity of the government for the entire urban sector, since sufficient data to analyze public expenditure on urban sector development in Faisalabad are unavailable.

Faisalabad has been referred to as the "Manchester of Pakistan". As of 2013, GDP (PPP) of Faisalabad was estimated as \$43 billion and projected to rise to \$87 billion in 2025 at a growth rate of 5.7%. Faisalabad ranked 3rd in GDP over Pakistan.

The total Investment cost of the Faisalabad subsectors reached 342,388 million including projects of the government and those generating revenue or imposing user charges such as public transportation, expressways, ports, airports, water supply, housing, etc. There are also projects which can be implemented based on PPP schemes. Value capture from integrated developments can also be expected.

3.1 SUMMARY OF INVESTMENT PROGRAM

Investment cost

The total Investment cost of the Faisalabad subsectors reached 342,388 million including projects of the government and those generating revenue or imposing user charges such as public transportation, expressways, ports, airports, water supply, housing, etc. There are also projects which can be implemented based on PPP schemes. Value capture from integrated developments can also be expected. Roads require the largest share or 295,868 million, followed by parks and health 13,500 million, education 12,030 million.

Sr. No	Sector	Components	Project cost (millions)
1	Urban & Regional Transportation	Roads	295,868
		Rail	
		Airport	
		Traffic management & safety	
		Public Transportation	
2	Water & Sanitation	Water supply	10
		Solid Waste Management	
		Drainage & sewerage	
3	Living Conditions	Housing	45560
		Open space	
		Education	
		Health	
		Environment	
		Economic	

Roads, public transportation, parks, and drainage/sewerage systems are basic infrastructures which support urban development for long and require large amount of funding as are experienced by other cities. However, it must be pointed out that the investment cost includes a fairly large amount for lands and resettlement. This implies how critical it is to acquire space

for infrastructure development efficiently and effectively. While large funds are required for infrastructure development, it is also true that the value of lands and property increases, various economic development opportunities are created, thereby generating benefits that far exceed investment costs. This also clearly indicates why infrastructure development must be undertaken hand in hand with urban development to lessen social friction due to land acquisition and resettlement as well as to maximize the benefits from infrastructure development.

3.2 IMPLEMENTATION AND MANAGEMENT

The plan includes the vision and key strategies that will be implemented through the application of development policies, general development control guidelines, as well as a coordinated urban sector program and projects in the key areas of urban development, urban transportation, urban water and sanitation, and living conditions. This chapter elaborates on some of the recommendations on the institutional arrangements for plan implementation which, among others, include improvements to the statutory urban planning system, urban land development and management, urban sector funding, improvements to the urban planning institutions, and urban sector project assistance. The overall institutional framework is aimed at promoting the government as an enabler of urban development and services and not merely as a provider. Key to this is to encourage public-private partnership in urban development and service provision. There are several institutional initiatives proposed in the master plan report. These proposals were derived from various sources.

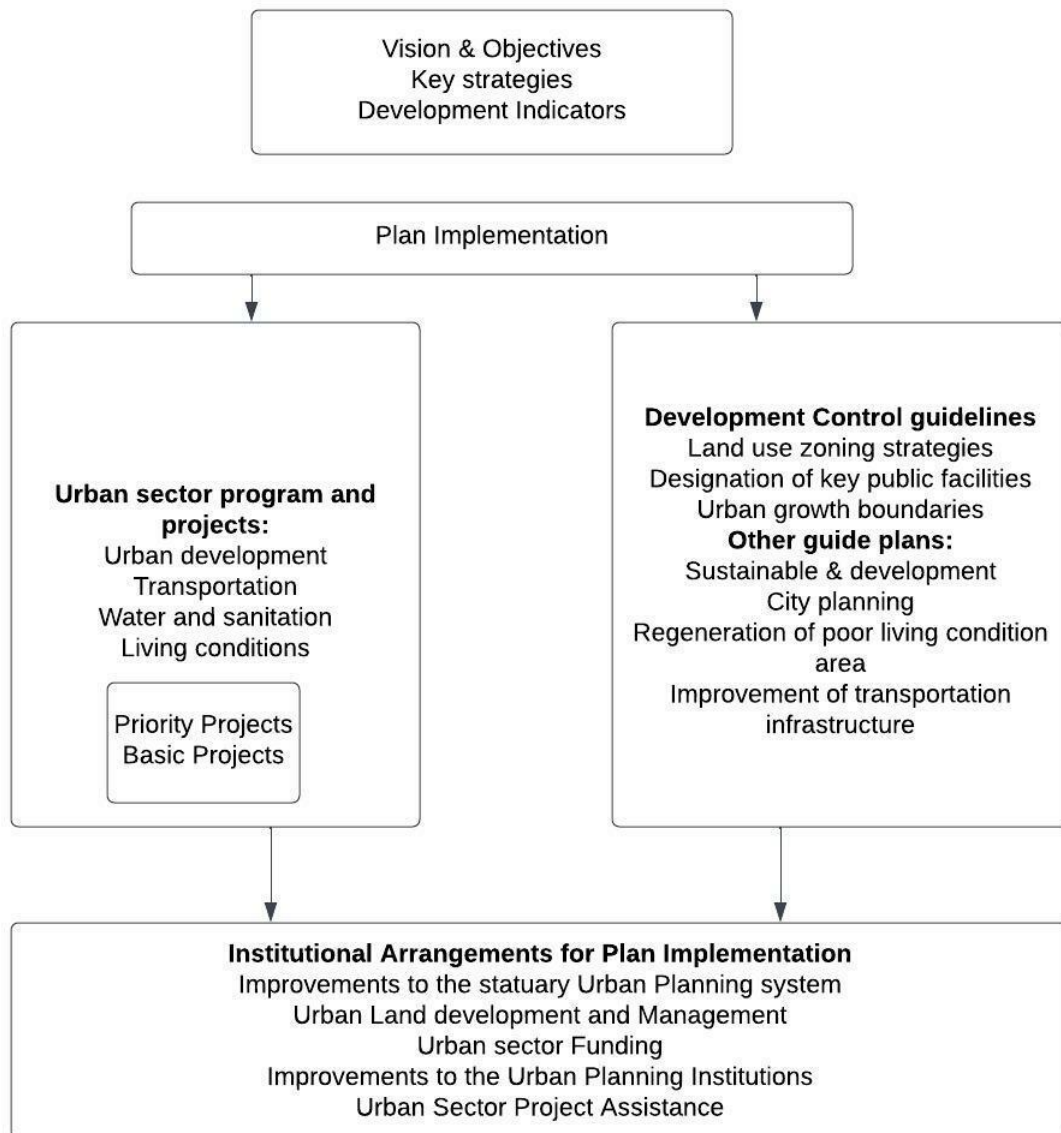


Figure 3: Plan Implementation

3.3 STATUARY URBAN PLANNING SYSTEM

An effective statutory urban planning system is necessary to ensure the sustainable development of the city. Urban planning systems should be responsive to market changes and provide strategic guidance on urban expansion and land-use management. While traditional urban master plans were drawn up primarily for construction purposes, there is a need for Faisalabad to develop a suitable urban planning system to manage urban growth and development more effectively as the private sector is expected to play a more dominant role as initiator of urban development in the future. Some of the key recommendations to this effect made in this study area are as follows:

1. Introduction of a hierarchy of statutory urban plans, i.e. Land use plans
2. Land-use zoning system

3. Introduction of urban growth boundaries to manage urban expansion and control urban sprawl.
4. Introduction of a planning permission system to complement the existing construction permit system.
5. Introduction of subdivision regulations for land and buildings that could be enforced through the planning permission and construction permit systems.

3.3.1 Securing Public Facility Land

One of the primary purposes of statutory urban planning is to secure key public facility lands for the community. In cities that have high urbanization rates, it is important to secure in advance adequate land for public facilities. Public facility land includes land for roads, parks, sewerage, hospitals, railways, schools, etc.

3.3.2 Formulating Comprehensive Planning and Design Guidelines and Regulations

There is also a need for comprehensive planning and design guidelines to assist city planners in the planning permission process as well as in preparing development plans. Complementing this is the need to review Construction Planning regulations under the Faisalabad Building Code to make the standards more current with existing requirements.

Some of the main planning and design guidelines should include the following:

1. Environmental impact assessment guidelines by prescribed activities and the preparation and assessment of Environmental Management Plans detailing environmental mitigation measures to be taken during the construction stage.
2. Urban design and landscape guidelines.
3. Vehicle parking standards for all new development;
4. Regulations regarding heritage buildings and conservation areas (Urban Regeneration)
5. Sewerage, drainage and Storm water management guidelines
6. Solid waste collection and separation guidelines; and
7. Review of existing planning standards in the Faisalabad (community facilities, open space, density and intensity controls, building setbacks, etc.)

3.3.3 Public Participation in Plan Preparation

Public participation is an important component of the preparation process of the city plan. The process of public participation is also codified in many planning legislations. While the Master Plan rules provides for a requirement to consult relevant individuals and organizations while preparing the plan, this duty is not extended to the public. The public are the key stakeholders in any city plan, and every effort and opportunity must be given to the public to allow them to give their opinions about, and inputs to, the plan. Public participation is especially important in both the preparation of the urban construction general plans as well as the Detail Plans. Usually, public participation in master plan is done at stage of the plan-making process:

In Faisalabad Master Plan consultations done earlier and suggestions received by them are incorporated in plan;

- At the preliminary plan stage where the analysis of the survey is reported
- After the draft land use plan is prepared (Draft Plan Stage).

The authority may also set up an Inquiry panel to hear public objections and make recommendations to the approving authority to direct the city to amend the draft plan if necessary. The city has to make a report on how it addressed public comments and objections

and submit it as part of the dossier to the approving authority. It is only after the extensive public participation process that the plan is eventually approved and becomes legally binding.

3.4 URBAN LAND DEVELOPMENT AND MANAGEMENT

Key initiatives should be taken to improve urban land development and management to enhance the overall economic efficiency of the city. Some of the main proposals to this effect are explained below.

3.4.1 Introduction of Urban growth boundaries

Urban Growth Boundaries are introduced to guide urban expansion, control urban sprawl and protect agriculture lands. Generally urbanization is encouraged within the urban growth boundary while urban development is strictly controlled outside this boundary. Urban growth boundaries are important to prevent urban sprawl and protect natural conservation areas such as green belts and high productive agriculture land. This should preferably be physically identifiable such as roads, rivers, wetlands, forest areas etc. wherever feasible. This will assist in the overall monitoring of plan implementation. The master plan boundary of Faisalabad is expected to cover an area of 876 sq.km which is more than adequate to accommodate urban development needs up to 2041. For the initial period it is proposed that urban growth boundaries are used as a planning tool to guide and control development. Once there is general acceptance to the concept, it may be institutionalized as a land management tool whereby appropriate land taxation policies could be imposed.

3.4.2 Urban Renewal/ Redevelopment / Regeneration projects

Urban redevelopment projects involve comprehensive redevelopment of dilapidated and non-functional buildings into functional freestanding buildings of higher economic value. Urban regeneration, referred to as urban renewal, involves the investment of public money or private finance into areas in need of lasting improvement.

In Faisalabad, redevelopment and regeneration of inner-city areas, especially if more industrial units move out from the built up area to the new estates.

Central Business District (CBD) of the city is highly compact and no further space available to accommodate any further infill development, either this area has to go under regeneration or new opportunity zones are desired to accommodate high and medium rise buildings to house future expected business and trade opportunities.

An area in the center of the town close to the clock tower where a parking plaza is under construction has been earmarked for mixed use development through urban regeneration.

3.5 EXPANSION OF LOCAL REVENUE BASE

While it may be difficult for local authorities to rely totally on locally generated funds to finance large urban development and infrastructure projects, it is important for city governments to expand the local revenue base within the provisions of the law. Some of the initiatives that could be expanded further in Faisalabad could include the following:

1. Property assessment taxes
2. Betterment charges
3. Development charges

3.6 APPLICATION OF PUBLIC AND PRIVATE PARTNERSHIP (PPP) CONCEPT IN CITY DEVELOPMENT

As economy and private sector grow further, application of PPP concept is becoming critical for effective management of urban development and sector administration. Main aspects of the PPP are as explained below.

Resources in public sector such as fund and man power are very limited. A key concept of Public and Private Partnership is to maximize the effect of the public sector resource allocation when implementing public sector projects. Under the PPP arrangement, the effect may expand to a considerable extent with the power of private sector resources (fund, know-how and human resources) allocated to the project. In other words the public sector may be able to “leverage” the effect of the input of 40 to become the output of 100 by introducing the PPP concept.

If the project is highly profitable such as commercial development in urban center, government could arrange a PPP on the basis of land provision to ask for developer’s contribution of community level infrastructure.