



DISTRICT LAND USE & ZONING PLANS FOR LOCAL GOVERNMENTS IN PUNJAB

DISTRICT OKARA (2023-2043)

Project Management Unit (PMU)

Local Government and Community Development Department





Planning Today for Resilient Tomorrow



FOREWORD

Conventionally, Local Governments play a crucial role in achieving the targets of sustainable development. The optimum allocation and utilization of land is essential to address the challenges posed by rapid urban sprawl. By focusing on land use planning, we can steer urban expansion in a way that preserves agricultural land, conserves resources, and ensures long-term food security. With clear, actionable strategies, we are confident in our ability to build vibrant, sustainable communities for the future. The Land Use Plan will serve as a comprehensive guide, ensuring that urban growth is managed effectively and align with Sustainable Development Goals (SDGs).



While the law obligates each Local Government to independently formulate plans to address present and future needs, numerous challenges have hindered their ability to fulfill this mandate. To support Local Governments, the department has established a centralized Project Management Unit (PMU) to lead the preparation of Land Use Plans across Punjab and provide technical and financial resources without compromising the independence of Local Governments by actively involving them in the planning process. The purpose is to ensure inclusivity and ownership of these 20-years Land Use Plans.

We have successfully completed the District Land Use and Zoning Plans for Punjab, introducing a comprehensive policy framework that equips Local Governments with the tools to manage land use effectively. This milestone was achieved on fast-track due to strong collaboration between the Local Government & Community Development Department and the District Administrations. These Plans have been duly approved and notified under the Punjab Local Governments Land Use Plan (Classification, Reclassification, and Redevelopment) Rules 2020.

(Shakeel Ahmad Mian)

Secretary to Government of the Punjab
LG&CD Department



EXECUTIVE SUMMARY

One of the key responsibilities of the Local Governments is the regulation and optimal utilization of the precious land resource. The unchecked horizontal growth of our cities has led to depleting prime agriculture land, environmental degradation, and poor land management, which further threatened food security and climate resilience, leaving cities ill-equipped to meet global benchmarks like the Sustainable Development Goals (SDGs). The disjointed framework for land use planning called for a structured and strategic approach to guide sustainable urban development.

Recognizing the capacity constraints of Local Governments, the Local Government & Community Development Department initiated a centralized support unit for the preparation of Land Use Plans. Tasked with this responsibility, the Project Management Unit (PMU) has been established to lead these efforts across Punjab's districts. The primary objective is to provide financial and technical assistance to Local Governments while ensuring a standardized and inclusive approach to planning.

The Land Use and Zoning Plans were crafted using a balanced and data-driven approach designed to address the distinct needs of local communities. Through a context-specific and rational methodology, future land demand was meticulously projected to foster compact urban growth and maximize land efficiency. The structure plan strategically integrates a hierarchical road network to organize urban development, ensuring seamless mobility, enhanced accessibility, and greater social inclusivity. Central to the plan is a focus on economic vitality, with provisions for robust commercial, industrial, and agricultural activities supported by key infrastructure, including commercial corridors, industrial zones, and farm-to-market roads. Throughout the process, stakeholder engagement was prioritized, embedding a participatory framework to guarantee comprehensive input from all relevant parties.

These Land Use and Zoning Plans are now equipped for implementation as comprehensive frameworks for regulating land use, optimizing urban infrastructure, and driving sustainable development across the region. Developed through the collaborative efforts of Project Management Unit (PMU), Planning Officers in each Local Government, Consultants, and local stakeholders, the plans provide actionable guidelines for shaping urban growth. Their implementation will focus on creating

balanced residential, commercial, industrial, and agricultural zones while addressing environmental sustainability and socio-economic inclusivity.

Consultancy firms registered with Pakistan Council of Architects and Town Planners (PCATP) possessing competent professionals have developed these plans, under the guidance and administration of Project Management Unit (PMU) ensuring firm compliance with project's approved Terms of Reference (TORs). This includes a range of activities and deliverables, such as vision formulation, situational analysis, district profiling, projection of a city's future requirements of land, housing, connectivity and social infrastructure, to come up with the data-driven plan. These plans not only outline the urban growth limits for the next 20 years but also ensure a balanced distribution of land for various purposes, including residential, educational, health, IT neighborhoods, commercial, economic, and industrial zones. Additionally, the plans enhance district connectivity through a network of roads, including the Ring Road, bypasses, structure plan roads, farm-to-market roads, intercity corridors, and the widening of existing revenue paths.

WAY FORWARD

True transformation of cities lies in the implementation of plans that determine their future urban form. For effective implementation, our team has developed the Planning Support System (PSS)—the first of its kind—to support local bodies and field hierarchies responsible for land use regulation through a centralized surveillance system. The PSS will assist planning officers in zoning decisions through the “Automated Zoning Report” and help control violations of approved land use plans using a Geo-AI land cover change detection system. The PMU will provide essential training to planning officers to ensure the PSS is utilized to its fullest potential. The system will be further strengthened with feedback from citizens and other stakeholders.

Another challenge in the effective implementation of plans is the missing link between revenue records and proposed land use zoning. Integrating these through the superimposition of revenue records/maps onto land use plans is the way forward—an upcoming venture we are committed to achieving.



(Ume Laila Naqvi)
Project Director



ABOUT CONSULTANT



SHEHER SAAZ
Creating Places for People

The preparation of the District Land Use and Zoning Plan for Okara was awarded to **M/S Sheher Saaz (Pvt.) Ltd.**, an international urban planning and engineering consulting firm established in 1998. With a focus on delivering high-quality advisory services, Sheher Saaz has earned recognition among global design practices for shaping future-ready cities. The firm has successfully completed over 50 master planning projects, exemplifying its commitment to urban excellence and eco-friendly planning solutions.

For the Okara project, Sheher Saaz engaged Senior Urban Planner Dr. Tariq Habib Malik as the team leader. With over 20 years of professional experience and a Ph.D. from the University of Central England, Birmingham, Dr. Malik brought exceptional expertise to the project. He is a registered professional with the Pakistan Council of Architects and Town Planners (Registration No. P-00036).

PLAN'S OVERVIEW

The Land Use and Zoning Plan for District Okara is prepared as a comprehensive framework to guide sustainable development, urban growth, rural-urban integration, housing, and economic progression for the next two decades. Envisioned Okara as— Green & Clean Environmentally Protected Okara —this plan is grounded in the principles of equitable growth, environmental sustainability, and protecting the agricultural land. The Plan consists of several core components, each addressing different aspects of land use, development, and strategic zoning at both the district and local governments levels.

At the district level, the plan fosters integration across multiple dimensions: land use, infrastructure, connectivity, housing, and economic activities. It aims to create a synergistic relationship between urban and rural areas, leveraging the unique strengths of each Local Government (LG) to achieve the overall district vision. This plan outlines the vision for District Okara and specifies the approach and strategies necessary to achieve the intended outcomes.

Strategic Land Use Planning and Zoning

The land use planning and zoning strategy for each LG within District Okara is customized to accommodate the unique characteristics and development needs of each area, following the principles outlined in the Punjab Local Government Land Use Plan Rules of 2020. Each LG plan focuses on evaluating existing land use classifications, analyzing notified commercial roads, and identifying zones for residential, commercial, industrial, agricultural, and other uses to support the district's economic goals.

Envisioning the Future: The Site Development Zone (SDZ) Structure Plan for 2043

The SDZ Structure Plan (2023–2043) proposes future development for all local governments, ensuring that each area contributes to the district's growth objectives. This plan identifies key land use zones—residential, commercial, industrial, agricultural, and notified areas—based on current trends, spatial and temporal growth patterns, existing infrastructure, and regional development plans. The structure plan ensures coherent development by aligning with the district's connectivity strategy, housing strategy, and economic development goals.

District-Level Integration: Land Use, Connectivity, Housing, and Economic Synergy At the district level, the SDZ Structure Plan integrates land use planning with connectivity and economic development strategies to ensure coherent, district-wide growth. The plan emphasizes the importance of connectivity, enhancing both inter-district and intra-district transportation networks. This is critical for Okara's role as an export hub, supporting the efficient movement of goods and services across the district and beyond. Enhanced connectivity is also pivotal for integrating new industrial zones, residential areas, and social infrastructure into the district's overall framework.

The plan further addresses housing needs through a balanced mix of urban and rural residential development, emphasizing sustainable densification, affordability, and accessibility. This is aligned with the district's broader objectives to accommodate population growth while ensuring adequate housing supply. The economic development component of the plan focuses on fostering specialized industrial zones, agro-processing facilities, and commercial centers to diversify the district's economy and build resilience against market volatility.

Future Vision: Site Development Zone (SDZ) Structure Plan 2043 The SDZ Structure Plan (2023–2043) for Okara establishes a future framework, ensuring that each LG contributes to district-wide growth objectives. The

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plan identifies critical land use zones—residential, commercial, industrial, agricultural, and notified areas—based on spatial and temporal growth patterns, infrastructure capabilities, and alignment with regional development plans such as the Punjab Spatial Strategy. By integrating land use with connectivity and economic development strategies, the plan fosters a cohesive, sustainable, and future-oriented development vision for Okara by 2043.

This comprehensive strategy ensures that the district remains competitive within regional and national economic networks while accommodating population growth and ensuring environmental sustainability. Integrating urban planning, infrastructure enhancement, and economic development across all LGs ensures a cohesive approach to growth, positioning Okara as a dynamic Centre for urban-industrial synergy by 2043.

LIST OF

ABBREVIATIONS

DC	District Council
DPDC	District Planning and Design Committee
EBA	Established Built-up Area
GDP	Gross Domestic Product
GIS	Geographic Information System
GT Road	Grand Trunk Road
HCM	Highway Capacity Manual
IT	Information Technology
LG&CDD	Local Government and Community Development Department
LOS	Level of Service
LUC	Land Use Classification
MC	Municipal Committee/Corporation
NH	National Highway
NRM	National Reference Manual
PBS	Pakistan Bureau of Statistics
PCU	Passenger Car Unit
PLGA	Punjab Local Government Act
PMU	Project Management Unit
PPA	Persons Per Acre
PSS	Punjab Spatial Strategy
ROW	Right of way
SDZ	Site Development Zone
TC	Tehsil Council / Town Committee
UC	Union Council

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INTRODUCTION



CHAPTER 1

INTRODUCTION

1.1 Vision and Objectives

Vision 2043 for District Okara outlines a clear plan to create a clean, environmentally sustainable district by promoting green practices in both urban and rural areas. It focuses on implementing eco-friendly policies that support the sustainable growth of agriculture and industry, ensuring long-term environmental and economic stability for the district.

“GREEN & CLEAN ENVIRONMENTALLY PROTECTED OKARA”

The project plan includes detailed land-use zones for the entire district, covering both urban and rural areas. Land Use Classification maps are developed at the sub-district level, organized by Local Government (LG) jurisdictions. Site Development Zones (SDZs) Structure Plans are developed for Municipal Committees (MCs) and identified potential urban settlements, incorporating input from relevant stakeholders. The inclusion of Town Committees and other major urban areas is based on factors such as population, growth rate, development potential, distance from key cities like Okara, Depalpur, Renala Khurd, and Hujra Shah Muqem, and stakeholder consultations.

1.2 District Land Use & Zoning Plan

The District Land Use & Zoning Plan involves detailed and systematic planning for the land use at each LG level. There are mainly three components of land use plan: the Land Use Classification Map, Site Development Zone (SDZ) Structure Plan, and Review of List A & B Roads.

The Land Use Classification Maps were prepared by marking the established built-up area of the urban settlements in district Okara. Open-source high-resolution satellite imagery was acquired and prepared the detailed digitized base maps. The process extended to mark the administrative boundaries, delineate the built-up areas, and divide urban blocks based on specific criteria as per the land use rules 2020. Mainly, the classification maps have identified and digitized the various land uses, conducting extensive field surveys for data collection, and verifying information with local authorities. The base map categorized into the different land use classes and its sub classes by taking the references from the land use rules 2020.

The assessment of notified commercial roads has been carried out by obtaining the list from the relevant focal person with the consultation of the Project Management Unit (PMU), LG & CDD. A comprehensive survey was conducted to identify properties along these roads. The review of roads includes various aspects such as, assessing the feasibility of List-A enlistment, potential segmentation of roads based on dominant land uses, and considering transfers between List-A and List-B based on these assessments. Moreover, it identifies any necessary restrictions and issues recommendations to the local government for road enlistment and notification. Throughout this evaluation, factors such as infrastructure potential, traffic impact, land use trends, market demands, compatibility with surrounding uses, and stakeholder consultations were considered, ensuring a comprehensive and well-informed decision-making process regarding the categorization and future utilization of these roads.

The Site Development Zone (SDZ) Structure Plan for District Okara has been prepared for the next 20 years, aligning with the Land Use Rules 2020 and prevailing Standing Instructions. The zones have been proposed based on the analysis of existing lands use classification, projecting population growth based on 2017 census data, spatiotemporal analysis, density analysis, accessibility analysis and planning guidelines.

1.3 Administrative Structure District Okara

There are eight existing local governments in district Okara including the District Council Okara and, Municipal Committees of Okara, Depalpur, Renala Khurd, Hujra Shah Muqem, Haveli Lakha, Basirpur and Mandi Ahmadabad.

Table 1-1: Administrative Structure of District Okara

Sr. No.	Names of Local Governments	Administrative Level
1	Okara	Municipal Committee
2	Depalpur	Municipal Committee
3	Renala Khurd	Municipal Committee
4	Hujra Shah Muqem	Municipal Committee
5	Haveli Lakha	Municipal Committee
6	Basirpur	Municipal Committee
7	Mandi Ahmadabad	Municipal Committee
8	Okara	District Council

Source: LG & CDD¹

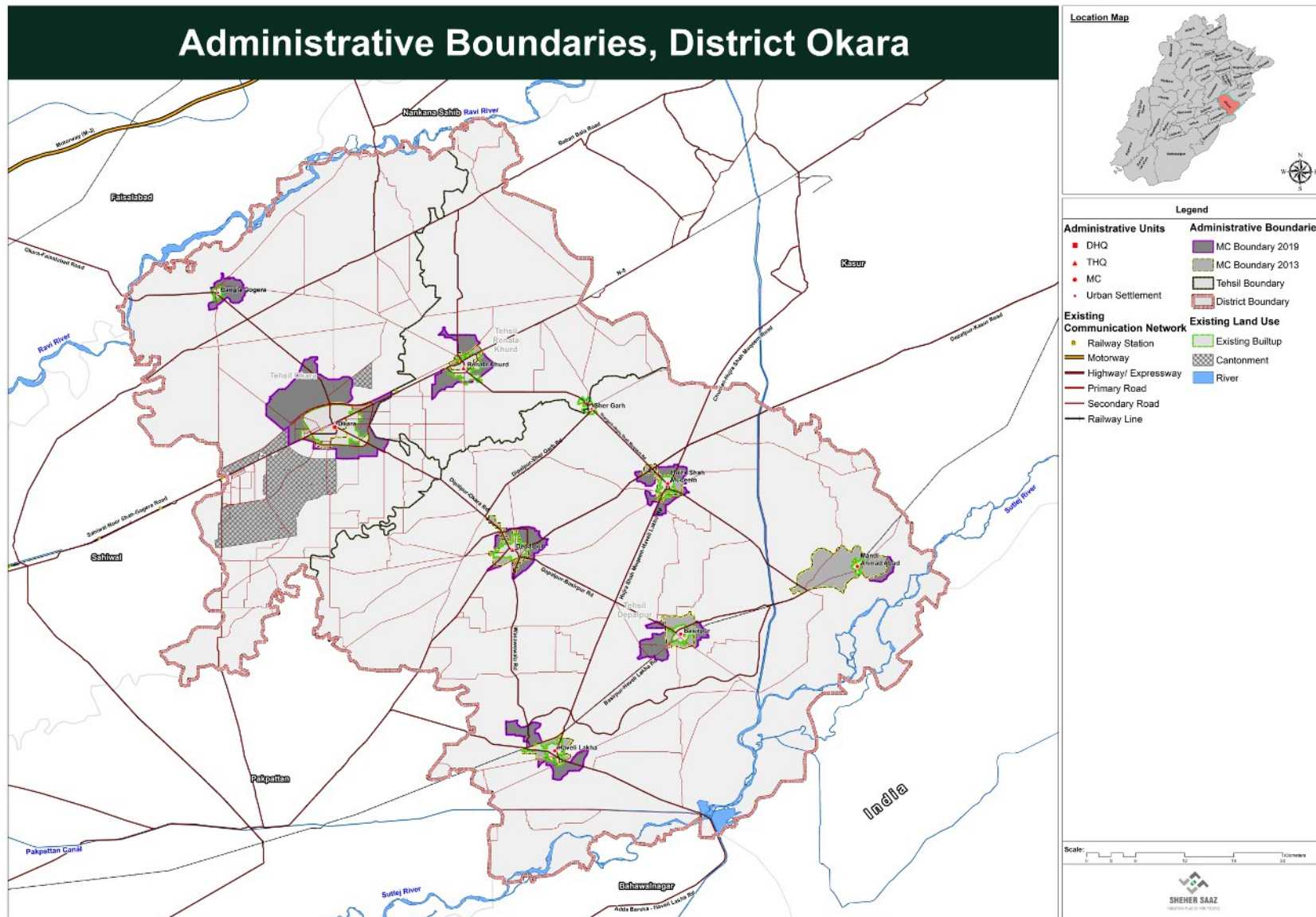
Based on the Established Built-Up Area (EBA), urban character and population, the consultant with consultation of district focal person has identified the major urban settlements as well in district Okara. Following are urban settlements in district Okara:

Table 1-2: Urban Settlements of District Okara

Sr. No.	Names of Established Built-up Areas (EBAs)	Status
1	Bangla Gogera	Defunct Town Committee
2	Shergarh	Urban Settlement

¹ Accessed from: <https://lgcd.punjab.gov.pk/district-Okara>, Accessed on 20-04-2024.

Map 1: Administrative Boundaries Map of District Okara



1.4 Review of Previous Plan

The review of Okara Municipal Corporation SDZ for 2021-2029 highlights certain gaps which need to be improved. Below are the key features and identified shortcomings:

- **Inadequate Timeframe:** Originally planned for 8 years, the extension to 20 years raises concerns about adaptability to future challenges. Regular updates and reviews are needed to address evolving development, demographic, and growth needs.
- **Lack of Supporting Documentation:** there is the need for more detailed documentation, beyond the base maps, such as detailed existing assessment, land use patterns, future projections, area requirement and demand assessment studies.
- **Neglect of Environmental Concerns:** The SDZ overlooks crucial environmental factors. Protecting Okara's agricultural and forest lands and integrating sustainable practices is vital for long-term ecological balance.
- **Incomplete Land Use Identification:** A comprehensive review should include an accurate inventory of current land uses to better forecast future needs and ensure compatibility with proposed development zones.
- **Limited Land Use Categories:** The SDZ's limited land use categories (residential, commercial, industrial, public buildings, and open spaces) do not account for health, education, social infrastructure, and recreational spaces. Expanding these categories is necessary to meet diverse community needs.
- **Lack of Sustainable Development Strategies:** The plan lacks a clear sustainability framework, especially concerning commercial zones. It should prioritize green spaces, public transportation, and smart city technologies.
- **Unaccounted Housing Provisions:** The review highlights the lack of a scientific basis for residential zone allocations, risking urban sprawl.

Road networks are fundamental elements of urban planning, as they serve as lifelines for transportation, connectivity, and accessibility within a city. Neglecting to identify and designate structure plan roads raises questions about how the proposed zones will be integrated and how residents and businesses will access essential services and facilities. A well-designed road network is crucial for ensuring smooth traffic flow, reducing congestion, and facilitating the efficient movement of goods and people.

CHAPTER

2

LAND USE CLASSIFICATION



District Land Use & Zoning Plans
for Local Governments in Punjab

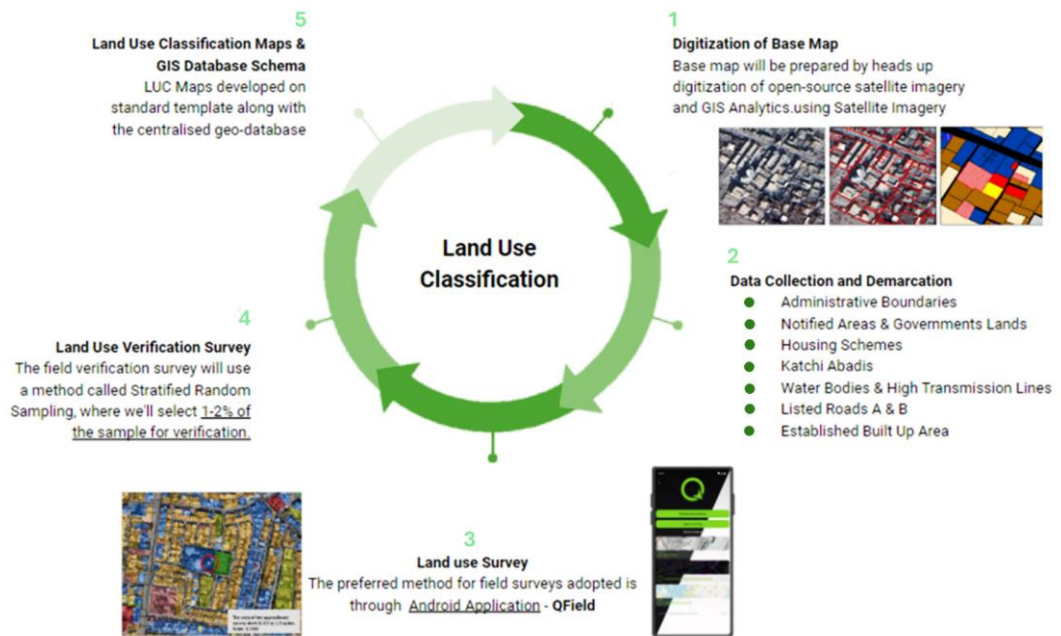
CHAPTER 2

LAND USE CLASSIFICATION MAP

2.1 Process of Land Use Classification

The land use classification map(s) are prepared by following the procedure illuminated in the figure below:

Figure 2-1: Process and components of Land Use Classification



2.2 Local Government Wise Land Use Classification

Local government is organized under a framework provided by the Punjab Local Government Act (2022) (PLGA). The PLGA is administered by the provincial Local Government and Community Development Department (LG&CD), which is responsible for implementing the local government system in Punjab as well as the financing and staffing of administrative set-ups at the district and municipal levels.

Okara district's administrative authority is held by the deputy commissioner, who is responsible for coordinating and working with the respective local governments. Eight local governments are in place in the district: District Council, Municipal Committee Okara, Municipal Committee Depalpur, Municipal Committee Haveli Lakha, Municipal Committee Renala Khurd, Municipal Committee Basirpur, Municipal Committee Mandi Ahmadabad and Municipal Committee Hujra Shah Muqem.

2.2.1 Municipal Committee Okara

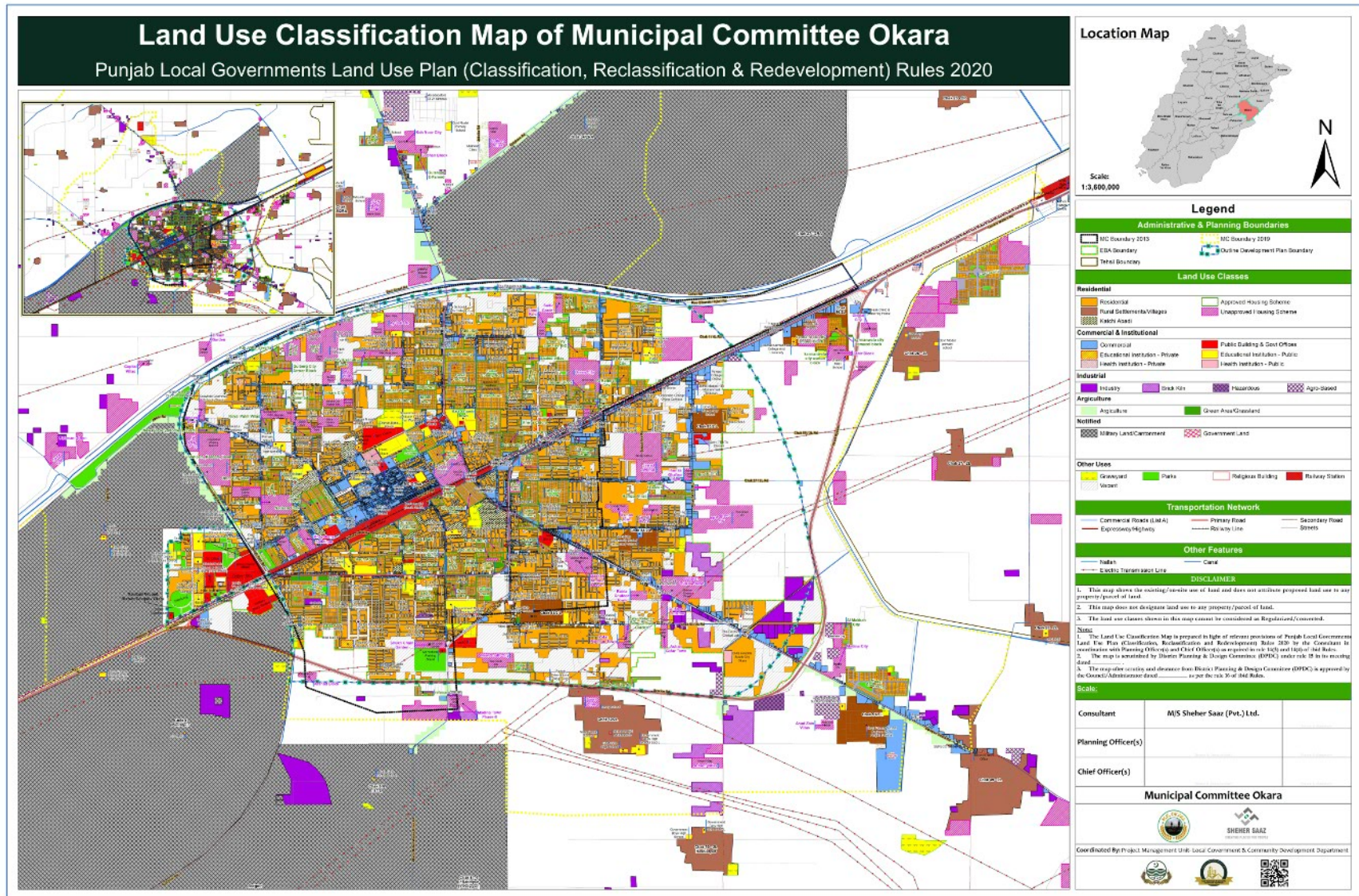
Table 2-1: Land Use Classification Analysis of Municipal Committee Okara

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age
Sub-classes	Residential	1,867.61	29.77%	1,480.3	34.80%	5.78	0.80%	1,486.1	30%
	Rural Settlements	-	-	-	-	45.24	6.50%	45.2	0.90%
	Katchi Abadis	78.26	1.25%	78.3	1.80%	-	0.00%	78.3	1.60%
	Approved Schemes	878.88	14.01%	819.3	19.20%	3.81	0.50%	823.1	16.60%
	Unapproved Schemes	422.93	6.74%	289.3	6.80%	6.16	0.90%	295.4	6.00%
Residential Class		3,248	51.76%	2,667	62.70%	60.99	8.70%	2,728	55.00%
Sub-classes	Commercial	532.09	8.48%	166.1	3.90%	-	-	166.1	3.30%
	Educational Institutions (Public)	103.14	1.64%	86.2	2.00%	-	-	86.2	1.70%
	Educational Institutions (Private)	51.7	0.82%	31.3	0.70%	-	-	31.3	0.60%
	Health Institutions (Public)	13.26	0.21%	9.9	0.20%	-	-	9.9	0.20%
	Health Institutions (Private)	6.12	0.10%	2.8	0.10%	-	-	2.8	0.10%
	Religious Building	10.9	0.17%	6.8	0.20%	-	-	6.8	0.10%
	Public Buildings & Govt. Offices	78.9	1.26%	47.2	1.10%	-	-	47.2	1.00%
Commercial (including institutional) Class		796.11	12.69%	350.2	8.20%	-	-	350.2	7.10%
Sub-classes	Industrial	69.13	1.10%	5	0.10%	2.27	0.30%	7.3	0.10%
	Brick Kilns	46.73	0.74%	1.4	0.00%	2.28	0.30%	3.7	0.10%
	Agro-based Industry	2.97	0.05%	3	0.10%	-	-	3	0.10%
	Hazardous Industry	3.03	0.05%	2.5	0.10%	-	-	2.5	0.10%
Industrial Class		121.86	1.94%	11.9	0.30%	4.55	0.60%	16.5	0.30%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	615.8	87.80%	615.8	12.40%
Agriculture Class		-	-	-	-	615.8	87.80%	615.8	12.40%
Sub-classes	Military Land / Cantonment	28.43	0.45%	28.4	0.70%	-	-	28.4	0.60%
	Government Land	110.42	1.76%	110.4	2.60%	-	-	110.4	2.20%
Notified Land Uses Class		138.85	2.21%	138.9	3.30%	-	-	138.9	2.80%
Others	Graveyard	47.48	0.76%	45.8	1.10%	-	-	45.8	0.90%
	Bus Terminal	3.19	0.05%	3.5	0.10%	-	-	3.5	0.10%
	Parks	21.61	0.34%	11.9	0.30%	-	-	11.9	0.20%
	Vacant Area	1,809.56	28.84%	457.2	10.70%	-	-	457.2	9.20%
	Transportation Network	87.64	1.40%	570.4	13.40%	19.68	2.80%	590.1	11.90%
Others Land Use Classes		1,969.48	31.39%	1,089	25.60%	19.68	2.80%	1,108	22.40%
Total Area		6,274	100%	4,257	100%	701.02	100%	4,958	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Okara, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 2: Land Use Classification Map of Municipal Committee Okara



Source: The Consultant, 2023

2.2.2 Municipal Committee Depalpur

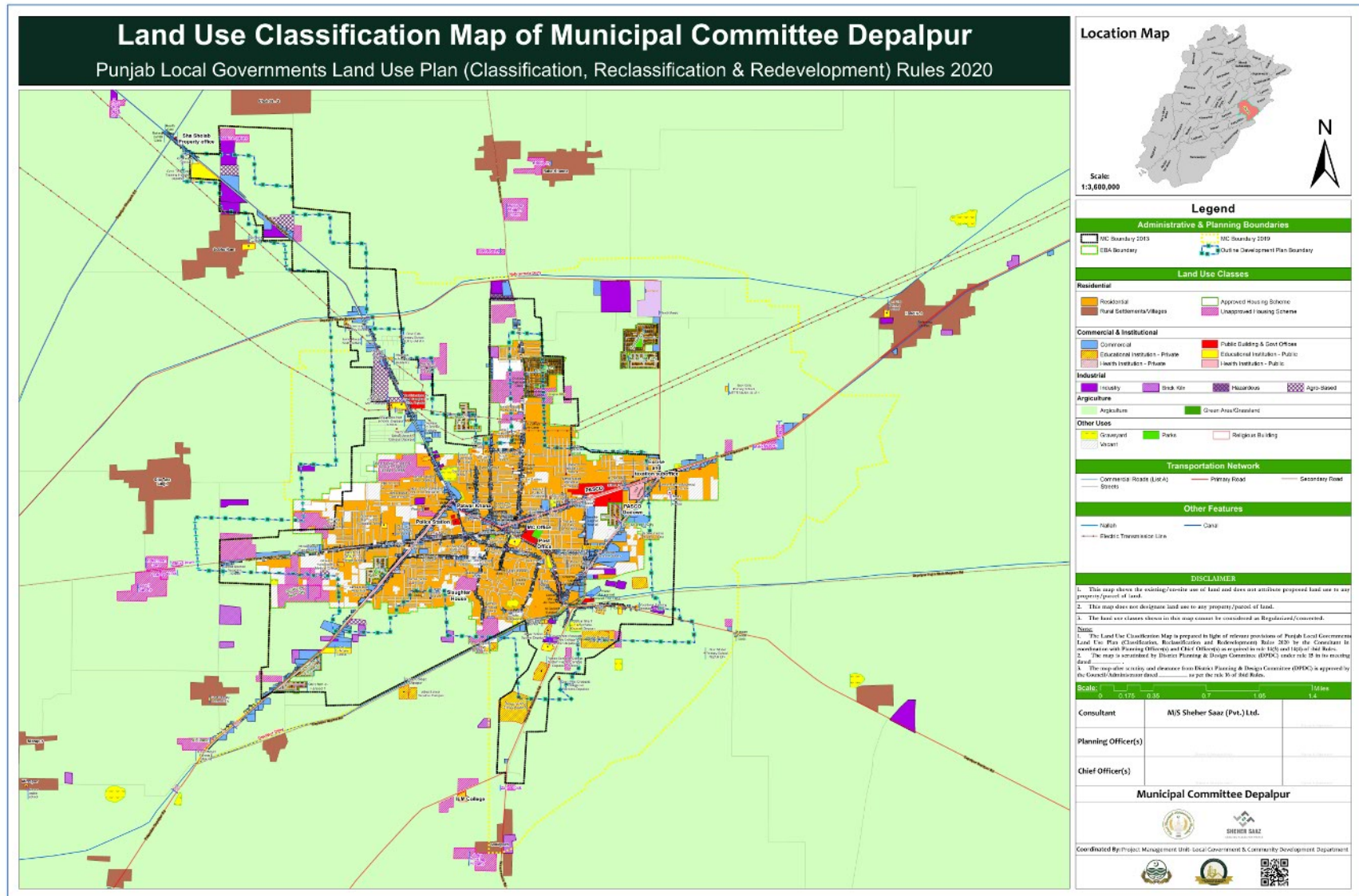
Table 2-2: Land Use Classification Analysis of Municipal Committee Depalpur

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	Area (Acres)	%age	Area (Acres)
Sub-classes	Residential	767.44	51.97%	752.4	54.0	-	-	752.4	26.0%
	Rural Settlements	-	-	-	-	581.5	38.7	581.5	20.1%
	Approved Schemes	-	-	18.6	1.3%	15.1	1.0%	33.7	1.2%
	Unapproved Schemes	18.55	1.26%	109.7	7.9%	58.7	3.9%	168.4	5.8%
Residential Class		916.68	62.08%	880.6	63.2	655.4	43.6	1,536	53.1
Sub-classes	Commercial	57.83	3.92%	50.4	3.6%	4.5	0.3%	54.9	1.9%
	Educational Institutions (Public)	6.03	0.41%	6.1	0.4%	4.3	0.3%	10.4	0.4%
	Educational Institutions (Private)	6.35	0.43%	4.6	0.3%	42.4	2.8%	47.1	1.6%
	Health Institutions (Public)	5.1	0.35%	5.1	0.4%	0.1	-	5.2	0.2%
	Health Institutions (Private)	2.26	0.15%	2.3	0.2%	0.0	-	2.3	0.1%
	Religious Building	4.51	0.31%	4.7	0.3%	0.1	-	4.8	0.2%
	Public Buildings & Govt. Offices	3.59	0.24%	3.6	0.3%	0.5	-	4.1	0.1%
Commercial (including institutional) Class		85.67	5.80%	76.7	5.5%	52.0	3.5%	128.7	4.4%
Sub-classes	Industrial	25.57	1.73%	25.0	1.8%	31.0	2.1%	56.0	1.9%
	Brick Kilns	3.48	0.24%	3.2	0.2%	14.3	0.9%	17.5	0.6%
	Agro-based Industry	1.9	0.13%	1.9	0.1%	27.6	1.8%	29.5	1.0%
	Hazardous Industry	0.65	0.04%	0.7	0.0%	8.0	0.5%	8.7	0.3%
Industrial Class		31.6	2.14%	30.8	2.2%	80.9	5.4%	111.7	3.9%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	710.8	47.3%	710.8	24.6%
Agriculture Class		-	-	-	-	710.8	47.3	710.8	24.6
Others	Graveyard	14.99	1.02%	15.1	1.1%	2.9	0.2%	18.0	0.6%
	Parks	2.14	0.14%	2.1	0.2%	0.5	-	2.7	0.1%
	Vacant Area	193.49	13.10%	155.4	11.2	-	-	155.4	5.4%
	Transportation Network	232.04	15.71%	231.6	16.6	-	-	231.6	8.0%
Others Land Use Classes		442.66	29.98%	404.3	29.0	3.4	0.2%	407.7	14.1
Total Area		1,481	100%	1,392	100%	1,503	100%	2,895	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Depalpur, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 3: Land Use Classification Map of Municipal Committee Depalpur



Source: The Consultant, 2023

2.2.3 Municipal Committee Renala Khurd

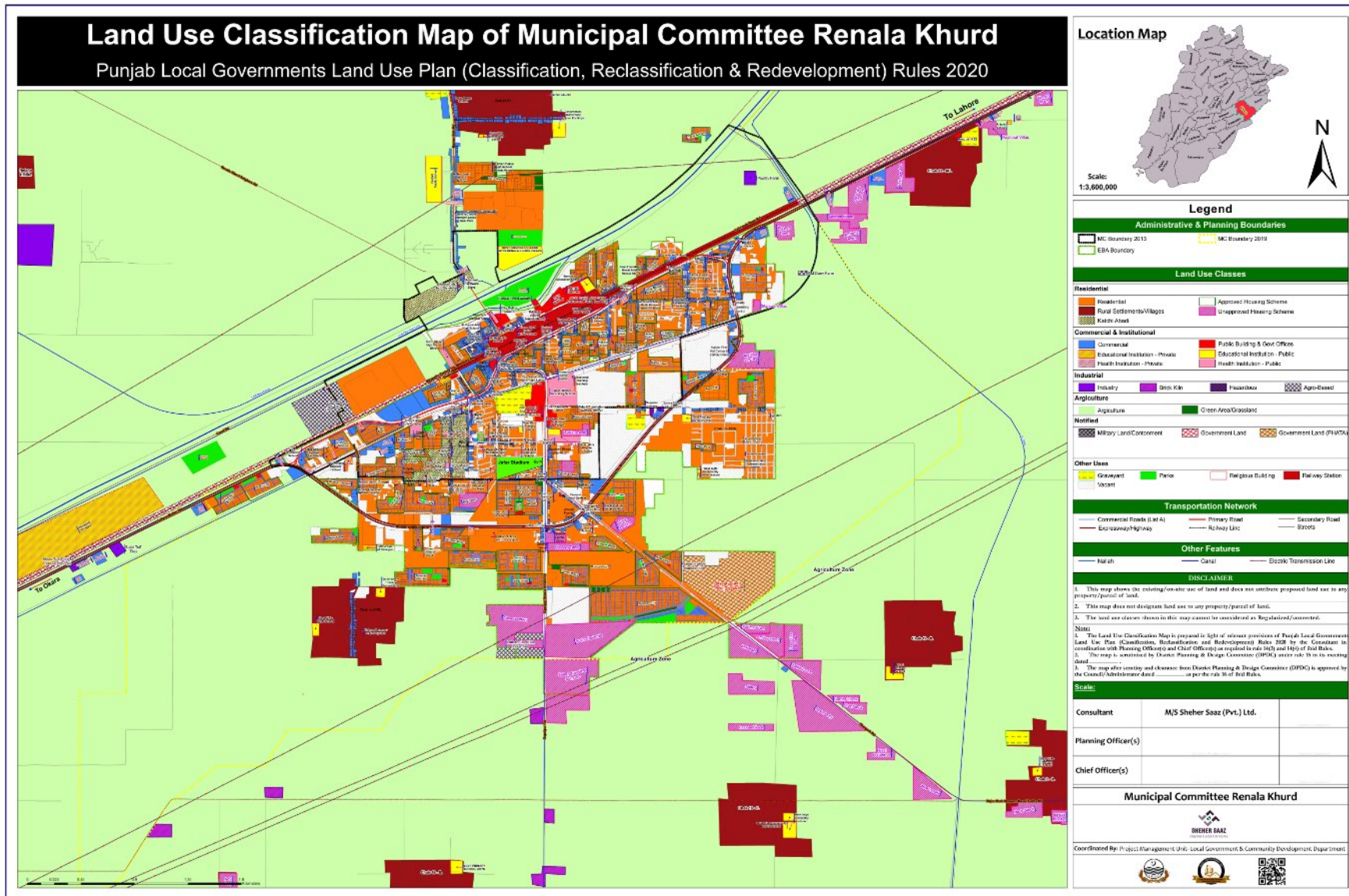
Table 2-3: Land Use Classification Analysis of Municipal Committee Renala Khurd

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	Area (Acres)	%age	Area (Acres)
Sub-classes	Residential	621.51	32.54%	215.3	25.0	-	-	215.3	16.1
	Rural Settlements	-	-	-	-	120.4	25.1%	120.4	9.0%
	Katchi Abadis	36.2	1.90%	36.2	4.2%	-	-	36.2	2.7%
	Approved Schemes	531.3	27.81%	217.7	25.3	-	-	217.7	16.2
	Unapproved Schemes	80.99	4.24%	4.3	0.5%	5.0	1.0%	9.3	0.7%
Residential Class		1,270	66.49%	473.5	55.0	125.4	26.1%	598.9	44.7
Sub-classes	Commercial	23.46	1.23%	18.4	2.1%	0.7	0.2%	19.1	1.4%
	Educational Institutions (Public)	24.73	1.29%	20.6	2.4%	0.1	-	20.7	1.5%
	Educational Institutions (Private)	11.38	0.60%	7.1	0.8%	-	-	7.1	0.5%
	Health Institutions (Public)	0.23	0.01%	0.2	-	-	-	0.2	-
	Health Institutions (Private)	1.69	0.09%	1.5	0.2%	-	-	1.5	0.1%
	Religious Building	3.89	0.20%	3.3	0.4%	-	-	3.3	0.2%
	Public Buildings & Govt. Offices	4.74	0.25%	4.5	0.5%	0.1	-	4.6	0.3%
Commercial (including institutional) Class		70.12	3.67%	55.7	6.5%	0.9	0.2%	56.6	4.2%
Sub-classes	Industrial	4.45	0.23%	4.1	0.5%	2.5	0.5%	6.6	0.5%
	Brick Kilns	-	-	-	-	-	-	-	-
	Agro-based Industry	109.23	5.72%	-	-	76.3	15.9%	76.4	5.7%
	Hazardous Industry	0.03	0.00%	-	-	-	-	-	-
Industrial Class		113.71	5.95%	4.2	0.5%	78.8	16.4%	83.0	6.2
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	274.9	57.3%	274.9	20.5
Agricultural Class		-	-	-	-	274.9	57.3%	274.9	20.5
	Government Land	38.04	1.99%	-	-	-	-	-	-
Notified Land Uses Class		-	-	-	-	274.9	57.3%	274.9	20.5
Others	Graveyard	16.28	0.85%	12.6	1.5%	-	-	12.6	0.9%
	Parks	0.7	0.04%	0.7	0.1%	-	-	0.7	0.1%
	Vacant Area	255.52	13.38%	132.9	15.4	-	-	132.9	9.9%
	Transportation Network	145.79	7.63%	181.5	21.1	-	-	181.5	13.5
Others Land Use Classes		418.29	21.90%	327.8	38.1	-	-	327.8	24.4
Total Area		1,910.16	100%	861.1	100%	480.1	100%	1,341.2	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Renala Khurd, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 4: Land Use Classification Map of Municipal Committee Renala Khurd



Source: The Consultant, 2023

2.2.4 Municipal Committee Hujra Shah Muqem

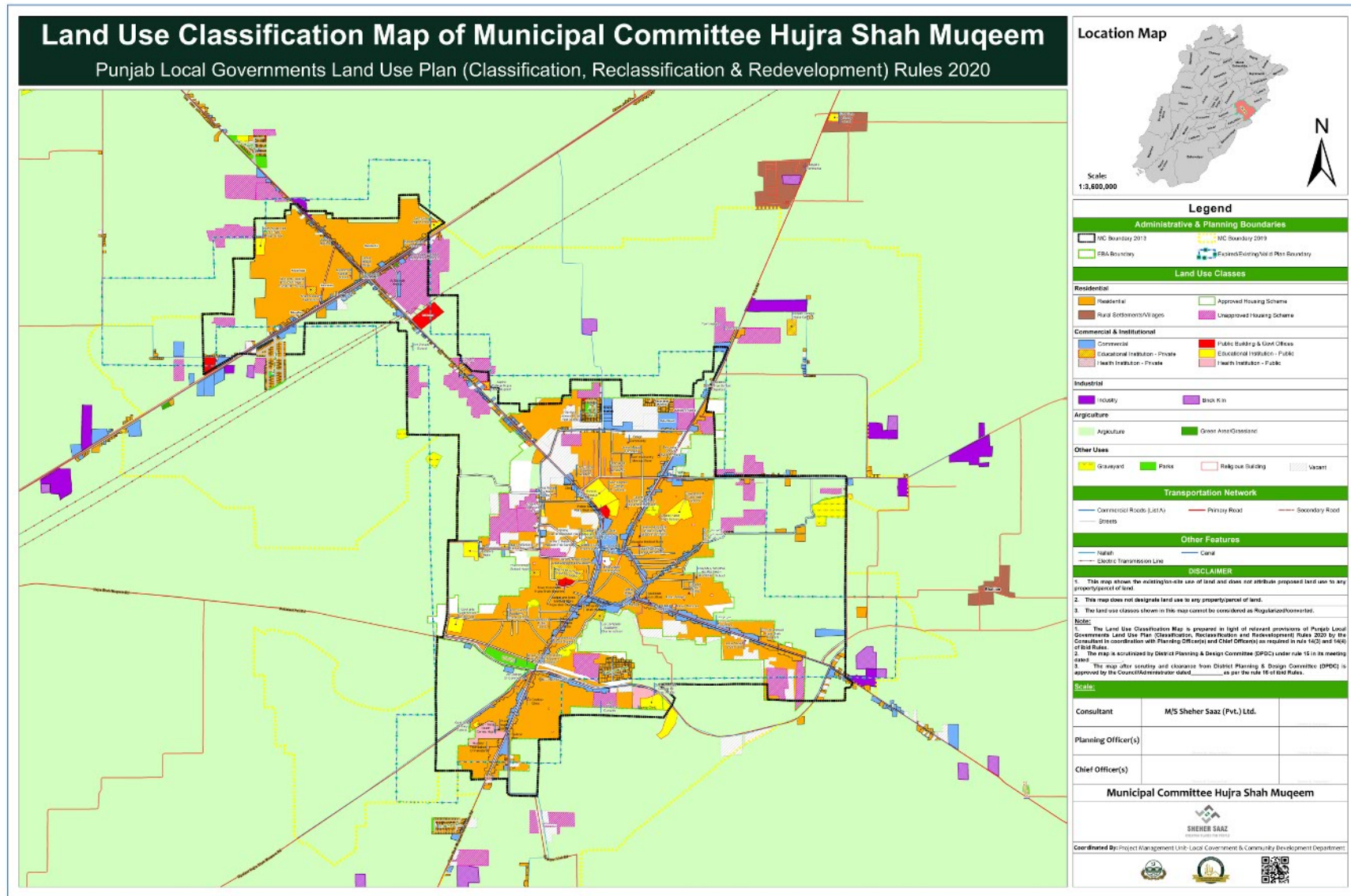
Table 2-4: Land Use Classification Analysis of Municipal Committee Hujra Shah Muqem

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	Area (Acres)	%age	Area (Acres)
Sub-classes	Residential	557.64	66.78%	546.1	66.4%	-	-	546.1	29.1%
	Rural Settlements	-	-	-	-	387.0	36.7%	387.0	20.6%
	Approved Schemes	-	-	5.7	0.7%	4.6	0.4%	10.3	0.5%
	Unapproved Schemes	5.72	0.69%	68.6	8.3%	71.1	6.7%	139.7	7.4%
Residential Class		630.76	75.54%	620.4	75.4%	462.7	43.8%	1083.1	57.7%
Sub-classes	Commercial	0.99	0.12%	0.4	-	2.3	0.2%	2.6	0.1%
	Educational Institutions (Public)	18.83	2.26%	18.8	2.3%	2.7	0.3%	21.6	1.1%
	Educational Institutions (Private)	8.79	1.05%	8.8	1.1%	2.9	0.3%	11.7	0.6%
	Health Institutions (Public)	0.33	0.04%	0.3	-	-	-	0.3	0.02%
	Health Institutions (Private)	0.77	0.09%	0.8	0.1%	-	-	0.8	0.04%
	Religious Building	5.62	0.67%	5.6	0.7%	0.1	-	5.7	0.3%
	Public Buildings & Govt. Offices	2.22	0.27%	2.2	0.3%	-	-	2.2	0.1%
Commercial (including institutional) Class		37.55	4.50%	36.9	4.5%	8.0	0.8%	44.9	2.4%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	571.0	54.1%	571.0	30.4%
Agriculture Class		-	-	-	-	571.0	54.1%	571.0	30.4%
	Government Land	-	-	-	-	4.8	0.5%	4.8	0.3%
Notified Land Uses Class		-	-	-	-	4.8	0.5%	4.8	0.3%
Others	Graveyard	5.12	0.61%	5.1	0.6%	8.7	0.8%	13.9	0.7%
	Parks	5.22	0.63%	5.2	0.6%	-	-	5.2	0.3%
	Vacant Area	76.42	9.15%	76.4	9.3%	-	-	76.4	4.1%
	Transportation Network	79.93	9.57%	78.3	9.5%	-	-	78.3	4.2%
Others Land Use Classes		166.69	19.96%	165.1	20.1%	8.7	0.8%	173.8	9.3%
Total Area		827	100%	822.4	100%	1,055	100%	1,878	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Hujra Shah Muqem, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 5: Land Use Classification Map of Municipal Committee Hujra Shah Muqem



Source: The Consultant, 2023

2.2.5 Municipal Committee Haveli Lakha

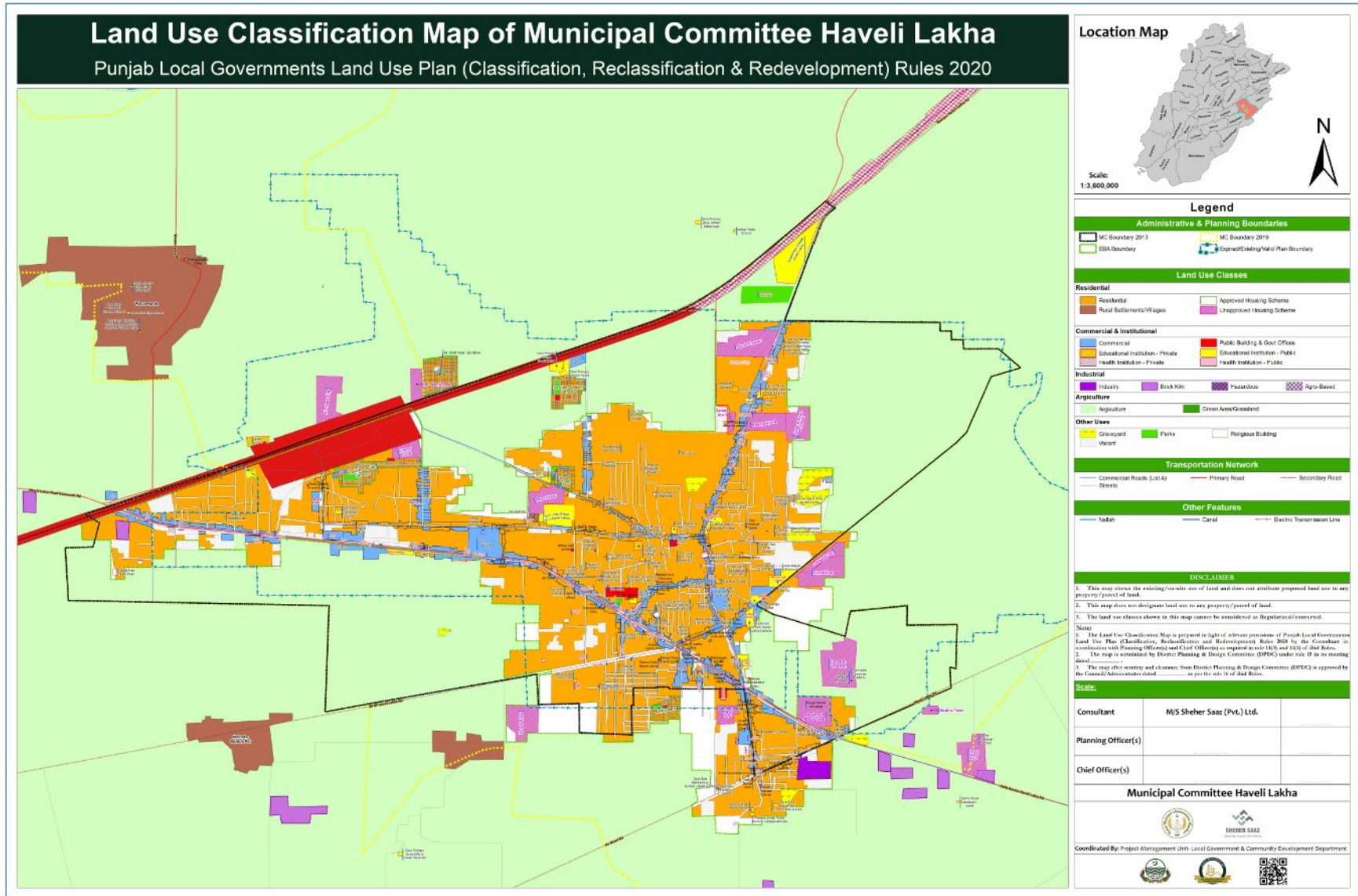
Table 2-5: Land Use Classification Analysis of Municipal Committee Haveli Lakha

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	Area (Acres)	%age	Area (Acres)
Sub-classes	Residential	970.88	71.30%	851.4	72.6%	-	-	851.4	36.9%
	Rural Settlements			-	-	169.4	15.0%	169.4	7.4%
	Approved Schemes	22.39	1.64%	17.0	1.5%	8.4	0.7%	25.5	1.1%
	Unapproved Schemes	69.29	5.09%	45.2	3.9%	13.8	1.2%	58.9	2.6%
Residential Class		1,063	78.03%	913.6	77.9%	191.6	16.9%	1,106	48.0%
Sub-classes	Commercial	10.42	0.77%	10.1	0.9%	0.2	-	10.4	0.4%
	Educational Institutions (Public)	10.89	0.80%	10.6	0.9%	13.6	1.2%	24.2	1.1%
	Educational Institutions (Private)	3.97	0.29%	4.0	0.3%	-	-	4.0	0.2%
	Health Institutions (Public)	-	-	-	-	3.8	0.3%	3.8	0.2%
	Health Institutions (Private)	1.19	0.09%	0.7	0.1%	-	-	-	-
	Religious Building	3.8	0.28%	3.7	0.3%	-	-	3.7	0.2%
	Public Buildings & Govt. Offices	1.72	0.13%	1.7	0.1%	0.2	-	1.9	0.1%
Commercial (including institutional) Class		31.99	2.35%	30.7	2.6%	17.9	1.6%	48.6	2.1%
Sub-classes	Industrial	9.45	0.69%	-	-	-	-	-	-
	Brick Kilns	2.17	0.16%	2.2	0.2%	-	-	2.2	0.1%
	Agro-based Industry	0.91	0.07%						
	Hazardous Industry	0.05	0.00%	-	-	-	-	-	-
Industrial Class		12.58	0.92%	2.2	0.2%	-	-	2.2	0.1%
Sub-classes	Cultivable (Seasonal & Permanent)			-	-	914.1	80.8%	914.1	39.7%
Agriculture Class				-	-	914.1	80.8	914.1	39.7%
	Government Land			-	-	-	-	-	-
Notified Land Uses Class				-	-	-	-	-	-
Others	Graveyard	18.17	1.33%	14.6	1.2%	0.6	0.1%	15.2	0.7%
	Parks	0.45	0.03%	0.5	0.0%	7.8	0.7%	8.2	0.4%
	Vacant Area	134.94	9.91%	122.9	10.5%	-	-	122.9	5.3%
	Transportation Network	100.97	7.42%	88.0	7.5%	-	-	88.0	3.8%
Others Land Use Classes Total		254.53	18.69%	225.9	19.3	8.4	0.7%	234.3	10.2%
Total Area		1,361	100%	1,172	100%	1,132	100%	2,304	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Haveli Lakha, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 6: Land Use Classification Map of Municipal Committee Haveli Lakha



Source: The Consultant, 2023

2.2.6 Municipal Committee Basirpur

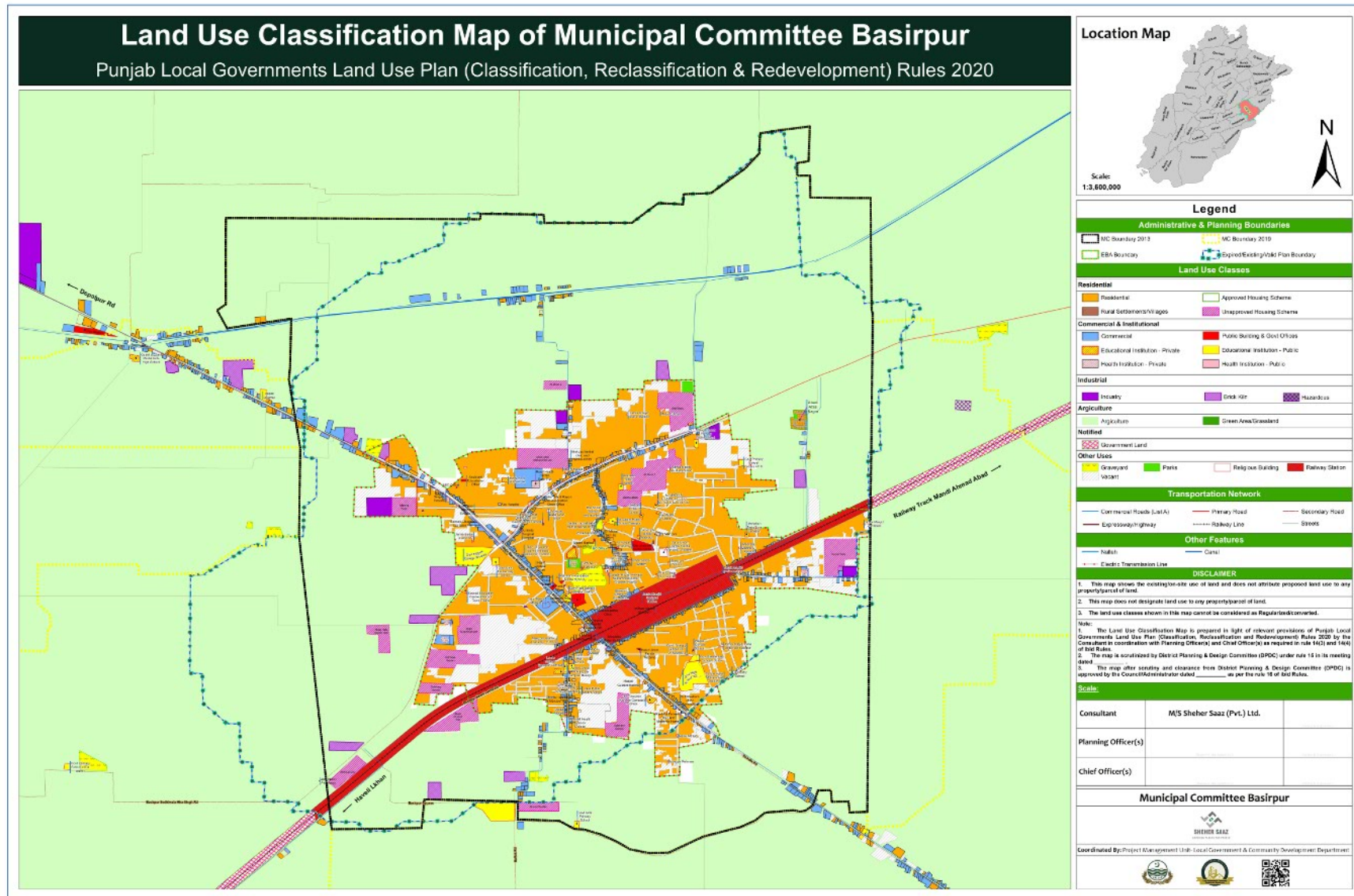
Table 2-6: Land Use Classification Analysis of Municipal Committee Basirpur

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	Area (Acres)	%age	Area (Acres)
Sub-classes	Residential	461.72	53.86%	461.7	53.90	0.001	-	461.72	15.90%
	Rural Settlements	-	-	-	-	179.49	8.80%	179.49	6.20%
	Approved Schemes	-	-	-	-	2.22	0.10%	2.22	0.10%
	Unapproved Schemes	63.52	7.41%	63.52	7.40%	14.36	0.70%	77.88	2.70%
Residential Class		525.24	61.28%	525.2	61.30	196.071	9.60%	721.31	24.90%
Sub-classes	Commercial	7.62	0.89%	7.62	0.90%	0.83	-	8.45	0.30%
	Educational Institutions (Public)	13.63	1.59%	13.63	1.60%	0.34	-	13.97	0.50%
	Educational Institutions (Private)	2.47	0.29%	2.47	0.30%	0.46	-	2.93	0.10%
	Health Institutions (Public)	5.29	0.62%	5.29	0.60%	-	-	5.29	0.20%
	Health Institutions (Private)	1.33	0.16%	1.33	0.20%	-	-	1.33	0.05%
	Religious Building	1.87	0.22%	1.87	0.20%	-	-	1.87	0.10%
	Public Buildings & Govt. Offices	3.68	0.43%	3.68	0.40%	-	-	3.68	0.10%
Commercial (including institutional) Class		35.89	4.19%	35.89	4.20	1.63	0.10%	37.52	1.30%
Sub-classes	Industrial	10.95	1.28%	10.95	1.30%	-	-	10.95	0.40%
	Brick Kilns	5.11	0.60%	5.11	0.60%	20.06	1.00%	25.17	0.90%
	Hazardous Industry	0.09	0.01%	0.09	-	-	-	0.09	0.00%
Industrial Class		16.15	1.88%	16.15	1.90	20.06	1.00%	36.21	1.20%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	1823.42	89.30	1823.42	62.90%
Agriculture Class		-	-	-	-	-	89.30	1,823.4	62.90%
	Government Land	64.96	7.58%	64.96	7.60%	-	-	64.96	2.20%
Notified Land Uses Class		64.96	7.58%	64.96	7.60	-	-	64.96	2.20%
Others	Graveyard	5.51	0.64%	5.51	0.60%	1.3	-	6.81	0.20%
	Parks	1.06	0.12%	1.06	0.10%	-	-	1.06	-
	Vacant Area	145.93	17.02%	145.9	17.00	-	-	145.93	5.00%
	Transportation Network	62.44	7.28%	62.44	7.30%	-	-	62.44	2.20%
Others Land Use Classes Total		214.94	25.08%	214.9	25.10	1.3	0.10%	216.24	7.50%
Total Area		851	100%	857.1	100%	2,042	100%	2,899	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Basirpur, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 7: Land Use Classification Map of Municipal Committee Basirpur



Source: The Consultant, 2023

2.2.7 Municipal Committee Mandi Ahmadabad

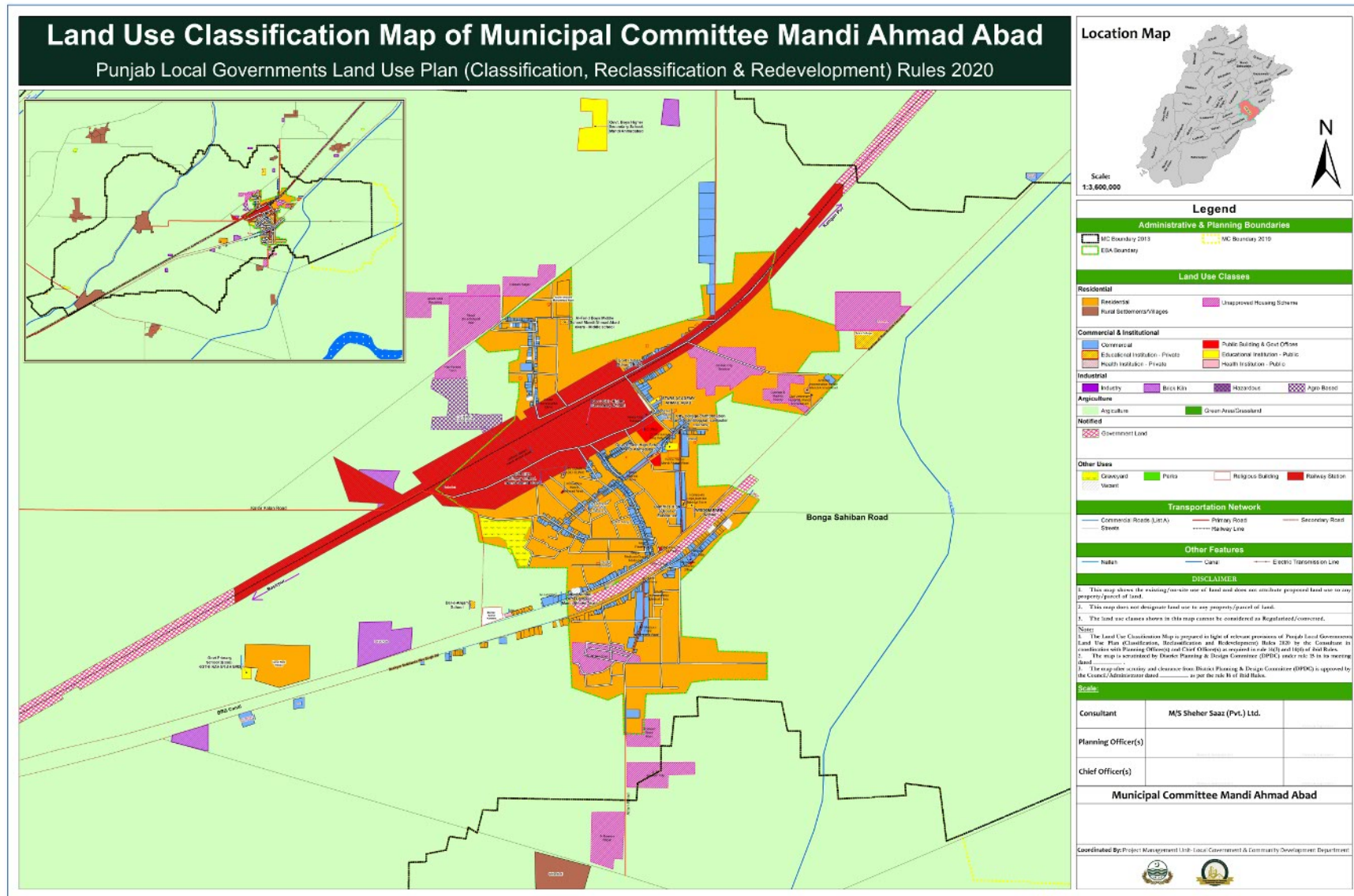
Table 2-7: Land Use Classification Analysis of Municipal Committee Mandi Ahmadabad

Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	Area (Acres)	%age	Area (Acres)
Sub-classes	Residential	267.76	75.79%	276.3	78.2%	-	-	276.3	3.3%
	Rural Settlements	-	-	-	-	422.7	5.3%	422.7	5.1%
	Unapproved Schemes	18.66	5.28%	18.7	5.3%	27.1	0.3%	45.7	0.6%
Residential Class		286.42	81.07%	294.9	83.5%	449.8	5.7%	744.8	9.0%
Sub-classes	Commercial	1.46	0.41%	1.5	0.4%	2.8	0.04%	4.3	0.1%
	Educational Institutions (Public)	3.74	1.06%	3.7	1.1%	8.1	0.1%	11.8	0.1%
	Educational Institutions (Private)	0.69	0.20%	0.7	0.2%	0.3	0.004%	1.0	0.01%
	Health Institutions (Private)	0.01	0.00%	0.5	0.1%	0.1	-	0.5	0.001%
	Religious Building	0.47	0.13%	0.7	0.2%	-	-	0.7	0.001%
	Public Buildings & Govt. Offices	0.72	0.20%	5.5	1.6%	2.2	0.03%	7.7	0.1%
Commercial (including institutional) Class		12.62	3.57%	12.6	3.6%	13.6	0.2%	26.2	0.3%
	Brick Kilns	-	-	-	-	19.9	0.3%	19.9	0.2%
	Agro-based Industry	-	-	-	-	8.9	0.1%	8.9	0.1%
	Hazardous Industry	-	-	-	-	0.2	-	0.2	-
Industrial Class		-	-	-	-	29.0	0.4%	29.0	0.4%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	7317.4	92.4%	7317.4	88.5%
Agriculture Class		-	-	-	-	7317.4	92.4%	7317.4	88.5%
	Government Land	24.22	6.86%	24.2	6.9%	101.3	1.3%	125.5	1.5%
Notified Land Uses Class		24.22	6.86%	24.2	6.9%	101.3	1.3%	125.5	1.5%
Others	Graveyard	5.33	1.51%	5.3	1.5%	3.4	0.04%	8.7	0.1%
	Parks	1.19	0.34%	1.2	0.3%	0.1	-	1.3	0.02%
	Vacant Area	6.28	1.78%	6.3	1.8%	1.3	0.02%	7.6	0.1%
	Transportation Network	17.25	4.88%	8.8	2.5%	-	-	8.8	0.1%
Others Land Use Classes		30.05	8.51%	21.6	6.1%	4.7	0.1%	26.3	0.3%
Total Area		360	100%	353.3	100%	7915.8	100%	8,269	100%

Source: Consultant, 2023

Note: The boundary of Municipal Committee Mandi Ahmadabad, as notified in 2013, has been used for calculations. The total Established Built-up Area (EBA) includes both the EBA within the limits of MC and the EBA extending beyond those limits.

Map 8: Land Use Classification Map of Municipal Committee Mandi Ahmadabad



Source: The Consultant, 2023

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

2.2.8 District Council Okara

Table 2-8: District Council Okara Land Use Classification

Land Use Classes & Sub-classes		EBA Okara in DC		EBA Depalpur in DC		EBA Renala Khurd in DC		EBA Hujra Shah Muqeem in DC		EBA Haveli Lakha in DC		All Other EBAs in the DC		DC Area Outside EBAs	
		Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age
Sub-classes	Residential	714.77	35.39%	31.41	36.13%	406.16	38.72%	11.54	84.73%	119.48	63.13%	513.83	59.97%	4.7	0.00%
	Rural Settlements	-	-	-	-	-	-	-	-	-	-	-	-	28,990	2.75%
	Katchi Abadis	-	-	-	-	-	-	-	-	-	-	5.8	0.68%	-	-
	Approved Schemes	59.20	2.93%	-	-	309.62	29.52%	-	-	4.98	2.63%	-	-	343.81	0.03%
	Unapproved Schemes	134.05	6.64%	23.29	26.79%	76.71	7.31%	-	-	24.12	12.74%	62.44	7.29%	411.34	0.04%
Residential Class:		908.02	44.9%	54.7	62.92%	792.49	75.55%	11.54	84.73%	148.6	78.51%	582.1	67.94%	29,750	2.82%
Sub-classes	Commercial	19.02	0.94%	-	-	5.04	0.48%	-	-	0.3	0.16%	3.81	0.44%	240.37	0.02%
	Educational Institutions (Public)	17.09	0.85%	-	-	4.15	0.40%	-	-	0.32	0.17%	6.12	0.71%	527.36	0.05%
	Educational Institutions (Private)	22.06	1.09%	2.24	2.58%	4.25	0.41%	-	-	-	-	0.68	0.08%	150.15	0.01%
	Health Institutions (Public)	3.35	0.17%	-	-	-	-	-	-	-	-	1.11	0.13%	1.5	0.00%
	Health Institutions (Private)	3.40	0.17%	-	-	0.177	0.02%	-	-	0.51	0.27%	1.07	0.12%	5.023	0.001%
	Religious Building	5.29	0.26%	-	-	0.58	0.06%	-	-	0.12	0.06%	3.95	0.46%	21.97	0.001%
	Public Buildings & Govt. Offices	45.83	2.27%	0.1	0.12%	0.2	0.02%	-	-	0	0.00%	1.31	0.15%	90.76	0.01%
Commercial (including institutional) Class:		116.04	5.74%	2.34	2.69%	14.397	1.37%	-	-	1.25	0.66%	18.05	2.11%	1,037.13	0.10%
Sub-classes	Industrial	65.41	3.24%	-	-	0.34	0.03%	0	0.00%	9.45	4.99%	37.5	4.38%	649.14	0.06%
	Brick Kilns	45.25	2.24%	-	-	-	-	-	-	-	-	3.95	0.46%	380.15	0.04%
	Agro-based Industry	0.08	0.00%	-	-	7.44	0.71%	-	-	0.88	0.46%	23.52	2.75%	534.06	0.05%
	Hazardous Industry	0.52	0.03%	-	-	-	-	-	-	-	-	0.24	0.03%	87.04	0.01%
Industrial Class:		111.26	5.51%	-	-	7.78	0.74%	-	-	10.33	5.46%	65.21	7.61%	1,650.4	0.16%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	6.92	7.96%	-	-	1.04	7.64%	-	-	-	-	964,484	91.52%
Agriculture Class:		-	-	6.92	7.96%	-	-	1.04	7.64%	-	-	-	-	964,484	91.5%

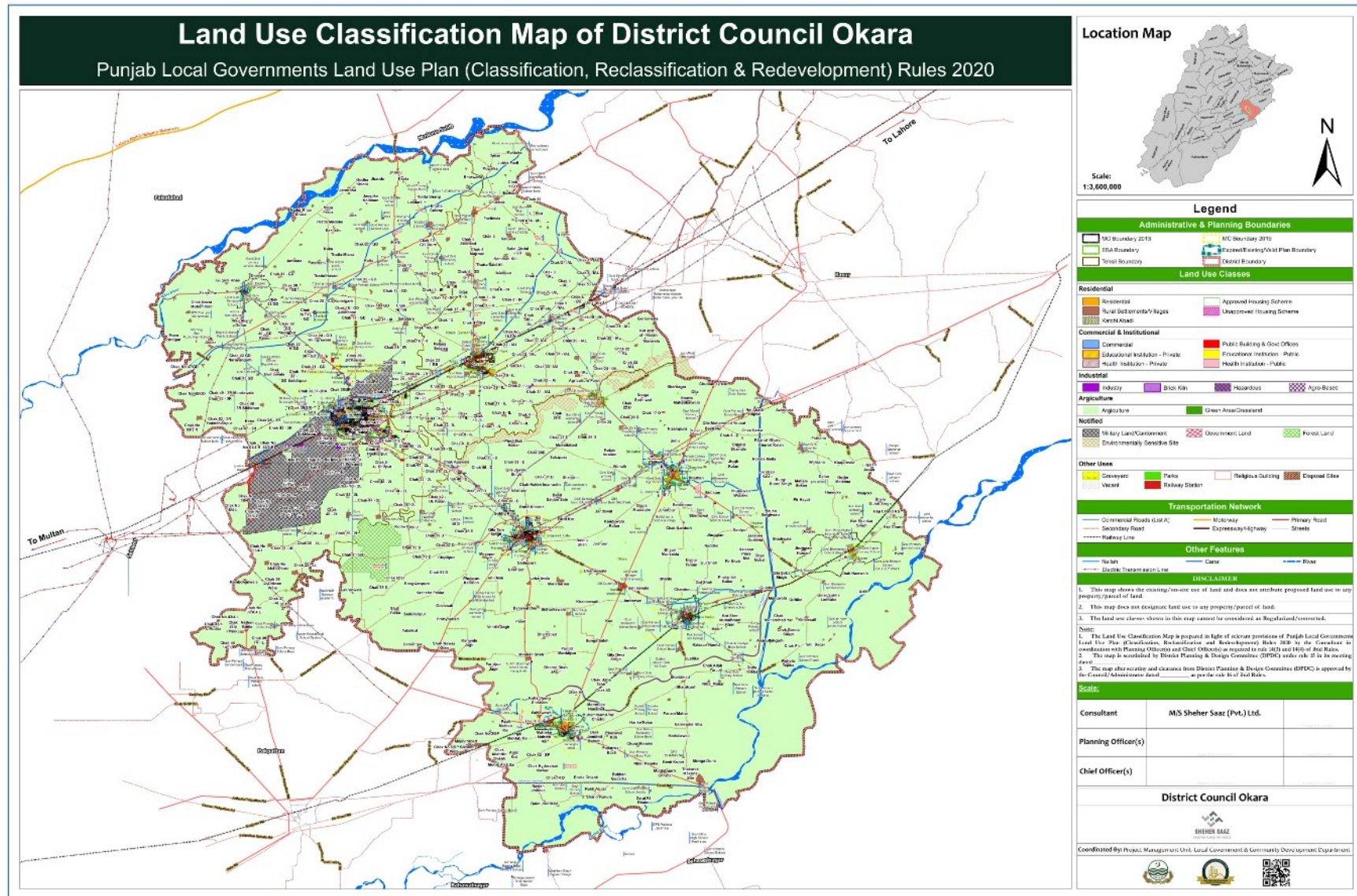
**DISTRICT LAND USE & ZONING PLANS
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Land Use Classes & Sub-classes		EBA Okara in DC		EBA Depalpur in DC		EBA Renala Khurd in DC		EBA Hujra Shah Muqem in DC		EBA Haveli Lakha in DC		All Other EBAs in the DC		DC Area Outside EBAs	
		Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age	Area (acres)	%Age
Sub-classes	Military Land / Cantonment	-	-	-	-	-	-	-	-	-	-	-	-	27,819	2.64%
	Government Land	19.15	0.95%	-	-	-	-	-	-	0.65	0.34%	-	-	1,064	0.10%
	Forest Land	-	-	-	-	-	-	-	-	-	-	-	-	7,174.81	0.68%
Notified Land Uses Class:		19.15	0.95%	-	-	-	-	-	-	0.65	0.34%	-	-	36,058.62	3.42%
Sub-classes	Graveyard	6.40	0.32%	0.03	0.03%	3.67	0.35%	-	-	3.55	1.88%	13.01	1.52%	629.91	0.06%
	Parks	10.07	0.50%	-	-	-	-	-	-	-	-	4.04	0.47%	51.43	0.001%
	Vacant Area	548.27	27.14%	22.94	26.39%	121.69	11.60%	-	-	12.06	6.37%	76.59	8.94%	-	-
	Transportation Network	300.72	14.89%	-	-	108.99	10.39%	-	-	12.84	6.78%	97.8	11.41%	20,230	1.92%
Other Land Uses Class:		865.46	42.85%	22.97	26.42%	234.35	22.34%	1.04	7.64%	28.45	15.03%	191.44	22.34%	20,911	1.98%
Total Area (acres)		2,020	100%	86.93	100%	1,049	100%	13.62	100%	189.26	100%	856.77	100%	105,3891	100%

Source: Consultant, 2023

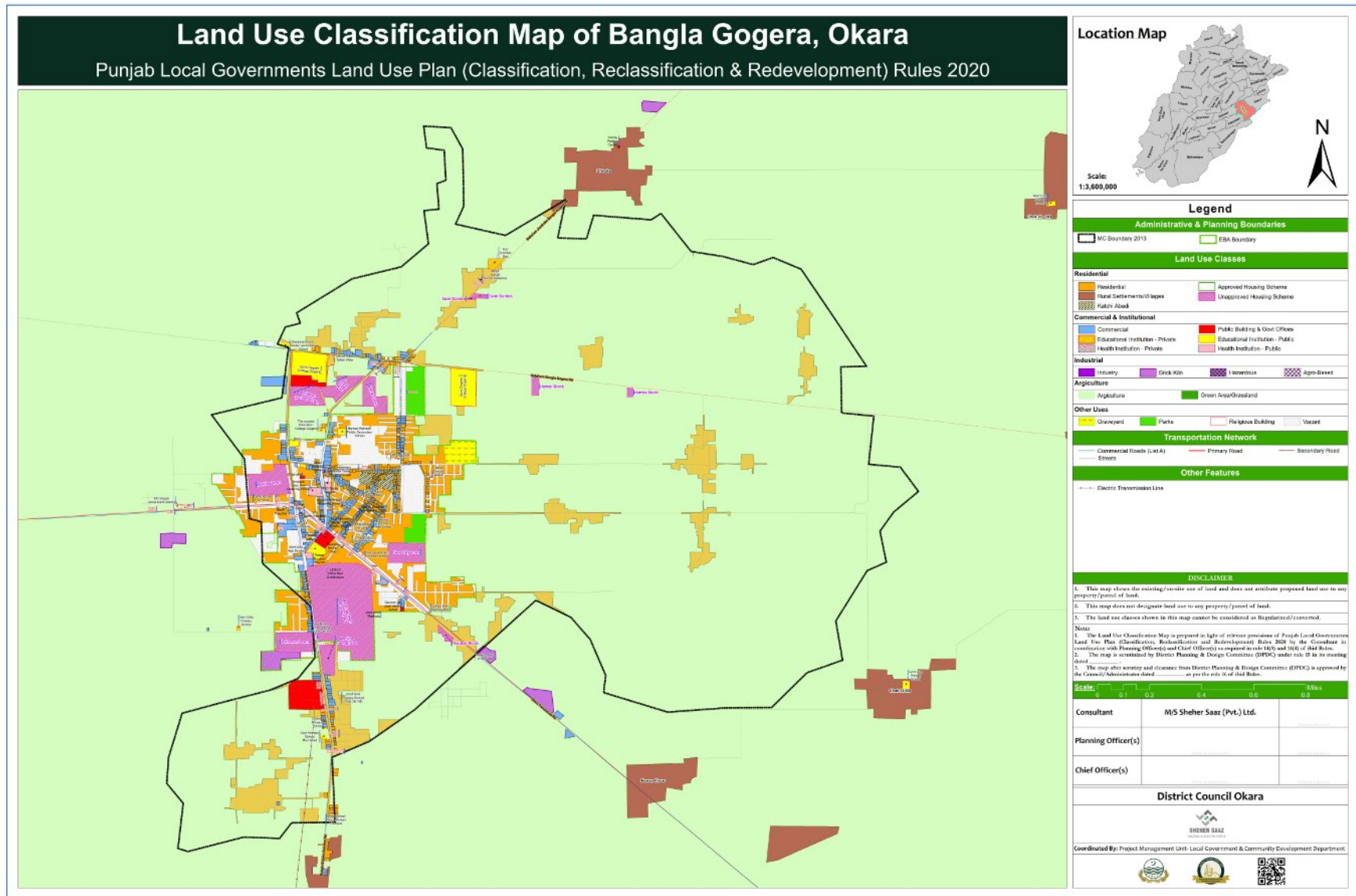
Note: The boundaries of Municipal Committees, as notified in 2013, have been used for calculations. The Established Built-up Areas (EBAs) extending beyond the MC boundaries includes areas that fall under the jurisdiction of the District Council (DC).

Map 9: Land Use Classification Map of District Council Okara



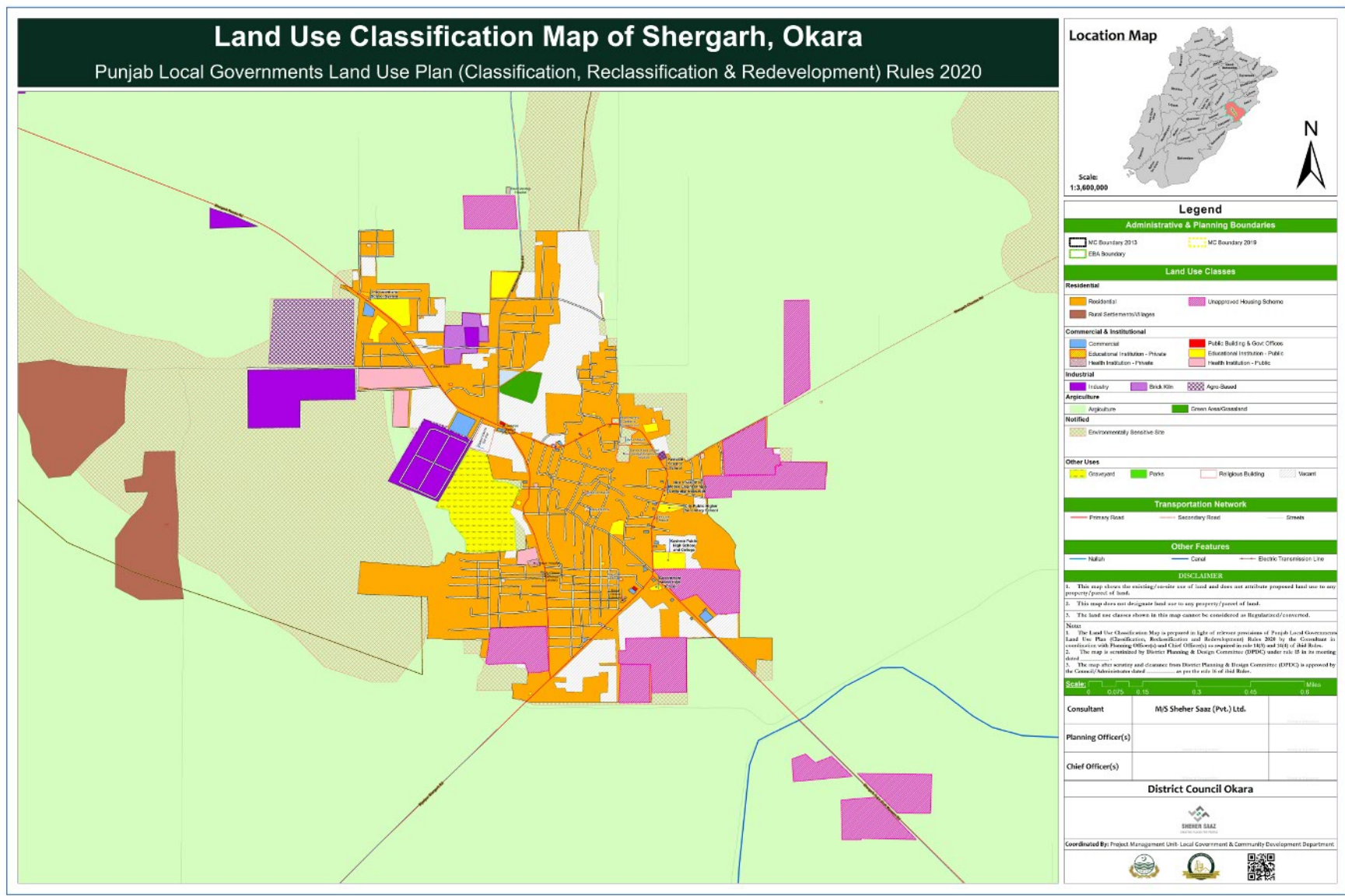
Source: The Consultant, 2023

Map 10: Land Use Classification Map of Urban Settlement Bangla Gogera in District Council Okara



Source: The Consultant, 2023

Map 11: Land Use Classification Map of Urban Settlement Shergarh in District Council Okara



Source: The Consultant, 2023

2.2.9 Urban Blocks of District Okara

The Established Built-up Area (EBA) of each Local Government has been divided into urban blocks, with each block classified as residential, commercial, industrial, and notified based on the predominant land use in accordance with the Punjab Local Governments Land Use Plan (Classification, Reclassification, and Redevelopment) Rules 2020. A summary of urban blocks in District Okara is provided below. For detailed information on each urban block, please refer to the notified plan:

Table 2-9: Block Level Land Use Classification of District Okara

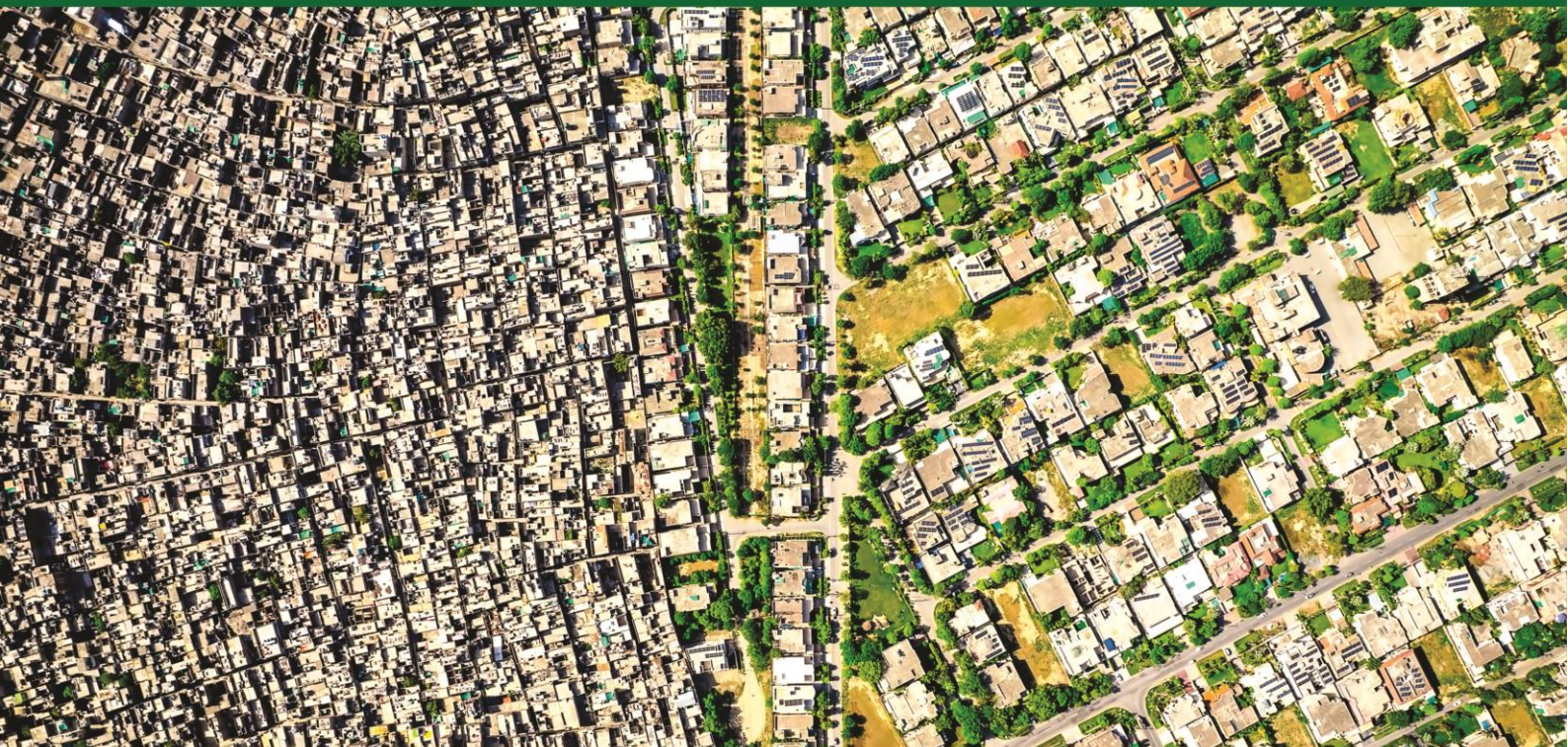
Sr. No.	Local Government	Residential	Commercial	Industry	Notified
Municipal Committees	Okara	570	181	12	3
	Depalpur	267	609	12	-
	Renala Khurd	174	616	-	-
	Hujra Shah Muqem	198	233	-	-
	Haveli Lakha	212	572	4	3
	Basirpur	176	364	-	2
	Mandi Ahmadabad	82	168	-	2
District Council	Bangla Gogera	66	141	1	
	Sher Garh	94	74	4	

Note: If a land use is marked as non-conforming in urban block maps based on the predominant land use, it may be treated as per its designated use in the previously notified Outline Development Plan (ODP).

CHAPTER

3

SITE DEVELOPMENT ZONE STRUCTURE PLAN (2023-2043)

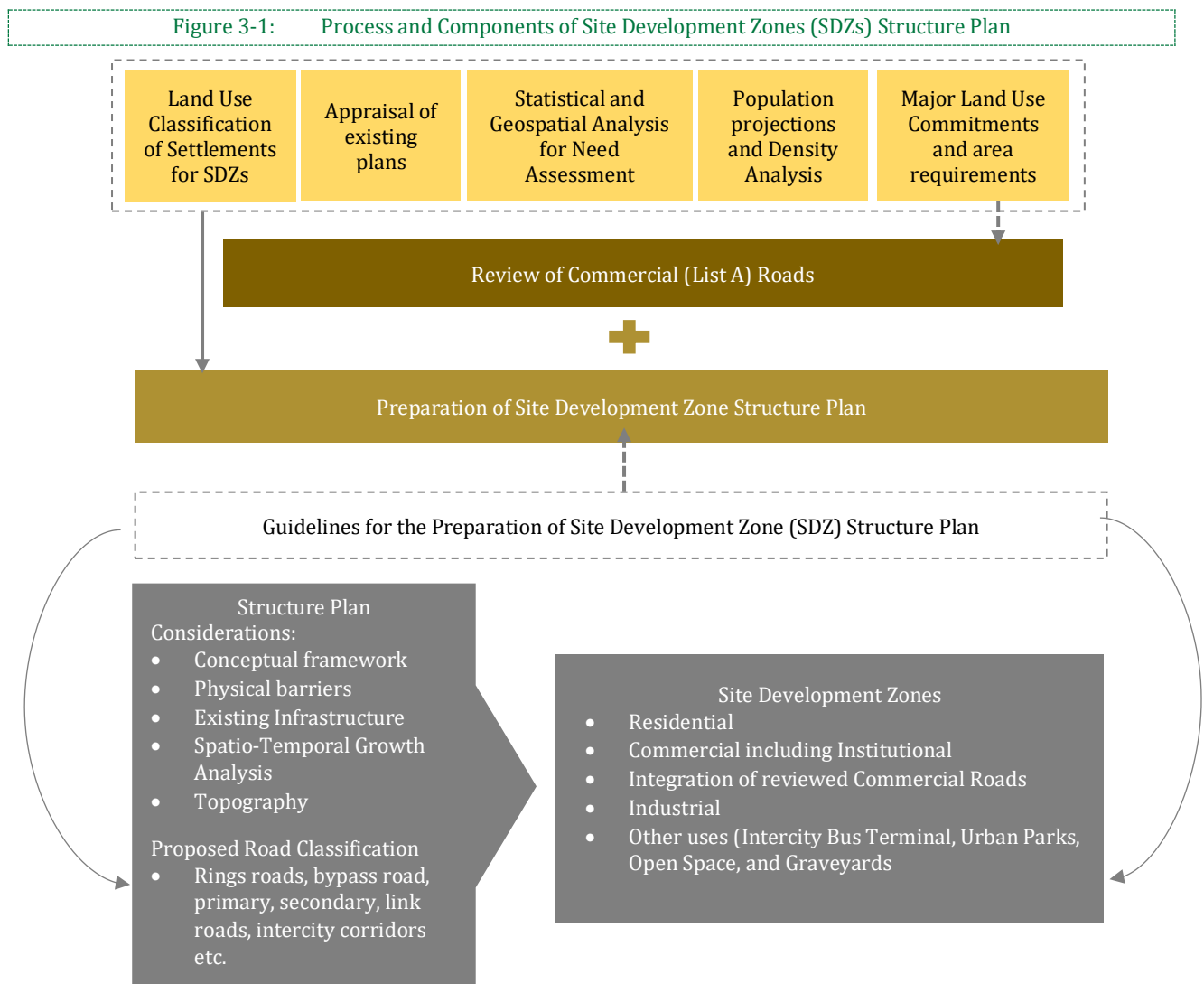


CHAPTER 3

SITE DEVELOPMENT ZONE STRUCTURE PLAN (2023-2043)

3.1 Process

The process examines the Existing Built-up Areas (EBAs) within the district for which the Site Development Zone (SDZ) Structure Plan has been prepared. A density analysis of the EBAs was conducted to determine the current density. Considering the density trends and population growth rate, future density has been planned for the period of 2023–2043. The planned density dictates the total area required by 2043, which has been allocated across various zones based on the land use analysis of the EBAs, addressing current gaps where necessary. The proposed land use zones incorporate a spatial understanding of the existing road network, compatibility between land uses, and planning principles. A road network has also been proposed to shape the city structure and guide future development prior to zoning demarcation. The following interdependent activities made the process interactive, achieving set goals through data-driven plans with inputs from local governments and stakeholders, ultimately leading to an inclusive plan.



3.2 Site Development Zone (SDZ) Structure Plan

The district Okara comprises three tehsils namely Okara, Depalpur, and Renala Khurd. The consultants have demarcated the EBA boundaries undertaking the prescribed guidelines from the LG & CD Department. In District Council Okara, two urban settlements have been identified; however, proposals have only been provided for the Bangla Gogera urban settlement. The projected growth for Shergarh over the next 20 years is minimal, making the designation of additional zones unnecessary. Furthermore, the urban needs of Shergarh can be adequately met by the nearby major cities of Hujra Shah Muqem and Renala Khurd, which have the capacity to accommodate the settlement's requirements.

The table below illustrates the list of all Local Governments (LGs) / Urban Settlements.

Table 3-1: List of Local Governments/Urban Settlements

Sr. No	Tehsil	LGs / Settlements	Area (Acre)	Administrative Levels	Requirement
1.	Okara	Okara	4,957	Municipal Corporation	Site Development Zone (SDZ) Structure Plan
2.		Bangla Gogera	2,247	Town Committee	
3.	Depalpur	Depalpur	2,894	Municipal Committee	Site Development Zone (SDZ) Structure Plan
4.		Haveli Lakha	2,304	Municipal Committee	
5.		Hujra Shah Muqem	1,877	Municipal Committee	
6.		Basirpur	2,899	Municipal Committee	
7.		Mandi Ahmadabad	8,269	Municipal Committee	
8.	Renala Khurd	Renala Khurd	1,341	Municipal Committee	Site Development Zone (SDZ) Structure Plan

As per the Land use Plan Rules 2020, the SDZs have been aligned with the followings:

- Population Density
- Temporal analysis of land cover
- Densification
- Boundary has been drawn keeping in view the physical barriers
- The limits of the Site Development Zones (SDZs) do not extend into the restricted areas
- The location of the SDZ can be outside established built up area and close to its boundary to ensure a compact and contiguous form
- Connectivity to existing infrastructure and accessibility

Note: All on-ground developments with no legal/approval status are marked as "Area Under Development (AUD)" and their fate may be decided by the DPDC/LG&CDD.

3.2.1 Analysis & Projection

The geospatial and statistical analysis includes the land-use cover analysis, which provides insights into land use patterns and trends over the past 30-40 years. Accessibility analysis assesses connectivity and access to other facilities. This section also discusses social infrastructure, including health, education, and recreational facilities, in terms of quantity and quality.

Population Projection Method:

Population projection is carried out to calculate the area requirement for the future development for the Site Development Zone (SDZ) Structure Plan. To project the population of Okara district geometric progression method has been used. The formula to calculate population projection is:

$$\text{Projected Population}(Pf) = Pi \left(1 + \frac{r}{100}\right)^n$$

Where:

Pi = Population of the Current Year

Pf = Population for the Required Year

n = difference of years

r = Growth Rate

The settlement growth rate has been kept constant for projections, using data from the Pakistan Bureau of Statistics based on the 2017 and 2023 censuses and extended to 2043. The consultant primarily relied on the 2023 census data and growth rate; however, inconsistencies in the 2023 growth rates were observed in certain cases. For instance, in the case of MC Okara, the growth rate was 3.06% in 2017 but rose significantly to 6.89% in 2023. In such cases, the consultant used the 2023 tehsil growth rate. However, if the 2023 tehsil growth rate was also abnormal, the consultant reverted to the 2017 census growth rate to ensure a consistent and realistic growth projection, maintaining a trend.

Population Density Analysis

Population density is defined as the number of people residing per unit of area, expressed as the number of people per acre.

Density in EBA = Estimated Population 2023 in Census / EBA area

Following the assessment of the existing density, a certain standard has been set for the next 20 years, depending on the existing density. If the existing density falls below 70 persons per acre, an increase of 20% in density is proposed. Conversely, if the existing density exceeds 70 persons per acre, a more conservative approach is advised, wherein a 10% increase in density is suggested for the next 20 years.

However, when the density reaches or surpasses approximately 100 persons per acre, it is recommended to maintain the density at its current level for the subsequent 20 years. This approach ensures that the density remains within a sustainable range and prevents excessive population concentration that may strain the area's resources and infrastructure.

In some cases, the density of some cities has been kept constant, with only a minor increase applied. A factor was introduced to account for smaller cities, recognizing that these cities will also need to expand. This approach ensures that the density factor is appropriately adjusted for the next 20 years, allowing for gradual urban growth.

3.3 Site Development Zone (SDZ) Structure Plan of Municipal Committee Okara

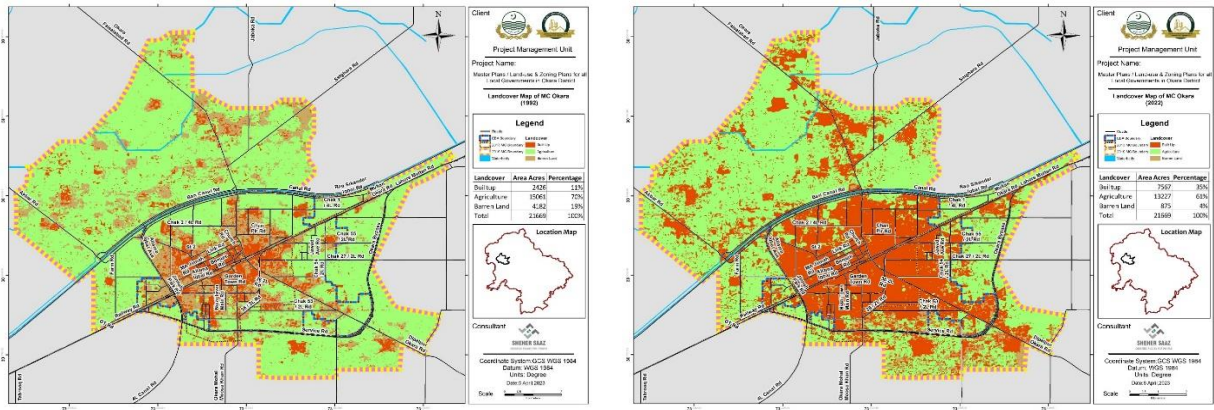
3.3.1 Past Trend Analysis of Municipal Committee Okara

The land cover analysis of Okara from 1992 to 2022 reveals significant changes. In 1992, most of the area was green land, with a smaller portion used for built-up areas, including residential, commercial, and industrial spaces. Water and barren land made up a minimal part of the landscape. By 2022, green land had significantly decreased, while built-up areas had expanded considerably. Water and barren land also saw slight increases over the period.

Table 3-2: Land Cover Analysis of Municipal Committee Okara

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	15,061	69.50%	13,227	61.04%	-1,834	-12.18%
Built-Up	2,426	11.20%	7,567	34.92%	5,141	211.91%
Barren Land	4182	19.30%	875	4.04%	-3,307	-79.08%

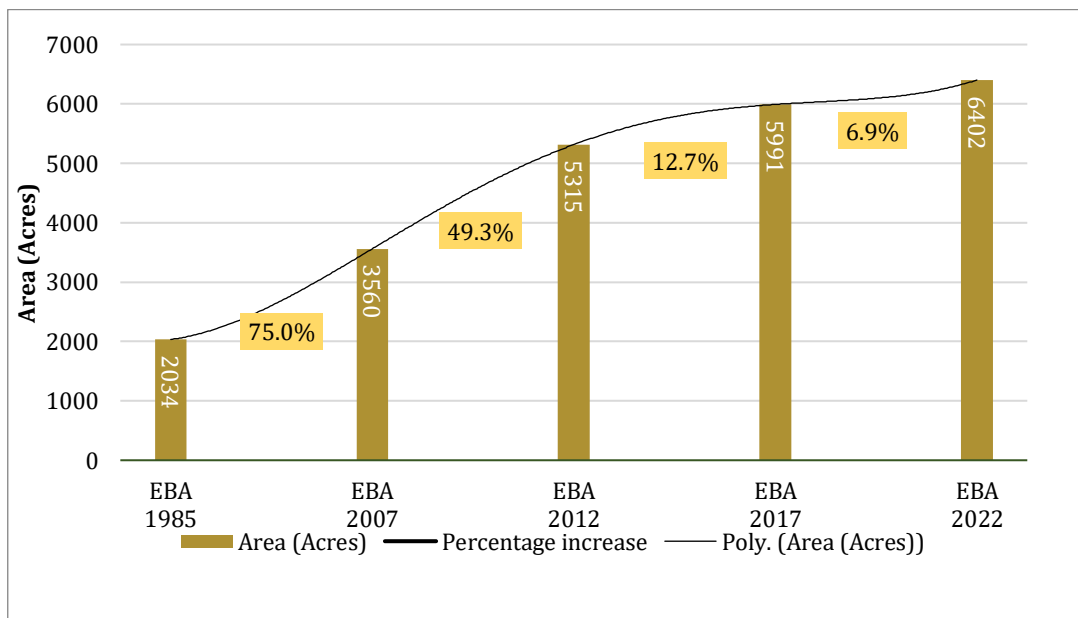
Figure 3-2: Land Cover Map of Municipal Committee Okara from 1992-2022



3.3.2 Growth Trend Analysis

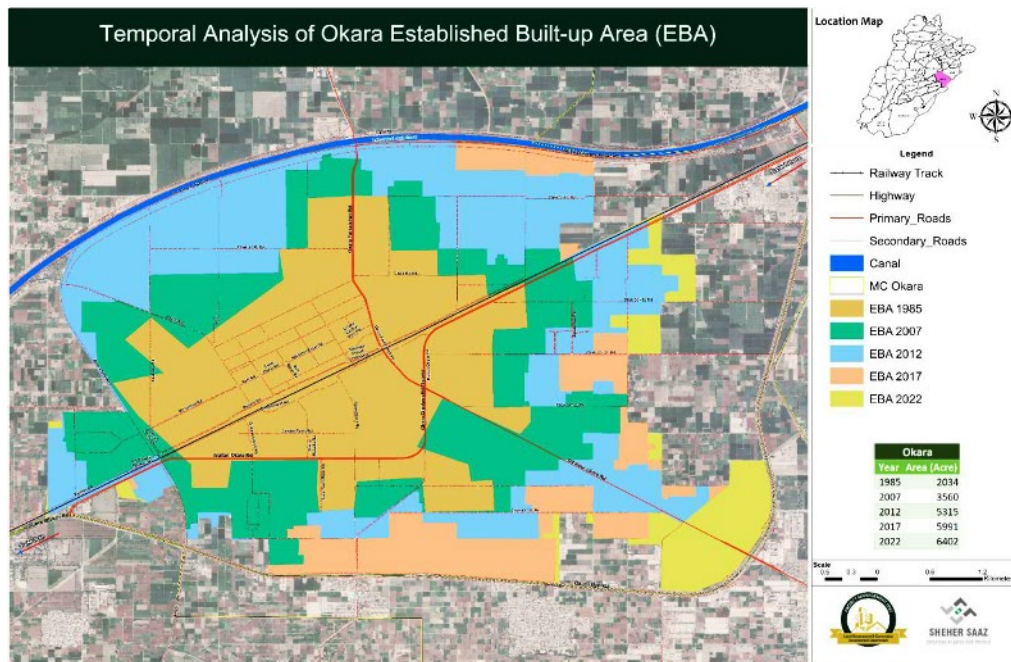
The growth is attributed to factors like population growth, economic development, and changes in land use patterns. Major sprawl has occurred along key roads such as Okara-Faisalabad, Satghara, Depalpur-Okara, and Lahore-Multan, driven by the potential for transportation and ribbon development along these corridors.

Figure 3-3: Growth Trend Analysis of Municipal Committee Okara



Source: The Consultant, 2023

Figure 3-4: Growth Trend Map of Municipal Committee Okara

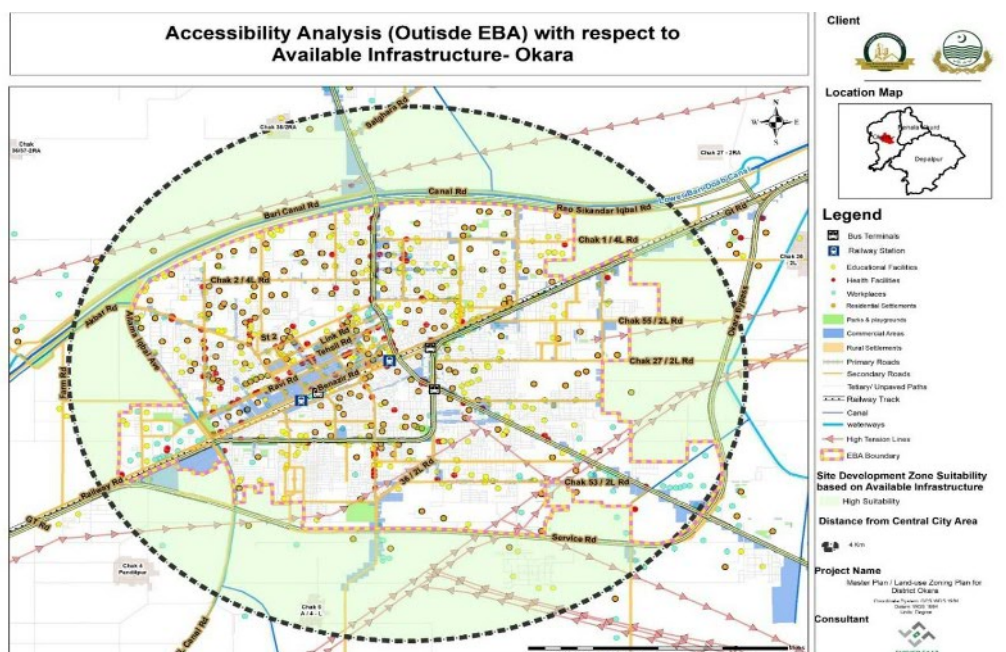


Source: The Consultant, 2023

3.3.3 Accessibility Analysis

The accessibility analysis outside the EBA boundary in Okara identifies potential site development zones by examining the proximity of existing infrastructure. Using the 15-minute city model, the analysis highlights residential settlements with varying access to essential social functions and identifies areas needing development to improve accessibility. The methodology involves calculating buffer distances for private and public transport, disregarding factors like congestion and road conditions, and assuming an average speed of 52 km/h for various vehicles. Buffer distances of 4 km, 9 km, and 13 km correspond to high, medium, and low accessibility. Site development zones (SDZs) are prioritized based on the availability of social functions, road proximity, and travel time to the city center, ensuring alignment with the existing growth trends and infrastructure.

Figure 3-5: Accessibility Analysis of Okara Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.3.4 Population Projection

The 2017 growth rate was applied to the 2023 census population for the population projection. The 2023 growth rate was not used for projections, as it was deemed abnormally twice as high as the 2017 rate. Specifically, the 2017 growth rate was 3.06%, whereas the 2023 rate jumped to 6.89%. Additionally, the tehsil growth rate in 2023 was lower than the 2017 MC growth rate, making it unsuitable for projections. Hence, the consultant used the more suitable 2017 growth rate for accurate and realistic projections.

Table 3-3: Population Projection of Okara Built-up area

Sr. No.	Year	Population	Population Increment	Growth Rate
2	2023	533,693	-	3.06%
3	2028	620,501	86,808	3.06%
4	2033	721,428	100,927	3.06%
5	2038	838,771	117,344	3.06%
6	2043	975,201	136,430	3.06%

Source: Calculated by consultant by using PBS Census 2023

3.3.5 Density Analysis

To address urban planning needs, the Okara density for the next 20 years is kept constant, the following table presents the population density analysis for Okara:

Table 3-4: Population Density Analysis for Okara

Urban Settlement	Population 2023	Built-up Area 2023 (Acres)	Existing Density	Population 2043	Built-up Area 2043 (Acres)	Proposed Density
Okara	533,693	7,174	74	975,201	13,109	74

Source: The Consultant calculated by using population from the PBS census

3.3.6 Future Area Requirement Assessment

According to the 2017 census, Okara Municipal Committee has a population of 392,329, with a growth rate of 3.06%. The population of 2023 is 533,693, with a growth rate of 3.06% for MC Okara. Similarly, the population for the year 2043 has been projected to be 975,201. The following table represents the future area requirement for the residential SDZ of Okara for the next 20 years.

Table 3-5: Future Area Requirement for Residential Site Development Zones (SDZs) of Okara for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population of MC (2017 census)	358,146	Built up 2023 (Existing)	7,174 Acres
Population (2023)	533,693	Existing Density (2023)	74 PPA
Built up of 2043 (Projected)	13,109 Acres	Population 2043 (Projected)	975,201
Future area requirement for residential zones by 2043	5,935 Acres		

Source: The Consultant, calculated by using population from the PBS census

3.3.7 Proposed Site Development Zone (SDZ)

The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and discussed in detail, along with the proposed zones and areas. The table shows the overall area and percentages of the residential, commercial, industrial, and other zones.

Table 3-6: Proposed Site Development Zones in Okara

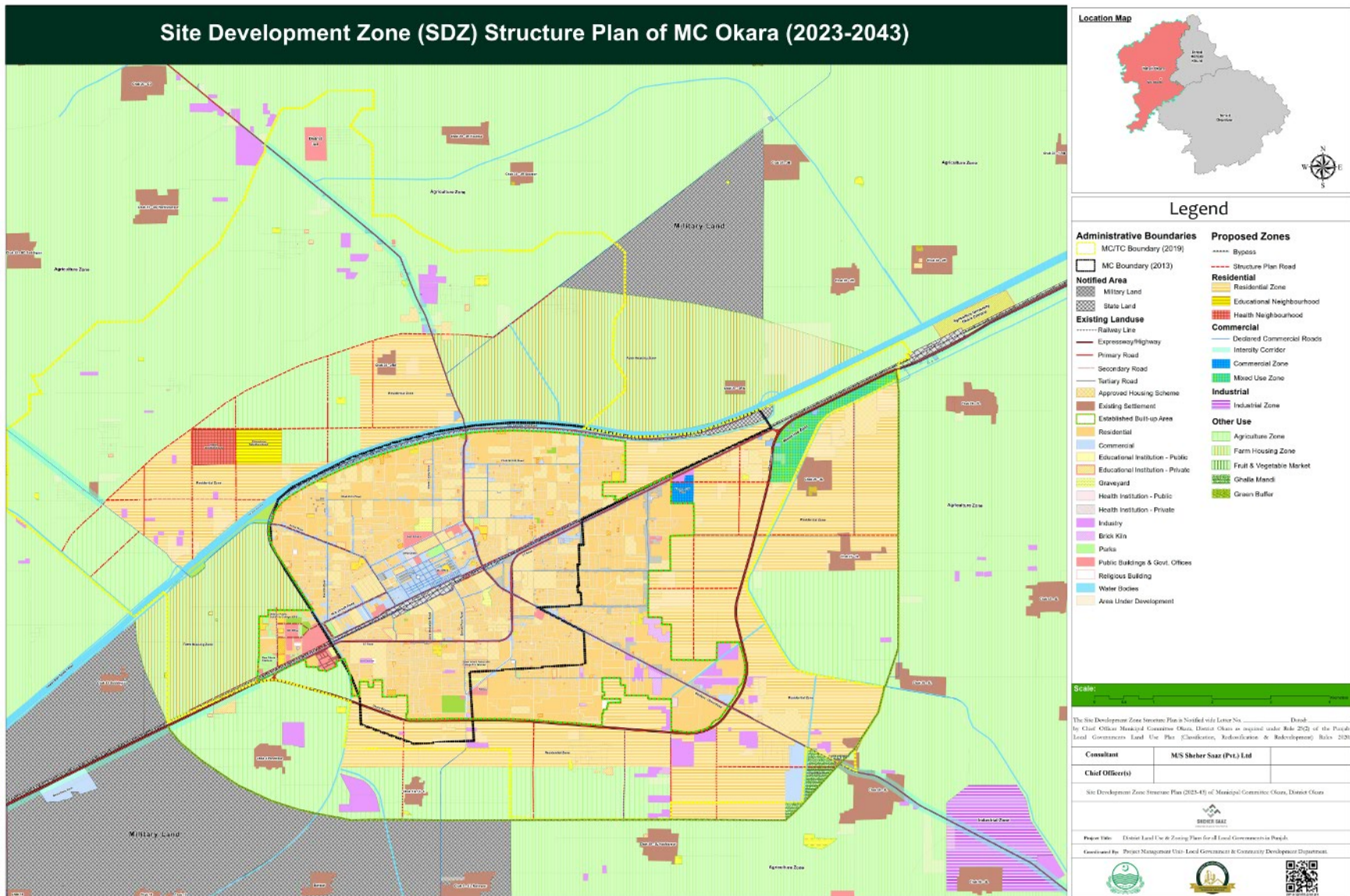
Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	6,017	89.23%

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Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Commercial Zones	202.95	3.01%
Industrial Zones	523.17	7.76%
Total Area	6743.12	100%
Other Zones		
Allied Agricultural Zone	3678.48	-

Source: The Consultant, 2023

Map 12: Site Development Zone (SDZ) Structure Plan of Municipal Committee Okara



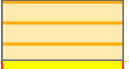


Source: The Consultant, 2023

3.3.7.1 Proposed Residential Zones

The residential zones were proposed based on several factors of accessibility, growth trends, market forces, compact development, and physical barriers. The main residential zones were further divided into blocks based on the proposed structure plan roads. These will also act as a physical barrier and help control this settlement's haphazard expansion. These zones are located near EBA's boundary and have the potential to be developed in the future. Furthermore, these residential zones have been given based on the growth trend, as also depicted on Okara's growth trend map. In addition, these zones would help to achieve compact urban development in the future.

The residential requirement for Okara has been calculated to be 5,935 acres based on population projections and urban growth trends. However, a total area of 6,017 acres has been proposed for residential development. This area has been proposed as Okara is a major district headquarters, attracting migration from surrounding smaller villages. Many residents from these villages seek better employment, education, and healthcare opportunities available in Okara, thus driving up the demand for housing. Additionally, the proposed expansion considers future urban growth, ensuring that the city can sustainably accommodate its population over the long term. This approach will also help prevent informal sprawl and provide well-planned, organized residential areas.

Table 3-7: Proposed Residential Zones in Okara

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	5,820	86.32%	
Educational Neighborhood	99.563	1.48%	
Health Neighborhood	96.98	1.42%	

■ Neighborhoods

Neighborhood planning integrates essential facilities such as health, education, IT, and economic hubs within residential spaces, creating vibrant and self-sufficient communities. By mandating private developers to reserve and develop a portion of their scheme for higher-order public infrastructure ensures balanced development and also alleviates the burden on public institutions paving the way for sustainable urban growth.

The detailed proposal of each neighborhood in District Okara is as under:

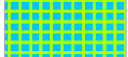

Neighborhoods	Proposal
Health Neighborhood	In these residential zones/neighbourhoods, a residential scheme may be allowed subject to condition that 20% of the total area shall be reserved and developed for higher order health facilities (City level health care functions) buildings, higher order health uses: Hospital, Medical Institute, Medical Research, Nursing Home, Diagnostic Centers.
Educational Neighborhood	In these residential zones/neighbourhoods, a residential scheme may be allowed subject to condition that 20% of the total area shall be reserved and developed for higher order educational facilities (City level education facilities) buildings, higher order education uses: School, College, University, Research Institute, Community School

Note: The LG&CD Department may devise rules and regulations for such proposed neighbourhoods.

3.3.7.2 Proposed Commercial Zones

The proposed commercial zones in the Site Development Zone (SDZ) Structure Plan for Okara, covering a total of 202.95 acres, are aimed at fostering economic growth and ensuring efficient land use. The Mixed-Use Zone is proposed for the various purpose of residential, commercial, and recreational spaces, encouraging densification, walkability, and a vibrant urban environment. This integration reduces the need for extensive commuting and supports local businesses. Meanwhile, the Commercial Zone, is proposed for core commercial activities, providing space for businesses, retail, and services essential to the city's economic framework.

Table 3-8: Proposed Commercial Zones in Okara

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Mixed Use Zone	169.65	2.52%	
Commercial Zone	33.28	0.49%	

3.3.7.3 Proposed Industrial Zone

The industrial zone of 523 acres has been proposed in Site Development Zones because many industries are already functional in these areas. Moreover, the existing linkages are considered for proposing the zones and generating employment in Okara.




Table 3-9: Proposed Industrial Zones in Okara

Land Uses	Area	Percentage of the Total Proposed Area	Symbology
Industrial Zone	523.17	7.76%	

3.3.7.4 Proposed Allied Agricultural Zones

The original land use of certain areas within the SDZ Structure Plan has been maintained, and various zones under the agriculture category have been proposed. The proposed Allied Agricultural Zones in Okara's Site Development Zone (SDZ) Structure Plan aim to preserve the agricultural land while addressing the needs of its growing economy. The Farm Housing Zone has been proposed to maintain a strong connection between agriculture and residential needs. This zone ensures the agricultural workforce remains close to their work sites, promoting efficient land use and rural stability. The Ghalla Mandi has been proposed to provide a dedicated space for the trade of grains and essential agricultural products, supporting the local economy by enhancing the agricultural market's infrastructure. Additionally, the Fruit & Vegetable Market has been proposed to facilitate the sale and distribution of perishable goods, contributing to the supply chain and local food security.

Table 3-10: Proposed Allied Agricultural Zones in Okara

Land Uses	Area (Acres)	Symbology
Farm Housing Zone	3,613.64	
Ghalla Mandi	60.906	
Fruit & Vegetable Market	3.93	

3.3.8 Proposed Structure Plan Roads

The Structure Plan for Okara has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Okara City's future development, a proposal has been made that includes the construction of a bypass road, i.e., an Outer bypass Road along with a network of structure plan roads. The following map shows the proposed structure plan roads of Okara for the next 20 years (2023-2043).

Figure 3-6: Proposed Structure Plan Roads of Okara (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

Under the proposed plan, improved access to various existing land uses is also ensured through well-connected existing and future networks. As for the prevailing road infrastructure within the established built-up area boundary, the existing right-of-way of major connections will be maintained. Various primary, secondary, service, and main bypass roads have been proposed in the Site Development Zone (SDZ) Structure Plan of Okara.

3.4 Site Development Zone (SDZ) Structure Plan of Municipal Committee Depalpur

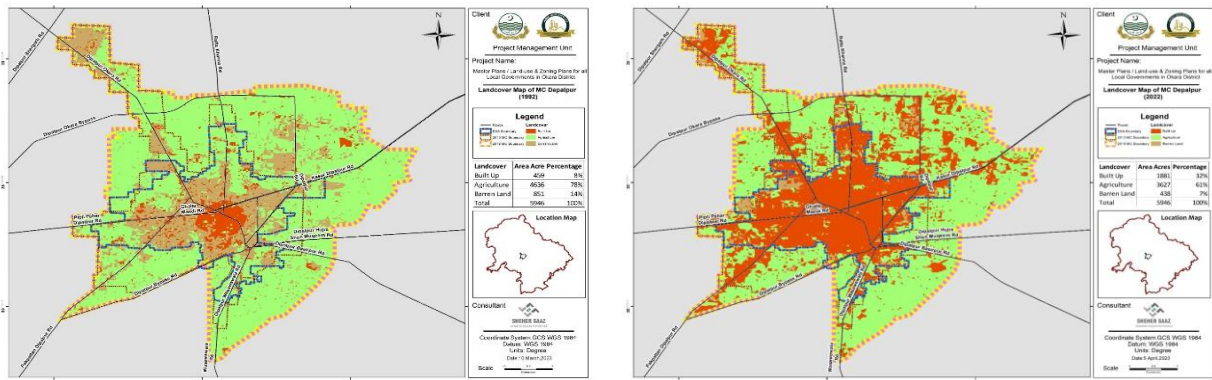
3.4.1 Past Trend Analysis of Municipal Committee Depalpur

The spatiotemporal analysis of Depalpur reveals significant changes in land use over the past 30 years, with a shift from agricultural to built-up areas. The change detection process highlighted the trend, indicating rapid urbanization and a reduction in green space. This analysis is essential for understanding land use patterns and supporting sustainable land management. The study spans from 1992 to 2022 and provides insights into physical growth trends in the region.

Table 3-11: Land Cover Analysis of Municipal Committee Depalpur

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	4,636	77.97%	3,627	61%	-1,009	-21.76%
Built-Up	459	7.72%	1,881	31.63%	1,422	309.80%
Barren Land	851	14.31%	438	7.37%	-413	-48.53%

Figure 3-7: Land Cover Map of Municipal Committee Depalpur from 1992-2022

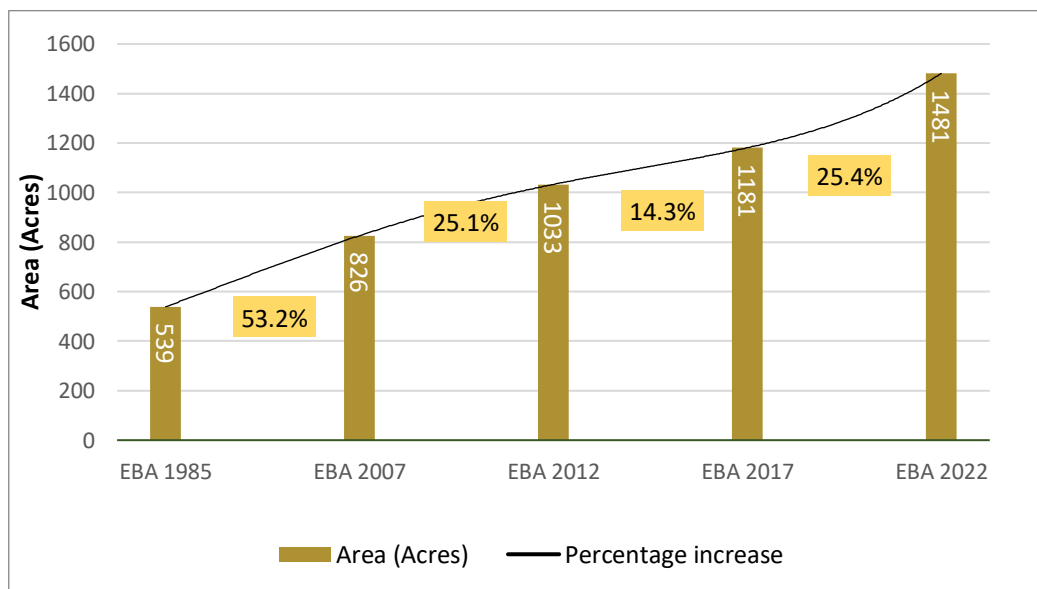


Source: The Consultant, 2023

3.4.2 Growth Trend Analysis

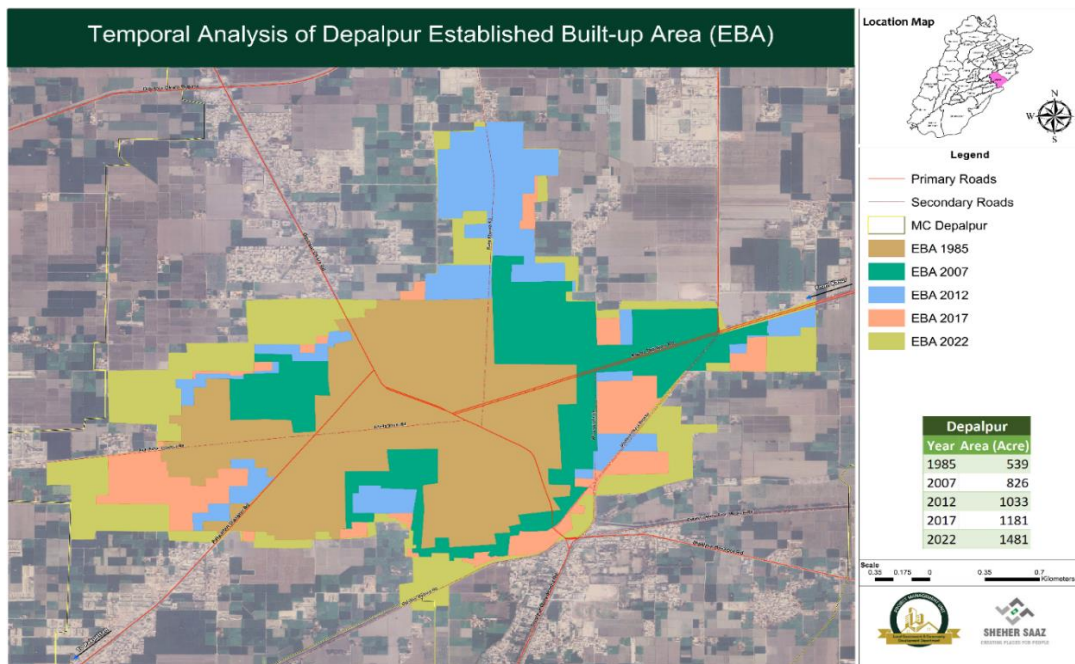
The Urban Sprawl Map of MC Depalpur shows a significant increase in built-up area, reflecting rapid urbanization over 30-40 years. This growth, driven by population increase, economic activity, and infrastructure development, has primarily occurred along roads such as Pipli Pahar-Depalpur, Depalpur-Okara, and Depalpur-Wasawewala, indicating substantial urban sprawl and development.

Figure 3-8: Growth Trend Analysis of Municipal Committee Depalpur



Source: The Consultant, 2023

Figure 3-9: Growth Trend Map of Municipal Committee Depalpur

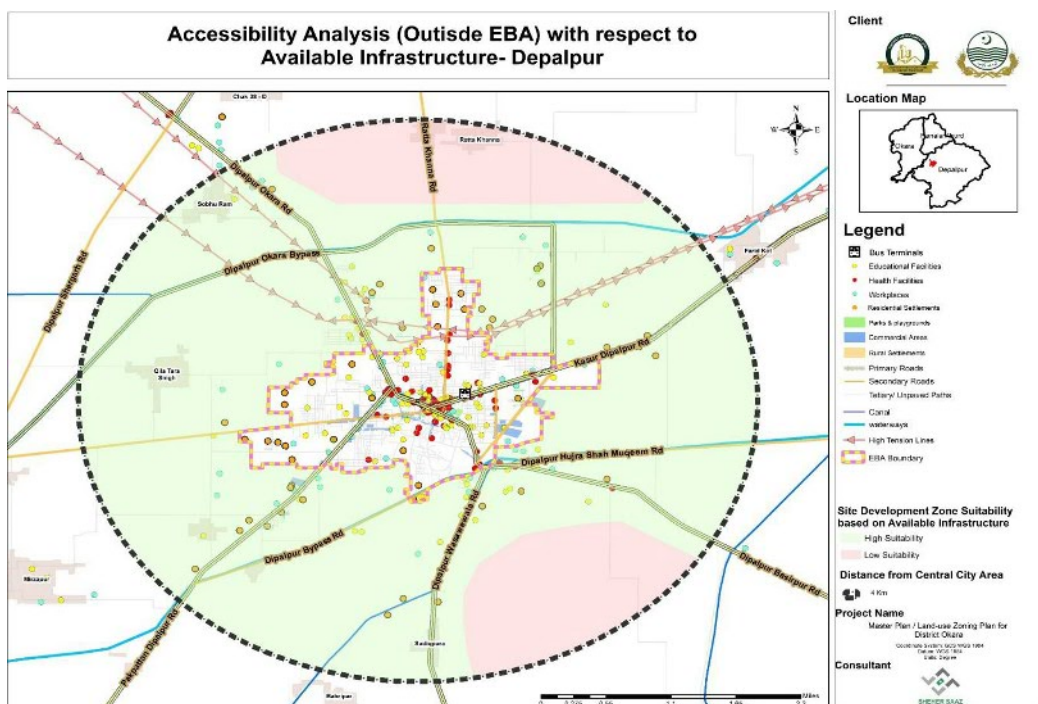


Source: The consultant, 2023

3.4.3 Accessibility Analysis

The accessibility analysis of Depalpur evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-10: Accessibility Analysis of Depalpur Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.4.4 Population Projection

For Depalpur MC, the population projection for the next 20 years has been based on the MC 2023 census population and growth rate.

Table 3-12: Population Projection of Depalpur Built-up Area

Sr. No.	Year	Population	Population Increment	Growth Rate
2	2023	122,759	-	3.53%
3	2028	146,011	23,252	3.53%
4	2033	173,666	27,656	3.53%
5	2038	206,560	32,894	3.53%
6	2043	245,684	39,124	3.53%

Source: Calculated by consultant by PBS Census 2023

3.4.5 Density Analysis

To address urban planning needs, the existing density has been kept constant for the next 20 years as the following table presents the population density analysis for Depalpur:

Table 3-13: Population Density Analysis for Depalpur

Urban Settlement	Population 2023	Built-up Area 2023 (Acres)	Existing Density	Population 2043	Built-up Area 2043 (Acres)	Proposed Density
Depalpur	122,759	1,748	70	245,684	3,498	70

Source: The Consultant calculated by using population from the PBS census

3.4.6 Future Area Requirement Assessment

According to the 2023 census, MC Depalpur has a population of 122,759, with a growth rate of 3.53%. The built-up area population for the year 2043 has been projected to be 245,684, with a growth rate of 3.53%.

Table 3-14: Future Area Requirement for Residential Site Development Zone (SDZ) of Depalpur for the Planning Period (2023-2043)

Description	Statistics
Built-up Area 2023 (Existing)	1,748 Acres
Population 2023	122,759
Existing Density 2023	70 PPA
Built-up Area of 2043 (Projected)	3,498 Acres
Population 2043 (Projected)	245,684
Future area requirement for residential zones by 2043	1,750 Acres

Source: The Consultant calculated by using population from the PBS census

As per the population density analysis, the required residential area for Site Development Zone (SDZ) Structure Plan for MC Depalpur turns out to be 1,750 acres

3.4.7 Proposed Site Development Zone (SDZ)

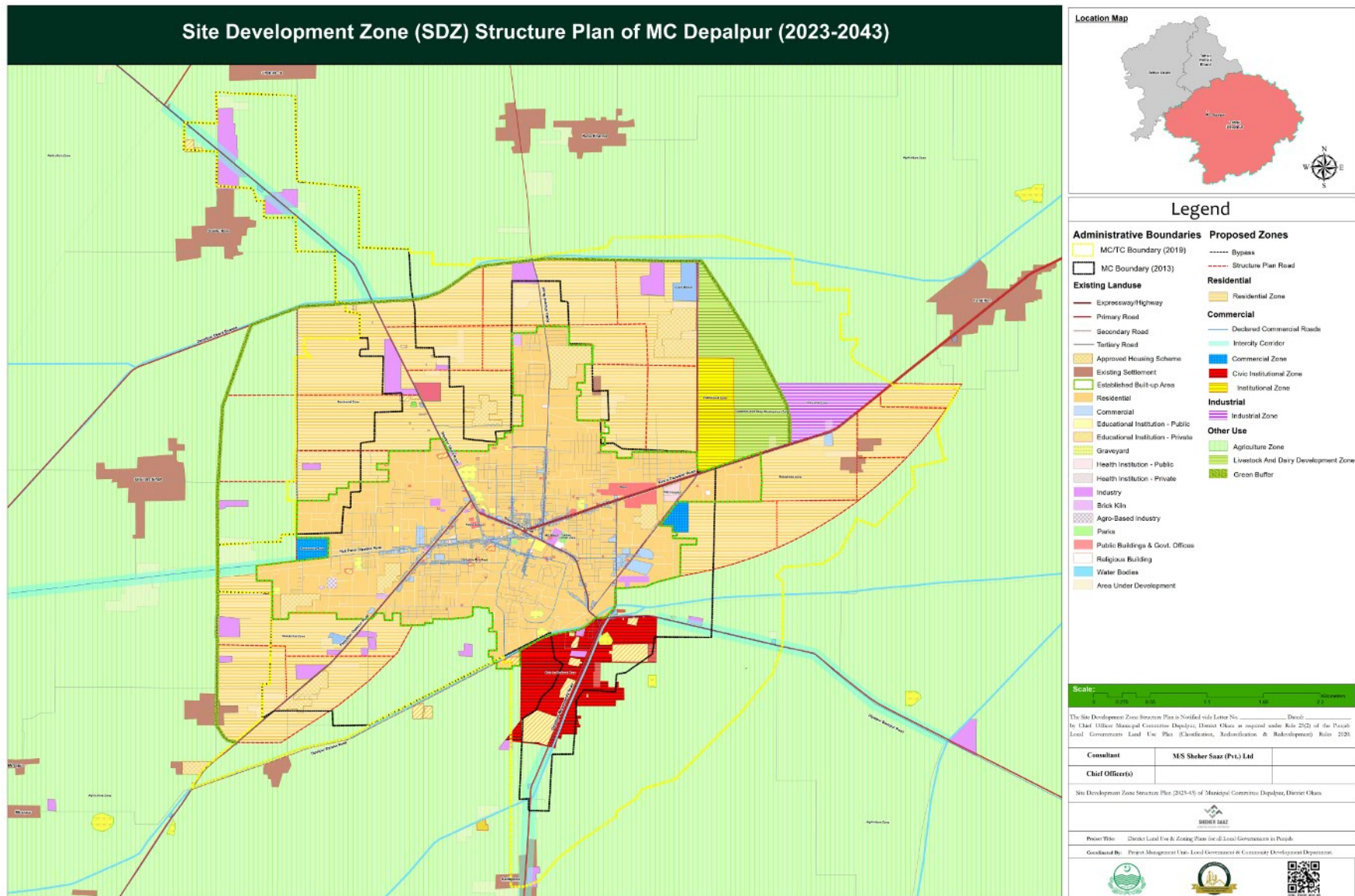
The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas. The table shows the overall area and percentages of the residential, commercial, industrial, and other zones.

Table 3-15: Proposed Site Development Zones in Depalpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	1,865.28	82.37%
Commercial Zones	326.98	14.44%
Industrial Zones	72.28	3.19%
Total Area	2,264.542	100%
Other Zones		
Allied Agricultural Zone	134.14	-

Source: The Consultant, 2023

Map 13: Site Development Zone (SDZ) Structure Plan of Municipal Committee Depalpur



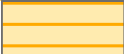
Source: The Consultant, 2023

3.4.7.1 Proposed Residential Zones

The residential zones have been proposed based on the factors of accessibility, growth trends, market forces, compact development, and physical barriers. The zones have been proposed considering the existing growth trend analysis and adjacent land uses and are located adjacent to the EBA boundary. These zones have been segregated based on proposed structured roads.

Depalpur is a major tehsil that connects several significant cities and villages in Okara district, such as Okara, Haveli Lakha, Basirpur, and Hujra Shah Muqem. This central location attracts migration from surrounding areas, increasing the demand for residential land. Additionally, the growing population and economic activities necessitate a larger allocation to accommodate future growth and ensure adequate housing and services for incoming residents.




Table 3-16: Proposed Residential Zones in Depalpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	1,865	82.37%	

3.4.7.2 Proposed Commercial Zones

The commercial zones have been proposed on several factors, including market trends, land use trends along main roads, infrastructure, road network, and compatibility of land use.

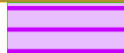
Table 3-17: Proposed Commercial Zones in Depalpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Civic Institutional Zone	220.50	9.74%	
Commercial Zone	25.58	2.26%	
Institutional Zone	80.89	3.57%	

3.4.7.3 Proposed Industrial Zone

The industrial zones proposed towards the northern side of Depalpur separated by green buffer to protect the environment and improve the quality of life. Moreover, the existing linkages are considered for proposing the zones and to generate employment in Depalpur.

Table 3-18: Proposed Industrial Zones in Depalpur

Land Uses	Area	Percentage of the Total Proposed Area	Symbology
Industrial Zone	72.28	3.19%	

3.4.7.4 Proposed Allied Agricultural Zones

Different sub-uses in the agriculture zone are proposed as promotional zones, such as the Proposed Livestock and dairy Development Zone, which would help to cater to Depalpur's agricultural needs. The distribution of the areas is shown in the table below.

Table 3-19: Proposed Allied Agricultural Zones in Depalpur

Land Uses	Area (Acres)	Symbology
Livestock & Dairy Development Zone	134.14	

3.5 Site Development Zone (SDZ) Structure Plan of Municipal Committee Renala Khurd

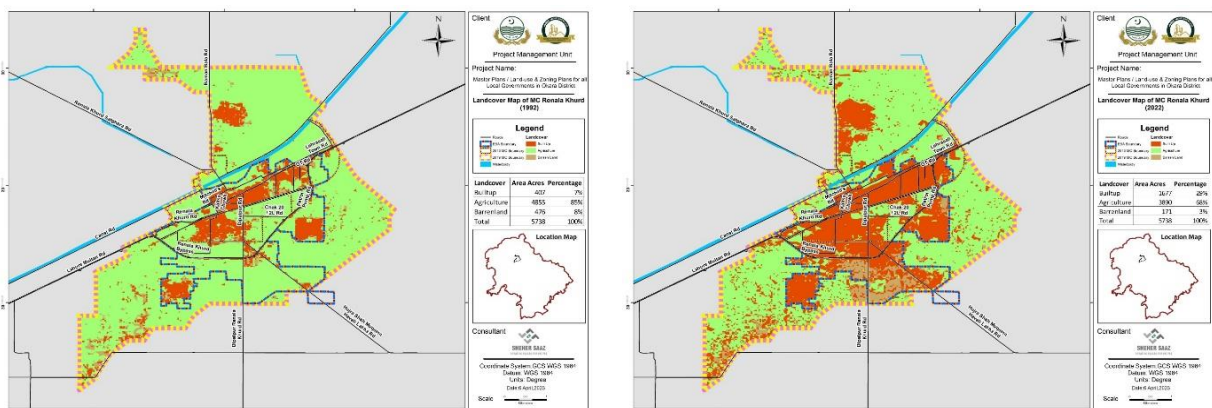
3.5.1 Past Trend Analysis of Municipal Committee Renala Khurd

The land cover changes in Municipal Committee Renala Khurd for the years 1992, 2002, 2012, and 2022, divided into agricultural land, barren, and built-up categories. The table below shows the details of the land cover analysis in Renala Khurd.

Table 3-20: Land Cover Analysis of Municipal Committee Renala Khurd

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	4,855	84.61%	3,890	67.79%	-965	-19.88%
Built-Up	407	7.09%	1,677	29.23%	1,270	312.04%
Barren Land	476	8.30%	171	2.98%	-305	-64.08%

Figure 3-12: Land Cover Map of Municipal Committee Renala Khurd from 1992-2022

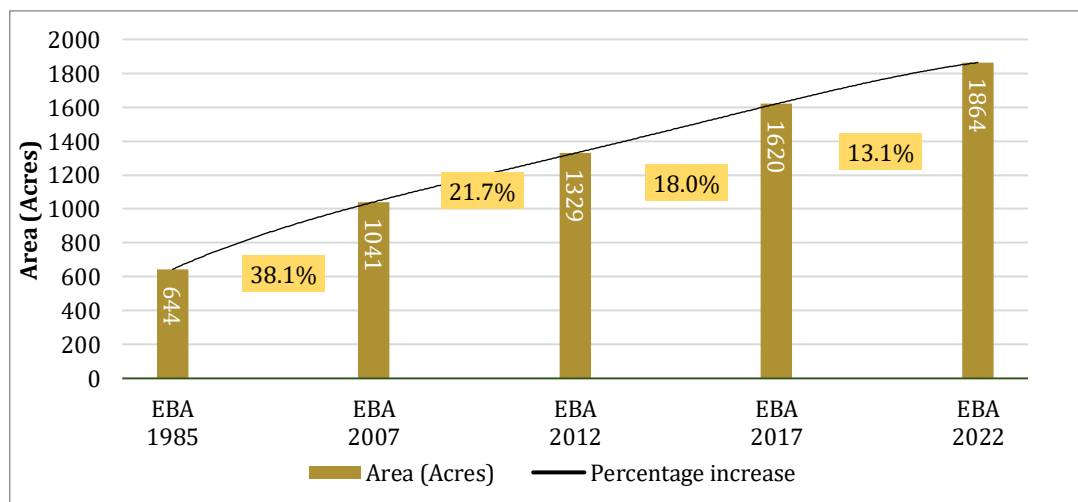


Source: The Consultant, 2023

3.5.2 Growth Trend Analysis

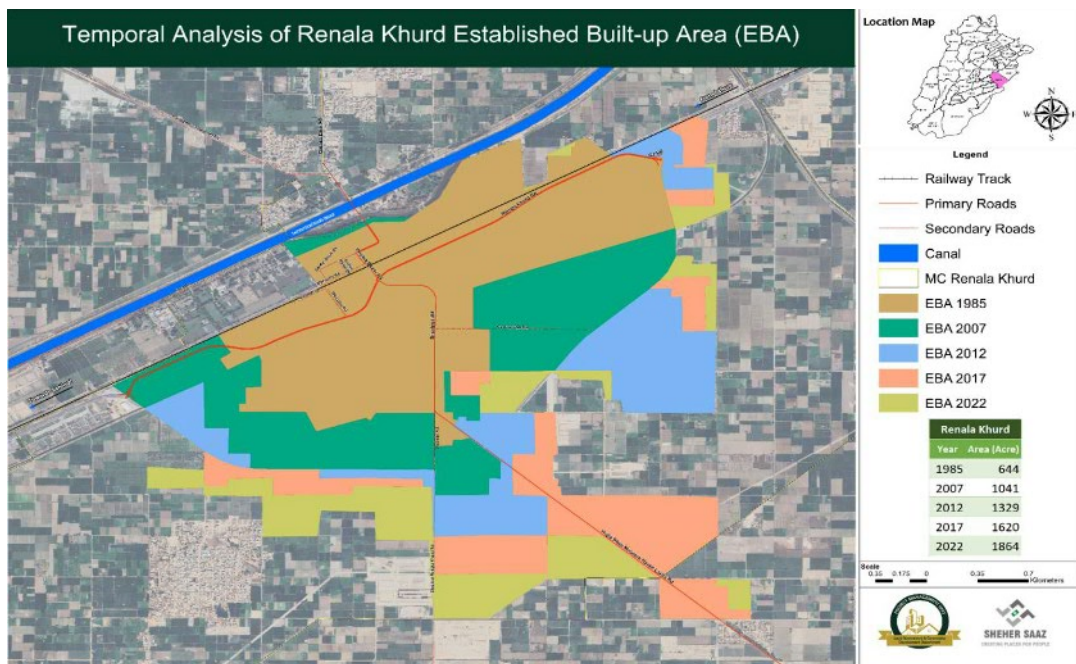
The Urban Sprawl Map of MC Renala Khurd shows a significant build-up area increase driven by infrastructure expansion, population growth, and economic development. The city has primarily expanded on the southwest side, with major development along G.T. Road, Renala Khurd Bypass, and Depalpur-Renala Road, particularly around housing schemes like Rehman Town and Awan Town.

Figure 3-13: Growth Trend Analysis of Municipal Committee Renala Khurd



Source: The Consultant, 2023

Figure 3-14: Growth Trend Map of Municipal Committee Renala Khurd

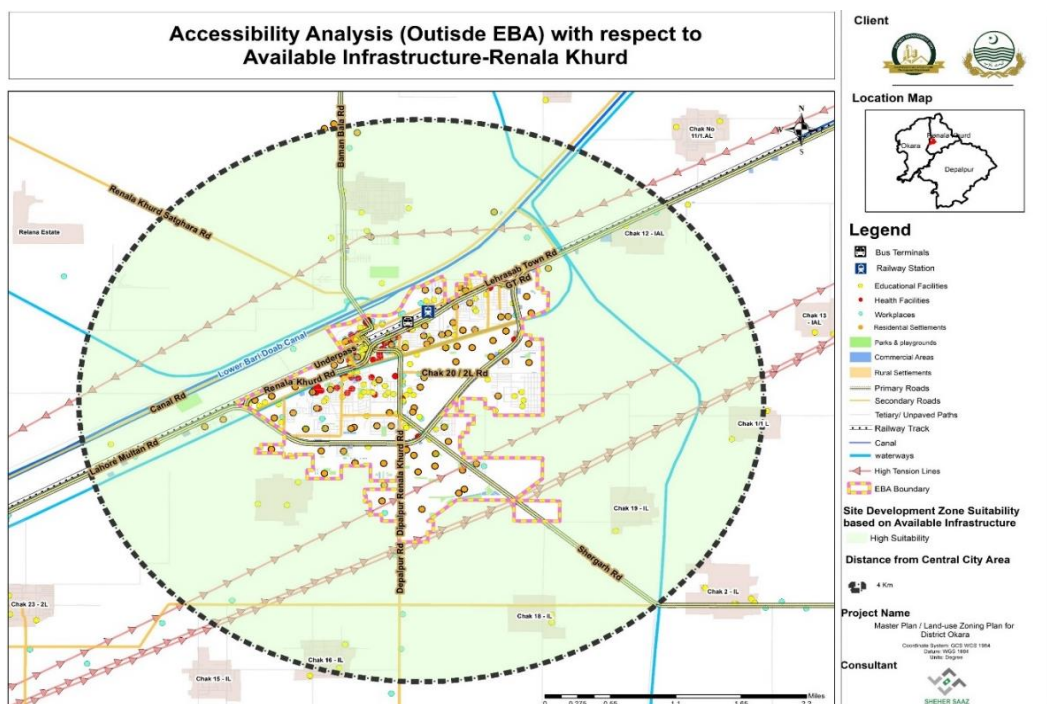


Source: The consultant, 2023

3.5.3 Accessibility Analysis

The accessibility analysis of Renala Khurd evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-15: Accessibility Analysis of Renala Khurd Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.5.4 Population Projection

Renala Khurd MC's population projection for the next 20 years is based on the 2023 census population, but the 2017 growth rate has been used. This is because the 2023 growth rate of 10.80% is more than double the 2017 rate and is considered abnormal. Additionally, the 2023 tehsil growth rate of 2.43% is significantly lower, making it unsuitable. Therefore, the 2017 growth rate was deemed the most reliable for projections.

Table 3-21: Population Projection of Municipal Committee Renala Khurd

Sr. No.	Year	Population	Population Increment	Growth Rate
2	2023	100,054	-	2.75%
3	2028	114,589	14,535	2.75%
4	2033	131,236	16,647	2.75%
5	2038	150,301	19,065	2.75%
6	2043	172,136	21,835	2.75%

Source: Calculated by consultant by PBS Census 2023

3.5.5 Density Analysis

To address urban planning needs, the following table presents the population density analysis for Renala Khurd:

Table 3-22: Population Density Analysis for Renala Khurd

Urban Settlements	Population 2023	Built-up Area 2023 (Acres)	Existing Density	Population 2043	Built-up Area 2043 (Acres)	Proposed Density
Renala Khurd	100,054	2,832	35	172,136	4,872	35

Source: The Consultant calculated by using population from the PBS census

3.5.6 Future Area Requirement Assessment

According to the 2017 census, MC Renala Khurd has a population of 54,160 residing in 9084 households and a growth rate of 2.75%. The current population of 2023 is 100,054, with a growth rate of 2.75% for MC. Similarly, the population of EBA for the year 2043 has been projected to be 172,136.

Table 3-23: Future Area Requirement for Residential Site Development Zone (SDZ) of Renala Khurd for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population of MC (2017 census)	54,160	Built-up Area 2023 (Existing)	2,832 Acres
Population 2023	100,054	Existing Density 2023	35 PPA
Built-up Area of 2043 (Projected)	4,872 Acres	Population 2043 (Projected)	172,136
Future area requirement for residential zones by 2043		2,040 Acres	

Source: The Consultant calculated by using population from the PBS census

3.5.7 Proposed Site Development Zone (SDZ)

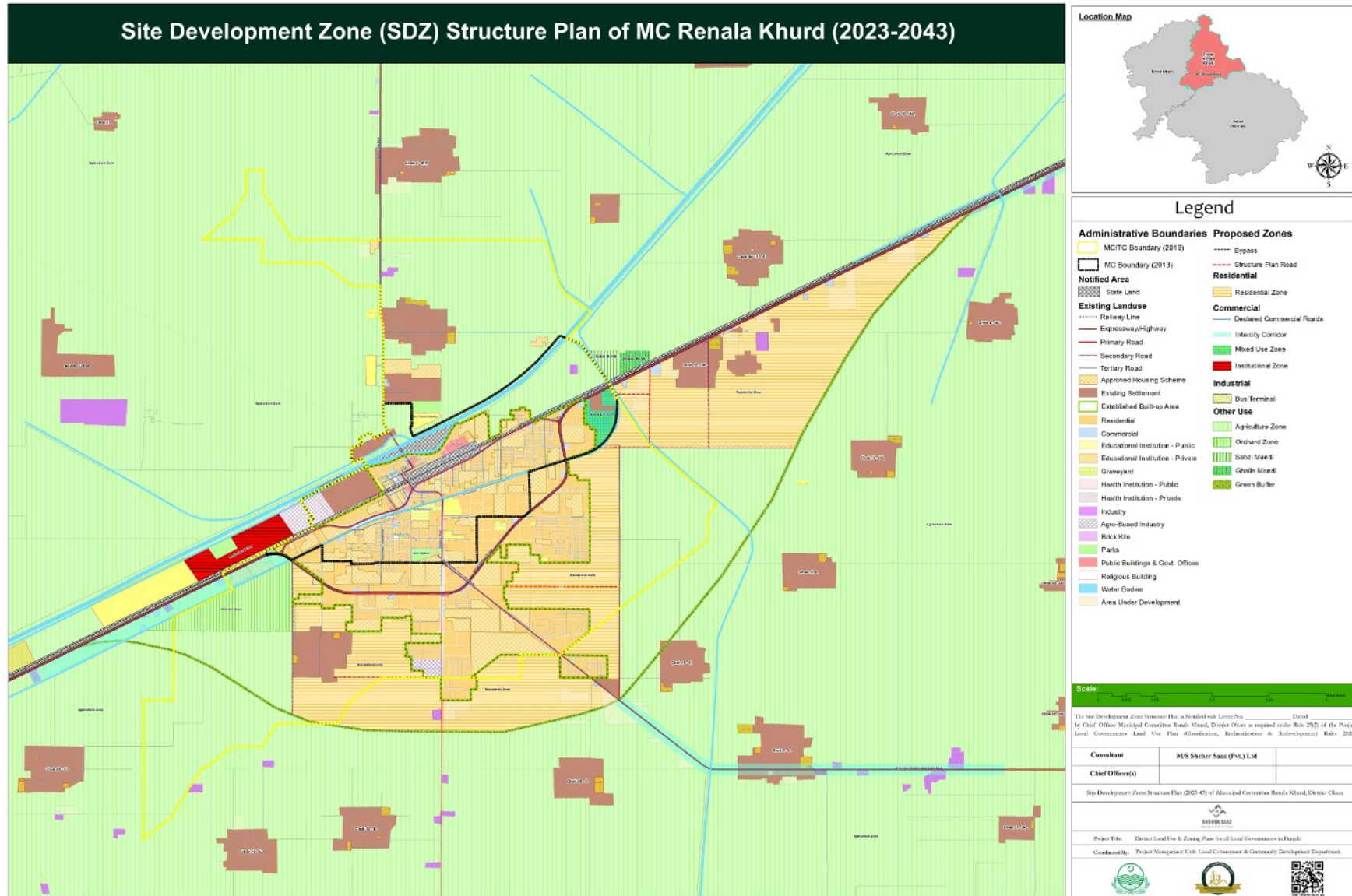
The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas. The table shows the overall area and percentages of the residential, commercial, industrial, and other zones.

Table 3-24: Proposed Site Development Zones in Renala Khurd

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	2,062.15	93.73%
Commercial Zones	138.01	6.27%
Total Area	2,200.16	100%
Other Zones		
Allied Agricultural Zone	234.40	-

Source: The Consultant, 2023

Map 14: Site Development Zone (SDZ) Structure Plan of Municipal Committee Renala Khurd




Source: The Consultant, 2023

3.5.7.1 Proposed Residential Zones

The residential zones were proposed based on several factors, including accessibility, growth trends, market forces, compact development, and physical barriers. These zones have also been subdivided based on proposed structure plan roads.

Table 3-25: Proposed Residential Zones in Renala Khurd

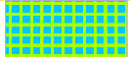

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	2062.15	93.73%	

3.5.7.2 Proposed Commercial Zones

The proposed commercial zones in Renala Khurd include the mixed-use zone and institutional Zone, which have been proposed to foster balanced urban development while addressing the city's growing needs. The mixed-use Zone promotes the integration of residential, commercial, and recreational activities. This approach enhances walkability, reduces commuting distances, and supports a vibrant community life by encouraging social interaction and local business growth.

On the other hand, the Institutional Zone is reserved for education, healthcare, and governmental services. It ensures the availability of essential public services, supports population growth, and facilitates the creation of a knowledge-based economy.




Table 3-26: Proposed Commercial Zones in Renala Khurd

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Mixed Use Zone	49.52	2.25%	
Institutional Zone	88.49	4.02%	

3.5.7.3 Proposed Allied Agricultural Zones

The purpose of allocating Allied Agricultural Zones is to ensure that the land in a particular region is used efficiently and exclusively for agricultural purposes. This helps maximize food production and promotes sustainable farming practices. Different sub-uses in the agricultural zone are proposed as promotional zones, such as the Proposed Orchard Zone and the Proposed Sabzi Mandi and Ghalla Mandi, which would help to cater to Renala Khurd's agricultural needs.

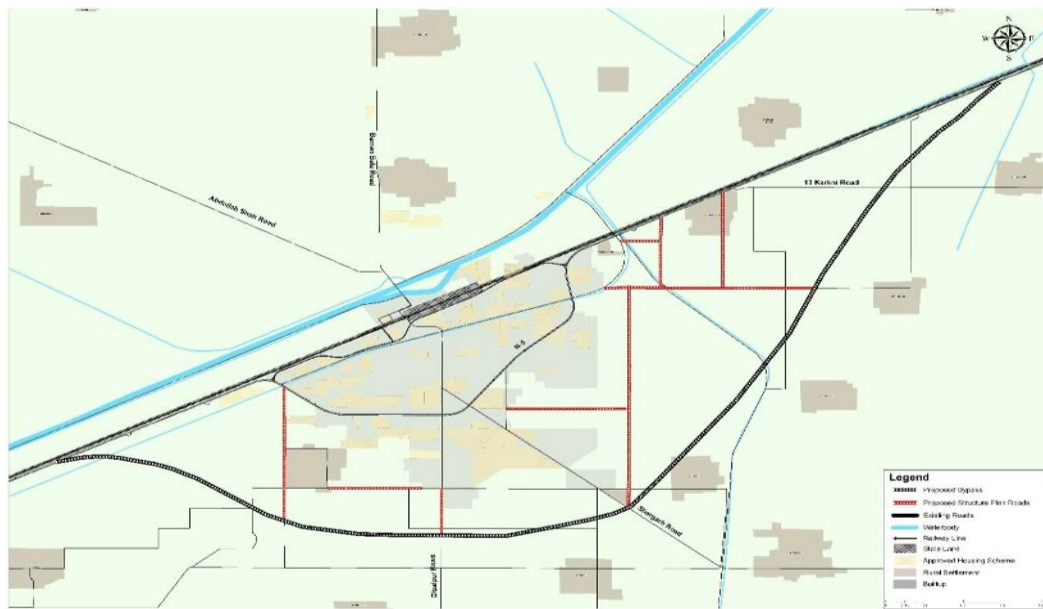
Table 3-27: Proposed Allied Agricultural Zones in Renala Khurd

Land Uses	Area (Acres)	Symbology
Orchard Zone	191.42	
Sabzi Mandi	24.68	
Ghalla Mandi	18.29	

3.5.8 Proposed Structure Plan Roads

The Structure Plan for Renala Khurd has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Renala Khurd City's future development, a proposal has been made that includes the construction of a bypass road, i.e., an Outer bypass Road along with a network of structure plan roads. The following map shows the proposed structure plan roads of Renala Khurd for the next 20 years (2023-2043).

Figure 3-16: Proposed Structure Plan Roads of Renala Khurd (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

The proposed plan ensures improved access to various existing land uses through well-connected existing and future networks. As for the prevailing road infrastructure within the established built-up area boundary, the existing Right of Way of major connections will be maintained. Various primary, secondary, service road, and main bypass roads have been proposed in the structure plan of Renala Khurd.

3.6 Site Development Zone (SDZ) Structure Plan of Municipal Committee Hujra Shah Muqem

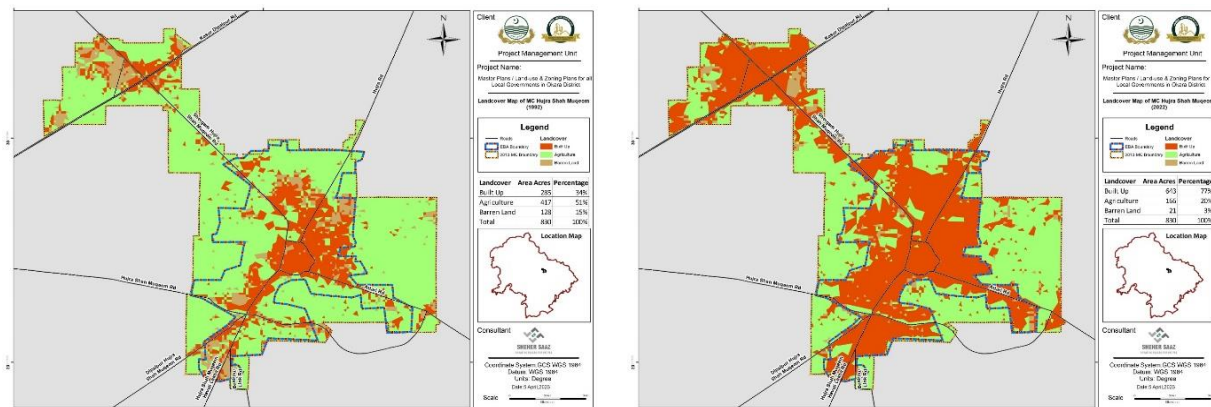
3.6.1 Past Trend Analysis of Municipal Committee Hujra Shah Muqem

The land cover changes in Municipal Committee Hujra Shah Muqem over last four decades from 1992 highlights the distribution of green land, built-up areas, and barren land.

Table 3-28: Land Cover Analysis of Municipal Committee Hujra Shah Muqem

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	417	50.24%	166	20.00%	-251	-60.19%
Built-Up	285	34.34%	643	77.47%	358	125.61%
Barren Land	128	15.42%	21	2.53%	-107	-83.59%

Figure 3-17: Land Cover Map of Municipal Committee Hujra Shah Muqem from 1992-2022

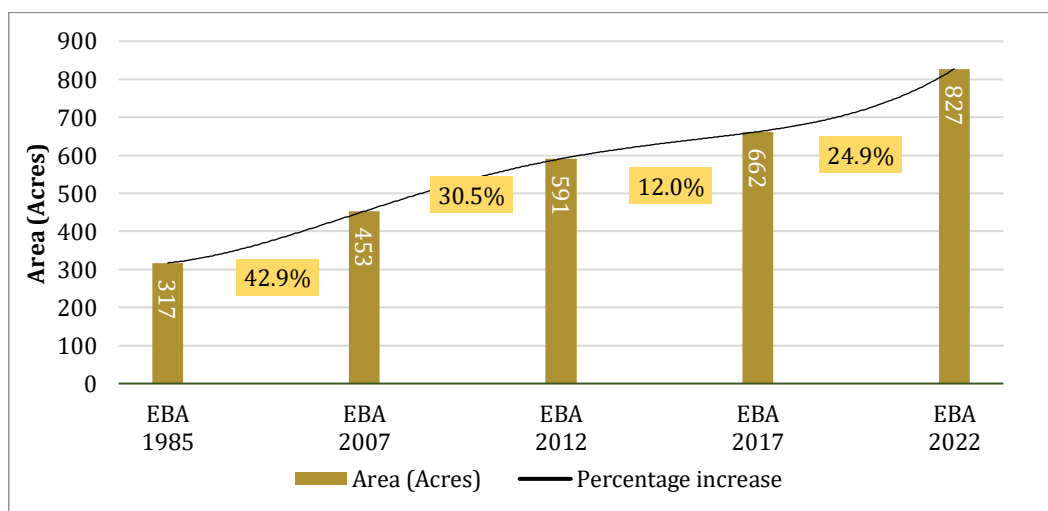


Source: The Consultant, 2023

3.6.2 Growth Trend Analysis

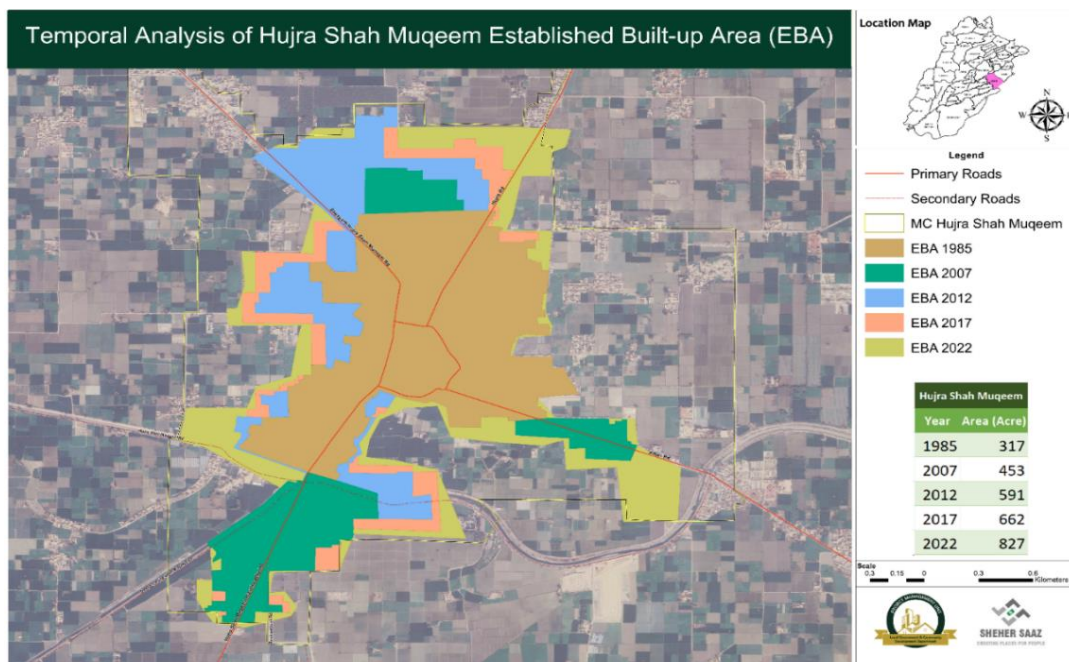
The growth trend of MC Hujra Shah Muqem indicates a increase in built-up areas. This significant growth reflects a surge in population and economic activity, leading to the expansion of residential, commercial, and industrial zones. Key developments have occurred along major roads, including Hujra Shah Muqem Road, Basirpur Link Road, Hujra Shah Muqem-Haveli Lakha Road, Attari Road, Hujra Road, and Shergarh-Hujra Shah Muqem Road.

Figure 3-18: Growth Trend Analysis of Municipal Committee Hujra Shah Muqem



Source: The Consultant, 2023

Figure 3-19: Growth Trend Map of Municipal Committee Hujra Shah Muqem

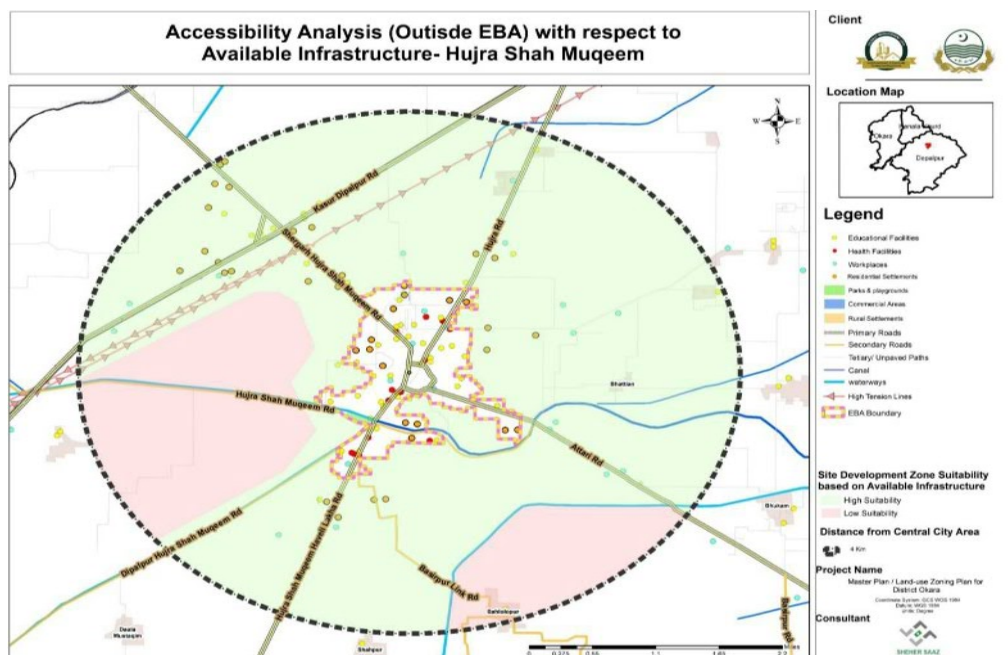


Source: The consultant, 2023

3.6.3 Accessibility Analysis

The accessibility analysis of Hujra Shah Muqem evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-20: Accessibility Analysis of Hujra Shah Muqem Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.6.4 Population Projection

The 2023 population has been used, but the 2017 growth rate has been applied for the next 20 years' projection. The 2017 growth rate has been used because the 2023 growth rate of 5.23% is unusually high, being double that of 2017, making the 2017 growth rate a more reliable basis for projection.

Table 3-29: Population Projection of Hujra Shah Muqem Built-up Area

Sr. No.	Year	Population	Population Increment	Growth Rate
2	2023	95,921	-	2.55%
3	2028	108,791	12,870	2.55%
4	2033	123,387	14,597	2.55%
5	2038	139,942	16,555	2.55%
6	2043	158,718	18,776	2.55%

Source: Calculated by consultant by PBS Census 2017

3.6.5 Density Analysis

As per the certain standard set for the next 20 years, depending on the existing density the Hujra Shah Muqem has increased by 20 percent.

The following table depicts population density analysis of Hujra Shah Muqem:

Table 3-30: Population Projection of Hujra Shah Muqem Built-up Area

Urban Settlement	Population 2023	Built-up Area 2023 (Acres)	Existing Density	Population 2043	Built-up Area 2043 (Acres)	Proposed Density
Hujra Shah Muqem	95,921	1,276	75	158,718	2,111	75

Source: The Consultant calculated by using population from the PBS census

3.6.6 Future Area Requirement Assessment

According to the 2017 census, MC Hujra Shah Muqem has a population of 76,629 residing in 12,454 households and a growth rate of 2.55%. The population of the year 2023 is around 95,921, with a growth rate of 2.55% for MC Hujra Shah Muqem. Similarly, the population of Established Built-up Area for the year 2043 has been projected, which turns out to be 158,718.

Table 3-31: Future Area Requirement for Residential Site Development Zone (SDZ) of Hujra Shah Muqem for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population of MC (2017 census)	76,629	Built-up area of 2023 (Existing)	1,276 Acres
Population 2023 (Estimated)	95,921	Existing Density (2023)	75 PPA
Built-up area of 2043 (Projected)	2,111 Acres	Population of 2043 (Projected)	158,718
Future area requirement for residential zones by 2043		835 Acres	

Source: The Consultant calculated by using population from the PBS census

Based on both approaches, the land uses classes other than residential would follow NRM standard. Concerning residential areas, the consultant has adopted a second approach. Hence, as per the population density analysis, the required residential area for the Site Development Zone (SDZ) Structure Plan for MC Hujra Shah Muqem is 835 acres.

3.6.7 Proposed Site Development Zone (SDZ)

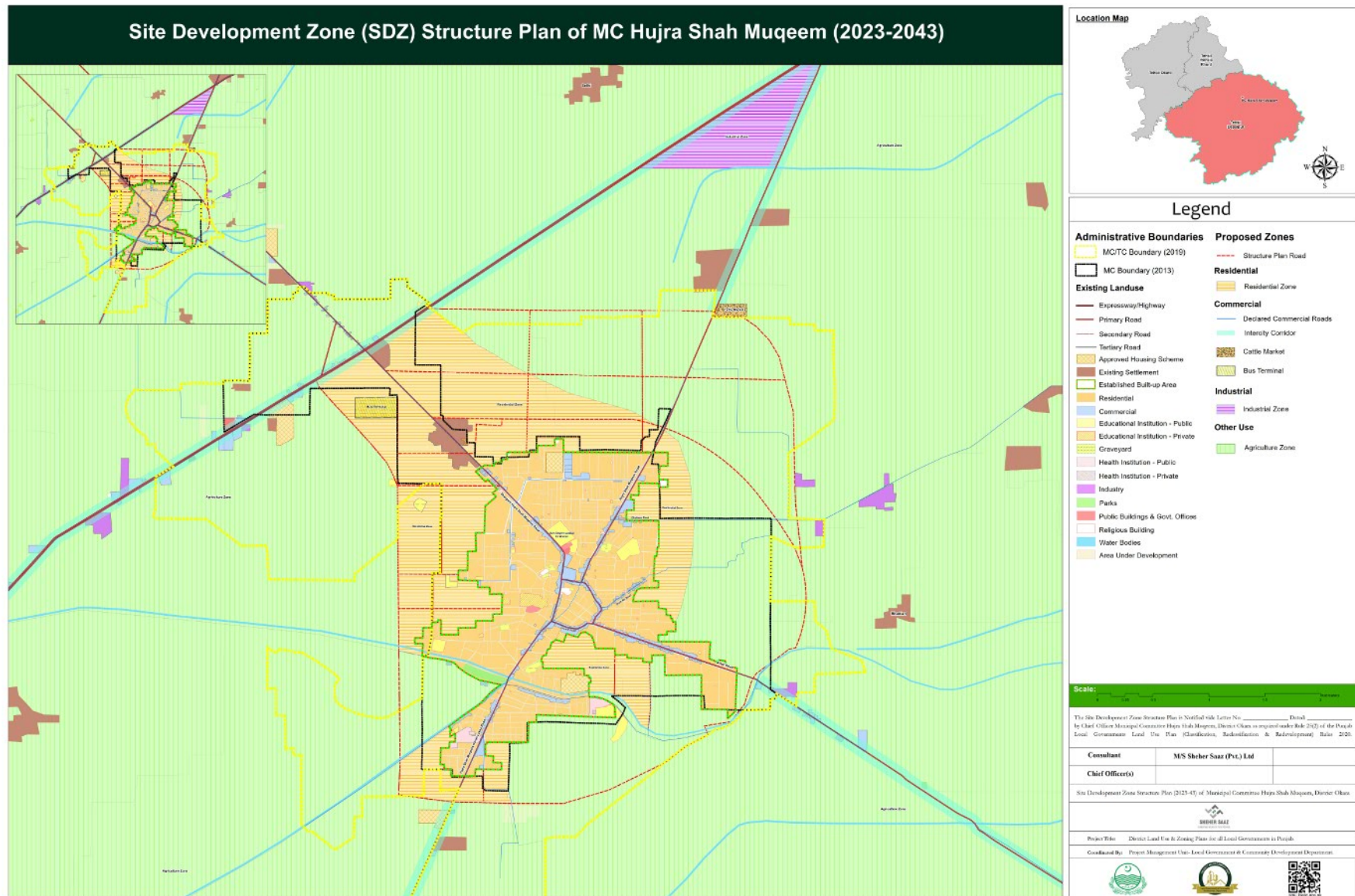
The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas. The table shows the overall area and percentages of the residential zones, commercial zones, industrial zones and other zones.

Table 3-32: Proposed Site Development Zones in Hujra Shah Muqem

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	917.87	86.52%
Industrial Zones	142.96	13.48%
Total Area	1,060.83	100%
Other Zones		
Allied Agricultural Zone	6.92	-

Source: The Consultant, 2023

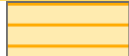
Map 15: Site Development Zone (SDZ) Structure Plan of Municipal Committee Hujra Shah Muqem



3.6.7.1 Proposed Residential Zones

The residential zones were proposed based on the several factors of accessibility, growth trend, market forces, compact development, and along the physical barrier. The main residential zones were further divided into the blocks based on the proposed structure plan roads. These zones are located in close proximity of Established Built-up Area's boundary and hold the potential to be developed in the future. Furthermore, these residential zones have been given on the basis of Growth trend as it is also depicted on growth trend map of Hujra Shah Muqem. In addition, these zones would help to achieve compact urban development in future.



Table 3-33: Proposed Residential Zones in Hujra Shah Muqem

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	917.87	86.52%	

3.6.7.2 Proposed Commercial Zones

The commercial zones have been proposed on several factors including market trend, land use trend, along main roads, infrastructure, road network, and compatibility of land uses.

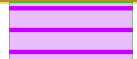
Table 3-34: Proposed Commercial Zones in Hujra Shah Muqem

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Cattle Market	6.92	0.60%	
Bus Terminal	14.64	1.28%	

3.6.7.3 Proposed Industrial Zone

The industrial zones proposed are separated by green buffers to protect the environment and improve the quality of life. Moreover, the existing linkages are considered for proposing the zones and to generate employment in Hujra Shah Muqem.

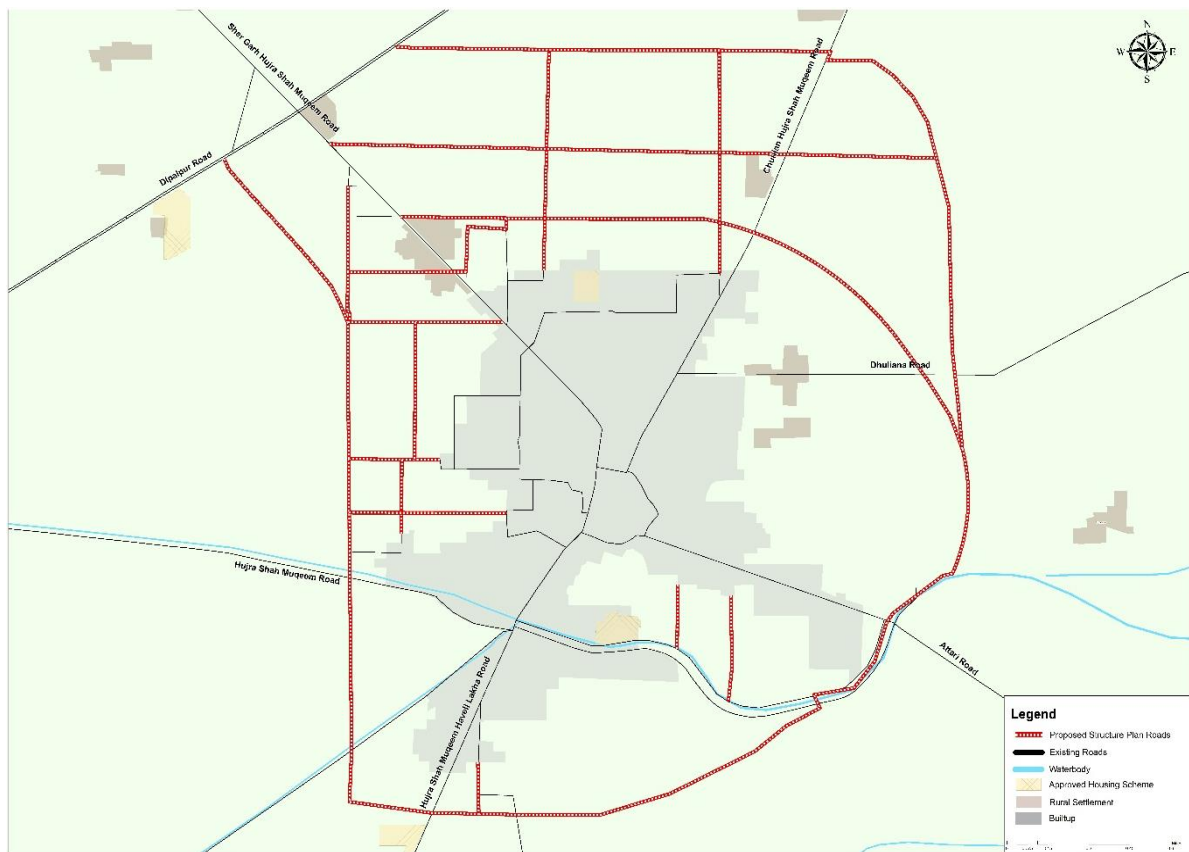
Table 3-35: Proposed Industrial Zones in Hujra Shah Muqem

Land Uses	Area	Percentage of the Total Proposed Area	Symbology
Industrial Zone	142.95	12.48%	

3.6.8 Proposed Structure Plan Roads

The Structure Plan for Hujra Shah Muqem has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Hujra Shah Muqem City's future development, a proposal has been made that includes the construction of a network of structure plan roads. The following map shows the proposed structure plan roads of Hujra Shah Muqem for the next 20 years (2023-2043).

Figure 3-21: Proposed Structure Plan Roads of Hujra Shah Muqem (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

The proposed plan, improved access to various existing land uses is also ensured through well connected existing and future networks. As for the prevailing road infrastructure within the established built-up area boundary, the existing Right of Way of major connections will be maintained. Various primary, secondary, service roads have been proposed in the Site Development Zone (SDZ) Structure Plan of Hujra Shah Muqem.

3.7 Site Development Zone (SDZ) Structure Plan of Municipal Committee Haveli Lakha

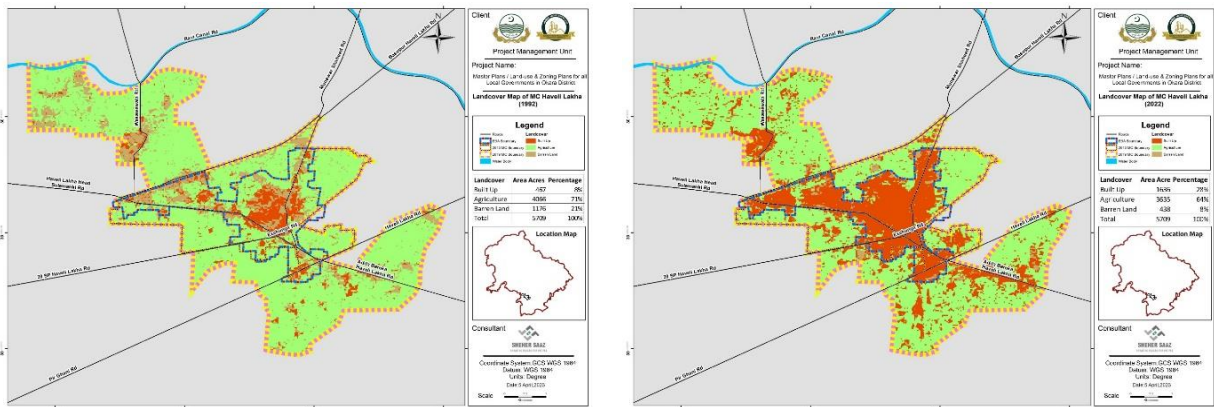
3.7.1 Past Trend Analysis of Municipal Committee Haveli Lakha

The land cover changes in MC Haveli Lakha over last four decades from 1992 highlights the distribution of green land, built-up areas, and barren land.

Table 3-36: Land Cover Analysis of Municipal Committee Haveli Lakha

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	4,066	71.22%	3,635	63.67%	-431	-10.60%
Built-Up	467	8.18%	1,636	28.66%	1,169	250.32%
Barren Land	1,176	20.60%	438	7.67%	-738	-62.76%

Figure 3-22: Land Cover Map of Municipal Committee Haveli Lakha from 1992-2022

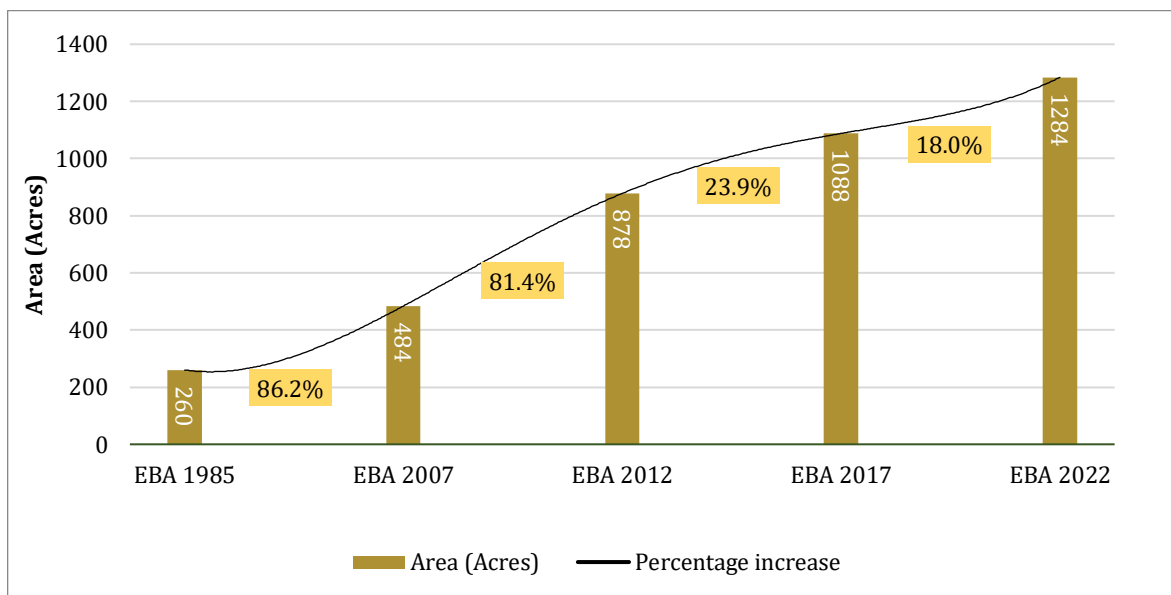


Source: The Consultant, 2023

3.7.2 Growth Trend Analysis

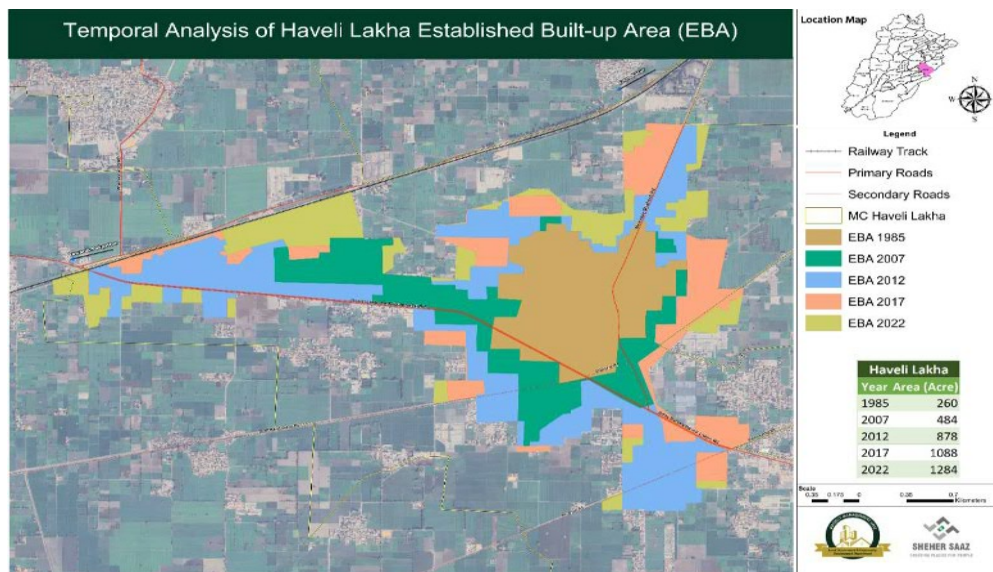
The growth trend of MC Haveli Lakha shows significant changes in land use and development patterns over the past 30-40 years, highlighting the substantial increase in built-up areas. The rapid urbanization, particularly along key roads such as Exchange Road, Haveli Lakha Head Sulemanki Road, 39 SP Haveli Lakha Road, and Adda Bareka Haveli Lakha Road, emphasizes the growing need for sustainable urban planning to manage the environmental, social, and economic impacts of this development.

Figure 3-23: Growth Trend Analysis of Municipal Committee Haveli Lakha



Source: The Consultant, 2023

Figure 3-24: Growth Trend Map of Municipal Committee Haveli Lakha

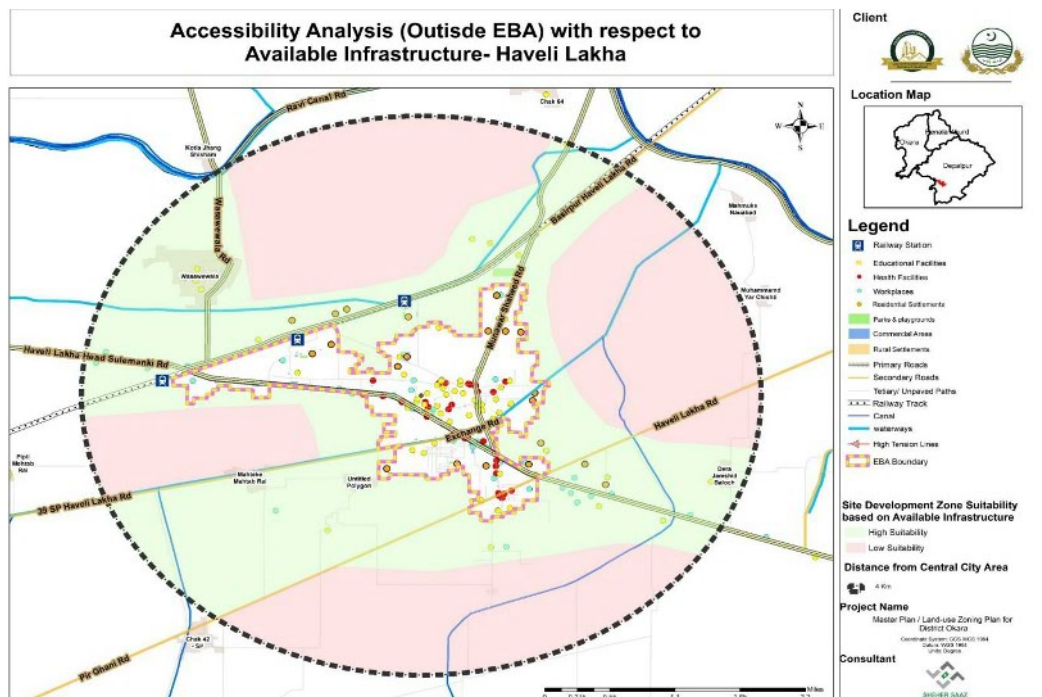


Source: The consultant, 2023

3.7.3 Accessibility Analysis

The accessibility analysis of Haveli Lakha evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-25: Accessibility Analysis of Haveli Lakha Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.7.4 Population Projection

For Haveli Lakha, the population from the 2023 census has been used, along with the 2023 tehsil growth rate for projections. This is due to the unusually high and abnormal MC growth rate, which increased significantly from 2.15% in 2017 to 7.76% in 2023.

Table 3-37: Population Projection of Haveli Lakha

Sr. No.	Year	Population	Population Increment	Growth Rate
1	2023	122,389	-	2.47%
2	2028	138,269	15,880	2.47%
3	2033	156,210	17,941	2.47%
4	2038	176,479	20,269	2.47%
5	2043	199,378	22,899	2.47%

Source: Calculated by consultant by PBS Census 2017

3.7.5 Density Analysis

As per the standard set for the next 20 years, the Haveli Lakha has been maintained at 64 PPA as of existing density. The following table depicts population density analysis of Haveli Lakha:

Table 3-38: Population Density Analysis for Haveli Lakha

Urban Settlement	Population 2023	Built-up Area 2023 (Acres)	Existing Density	Population 2043	Built-up Area 2043 (Acres)	Proposed Density
Haveli Lakha	122,389	1,917	64	199,378	3,123	64

Source: The Consultant calculated by using population from the PBS census

3.7.6 Future Area Requirement Assessment

According to the 2017 census, MC Haveli Lakha has a population of 78,275 residing in 12,455 households and a growth rate of 2.15%. For the year 2023, the population is 122,389, with a growth rate of 2.47% for the tehsil growth rate of census 2023. Similarly, the population of Established Built-up Area for the year 2043 has been projected, which turns out to be 199,378.

Table 3-39: Future Area Requirement for Residential Site Development Zone (SDZ) of Haveli Lakha for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population of MC (2017 census)	78,257	Built-up Area 2023 (Existing)	1,917 Acres
Population 2023	122,389	Existing Density of (2023)	64 PPA
Built-up Area of 2043 (Projected)	3,123 Acres	Population 2043	199,378
Future area requirement for residential zones by 2043			1,206 Acres

Source: The Consultant calculated by using population from the PBS census

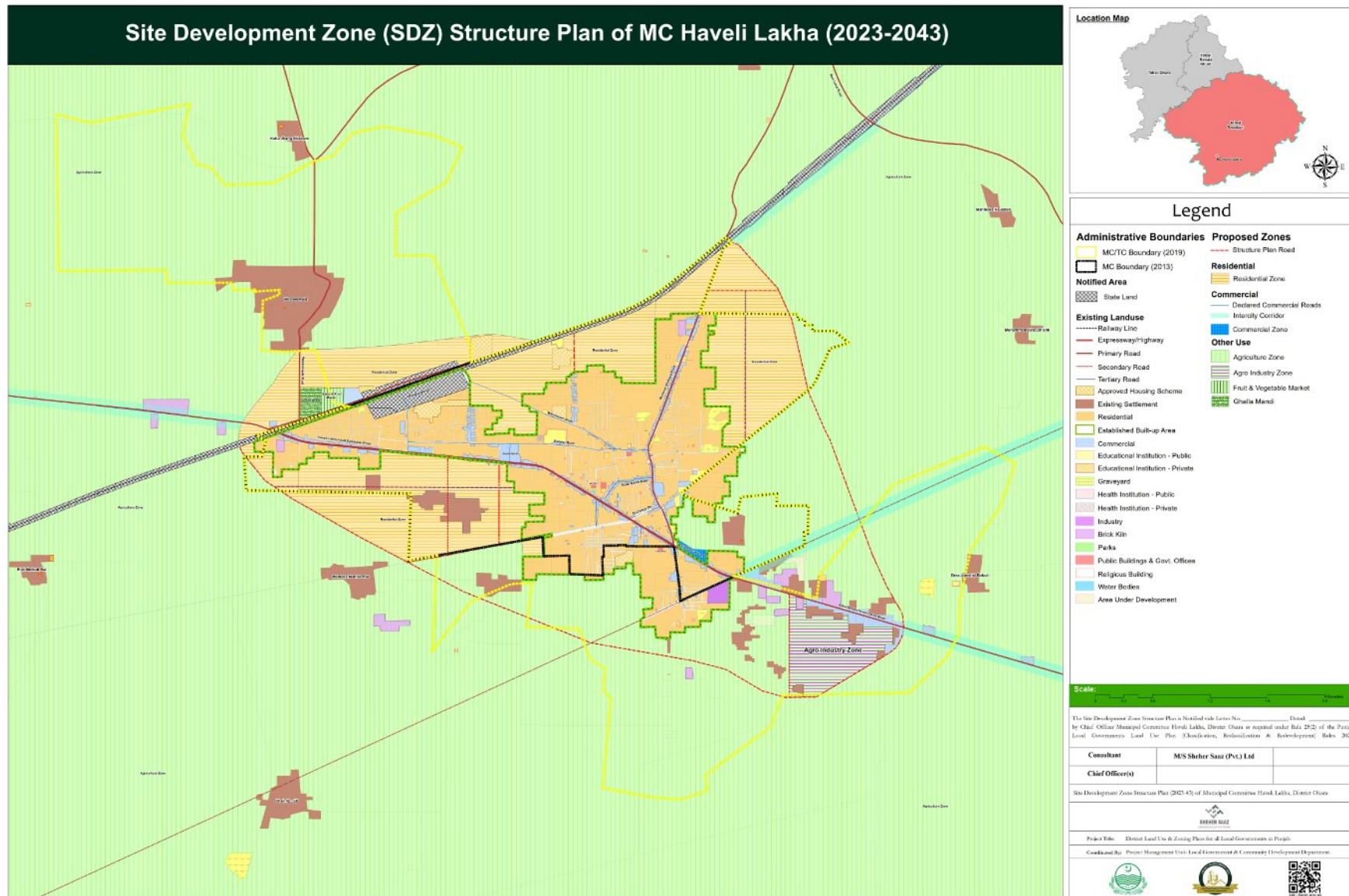
3.7.7 Proposed Site Development Zone (SDZ)

The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas. The table shows the overall area and percentages of the residential zones, commercial zones, industrial zones and other zones.

Table 3-40: Proposed Site Development Zones in Haveli Lakha

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	1232.57	99.47%
Commercial Zones	6.62	0.53%
Total Area	1,239.19	100%
Other Zones		
Allied Agricultural Zone	168.37	-

Map 16: Site Development Zone (SDZ) Structure Plan of Municipal Committee Haveli Lakha

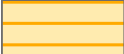


Source: The Consultant, 2023

3.7.7.1 Proposed Residential Zones

The residential zones were proposed based on the several factors of accessibility, growth trend, market forces, compact development, and along the physical barrier. The main residential zones were further divided into the blocks based on the proposed structure plan roads. These zones are located in close proximity to Established Built-up Area's boundary and hold the potential to be developed in the future. Furthermore, these residential zones have been given on the basis of Growth trend as it is also depicted on growth trend map of Haveli Lakha. In addition, these zones would help to achieve compact urban development in future.


Table 3-41: Proposed Residential Zones in Haveli Lakha

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	1232.57	99.47%	

3.7.7.2 Proposed Commercial Zones

The commercial zones have been proposed on the several factors including market trend, land use trend, along main roads, infrastructure, road network, and compatibility of land uses.


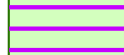

Table 3-42: Proposed Commercial Zones in Haveli Lakha

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Commercial Zone	6.62	0.53%	

3.7.7.3 Proposed Allied Agricultural Zones

In order to preserve the original character/ land use of few pockets falling under the planning area was retained and marked as promotional zones of agricultural activities. Agricultural uses are proposed these pockets to preserve the valuable agricultural character of these parcels. In order to guide the future development these zones are carefully proposed taking in consideration the nature and existing features of the land. The zones are typically located near agricultural areas, so that they can have access to raw materials and labor. The original land use of certain areas within the SDZ Structure Plan has been maintained and various zones under the agriculture category are proposed on an area of 324.30 acres. The distribution of these areas is shown in the table below.

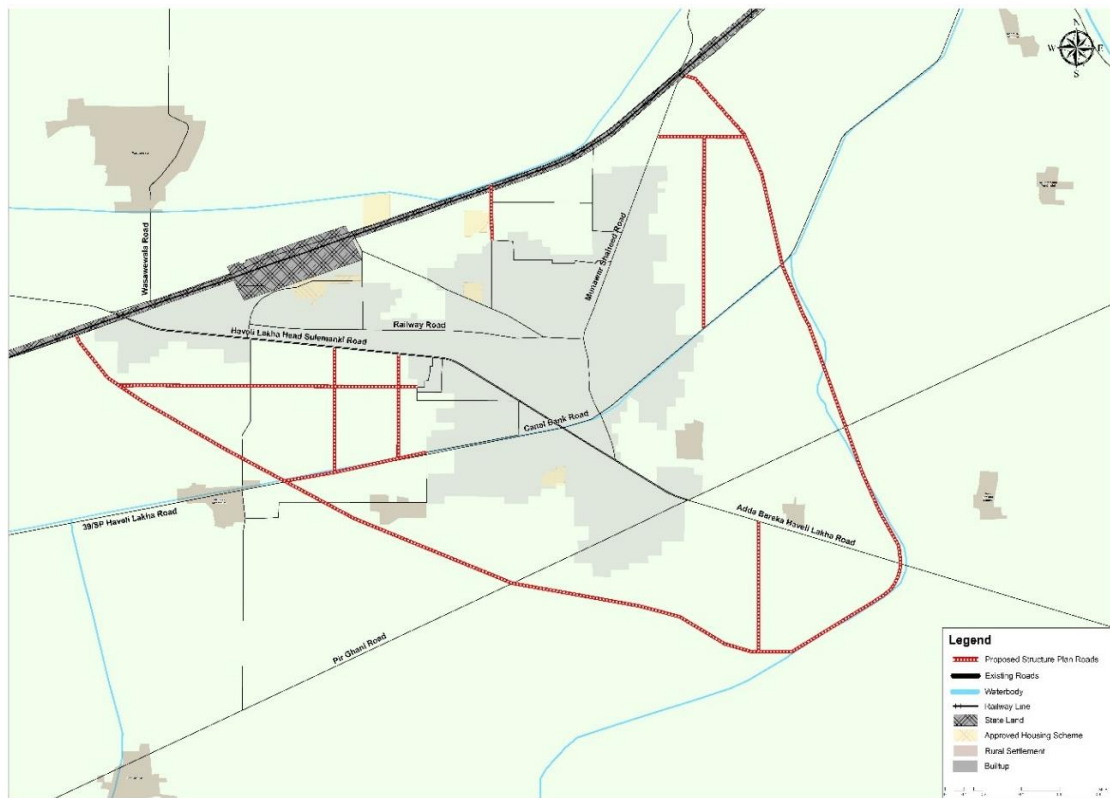
Table 3-43: Proposed Allied Agricultural Zones in Haveli Lakha

Land Uses	Area (Acres)	Symbology
Ghalla Mandi	14.65	
Agro Industry Zone	142.54	
Fruit & Vegetable Market	11.18	

3.7.8 Proposed Structure Plan Roads

The Structure Plan for Haveli Lakha has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Haveli Lakha City's future development, a proposal has been made that includes the construction of a network of structure plan roads. The following map shows the proposed structure plan roads of Haveli Lakha for the next 20 years (2023-2043).

Figure 3-26: Proposed Structure Plan Roads of Haveli Lakha (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

The proposed plan, improved access to various existing land uses, is also ensured through well connected existing and future networks. As for the prevailing road infrastructure within the established built-up area boundary, the existing Right of Way of major connections will be maintained. Various primary, secondary, service roads have been proposed in the Site Development Zone (SDZ) Structure Plan of Haveli Lakha. The proposed secondary road will provide access to all the proposed zones. The link roads have also been proposed that will provide improved connectivity for this MC.

3.8 Site Development Zone (SDZ) Structure Plan of Municipal Committee Basirpur

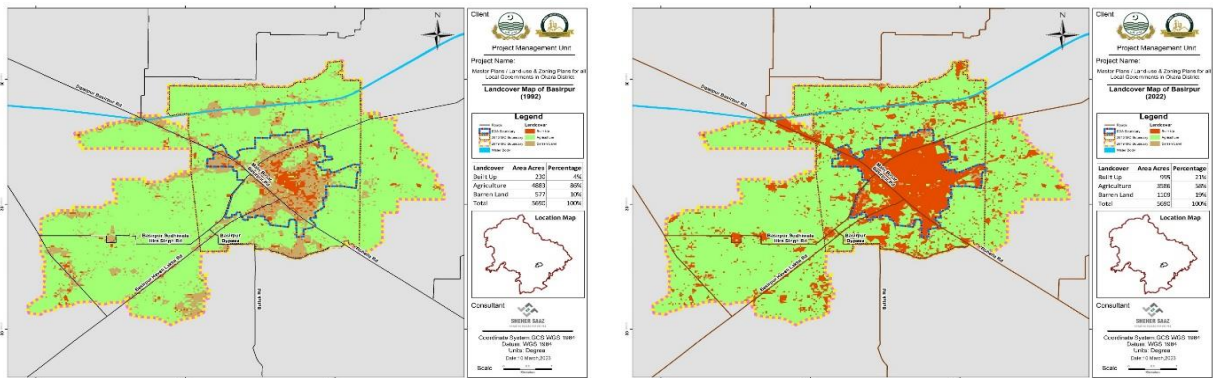
3.8.1 Past Trend Analysis of Municipal Committee Basirpur

The land cover changes in MC Basirpur over last four decades from 1992 highlights the distribution of green land, built-up areas, and barren land.

Table 3-44: Land Cover Analysis of Municipal Committee Basirpur

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	4,883	85.82%	3,586	63.02%	-1,297	-26.56%
Built-Up	230	4.04%	995	17.49%	765	332.61%
Barren Land	577	10.14%	1,109	19.49%	532	92.20%

Figure 3-27: Land Cover Map of Municipal Committee Basirpur from 1992-2022

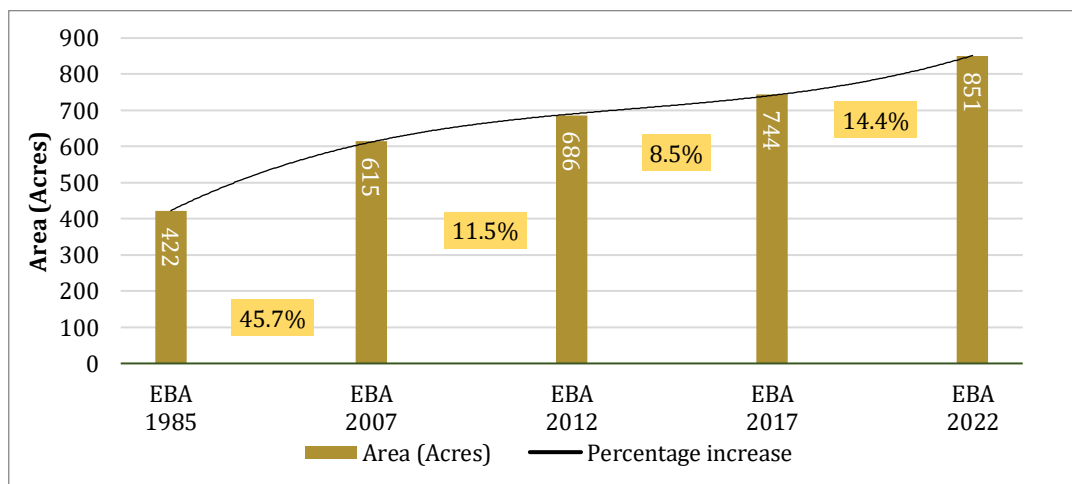


Source: The Consultant, 2023

3.8.2 Growth Trend Analysis

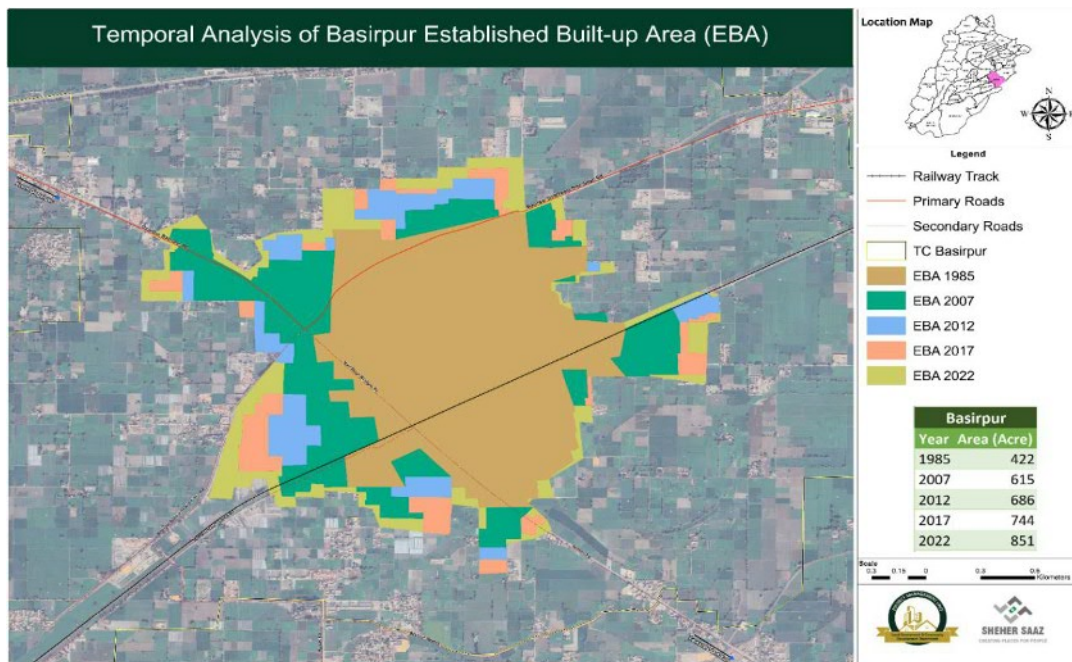
The growth trend of Basirpur reveals a significant increase in built-up areas indicating substantial urbanization over the past 30 years. This growth suggests that the region has transitioned from a largely rural landscape to a more developed urban environment. Major developments have occurred along key roads, including Basirpur-Haveli Lakha Road, Rohella Road, and Depalpur-Basirpur Road

Figure 3-28: Growth Trend Analysis of Municipal Committee Basirpur



Source: The Consultant, 2023

Figure 3-29: Growth Trend Map of Municipal Committee Basirpur

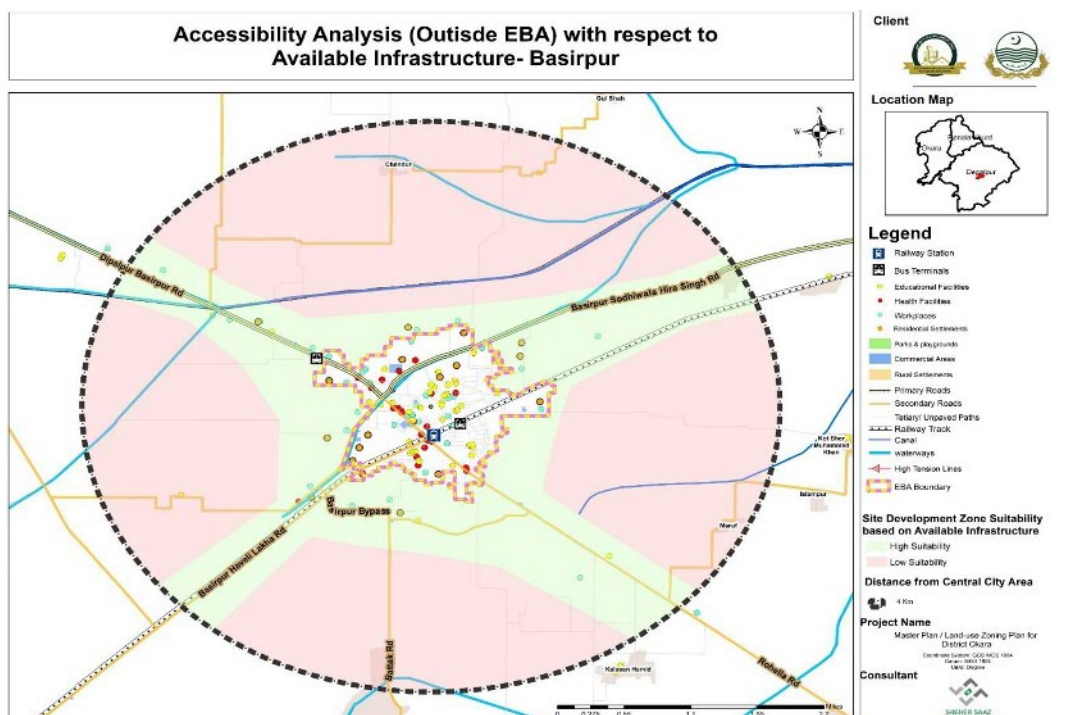


Source: The consultant, 2023

3.8.3 Accessibility Analysis

The accessibility analysis of Basirpur evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-30: Accessibility Analysis of Basirpur Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.8.4 Population Projection

In Basirpur, for population projection 2023 census has been used, with the 2023 tehsil growth rate. This is due to the unusually high and abnormal MC growth rate, which increased significantly from 1.46% in 2017 to 5.23% in 2023

Table 3-45: Population Projection of Basirpur Established Built-up Area

Sr. No.	Year	EBA Population	Population Increment	Growth Rate
1	2017	48,307		2.47%
2	2023	55,923	7,616	2.47%
3	2028	63,179	7,256	2.47%
4	2033	71,377	8,198	2.47%
5	2038	80,638	9,261	2.47%
6	2043	91,101	10,463	2.47%

Source: Calculated by consultant by PBS Census 2017

3.8.5 Density Analysis

As per the certain standard set for the next 20 years, depending on the existing density, the Basirpur has increased by 5 percent. The following table depicts the population density analysis of Basirpur:

Table 3-46: Population Density Analysis for Basirpur

Urban Settlement	EBA Population 2023	EBA 2023 (Acres)	Existing Density	EBA Population 2043	EBA 2043 (Acres)	Proposed Density
Basirpur	55,923	851	66	91,101	1,320	69

Source: The Consultant calculated by using population from the PBS census

3.8.6 Future Area Requirement Assessment

According to the 2017 census, MC Basirpur has a population of 48,307 residing in 8106 households and a growth rate of 1.46%. The estimated population of the year 2023 is around 55,923, with a growth rate of 2.47% for MC Basirpur. Similarly, the population of EBA for the year 2043 has been projected to be 91,101.

Table 3-47: Future Area Requirement for Residential Site Development Zone (SDZ) of Basirpur for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population of MC (2017 census)	48,307	Population of EBA (2017)	48,307
EBA 2023 (Existing)	851 Acres	Population of EBA 2023 (Estimated)	55,923
Density of EBA (2023)	66 PPA	Increase in Density for year 2043	5%
EBA of 2043 (Projected)	1,320 Acres	Population of EBA 2043 (Projected)	91,101
Proposed Density for the year 2043	69 PPA	Future area requirement for residential zones by 2043	469 Acres

Source: The Consultant calculated by using population from the PBS census

3.8.7 Proposed Site Development Zone (SDZ)

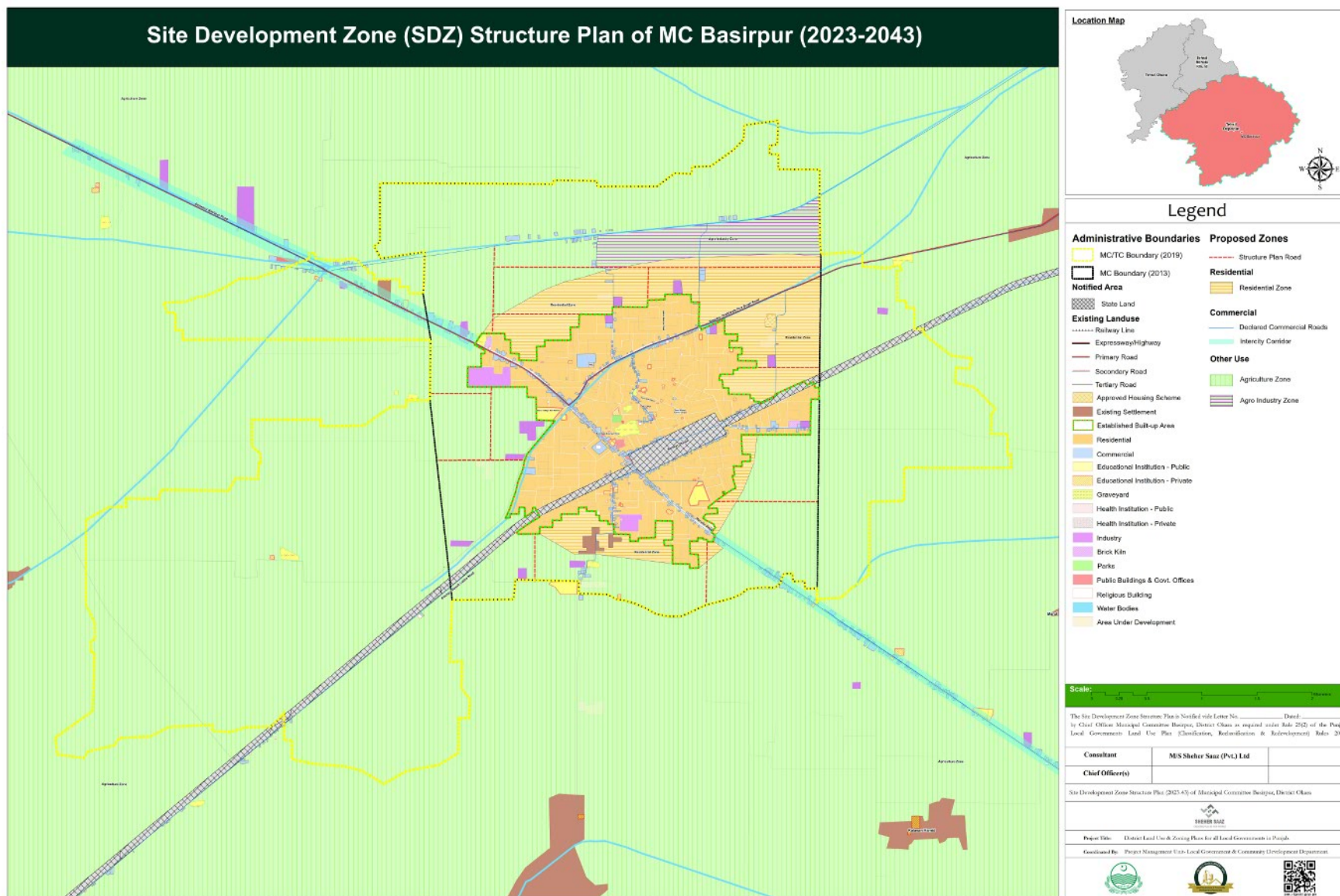
The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas.

Table 3-48: Proposed Site Development Zones in Basirpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	490.51	100%
Total Area	490.51	100%
Other Zones		
Allied Agricultural Zone	143.87	-

Source: The Consultant, 2023

Map 17: Site Development Zone (SDZ) Structure Plan of Municipal Committee Basirpur




Source: The Consultant, 2023

3.8.7.1 Proposed Residential Zones

The residential zones were proposed based on the several factors of accessibility, growth trend, market forces, compact development, and along the physical barrier. The main residential zones were further divided into the blocks based on the proposed structure plan roads. These will also act as a physical barrier and would help to control the haphazard expansion of this settlement. These zones are located in close proximity of EBA's boundary and hold the potential to be developed in the future. Furthermore, these residential zones have been given on the basis of growth trend as it is also depicted on growth trend map of Basirpur. In addition, these zones would help to achieve compact urban development in future.

Table 3-49: Proposed Residential Zones in Basirpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	490.51	100%	

3.8.7.2 Proposed Allied Agricultural Zones

In order to preserve the original character/ land use of few pockets falling under the planning area was retained and marked as promotional zones of agricultural activities. Agricultural uses are proposed these pockets to preserve the valuable agricultural character of these parcels. To guide the future development these zones are carefully proposed taking in consideration the nature and existing features of the land. An agro-industrial zone proposed will be designated area for the development of agro-based industries. The zones are typically located near agricultural areas, so that they can have access to raw materials and labor. The original land use of certain areas within the SDZ Structure Plan has been maintained. The distribution of these areas is shown in the table below.

Table 3-50: Proposed Allied Agricultural Zones in Basirpur

Land Uses	Area (Acres)	Symbology
Agro Industry Zone	143.87	

3.8.8 Proposed Structure Plan Roads

The Structure Plan for Basirpur has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Basirpur City's future development, a proposal has been made that includes the construction of a network of structure plan roads. The following map shows the proposed structure plan roads of Basirpur for the next 20 years (2023-2043).

Figure 3-31: Proposed Structure Plan Roads of Basirpur (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

The proposed plan, improved access to various existing land uses, is also ensured through well connected existing and future networks. As for the prevailing road infrastructure within the established built-up area boundary, the existing Right of Way of major connections will be maintained. Various primary, secondary, service roads have been proposed in the SDZ Structure Plan of Basirpur. The proposed secondary road will provide access to all the proposed zones. The link roads have also been proposed that will provide improved connectivity of this MC. Additionally, multiple structure plan roads with a range of ROWs have been proposed in order to improve the traffic circulation right in future.

3.9 Site Development Zone (SDZ) Structure Plan of Municipal Committee Mandi Ahmadabad

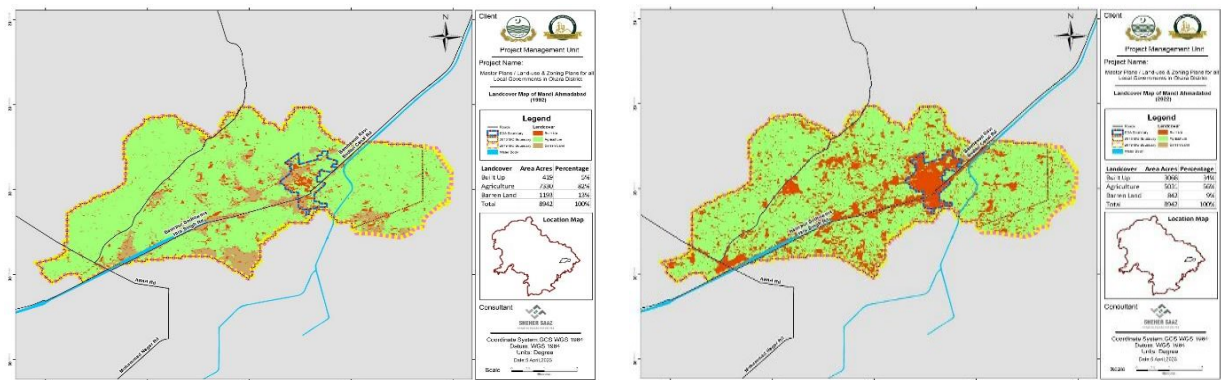
3.9.1 Past Trend Analysis of Municipal Committee Mandi Ahmadabad

The land cover changes in MC Mandi Ahmadabad over last four decades from 1992 highlights the distribution of green land, built-up areas, and barren land.

Table 3-51: Land Cover Analysis of Municipal Committee Mandi Ahmadabad

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	7,330	81.97%	5,031	56.27%	-2,299	-31.36%
Built-Up	419	4.69%	3,068	34.31%	2,649	632.22%
Barren Land	1,193	13.34%	842	9.42%	-351	-29.42%

Figure 3-32: Land Cover Map of Municipal Committee Mandi Ahmadabad from 1992-2022

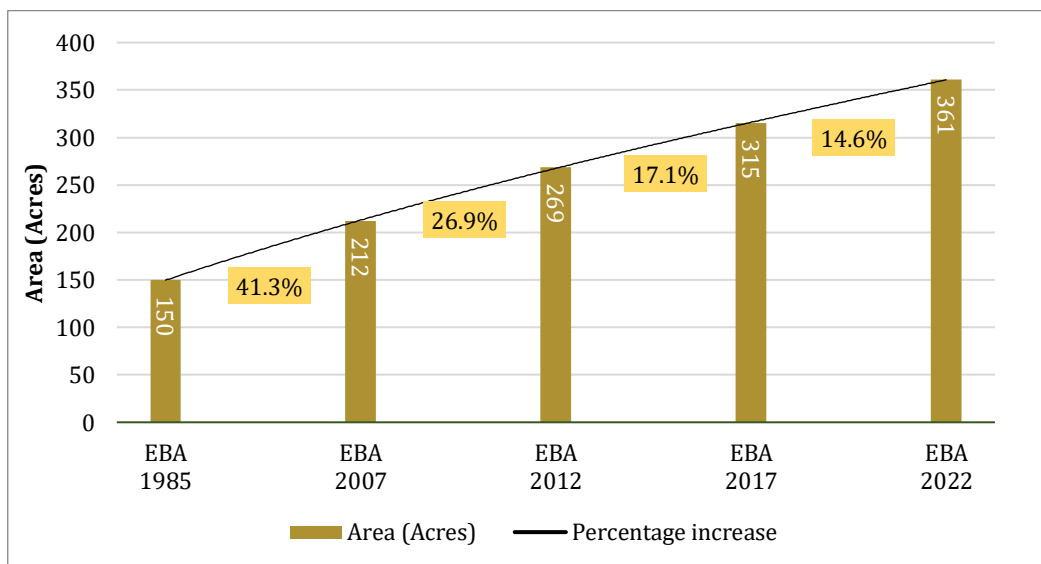


Source: The Consultant, 2023

3.9.2 Growth Trend Analysis

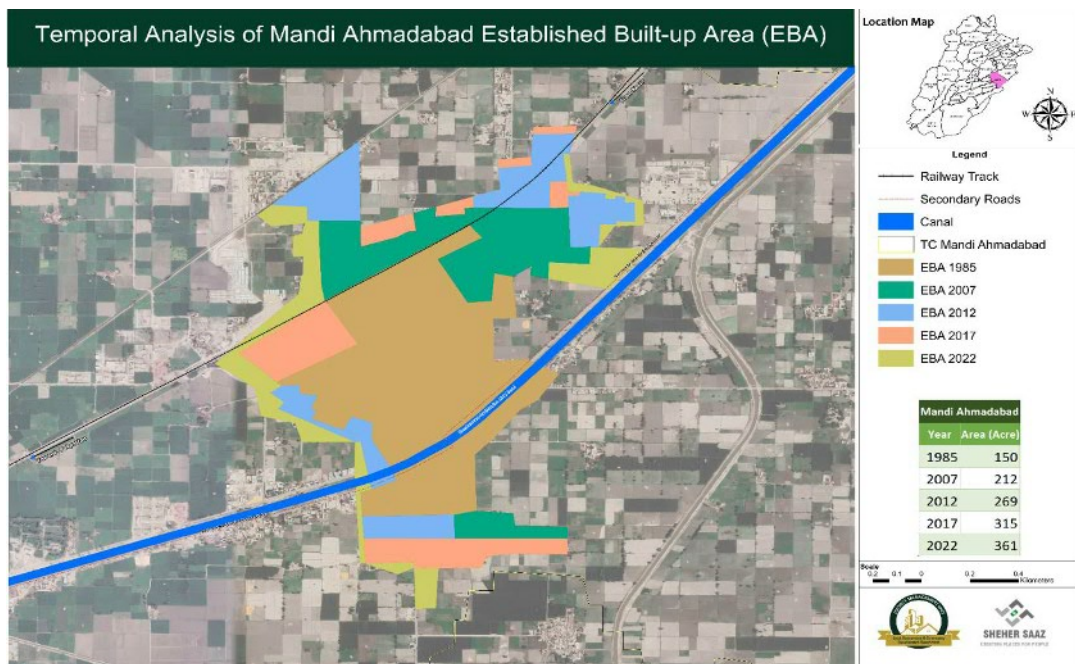
The Urban Sprawl Map of MC Mandi Ahmadabad illustrates a significant increase in built-up areas, rising from 20% in 1992 to 88% in 2022, reflecting substantial urbanization over 30 years. This expansion, driven by population growth, housing demand, and infrastructure development, indicates the region's transition from rural to urban. Major developments have occurred along key roads, including Basirpur Sodhiwala Hira Singh Road and Bambawali Ravi Bedian Canal Road

Figure 3-33: Growth Trend Analysis of Municipal Committee Mandi Ahmadabad



Source: The Consultant, 2023

Figure 3-34: Growth Trend Map of Municipal Committee Mandi Ahmadabad

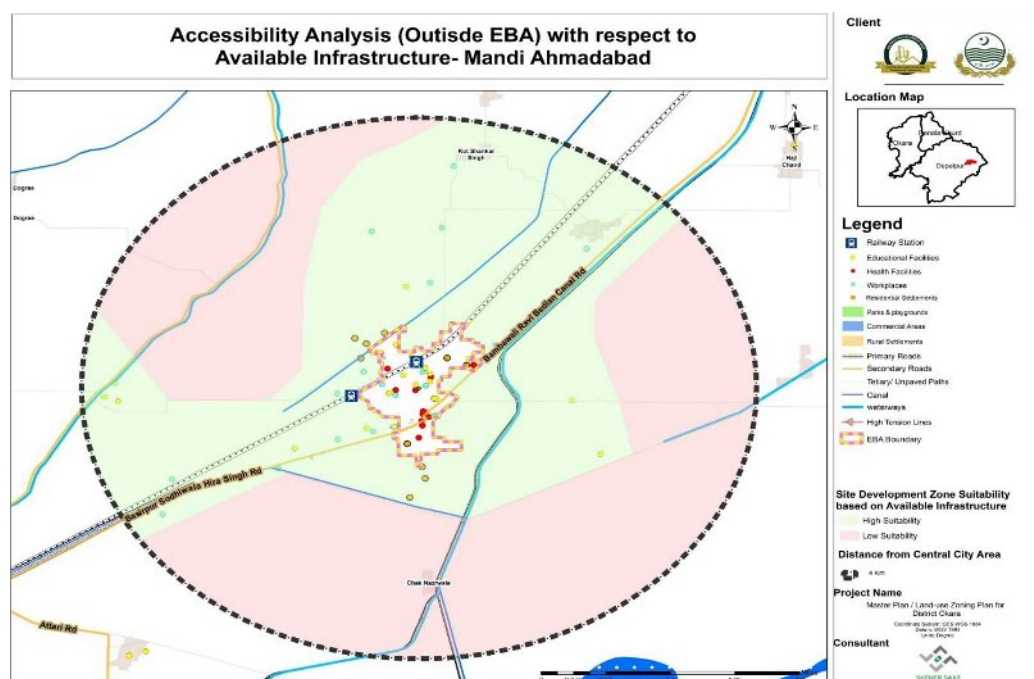


Source: The consultant, 2023

3.9.3 Accessibility Analysis

The accessibility analysis of Mandi Ahmadabad evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-35: Accessibility Analysis of Mandi Ahmadabad Outside Established Built-up Area Boundary



Source: Consultants, 2023

3.9.4 Population Projection

Table 3-52: Population Projection of Mandi Ahmadabad Established Built-up Area

Sr. No.	Year	EBA Population	Population Increment	Growth Rate
1	2017	24,063		4.78
2	2023	31,843	7,780	4.78
3	2028	40,217	8,374	4.78
4	2033	50,793	10,576	4.78
5	2038	64,150	13,357	4.78
6	2043	81,019	16,869	4.78

Source: Calculated by consultant by PBS Census 2017

3.9.5 Density Analysis

As per the certain standard set for the next 20 years, depending on the existing density the Mandi Ahmadabad has increased by 10 percent.

The following table depicts population density analysis of Mandi Ahmadabad:

Table 3-53: Population Density Analysis for Mandi Ahmadabad

Urban Settlement	EBA Pop 2023	EBA 2023 (Acres)	Existing Density	EBA Population 2043	EBA 2043 (Acres)	Proposed Density
Mandi Ahmadabad	31,843	360	88	81,019	834	97

Source: The Consultant calculated by using population from the PBS census

3.9.6 Future Area Requirement Assessment

According to the census of 2017, MC Mandi Ahmadabad has a population of 39,579 residing in 6479 households and a growth rate of 4.78%. The estimated population of the year 2023 has been considered to be around 31,843 with a growth rate of 4.78% for MC Mandi Ahmadabad. Similarly, the population of EBA for the year 2043 has been projected to be 81,019.

Table 3-54: Future Area Requirement for Residential Site Development Zone (SDZ) of Mandi Ahmadabad for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population of MC (2017 census)	39,579	Population of EBA (2017)	24,063
EBA 2023 (Existing)	360 Acres	Population of EBA 2023 (Estimated)	31,843
Density of EBA (2023)	88 PPA	Increase in Density for year 2043	10%
EBA of 2043 (Projected)	834 Acres	Population of EBA 2043 (Projected)	81,019
Proposed Density for the year 2043	97 PPA	Future area requirement for residential zones by 2043	473

Source: The Consultant calculated by using population from the PBS census

3.9.7 Proposed Site Development Zone (SDZ)

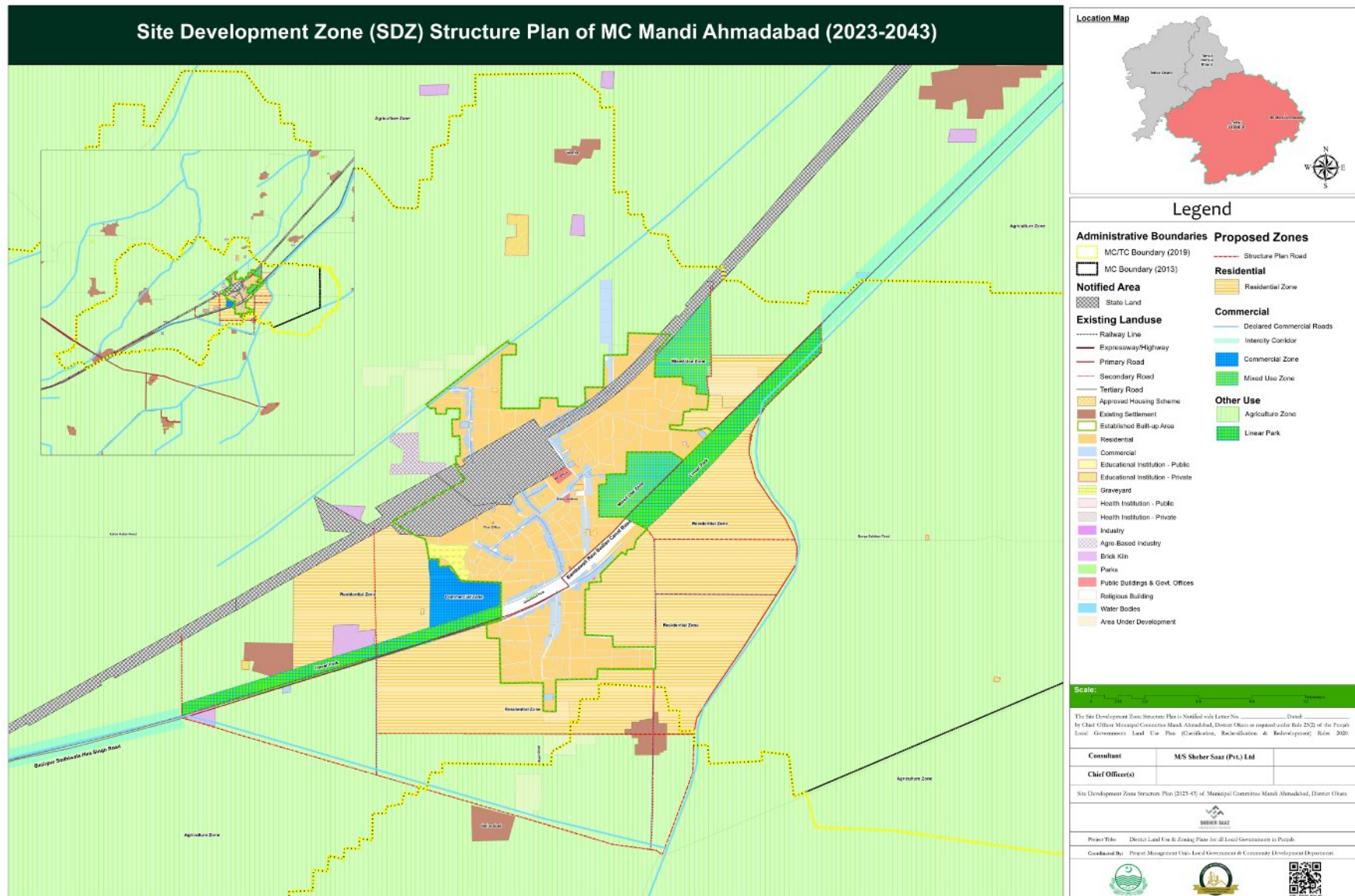
The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas. The table shows the overall area and percentages of the residential zones, commercial zones, industrial zones and other zones.

Table 3-55: Proposed Site Development Zones in Mandi Ahmadabad

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	461.67	78.11%
Commercial Zones	61.74	10.45%
Total Area	523.41	100%
Other Zones		
Allied Agricultural Zone	67.62	-

Source: The Consultant, 2023

Map 18: Site Development Zone (SDZ) Structure Plan of Municipal Committee Mandi Ahmadabad

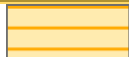


Source: The Consultant, 2023

3.9.7.1 Proposed Residential Zones

The residential zones were proposed based on the several factors of accessibility, growth trend, market forces, compact development, and along the physical barrier. The main residential zones were further divided into the blocks based on the proposed structure plan roads. These will also act as physical barrier and would help to control the haphazard expansion of this settlement. These zones are located in close proximity of EBA's boundary and hold the potential to be developed in the future. Furthermore, these residential zones have been given on the basis of Growth trend as it is also depicted on growth trend map of Mandi Ahmadabad. In addition, these zones would help to achieve compact urban development in future.

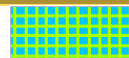

Table 3-56: Proposed Residential Zones in Mandi Ahmadabad

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	461.67	78.11%	

3.9.7.2 Proposed Commercial Zones

The commercial zones have been proposed on the several factors including, market trend, land use trend, along main roads, infrastructure, road network, and compatibility of land uses.

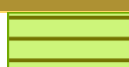
Table 3-57: Proposed Commercial Zones in Mandi Ahmadabad

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Mixed Use Zone	42.31	7.16%	
Commercial Zone	19.430	3.29%	

3.9.7.3 Proposed Allied Agricultural Zones

The proposed Linear Park has been proposed to conserve the intrinsic agricultural character while enhancing recreational and ecological functions. The Linear Park will serve as a multifunctional green corridor, offering ecological benefits such as habitat preservation, stormwater management, and improved air quality, alongside providing recreational space for the community. Its location and design are aligned with the natural topography and existing land features, ensuring minimal disruption to the land's current use while promoting sustainable development.

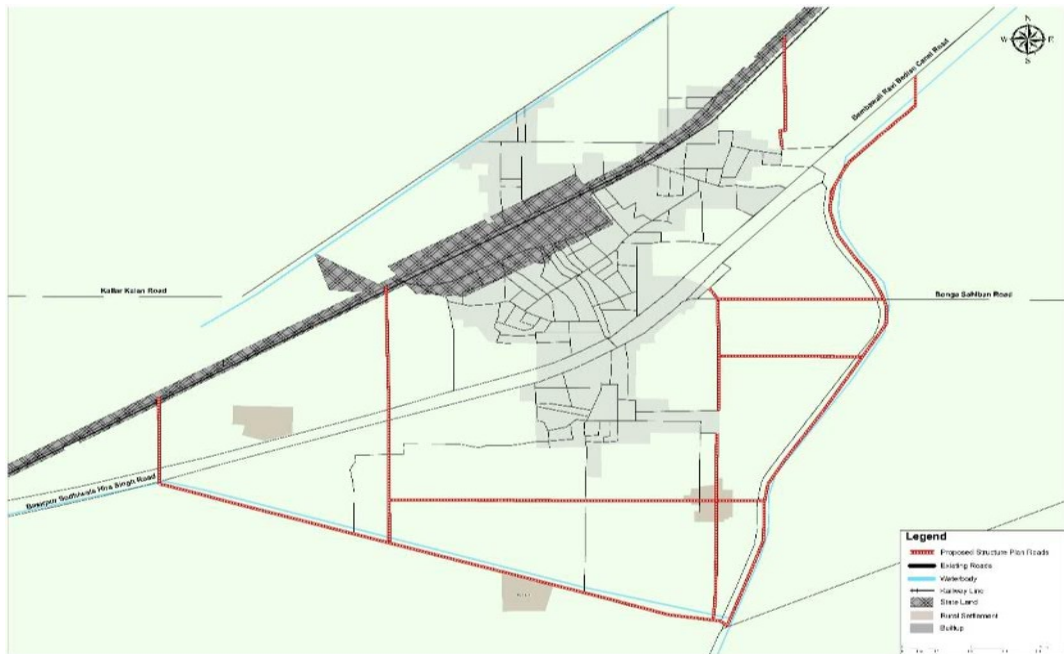
Table 3-58: Proposed Allied Agricultural Zones in Mandi Ahmadabad

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Linear Park	67.61	11.14%	

3.9.8 Proposed Structure Plan Roads

The Structure Plan for Mandi Ahmadabad has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Mandi Ahmadabad City's future development, a proposal has been made that includes the construction of a bypass road, i.e., an Outer bypass Road along with a network of structure plan roads. The following map shows the proposed structure plan roads of Mandi Ahmadabad for the next 20 years (2023-2043).

Figure 3-36: Proposed Structure Plan Roads of Mandi Ahmadabad (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

The proposed plan, improved access to various existing land uses, is also ensured through well connected existing and future networks. As for the prevailing road infrastructure within the established built-up area boundary, the existing Right of Way of major connections will be maintained. Various primary, secondary, service roads have been proposed in the SDZ Structure Plan of Mandi Ahmadabad. The proposed secondary road will provide access to all the proposed zones. The link roads have also been proposed that will provide improved connectivity of this MC. Additionally, multiple structure plan roads with a range of ROWs have been proposed in order to improve the traffic circulation right in future.

3.10 Site Development Zone (SDZ) Structure Plan of District Council Okara (Urban Settlement Bangla Gogera)

In District Council Okara, two urban settlements have been identified; however, proposals have only been provided for the Bangla Gogera urban settlement. The projected growth for Shergarh over the next 20 years is minimal, making the designation of additional zones unnecessary. Furthermore, the urban needs of Shergarh can be adequately met by the nearby major cities of Hujra Shah Muqem and Renala Khurd, which have the capacity to accommodate the settlement's requirements.

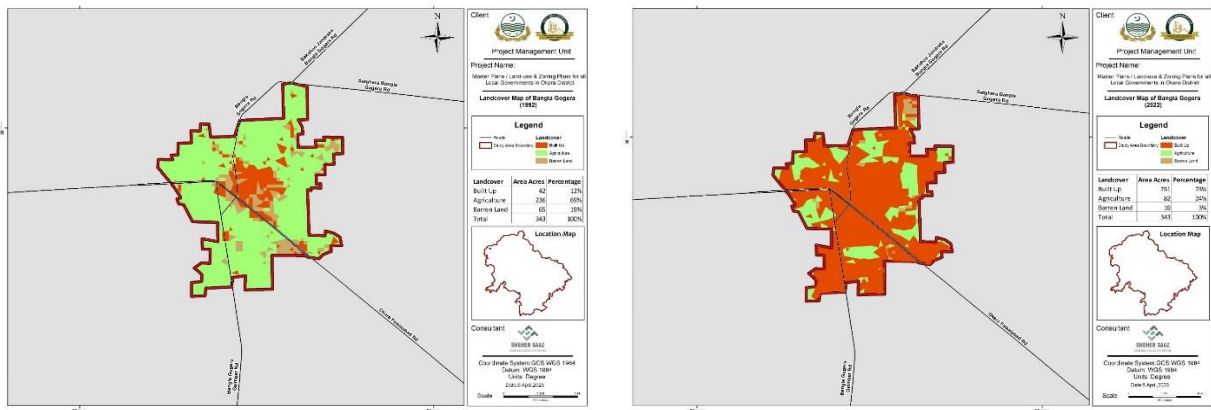
3.10.1 Past Trend Analysis

In Bangla Gogera the land cover analysis has been conducted over the year 1992 to the year 2022. Through this analysis the growth directions have been accessed for the urban settlements over the past 30 years.

Table 3-59: Land Cover Analysis of Bangla Gogera

Land Use	1992		2022		Change (2022-1992)	
	Area (acres)	Percentage	Area (acres)	Percentage	Area (acres)	Percentage
Green Land	236	68.80%	82	23.91%	-154	-65.25%
Built-Up	42	12.24%	251	73.18%	209	497.62%
Barren Land	65	18.95%	10	2.92%	-55	-84.62%

Figure 3-37: Land Cover Map of Bangla Gogera from 1992-2022

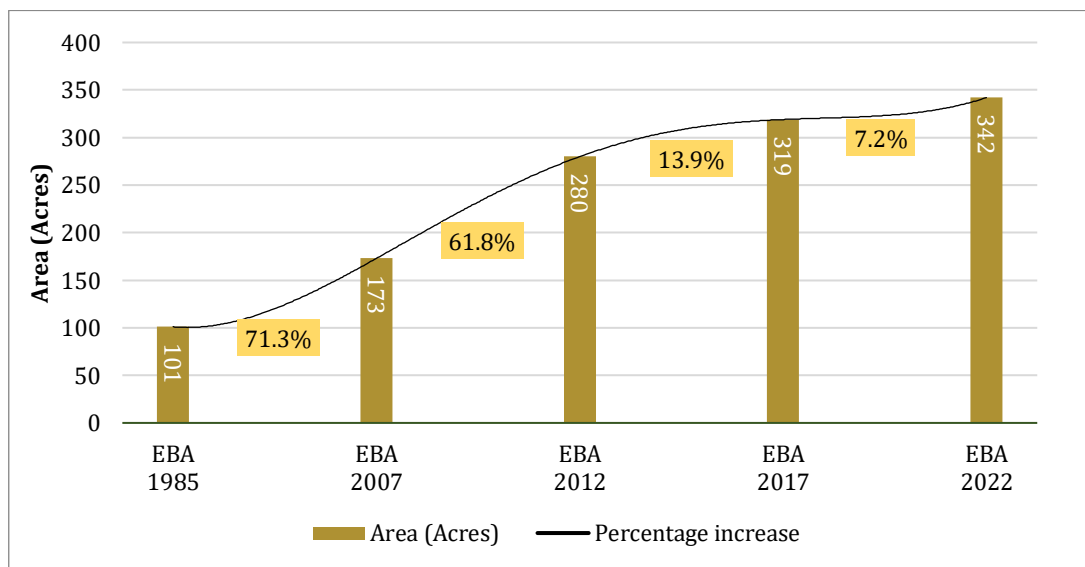


Source: The Consultant, 2023

3.10.2 Growth Trend Analysis

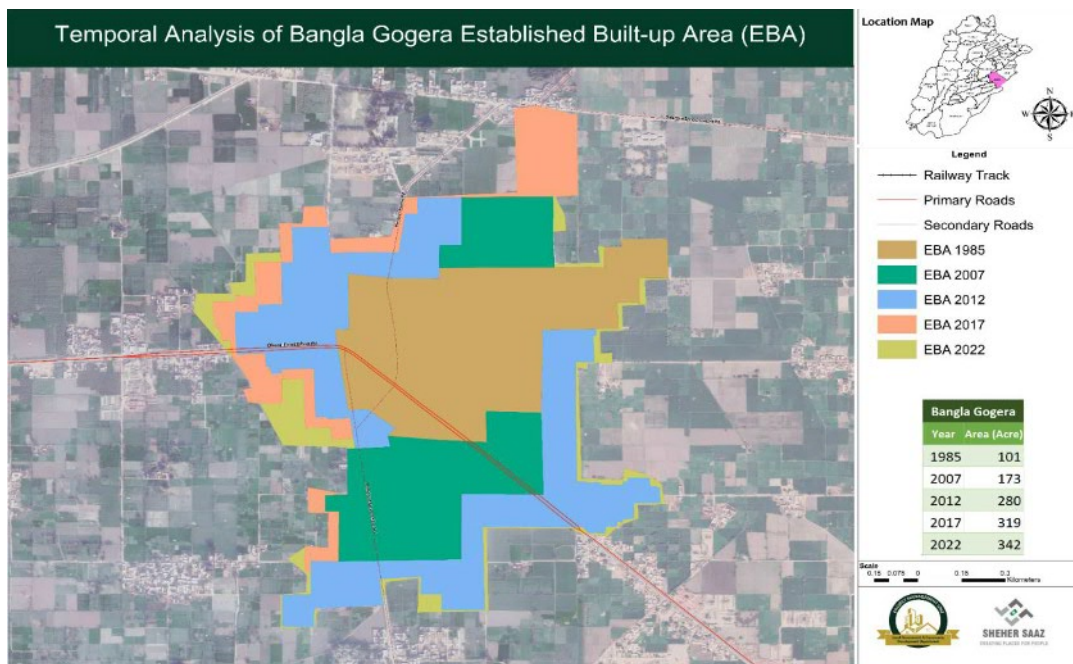
The growth trend of Bangla Gogera reveals an increase in built-up areas, indicating over six-fold urbanization in 30-40 years. This shift has significant implications for the region's environment, economy, and society, driven by rising demand for housing, commercial, and industrial spaces. Major developments have occurred along key roads, including Bangla Gogera Road, Bangla Gogera-Gambar Road, and Okara-Faisalabad Road.

Figure 3-38: Growth Trend Analysis of Bangla Gogera



Source: The Consultant, 2023

Figure 3-39: Growth Trend Map of Urban Settlement Bangla Gogera

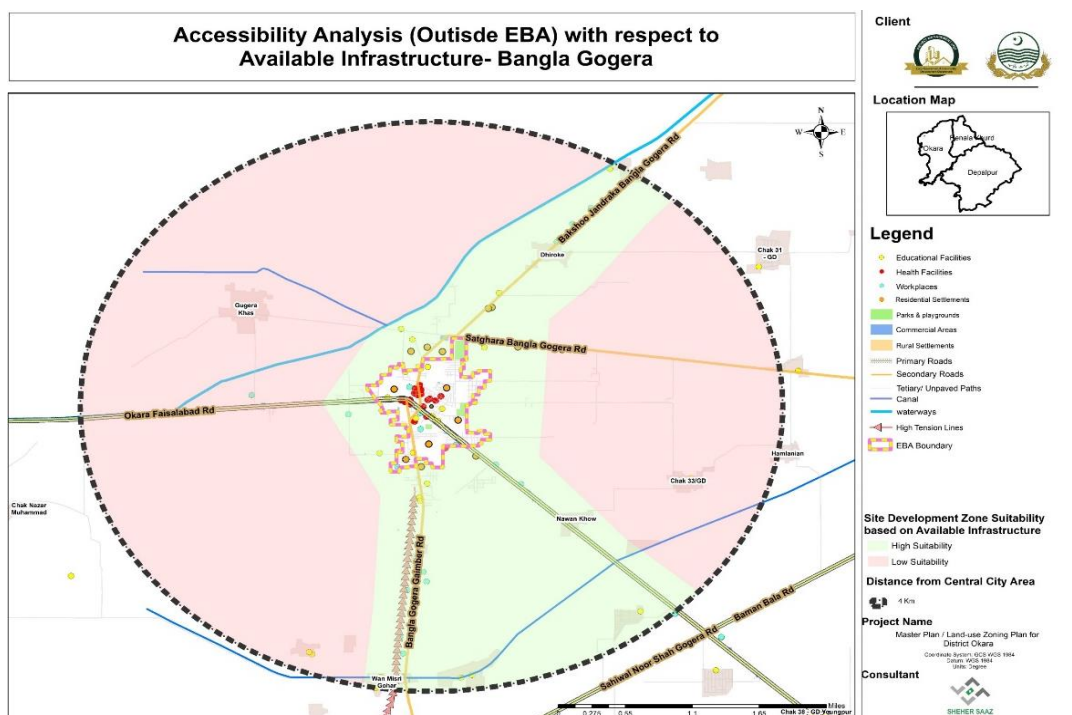


Source: The consultant, 2023

3.10.3 Accessibility Analysis

The accessibility analysis of urban settlements in District Council Okara evaluates how well the transportation network supports access to essential services such as workplaces, education, health, commerce, and recreation. Based on the 15-minute city model, the analysis identifies residential settlements with access to these services within 5, 10, and 15-minute walking distances. The analysis identifies gaps where infrastructure improvements can enhance accessibility, contributing to more sustainable urban development and improved quality of life.

Figure 3-40: Accessibility Analysis of Bangla Gogera Outside Established Built-up Area (EBA) Boundary



Source: Consultants, 2023

3.10.4 Population Projection

The Bangla Gogera population projection for the next 20 years is based on the 2023 census population, with the growth rate of tehsil Okara 2023. This is because the 2023 growth rate of settlement is 5.14%, which makes it unsuitable. Therefore, the tehsil growth rate was deemed the most reliable for projections.

Table 3-60: Population Projection of District Council Okara (Urban Settlement Bangla Gogera)

Sr. No.	Year	Population	Population Increment	Growth Rate
2	2023	26,697	-	2.44%
3	2028	30,117	3,420	2.44%
4	2033	33,975	3,858	2.44%
5	2038	38,327	4,352	2.44%
6	2043	43,237	4,910	2.44%

Source: Calculated by consultant by using PBS Census 2023

3.10.5 Density Analysis

To address urban planning needs, the following table presents the population density analysis for Bangla Gogera:

Table 3-61: Population Density Analysis for Urban Settlement Bnagla Gogera

Sr. No.	Urban Settlement	Population 2023	Built-up area 2023 (Acres)	Existing Density	Population 2043	Built-up area 2043 (Acres)	Proposed Density
1	Bangla Gogera	26,697	470	57	43,237	761	57

Source: The Consultant calculated by using population from the PBS census

3.10.6 Future Area Requirement Assessment

According to the 2017 census, Bangla Gogera has a population of 19,778 residing in 3062 households and a growth rate of 1.84%. The census population of 2023 has 26,697, with a growth rate of 2.44% for Bangla Gogera. Similarly, the population of EBA for the year 2043 has been projected to be 43,237.

Table 3-62: Future Area Requirement for Residential Site Development Zone (SDZ) of Bangla Gogera for the Planning Period (2023-2043)

Description	Statistics	Description	Statistics
Population (2017 census)	19,778	Built-up Area 2023 (Existing)	470 Acres
Population of 2023 (Census)	26,697	Existing Density of (2023)	57 PPA
Built-up Area 2043 (Projected)	761 Acres	Population of 2043 (Projected)	43,237
Future area requirement for residential zones by 2043			291 Acres

Source: The Consultant calculated by using population from the PBS census

3.10.7 Proposed Site Development Zone (SDZ) of District Council Okara

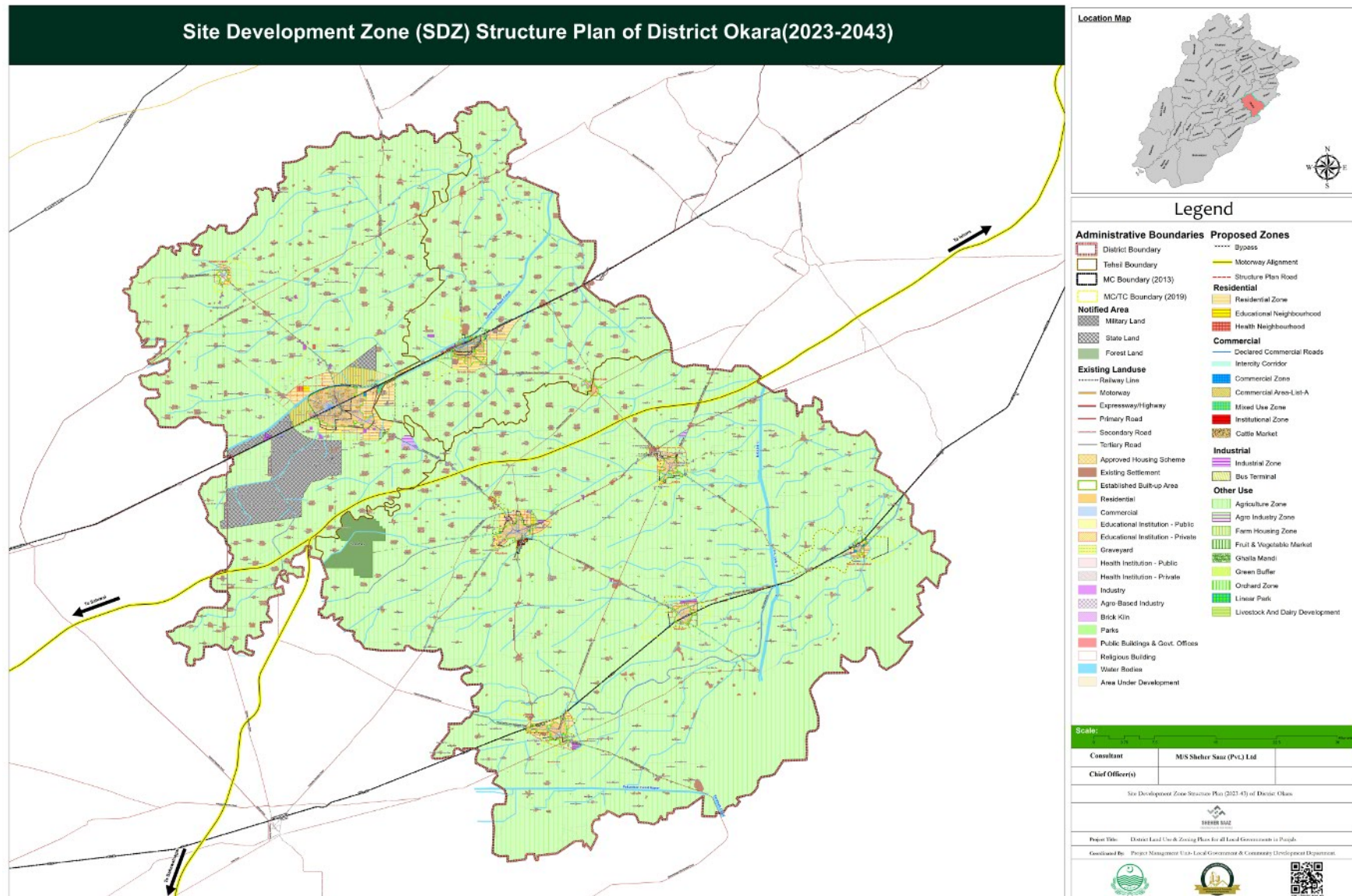
The site development zone has been proposed for the year 2043. The plans have been prepared for each land use class and will be discussed in detail along with the proposed zones and areas. The table shows the overall area and percentages of the residential zones, commercial zones, industrial zones and other zones.

Table 3-63: Proposed Site Development Zones in Urban Settlements of District Council Okara

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Site Development Zones		
Residential Zones	331.67	100%
Total Area	331.67	100%

Source: The Consultant, 2023

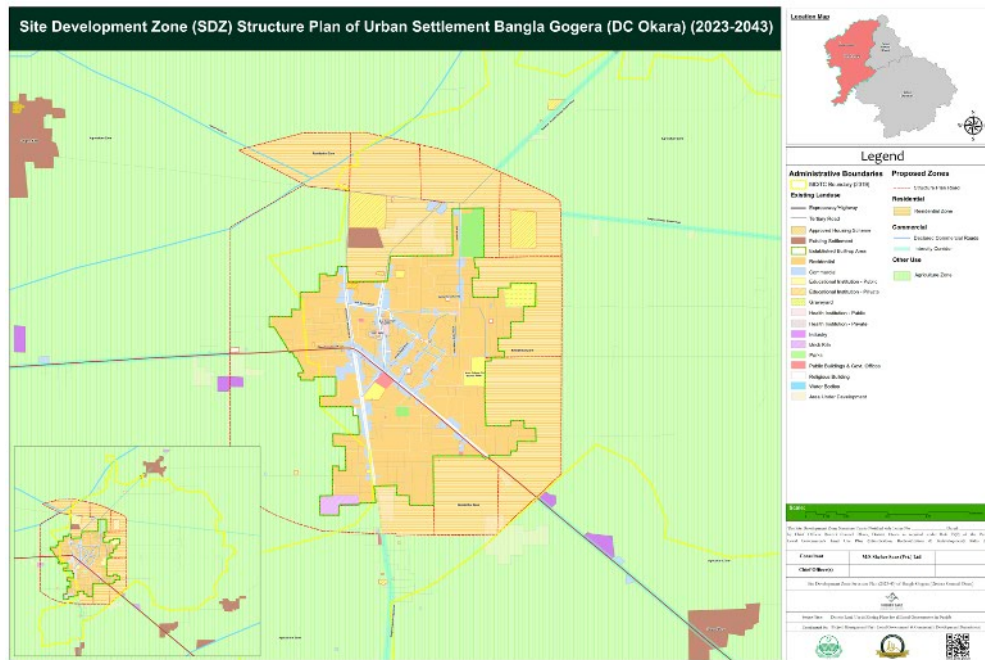
Map 19: Site Development Zone (SDZ) Structure Plan of District Council Okara



Source: The Consultant, 2023

3.10.8 Proposed Site Development Zone (SDZ) (Urban Settlement Bangla Gogera)

Figure 3-41: Site Development Zone (SDZ) Structure Plan of District Council Okara (Urban Settlement Bangla Gogera)



Source: Devised by Consultant, 2023

3.10.8.1 Proposed Residential Zones

The zones are located in close proximity of EBA’s boundary and hold the potential to be developed in the future. Furthermore, these residential zones have been given on the basis of Growth trend as it is also depicted on growth trend map of Bangla Gogera. In addition, these zones would help to achieve compact urban development of Bangla Gogera in the future.

Table 3-64: Proposed Residential Zones in Bangla Gogera

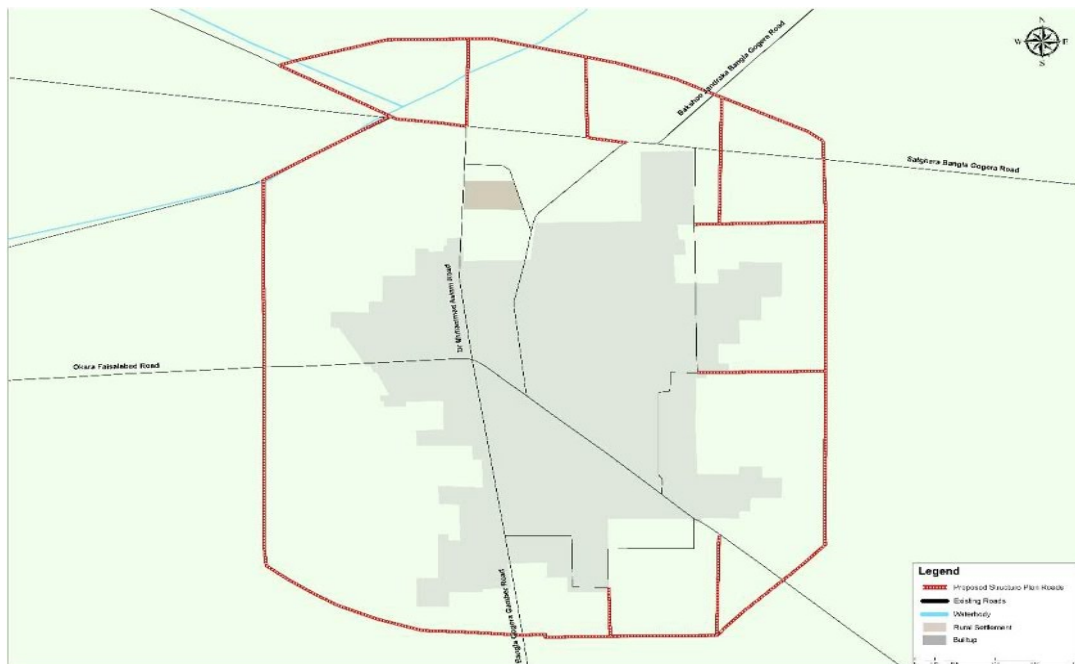
Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	331.67	100%	

The proposed area of 332 acres for Bangla Gogera, as it is the major urban settlement that have the potential for future growth and development. Bangla Gogera's strategic location and its growing role as a local hub necessitate additional land to support expanding residential, and infrastructural needs.

3.10.9 Proposed Structure Plan Roads

The Structure Plan for Bangla Gogera has been developed for the next 20 years (2023-2043) based on factors such as connectivity of existing infrastructure, growth trends, topography, and land use patterns. When proposing new roads in a city, it is crucial to consider route proposals and alignments carefully to ensure that the roads serve their intended purposes effectively while minimizing negative impacts. To support Bangla Gogera City's future development, a proposal has been made that includes the construction of a network of structure plan roads. The following map shows the proposed structure plan roads of Bangla Gogera for the next 20 years (2023-2043).

Figure 3-42: Proposed Structure Plan Roads of Bangla Gogera (2023-2043)



Source: Devised by Consultant, 2023

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.2 of proposed Structure Plan Roads.

Structural Plan roads have been proposed with a proposed road width of 80'-100'. These roads will improve the accessibility and connectivity for this settlement. The proposed secondary road will provide access to all the proposed zones. To reduce the congestion in the central areas of the city, a bypass has been proposed. Additionally, multiple structure plan roads with a range of ROWs have been proposed in order to Improve the traffic circulation right in future.

3.11 Recommendations

For implementation of Site Development Zones are listed as follows:

1. **Overlay of Structure Plan Roads with Revenue Maps:** Section 4: Integrating revenue records with the Site Development Zone (SDZ) structure plan through GIS mapping is crucial for effective urban planning, land management, and identifying roads within specific revenue units. After integrating revenue records with the SDZ Structure Plan, road segments will be aligned with Section 4 to govern future land transactions within the proposed zones. This integration is essential for guiding future development. The district administration will issue No Objection Certificates (NOCs) to ensure compliance with the plan, maintaining the integrity of the structure plan roads for the next twenty years.
2. **Zoning regulations implementation by respective local governments:** Policy guidelines for proposed zones are discussed in relevant sections of the Site Development Zone. It is proposed that local governments and authorities will develop their implementation frameworks or regulations based on these guidelines. Land Use rules should be reviewed and amended according to the policy guidelines, integrated into the regulations by the respective authorities.
3. **Enforcement Measures for LG Department:** The Local Government (LG) department should use satellite surveillance, periodic inspections, and Geographic Information Systems (GIS) to enforce zoning plans effectively. These tools can monitor land use, identify unauthorized constructions, and track changes over time. Additionally, public awareness campaigns, inter-agency collaboration, and a strengthened legal framework with clear penalties will support enforcement and ensure the integrity of urban planning.

CHAPTER

4

REVIEW & INTEGRATION OF DECLARED COMMERCIAL ROADS



CHAPTER 4

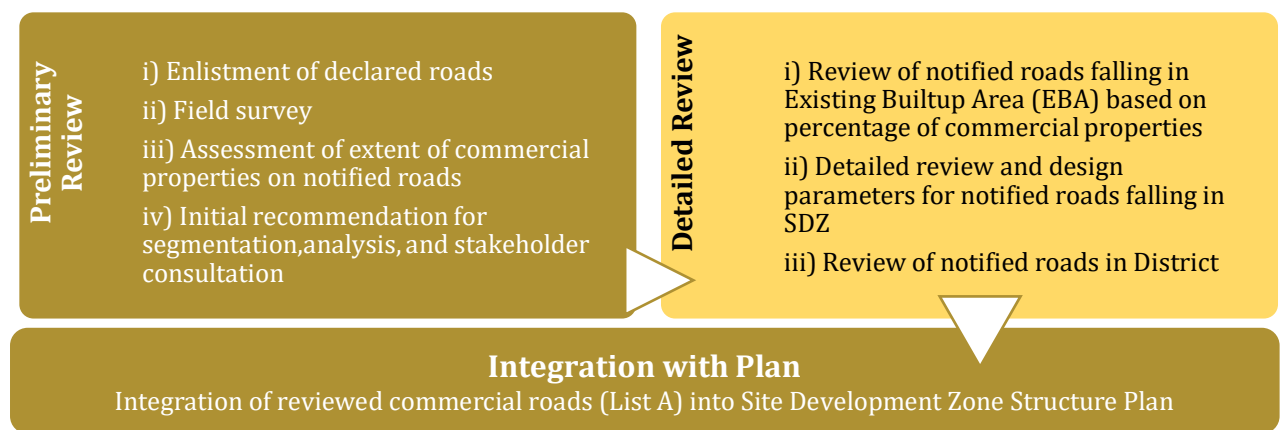
REVIEW & INTEGRATION OF DECLARED COMMERCIAL ROADS

4.1 Process

4.1.1 Review Mechanism for Notified Commercial (List A) Roads

The analysis of the notified roads (List-A) within the study area is organized into a three-stage framework. The first stage involves data preparation and a preliminary review. The second stage conducts a more in-depth examination based on the parameters established in the PLG Land Use Rules 2020. The third stage integrates the roads into SDZ Structure Plan. Each stage is explained in the following sections for clarity.

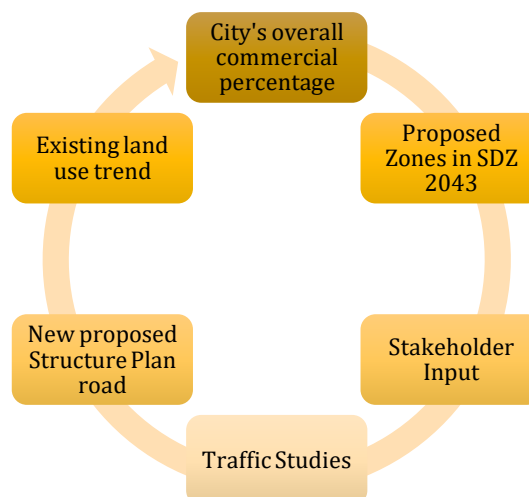
Figure 4-1: Analysis of Notified Commercial (List A) Roads



4.1.2 Review Mechanism for List B Roads

All roads where commercialization is frozen will be reviewed to assess their potential for commercialization based on existing land use, proposed land use zones, stakeholder feedback, and findings from the transportation study. Additionally, new linkages proposed in the SDZ Structure Plan will also be evaluated for their potential to serve as commercial roads. The decision to consider List B roads for commercial use and recommend their inclusion in List A results from a comprehensive assessment aimed at balancing economic development with sustainable urban growth. The figure summarizes the methodology used for this review.

Figure 4-2: Analysis of Notified Commercial (List A) Roads



4.2 Review & Recommendation for Continuation of Commercial Use

The Land Use Plan harmonizes different land uses and ensures a balanced distribution, considering land use suitability factors. Commercial activity is a significant land use that greatly influences urban dynamics and can impact the performance of other urban systems, such as transportation. To manage the spread of commercial activity along city roads, all roads are classified into two categories. The first category, known as List A roads, allows commercial activity, enabling property owners to convert their properties into commercial use after following the proper procedures. The second category, List B roads, prohibits commercial activity, and properties on these roads cannot be converted for commercial use.

The Review of Notified Roads report thoroughly presents the List A roads of Okara district, as outlined under Chapter III (Enlistment and Review of Listed Roads) of the Punjab Local Government Land Use Plan (Classification, Reclassification, and Redevelopment) Rules, 2020 - Rule 12.

4.3 Review of Notified Commercial (List A) Roads

The table below provides the identified segments from the proposed structure plan roads and existing roads recommended for commercialization under List-A notification.

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Table 4-1: List of Notified Commercial (List A) Roads - District Okara

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
Municipal Committee Okara					
1.	Gogera /Faisalbad Road	Depalpur Chowk	Up to M.C Limit towards Faisalabad	140ft	Continue as List A
2.	Benazir Road	Phatak 1A/4L	Jinnah Park	60ft	Continue as List A
3.	Ghalla Mandi Road	Mehboob Alam Chowk	Benazir Road	60ft	Continue as List A
4.	Tehsil Road	Mehboob Alam Chowk	Overhead Bridge Faisalabad Road	60ft	Continue as List A
5.	College Road	Depalpur Road (Free Hospital)	Press Club Chowk	60ft	Continue as List A
6.	Katchery Bazar	Goal Chowk	Church Road	60ft	Continue as List A
7.	Rail Bazar	Goal Chowk	Depalpur Road	60ft	Continue as List A
8.	Sadar Bazar	Goal Chowk	MCB Chowk	60ft	Continue as List A
9.	Haq Bazar	Tehsil Road	Benazir Road	30ft	Continue as List A
10.	Ravi Road	MCB Chowk	Harnia Wala Chowk	60ft	Continue as List A
11.	Gur Bazar/Chori Gali C Block	College Road	Ghalla Mandi Road	60ft	Continue as List A
12.	M. A Jinnah Road	Harnia wala Chowk	Canal 4/L	110ft	Continue as List A
13.	Wazeer Colony Main Road	G.T Road Chungi No. 6	Disposal Chungi No. 6	33ft	Continue as List A
14.	Hospital Bazar	Goal Chowk	Tehsil Road	60ft	Continue as List A
15.	G.T Road	Canal Bridge 4/L	Okara Lahore By-Pass (Boundary MC, Okara)	220ft	Continue as List A
16.	Chak No.53/2L	Chak No. 53/2L Stop	Main Depalpur Near South City Hospital	60ft	Continue as List A
17.	54/2L Road	Depalpur Road	Chak No.54/2L Okara	30ft	Continue as List A
18.	Astabasl Road (Govt. colony Road)	Faisalabad Purani Katchery Stop	Govt. Colony Tanki Wala Chowk	33ft	Continue as List A
19.	Goal Chowk	Katchery Bazar	Church Road	60ft	Continue as List A
20.	Akbar Road	Harniya Wala Chowk	Canal 4/L (Zaman Park)	110ft	Continue as List A
21.	Lalazar Colony Main Road	Sarwar Soda Water Chowk	Over Head Bridge Faisalabad Road	60ft	Continue as List A
22.	Alam Market	-	-	-	Continue as List A
23.	Ameer Colony Road	Markazi Qabrastan	LBDC 2/4-L	25ft	Continue as List A
24.	Church Road	Sikandar Chowk	Chowk Markazi Ghory Shah Qabrastan	60ft	Continue as List A
25.	Eid Ghah Road	Akbar Road	Faisalabad Road (Building Rest House)	60ft	Continue as List A
26.	Stadium Road/ Shamsia Colony Road	Church New Christian Colony	Akbar Road	60ft	Continue as List A
27.	Shah Din Road 2/4-L	Baba G Hotel	Chak 2/4L Akbar Road	25ft	Continue as List A

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
28.	Sikandar Road	Railway Road	Okara Lahore road		Continue as List A
29.	Khushi Trade Center	Benazir Road	Engine Clothing Centre	-	Continue as List A
30.	Samad Pura Road	Railway Road	Chungi No.6 G.T Road To Disposal Sukh Chain Town	30ft	Continue as List A
31.	Sirki Mohallah Road	Palace cinema	G.T Road	30ft	Continue as List A
32.	Depalpur Road	Chowk Depalpur towards Depalpur	AF Mart	110ft	Continue as List A
33.	Chamra Mandi Road	G.T Road Corner Satluj School	Up to Allama Iqbal Road	40ft- 30ft	Continue as List A
34.	Sindhi Mohallah Road (All Links	Tanga Stand	Zilla Council Plaza	20ft	Continue as List A
35.	Khayaban-e-Habib	Khan Colony Stop	Baba Farid Shopping Centre	-	Continue as List A
36.	27/2L Road	G.T Road	By-Pass (Under Pass)	33ft	Continue as List A
37.	Adda Road	Madina Flying Coach (Railway Road)	Over Head Bridge	60ft	Continue as List A
38.	Ahmad Trade Center	Bilsl Awais Goods	Okara Lahore Roads		Continue as List A
39.	Sarafa Bazar	Tehsil Road	Depalpur Road	60ft	Continue as List A
40.	Chak 1/4L	Phatak 1/4L	Canal LBDC	40ft	Continue as List A
41.	Sarwar Colony Road	Madina Flying Coach	Crescent Cotton Factory	40ft	Continue as List A
42.	Allama Iqbal Road	Over Head Bridge	Phatak District Katchery	40ft	Continue as List A
43.	Street Hameed Sweet	Haq Bazar	Church Road	40ft	Continue as List A
44.	Street Purani Committee Wali	College Road	Ghalla Mandi Road	25ft	Continue as List A
45.	36 Road	Chungi No.7	Up to M.C limit	110ft	Continue as List A
46.	Chak No. 1/4LRoad	Al-khair City	Faisalabad Road	33ft	Continue as List A
47.	Chak 54/2L	School Chak 54/2L	Chak 55/2L Stop G.T Road (Suzuki Showroom)	30ft	Continue as List A
48.	Chak 2/4L Road	Chungi Stop Akbar Road	Faisalabad Road (Stop Chaman Zaar Colony)	36ft	Continue as List A
49.	Commercial Area Androone Sher Rabani Town	Railway Road	Aatish Bazz Road	40ft	Continue as List A
50.	Commercial Road (Aatish Baaz Road)	Pull Depalpur Tanki Chowk	Samad Pura Road	34ft	Continue as List A
51.	Ali eye Trust Road	Govt. Colony (Fateh Town Stop)	1/4L Road Okara	40ft	Continue as List A
52.	Street Qamar Plaza	Tehsil Road	Depalpur Road	30ft	Continue as List A
53.	Street Ghani Plaza	Saddar Bazar	Depalpur Road	25ft	Continue as List A
54.	Chiragh Sindhu Colony	Corner Meezan Bank M.A Jinnah Road	Govt. School Chiragh Sindhu Colony	27ft	Continue as List A
55.	Khan Colony Faisalabad Road	Khan Colony Stop	Ali Trust Hospital	30ft	Continue as List A

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
56.	Chak 1/4L	Canal Link Road 4/L (Chak 1/4L) Crown City	Faisalabad LBDC Pull	60ft	Continue as List A
57.	Chak 2/4L	Canal Link Road 4/L (Chak 2/4L)	Akbar Road (Zaman Park) Pull	30ft	Continue as List A
58.	Chak No. 50/2-L Road	Depalpur Road	Up to M.C Limit	46ft	Continue as List A
59.	Satghara Road	Satghara Chowk	Up to Municipal Limit	110ft	Continue as List A
60.	M.A Jinnah Road	Imran Akram Villas	Benazir Road	50ft	Continue as List A
61.	Akbar Road	Sabari Colony Main Road	Sidra Ghafoor Town 2/4-L Road	30ft	Continue as List A
62.	Fateh Town Road	Faisalabad Road	Faisal Colony (Falcon School)	30ft	Continue as List A
63.	Akbar Road 2	Sabari Colony Main Road	Sidra Ghafoor Town 2/4-L Road	30ft	Continue as List A
64.	Khalid Town Road	G.T Road	Aziz Latif Town	30ft	Recommended to be added to List B
Municipal Committee Renala Khurd					
65.	Hashmi street	Post Office Wall	Model school wall	20ft	Continue as List A
66.	Mitchel road	Phatak bazaar	Mitchel gate	25ft	Continue as List A
67.	Old GT Road	Beginning the limit of MC Renala	Ending limit of MC Renala	110ft	Continue as List A
68.	Bypass road	Beginning the limit of MC Renala	Ending limit of MC Renala	120ft	Continue as List A
69.	Shergarh road	Kalma chowk	Ending limit of MC Renala	110ft	Continue as List A
70.	Depalpur Road	Shokatabad more	Ending limit of MC Renala	110ft	Continue as List A
71.	20.2-L Road	Shergarh road	Village 20.2/L ending main road	20ft	Continue as List A
72.	Old Kachahri road	GT road	Disposal work	80ft	Continue as List A
73.	21.2/L main road	2/L rajbah pull	21.2/L village main road ending point	40ft	Continue as List A
74.	2-L canal road	Bye pass	Bye pass	30ft	Continue as List A
75.	Muslim town road	Government housing scheme	Adjoining Abdullah town	30ft	Continue as List A
76.	Chochak road	Iqbal bazar	Ending limit of MC Renala	110 ft	Continue as List A
77.	Railway road	Baldia chowk	Taj mahal marque	20ft	Continue as List A
78.	Sadar bazar	Baldia chok	Gate model school	80ft	Continue as List A
79.	Dabbi bazar	Iqbal bazar	Model school wall	20ft	Continue as List A
80.	Girls school road	Sadar bazar	Girls school	16.5ft	Continue as List A
81.	Pahalwan shopping centre road	Sadar bazar	Wall wapda quarter	16.5ft	Continue as List A
82.	Choori bazar	Mitchel road	Sadar bazar	20ft	Continue as List A
83.	Phatak bazar	Sadder bazar	Kalma chowk	80ft	Continue as List A

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
84.	MCB road	Sadar bazar	Mitchal road	30ft	Continue as List A
85.	Tanki road	Sadar bazar	Mitcal road	30ft	Continue as List A
86.	Welcome road	Mitchel road	GT road	80ft	Continue as List A
87.	Old sabzi mandi road	Phatak bazar	Gulzar-e-Mustafa main road	40ft	Continue as List A
88.	Wali colony road	Chuchak road	Main road ending wali colony	30ft	Continue as List A
89.	Awan street	Shergarh road	Canal 2-L road	25ft	Continue as List A
90.	Hameed town road	GT road	Canal 2-L road	30ft	Continue as List A
91.	Basti Rahim Bux Main Road	Rubina town road	Bye pass	20ft	Continue as List A
92.	Basti Rahim Bux No 2	GT road	Rajbah 2-L road	40ft	Continue as List A
93.	Robina Town Main Bazar	Gt road	Rajbah 2-L road	30ft	Continue as List A
94.	Rubina Town Road	GT road	Canal road	30ft	Continue as List A
95.	Aleem town main road	GT road	Rajbah 2-L road	25ft	Continue as List A
96.	Ali Town Main Road	GT road	Aleem town	30ft	Continue as List A
97.	Khizar town main road	GT road	Basti hazor sahib	25ft	Continue as List A
98.	Azeez town main road	GT road	Shergarh road	30ft	Continue as List A
99.	Nusrat town road	GT road	Shergarh road	30ft	Continue as List A
100.	Anwar Shaheed Colony Main Road	PTCL Exchange	Bye Pass	30ft	Continue as List A
101.	Exchange road	Kachehri road	RHC wall	40ft	Continue as List A
102.	Stadium Road	Housing scheme	Shergarh road	30ft	Continue as List A
103.	Abdullah Town Main Road	Shergarh road	Bye pass	30ft	Continue as List A
104.	Azam Town Main Road	RHC wall	Sahara city wall	20ft	Continue as List A
105.	Model School Road	Mitchal road	Gate wapda quarter	20ft	Continue as List A
106.	Qaim Deen Street	Model school wall	End of qaim deen street	30ft	Continue as List A
107.	Karkhana Bazar	Old sabzi mandi	GT road	40ft	Continue as List A
108.	Gulshan e Ishaq Road	Old sabzi mandi	GT road	20ft	Continue as List A
109.	5.1.R.A. Main Road	Chochak Road	Canal LBDC	30ft	Continue as List A
110.	Stadium road	Shokatabad more	Madina town 21.2/L	30ft	Recommended to be added to List B
111.	Usman Park street no.2	Railway road	Canal LBDC	30ft	Recommended to be added to List B

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
112.	Usman Park Street No.3	Javed akhtar market	Canal LBDC	30ft	Recommended to be added to List B
113.	Hamayo Block Road	Railway road	Canal LBDC	30ft	Recommended to be added to List B
114.	Lehrasab town road	Railway road	End of the limit main road	25ft	Recommended to be added to List B
115.	Rasheed town main road	Aleem town	Rajbah 2-L	20ft	Recommended to be added to List B
116.	Anwar Shaheed Colony RHC Road	Kachehri road	RHC gate	30ft	Recommended to be added to List B
117.	Muslim Town Road	Tare shah graveyard	Jaffar stadiam	30ft	Recommended to be added to List B
Municipal Committee Depalpur					
118.	Kasur Road	Madina Chowk	Limits of MC Depalpur	110ft	Continue as List A
119.	Katchery Chowk	Madina Chowk	Katchery Chowk	-	Continue as List A
120.	Pakpattan Road	Katchery Chowk	Limits of MC Depalpur	110ft	Continue as List A
121.	Okara Road	Katchery Chowk	Limits of MC Depalpur	66ft	Continue as List A
122.	Basirpur Road	Madina Chowk	Limits of MC Depalpur	66ft	Continue as List A
123.	Haveli Road	Quaid-e- Azam Chowk	House of assistant commissioner	30ft	Continue as List A
124.	Ghalla Mandi Road	Mezail Chowk	Baba Farid Chowk	44ft	Continue as List A
125.	Nishter Road, Ratta Khanna Road	Municipal Committee	Limits of MC Deplapur	44ft	Continue as List A
126.	Circular Road	Complete	Complete	33ft	Continue as List A
127.	Khalil Abad Main Road	1 & 2	1 & 2	33ft	Continue as List A
128.	Sarfraz Town	Madina Chowk	Ratta Khana Road	44ft	Continue as List A
129.	Imam Bargah Sajjadia Road	Imam Bargah	Ghalla Mandi Road	40ft	Continue as List A
130.	Sadar bazar	Old basirpur Road	Dhaki	33ft	Continue as List A
131.	Street Darbar Sain Abdul Razzaq	Ghala Mandi Road	Pakpatan Road	22ft	Continue as List A
132.	Pipli Pahar Road	Baba Farid Chowk	Limits of MC Depalpur	66ft	Continue as List A
133.	Taj Colony Main Road		Pakpatan gate	22ft	Continue as List A
134.	Bypass Basirpur	Quaid e azam Chowk	Kasur Road	44ft	Continue as List A
135.	okara byepass	Rizwi Chowk	Okara road	22ft	Continue as List A
136.	Zia Ud Din Colony	Zia Ud Din Colony Mor (Noor Ul Huda)	Sabaz Mandi	33ft	Continue as List A

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
137.	Pakpatan bipas	Quad e Azam Chowk	Alrehmat City	60ft	Continue as List A
138.	Tasty cola road	Ratta khana road	Khalilaa abad Road	20ft	Continue as List A
139.	Kasur Road	Madina Chowk	Limits of MC Depalpur	110ft	Continue as List A
140.	Katchery Chowk	Madina Chowk	Katchery Chowk	-	Continue as List A
Municipal Committee Haveli Lakha					
141.	Head Sulemanki Road	Haveli Railway Phatak	Rajbah Jawaya Baloch	110ft	Continue as List A
142.	Chak Bawa Road	Chowk Shahida	Wapda Office	40ft	Continue as List A
143.	Hujra Road	Wapda Office	Municipal Stadium	44ft	Continue as List A
144.	Railway Road	Bismillah Hotel	Jumma Khan Road	22ft	Continue as List A
145.	Jumma Khan Road	THQ Hospital	Railway Station Phatak	30ft	Continue as List A
146.	Mall Gudam Road	MithoChowk	Bagiyan Tibbiyan Road	27ft	Continue as List A
147.	Bagiyan Tibbiyan Road	Mall Gudam Road	Sheller Muhammad Yousaf	24ft	Continue as List A
148.	Exchange Road	Pull Habib Bank	Pipple Chowk	33ft	Continue as List A
149.	Circular Road	DPS School	Hafeez Clinic	44ft	Continue as List A
150.	Khan Mehal Cinema Road	Head Sulemanki Road	Pull Shukorabad	30ft	Continue as List A
151.	Galla Mandi	Pakpattan Road	Railway Road	40ft	Continue as List A
152.	Goll Masjid	Head Sulemanki Road	Goll Masjid	25ft	Continue as List A
153.	Dubai Market	Head Sulemanki Road	Al Karamat City	30ft	Continue as List A
154.	Dhaki Bazar Road	Dhaki Masjid	Circular Road	-	Continue as List A
Municipal Committee Hujra Shah Muqem					
155.	Chunian Road	Chunian Chowk	Millat Cold Store / MC Boundary	44+66 ft	Continue as List A
156.	Dhuliana Road	Dhuliana Chowk	Baba Farid Bricks Company / MC Boundary	34ft	Continue as List A
157.	Ring Road East	Abadi Malokwali	Iqbal Filling Station/MC Boundary	44ft	Continue as List A
158.	Ring Road West	Disposal Chunian Road	Educator School/ MC Boundary	44ft	Continue as List A
159.	Attari Road	Milad Chowk	Abadi Saddique Nagar/MC Boundary	44ft	Continue as List A
160.	Circular Road	Qalandary Gate	Haveli Chowk	36ft	Continue as List A
161.	Haveli Road	Haveli Chowk	Raekwal Filling Station	44ft	Continue as List A
162.	Shah Pur Road	Dehi Markaze Sehat	Abadi Raekwal	34ft	Continue as List A
163.	Main Bazar	Qalandary Gate	Haveli Chowk	36ft	Continue as List A
164.	Hujra Road	Qalandary Gate	Chowk Hujra	44ft	Continue as List A

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
165.	Qasoor Road	Chowk Hujra	Abadi Siyal Shori/MC Boundary	110ft	Continue as List A
166.	Shergarh Road	Chowk Hujra	Packages Factory/MC Boundary	44ft	Continue as List A
167.	Bypass Chowk Hujra	Shergarh Road	Depalpur Road	55ft	Continue as List A
168.	Shah Mir Road	Dars Molvi Saddique	Darbar Philai Wala	20ft	Continue as List A
169.	Depalpur Road	MC Boundary	Hujra Shah Muqeem Road	110ft	Recommended to be added in List B
170.	Qasoor Road	MC boundary	Nae Abadi Sehti	110ft	Recommended to be added in List B
171.	Sehti Road	Imdad Colony	Abadi Siyal Shori	34ft	Recommended to be added in List B
Municipal Committee Basirpur					
172.	Main Bazar	Purani Chungi	Railway Phattak	50ft	Continue as List A
173.	Depalpur Road	Purani Chungi	Thokar Gama Wahgra	60ft	Continue as List A
174.	Haveli Bypass	Liaqat Pan Shop	Railway Phattak	35ft	Continue as List A
175.	Mandi Ahmad Abad Road	Shah Muqeem Bekri	Cold Store Mian Shafique Chachar	32ft	Continue as List A
176.	Rohala Road	Railway Phattak	Rohella Road Bye Pass	50ft	Continue as List A
177.	Battak Road	Faridi Pan Shop	Govt. Degree College Boys	50ft	Continue as List A
178.	Railway Phattak Bypass	Battak Road	Haveli Bypas	25ft	Continue as List A
179.	Muhammad Nagar Road	Javed Medical Store	Bhatta Mian Ghulam Mohudin	50ft	Continue as List A
180.	Railway Road	Chowk Shaheedan	Nursery Mianftateh Muhammad	34ft	Continue as List A
181.	City Road	Arshad Pracha	Pull Rajbah	15ft	Continue as List A
182.	Chandor Road	Pull Dil-E Ram Wali	Chungi No-4	20ft	Continue as List A
183.	Gehlan Road	Nawaz Filling Station	Klin Abid Ali	20ft	Continue as List A
184.	Cinema Wali	Gilani Chock	Mandi Ahadabad Road	16ft	Continue as List A
185.	Jamiaftaridia Road	Shop Malik Muner	Govt Elementary School	12ft	Continue as List A
186.	Main Road Arora Jagir	Abadi Tailan Wali	House Fiaz Wattoo	20ft	Recommended to be added in List B
Municipal Committee Mandi Ahmadabad					
187.	Kanganpur Road	Shop Abdul Rasheed Hotal wala	Ahmad Ghallah Mandi	32ft	Continue as List A
188.	Basirpur,Hujra Road	Shop Muhammad Akram Dogar	Bhatti Briks Company	34ft	Continue as List A
189.	Boys High School Road	Shop Muhammad Akram Lohar	Clinic Dr Ghulm Farid Bhatti	20ft	Continue as List A
190.	Railway Phatak Road	Dr Ghulm Farid Bhatti	Muhammad Ikram Furniture Works	32ft	Continue as List A

**DISTRICT LAND USE & ZONING PLANS
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Sr. #	Road Name	Starting Point	Ending Point	ROW	Proposal as Per Analysis
191.	Jhang Abdullah Shah Road	Shop Muhammad Yousaf Arrayin	Shop Allah Ditta Punu	30ft	Continue as List A
192.	Basirpur Road	Shop Habib Ullah	House Mirza Ghulam Rasool	26ft	Continue as List A
193.	Hujra Road Rasool pur	Shop Muhammad Mansha Zargar	Shop Muhammad Mustafa	26ft	Continue as List A
194.	RHC Road Kalair Kalan	Shop Iftikhar Ahmad	Shop Muhammad Amjad S/O Rehmat Ali	26ft	Continue as List A
District Council (Urban Settlement Bangla Gogera)					
195.	Faisalabad Okara Road	Ravi River	Fazal Din hospital	88 ft	Continue as List A
196.	Jandraka Road	Chowk Masjid Police Station	Arazi Shanker Dass	79ft	Continue as List A
197.	Dr. Muhammad Aslam Road	Noor Shah Chowk	Paradise School Puli Gogera Road	88 ft	Continue as List A
198.	D P S School Road	Chowk Masjid Kooti wali Jandraka Road	Chowk Karkhana Baraf Wala	71 ft	Continue as List A
199.	Dhobi Bazar	Faisal Abad Okara Road	Mohallah Ameen pura	49 ft	Continue as List A
200.	Main Bazar	Faisal Abad Okara Road	Chowk Masjid Gulzarey Madina Pracha Mor	31 ft	Continue as List A
201.	Baba Labhay Shah Road	Faisal Abad Okara Road near National Bank	Imam Bargah chowk to Gali Loharan Abu Bakar Chowk	24 ft	Continue as List A
202.	Dholi Khichi Road	Chowk Imama Barghah	Kot Ramzan Dholi Khichi	16 ft	Continue as List A
203.	Qabristan Basti Abdul Sattar Road	Chowk Mulla Khan wala	Dholi Khichi	16 ft	Continue as List A
204.	Mehmood Kot Road	Faisal Abad Okara Road	Abadi Kamay Wali	16 ft	Continue as List A
205.	Police Station Road	Police Station	Noor Shah	44 ft	Continue as List A
206.	Jaboka Road	Paracha Mor	Mian Khan Road Dholi Khich	22 ft	Continue as List A
207.	Khalid Marriage Hall Road	Masjid Gulzaray madina	Mohallah Ameen Pura	66ft	Continue as List A
208.	Gogera Khas Araiyan Wala road	Chowk Paracha morr	Paradise School	66ft	Continue as List A

Source: Assessment Carried out on Officially Notified Roads by Local Government

4.4 Review of Notified Commercial (List A) Roads in District Council Okara

In District Okara, over 800 km of commercial List A roads were identified, but it was determined that this extensive network is not feasible for efficient development across the entire district. To address this, a more strategic approach was adopted by proposing small commercial zones, each covering a minimum of 2 acres, along the commercial roads. These zones are designed in the form of diagonal commercial blocks to optimize land use and accessibility. The planning process for these commercial zones involved thorough consultations with key stakeholders, ensuring that local needs and perspectives were incorporated. This approach aims to support balanced urban growth and promote economic activity along major road corridors while maintaining a practical and sustainable development framework for the district.

Table 4-2: Commercial Blocks in District Council Okara

Sr #	Road Name	No. of Com Blocks	Coordinate	Area (Acres)
1	Tabruk Road	1	30.640515702, 73.3635133571	3.6
			30.640515702, 73.3640228347	
			30.6378633765, 73.364048826	
			30.6378482256, 73.3635286284	
		2	30.6787123681, 73.3921536058	2.3
			30.6789210872, 73.3921539736	
			30.6790045659, 73.3953883773	
			30.6787241177, 73.3954318289	
		3	30.7379546305, 73.3811065424	2.8
			30.7379546305, 73.3814977763	
			30.7352552048, 73.3815076643	
			30.7352523413, 73.3811171571	
2	Sheikhu Sharif	1	31.0208519905, 73.5436611552	2.1
			31.022182417, 73.546332961	
			31.021954169, 73.5464887029	
			31.020623641, 73.5437614827	
3	Sahiwal Noor shah road	1	30.8836916566, 73.2824657384	3.6
			30.8834695781, 73.2826756528	
			30.886194764, 73.2861158878	
			30.8864219291, 73.2858679106	
4	Renala Shergarh Road	1	30.8444010382, 73.6317289007	3.3
			30.845019537, 73.6317407942	
			30.8450168382, 73.6337754204	
			30.8443872273, 73.633772878	
5	Qasoor Road	1	30.7645341071, 73.8112713337	10.0
			30.7680789243, 73.816481788	
			30.7640995672, 73.8116962175	
			30.7676055014, 73.81687261	
6	Okara sayedwala road via staghara Noal plot	1	30.994429755, 73.5020223916	2.8
			30.9945847262, 73.5023646205	
			30.9921612502, 73.5039560401	
			30.9920102855, 73.5036532627	
		2	30.9865593067, 73.5039619478	3.3
			30.9865593094, 73.5044133616	
			30.9837748491, 73.5044188115	
			30.9837791308, 73.503965001	

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr #	Road Name	No. of Com Blocks	Coordinate	Area (Acres)
		3	30.9603179329, 73.5037195805	3.2
			30.9603115801, 73.5041959901	
			30.9577884961, 73.504196214	
			30.9577809265, 73.5036991542	
		4	30.9100067955, 73.5094110111	3.2
			30.9118636851, 73.5101874615	
			30.911858326, 73.5108627165	
			30.9100388284, 73.510080819	
7	Okara Kohla Road	1	31.0660932278, 73.5245112245	2.5
			31.0661048327, 73.5241386983	
			31.0636052642, 73.5244906399	
			31.0636052642, 73.5240918904	
	2	31.0370962495, 73.5386493981	3.7	
		31.0370962495, 73.5391169286		
		31.0340999477, 73.5391530885		
		31.0340999477, 73.5386641829		
8	Okara Depalpur Road	1	30.7741976975, 73.5214470958	6.4
			30.7718469883, 73.5259709033	
			30.771408576, 73.525753575	
			30.7738008114, 73.5212321479	
		2	30.7487071623, 73.5699285644	6.2
			30.7495422188, 73.5699659276	
			30.7474965309, 73.5747982143	
			30.7470907173, 73.5747522715	
	3	30.7131152117, 73.6158395699	7.1	
		30.7133695445, 73.6161126383		
		30.7087801782, 73.6215943776		
		30.7084964133, 73.6213352181		
	4	30.7249479936, 73.6023702452	2.3	
		30.7247734202, 73.6021494315		
		30.7269764841, 73.5999491436		
		30.7267682813, 73.5997528381		
9	Hujra to Dhuliana Road	1	30.7573852441, 73.870311808	2.9
			30.7570634667, 73.8703117973	
			30.757071709, 73.8737940118	
			30.7573880239, 73.8737961207	
	2	30.771711867, 73.9661871194	2.6	
		30.771566845, 73.9641757002		
		30.7710558323, 73.9644095159		
		30.7712358496, 73.9663737863		
10	Hujra to Chunian Road	1	30.8105885608, 73.8548815147	11.2
			30.8107717707, 73.8542157807	
			30.8166845092, 73.8568101225	
			30.8164775689, 73.857426427	
	2	30.8378649796, 73.8652259368	8.9	
		30.8431700731, 73.8675805823		
		30.8430557073, 73.8681235489		

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr #	Road Name	No. of Com Blocks	Coordinate	Area (Acres)
			30.8376955041, 73.8658367159	
11	Hujra to Ahmadabad Road	1	30.6995177807, 73.888610106	1.1
			30.699725123, 73.8887420833	
			30.6985897604, 73.8904301234	
			30.698436435, 73.8903361496	
		2	30.6627794346, 73.929159689	5.7
			30.6626555143, 73.9287989421	
30.6576752082, 73.9312618713				
12	Haveli to Basirpur Road	1	30.5073068534, 73.7524190389	2.4
			30.5075026934, 73.7522441819	
			30.5098646755, 73.7551309301	
		2	30.5097170176, 73.7552926238	1.5
			30.5385467535, 73.788259947	
			30.5401334121, 73.7902629854	
13	Habibabad Chuchak Road	1	30.5399882723, 73.7903966679	3.4
			30.5383678595, 73.7884121969	
			30.971762565, 73.7193404947	
			30.9720993764, 73.7196352052	
14	GT Road Towards Multan/Okara	1	30.9702287461, 73.7217929315	5.8
			30.9699115489, 73.7214294984	
			30.8580183514, 73.5531471062	
			30.8576661912, 73.553337463	
		2	30.8604263653, 73.5580297594	4.3
			30.8600837236, 73.5582581881	
15	Gamber Gogera Road	1	30.8493071439, 73.53667846	2.8
			30.849835385, 73.5363643709	
			30.8486061637, 73.5339142346	
			30.8480920591, 73.5341807846	
		2	30.8928366314, 73.3289351762	3.0
			30.8928706303, 73.3291971137	
16	Faislabad Okara Road	1	30.8891406624, 73.3297960361	2.5
			30.8891220797, 73.3294968613	
			30.8583684044, 73.328471385	
			30.8583503685, 73.3289222916	
		2	30.8558414992, 73.3289087038	3.1
			30.8558415316, 73.3284631958	
17	Depalpur to Hujra Road	1	30.9520603399, 73.2886330974	2.5
			30.9522284178, 73.2910597237	
			30.9518191516, 73.2910920346	
			30.9516880188, 73.2886369483	
		2	30.9165998927, 73.3713613251	3.1
			30.9161811261, 73.3709989307	
17	Depalpur to Hujra Road	1	30.9153306192, 73.3729871806	3.2
			30.9148802639, 73.3725868051	
			30.6844390782, 73.7495683634	
			30.6860044373, 73.7515405569	

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr #	Road Name	No. of Com Blocks	Coordinate	Area (Acres)
			30.6856487275, 73.7519269335	
			30.6841024053, 73.7498744306	
18	Deepalpur to pipli phar Road	1	30.6650648988, 73.6019374819	3.2
			30.6654054838, 73.6045464242	
			30.6649265129, 73.6045891887	
			30.664615379, 73.6019762463	
			30.657784359, 73.5554813289	
			30.6583744302, 73.555351635	
	2	3.0	30.6580429311, 73.5535326545	
			30.6574471339, 73.5536458558	
			30.6480343824, 73.4967113823	
			30.647563483, 73.4941322067	
	3	3.1	30.6471181306, 73.4941841669	
			30.6476014739, 73.496803642	
30.5605021976, 73.5596978831				
30.5603934462, 73.5601963269				
19	Deepalpur To Pakpattan Road	1	30.5635859792, 73.5609542386	4.3
			30.5635743366, 73.5614567366	
			30.6261601372, 73.6089681209	
			30.6309861448, 73.6122607044	
	2	6.2	30.6308124479, 73.6125977352	
			30.6259589741, 73.609352162	
			30.7903931044, 73.8553255801	
			30.790852389, 73.8551134786	
20	Deepalpur to Kasoor Road	1	30.7934378599, 73.86106671	9.1
			30.7929276925, 73.8613122564	
			30.8066601485, 73.8899403301	
			30.8061549328, 73.8901816856	
	2	10.3	30.8095439353, 73.8967396535	
			30.8090870725, 73.8969445694	
			30.623511569, 73.745647161	
			30.6240425611, 73.7459790315	
21	Deepalpur to Basirpur Road	1	30.6190270313, 73.7557743105	18.4
			30.6184812291, 73.7554193175	
			30.9054122617, 73.5910963084	
			30.8994540921, 73.5910380027	
22	Chochak Road	1	30.899424784, 73.59156504	7.7
			30.9054077839, 73.5915611006	
			30.6992574899, 73.4521521801	
			30.6992574809, 73.4516361563	
23	Chak No36 joray road	1	30.6972840024, 73.451637186	2.7
			30.6972840024, 73.4521580859	
			30.760732447, 73.4472398322	
			30.7607290854, 73.4477609092	
	2	4.1	30.7576911162, 73.4477576906	
			30.7576904021, 73.4472690799	
			30.6583772145, 73.451755633	
	3	2.2		

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr #	Road Name	No. of Com Blocks	Coordinate	Area (Acres)
			30.6584941174, 73.4514767254	
			30.6614905505, 73.4515084085	
			30.6614905595, 73.4517762122	
24	Bounga Hayat Road	1	30.6085465525, 73.3398205073	3.5
			30.6085393498, 73.3429070264	
			30.6081080413, 73.3429017663	
			30.6081114407, 73.3398205235	
25	Basirpur To Head Sulemanki Road	1	30.6035691494, 73.9016441585	18.3
			30.6054449059, 73.9107906854	
			30.6046842988, 73.9109562111	
			30.6028506783, 73.9018420192	
		2	30.5431153698, 73.8831031074	2.3
			30.5428589839, 73.8829163119	
			30.5415936503, 73.8853631424	
		3	30.5413372059, 73.8851721732	2.4
			30.4996040657, 73.8729901384	
			30.5012588299, 73.8749451341	
			30.5010104929, 73.8751956088	
		4	30.4993414034, 73.8732528007	2.6
			30.47023534, 73.8521532818	
30.4716687118, 73.8527248721				
30.4718543103, 73.8521109705				
26	Bakshoo Jandraka Bangla Gogera Road	1	30.4704222461, 73.8515458375	3.2
			31.0702142191, 73.4417807594	
			31.0704878567, 73.4414476343	
			31.0687184343, 73.4392338551	
27	Akhtarabad Shergarh Road	1	31.0684231086, 73.4395697878	3.3
			30.9209726735, 73.6854305326	
			30.9212286376, 73.6858767114	
			30.9193584488, 73.6875291222	
		2	30.9190715489, 73.6871386204	3.7
			30.9091486795, 73.696411789	
			30.9091392285, 73.6958171752	
			30.906736758, 73.6971113167	
		3	30.9069459808, 73.6976194292	2.8
			30.8773883093, 73.7146699834	
			30.8775478661, 73.7149909605	
			30.8751427678, 73.7164768662	
28	Akbar Road Okrara	1	30.8749861554, 73.7161049111	2.8
			30.8590198616, 73.3456103175	
			30.8594710461, 73.3460131993	
			30.8583513011, 73.3474462115	
		2	30.8579646915, 73.3469876741	2.7
			30.8271399715, 73.3858980808	
			30.82758217, 73.3862495719	
			30.8264737493, 73.3876909801	
			30.8260591645, 73.3872786193	

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr #	Road Name	No. of Com Blocks	Coordinate	Area (Acres)
29	23 Kacha Road	1	30.6627489224, 73.4270710532	3.1
			30.6627539802, 73.4292121357	
			30.662214324, 73.4292041992	
			30.6621626022, 73.4271033595	
30	Renala Khurd Bama Bala Road	1	30.9646067944, 73.591500283	5.7
			30.9646090975, 73.5919034752	
			30.9592901643, 73.5918512066	
			30.9592936546, 73.5914289281	
		2	30.9271378282, 73.5915829685	17.8
			30.9271255219, 73.5924629164	
			30.9194653476, 73.5924441916	
			30.9194712436, 73.5915503672	
31	Haveli To Head Sulemanki Road	1	30.3850959409, 73.8476740061	2.8
			30.3854988255, 73.8478186314	
			30.3846429893, 73.8503418989	
			30.384287561, 73.850182057	
		2	30.4114914144, 73.785860742	2.7
			30.4111614954, 73.7856528475	
			30.4103322305, 73.7882481344	
			30.4099981396, 73.7880553531	
Total Area				286.7

DISTRICT LAND USE AND ZONING PLAN



CHAPTER 5

DISTRICT LAND USE AND ZONING PLAN

The District Land Use & Zoning Plan is a comprehensive strategy aimed at promoting balanced economic, social, and physical development across rural-urban and urban-urban areas within Okara. It focuses on fostering sustainable growth and ensuring well-coordinated development throughout the district. The plan addresses immediate infrastructure needs while anticipating future demands, establishing a framework for a resilient and well-connected district. It will support strategic development, promote sustainable land use practices, and contribute to the district's long-term growth potential.

5.1 District Connectivity Plan

A district connectivity plan is an initiative designed to improve and enhance transportation, communication, and economic linkages between different cities within a district or between other districts. The main objective of this plan is to accomplish necessary transportation infrastructure improvements such as roads and highways, and transit systems to improve regional connectivity. These plans aim to stimulate economic growth by making it easier to transport goods and services across the district. This presents a comprehensive plan based on existing transportation network performance after conducting traffic count survey analysis. Moreover, based on the results, and identifying district growth potential a conceptual district connectivity plan for horizon year 2043 is proposed while complementing projects which are already in pipeline for enhancing transport connectivity.

5.1.1 Capacity Improvement of Roads/Rehabilitation of Existing Roads

The Manual Classified Count (MCC) Survey was conducted to assess the LOS of these roads at the entry/exit points of the study area. Moreover, considering the strategic importance of these primary corridors, interventions are proposed to improve the overall traffic mobility for intercity travel. Similarly, new structure plan roads are also proposed to provide access and cater traffic demand for proposed infrastructure development for 2043.

The primary corridors of Okara district are analyzed for existing traffic volume of base year 2023. To determine whether these corridors will be sufficient to cater the traffic demand of horizon year 2043, an average of individual growth rate for each vehicle type was taken to project the future traffic volume. The growth rate was determined by comparing growth in vehicle registration data for Okara District from 2020 to 2021. The data was obtained from the Punjab Development Statistics of 2020-2021. The lane capacity for all provincial highways is inferred by engineering judgement as 1600 PCU/hr (IRC guidelines: 106-1990, Table 2). For, National Highway, the Ideal Lane capacity is taken i.e., 2300 PCU/hr (Highway Capacity Manual, HCM 2010)

The following two scenarios are considered for comparison:

- Future traffic demand with current geometry
- Future traffic demand with interventions (improved geometry)

As apparent from the aforementioned table, the following roads are considered for addition of lanes to improve level of service for smooth inter-city travel.

As apparent from the aforementioned table, the following roads are considered for addition of lanes to improve level of service for smooth inter-city travel.

- **GT Road (Lahore-Okara section):** From 2-Lane Highway to 4-Lane Highway with 4 lanes in each direction
- **Haveli Lakha- Fazika Road:** From 2-Lane Highway to 4-Lane Highway with 2 lanes in each direction
- **Faisalabad- Okara Road:** From 2-Lane Highway to 4-Lane Highway with 2 lanes in each direction
- **Depalpur- Okara Road:** From 2-Lane Highway to 4-Lane Highway with 2 lanes in each direction

In tehsil Okara, Faisalabad-Okara Road and GT Road section is proposed for addition of lane while in Tehsil Renala, only GT Road section is proposed for addition of lane.

5.1.2 Comprehensive District Connectivity Plan

The highway capacity analysis was conducted to determine if improvement in level of service is required for existing highways. However, other than capacity analysis, regional planning demands new and improved facilities such as alternate routes, public transport connectivity, and increased accessibility to other regions. For this purpose, the following proposals are considered for Okara District:

- Primary-link roads (150-180 ft wide) are proposed to ensure connectivity of existing highways, provide an alternate route to GT Road and accessibility to proposed motorway interchanges.
- After meeting with NHA officials, their proposal regarding Lahore-Sahiwal-Bahawalnagar Motorway was discussed. It is a 295 Km long freeway whose land acquisition is currently ongoing. The alignment is obtained from NHA and incorporated in the map.
- Existing provincial highways are identified for improvement to complement the proposed regional roads.
- Secondary roads are identified for improvement as Farm-to-Market roads.

5.2 Proposed Roads

For future development, vacant land within the Existing Built-up Area (EBA) boundary were identified for infill residential, commercial, or other land uses while Site Development Zones (SDZ) were marked for outside the EBA boundary. Structure Plan Roads are proposed as major corridors which will carry traffic towards the existing road network to establish connectivity with Central Business District (CBD), healthcare facilities, civic & trade zones, mixed-use zone, education facilities. For this purpose, several unpaved roads have been identified to serve as a link between these land uses. The ROW and carriageway lanes of these roads are proposed as per guidelines against functional classification and significance of a road.

5.2.1 Bypass

To reduce the congestion in the central areas of the city, a ring road has been proposed. In addition to ring road, link roads have also been proposed that will provide improved connectivity of the city. Additionally, multiple bypass roads with a range of ROWs have been proposed in order to improve the traffic circulation right in future.

Table 5-1: Proposed Bypass in District Okara

Sr#	Name	Length(km)	ROW	Starting Coordinates	Ending Coordinates
1	BP1-2043	10.03	220 ft	30.6785027046362, 73.6765134667232	30.6523342425313, 73.6281830375172
2	BP2-2043	17.73	220 ft	30.8404061237437, 73.517408371799	30.786004132185, 73.4060498653091
3	BP3-2043	14.07	220 ft	30.8594529939605, 73.5556557362233	30.9109339992048, 73.6613169799947

5.2.2 Proposed Structure Plan Roads

The proposed secondary road network across the entire Okara District, spanning from S1 to S221, forms an integral part of the transportation infrastructure. These roads serve as secondary connectors, linking the primary road network and establishing a cohesive system. This network is crucial for driving economic development, improving mobility for residents, and facilitating better access to essential services and markets, thereby playing a significant role in the district's overall infrastructure and socio-economic growth.

Table 5-2: Proposed Structure Plan Roads in District Okara

Sr#	Name	Length(km)	ROW	Starting Coordinates	Ending Coordinates
Municipal Committee Renala Khurd					
1.	S1-2043	1.44	80 ft	30.8960600003688, 73.6302689997146	30.8830045961852, 73.6303252001479
2.	S2-2043	2.24	80 ft	30.8829643892952, 73.640429344139	30.8830032543967, 73.6169190999366
3.	S3-2043	0.43	80 ft	30.8893261943484, 73.618820264044	30.8893261583756, 73.6233624078489

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr#	Name	Length(km)	ROW	Starting Coordinates	Ending Coordinates
4.	S4-2043	1.07	80 ft	30.8925651953276, 73.6233915144069	30.8830303311849, 73.623857928001
5.	S5-2043	3.31	80 ft	30.8833282657869, 73.6197995663969	30.8534511011874, 73.6197546353682
6.	S6-2043	1.25	80 ft	30.866624372317, 73.6195188879864	30.8666753521858, 73.6064902098553
7.	S7-2043	0.70	80 ft	30.8558641486116, 73.5988401070853	30.8495190736464, 73.5988241396224
8.	S8-2043	1.01	80 ft	30.8559223392446, 73.5860829792462	30.8558949980558, 73.5966305501598
9.	S9-2043	2.01	80 ft	30.8515062965784, 73.5812045816262	30.7636169541591, 73.8121580265718
Municipal Committee Hujra Shah Muqem					
10.	S10-2043	13.02	80 ft	30.7572244498485, 73.8023388669452	30.763525442745, 73.8192506845715
11.	S11-2043	1.27	80 ft	30.7520616452288, 73.8189634429086	30.7634915014317, 73.8282800865568
12.	S12-2043	1.29	80 ft	30.7518951888119, 73.8283141969427	30.7586246088387, 73.8076079228674
13.	S13-2043	3.08	80 ft	30.7578885407236, 73.8398110814163	30.7564563496808, 73.8085933999655
14.	S14-2043	0.72	80 ft	30.7499259289385, 73.8085627987342	30.7519767681134, 73.8085783147375
15.	S15-2043	1.120	80 ft	30.7547689688129, 73.8169884435619	30.7548423373041, 73.8113761811659
16.	S16-2043	3.52	80 ft	30.7425110312591, 73.8412476557548	30.749359184279, 73.8168091700072
17.	S17-2043	0.789	80 ft	30.7493842996458, 73.8085680642648	30.749373364789, 73.8121558574069
18.	S18-2043	0.79	80 ft	30.7422188010569, 73.8121268884452	30.742202381235, 73.8134769102313
19.	S19-2043	0.46	80 ft	30.7422613758619, 73.8086263313402	30.7422455576864, 73.8114424153353
20.	S20-2043	0.43	80 ft	30.7383808461992, 73.8114227615513	30.7394541052228, 73.8169875298507
21.	S21-2043	0.79	80 ft	30.7394541052228, 73.8169875298507	30.7394690402641, 73.8086523873978
22.	S22-2043	0.29	80 ft	30.7265120839655, 73.8154738719217	30.7238164695545, 73.8155245334305
23.	S23-2043	0.36	80 ft	30.7357103678393, 73.8260905593319	30.7323876192933, 73.8260407944472
24.	S24-2043	0.61	80 ft	30.7296445296714, 73.8287633093793	30.7351500794127, 73.8289028967513
Municipal Committee Mandi Ahmadabad					
25.	S25-2043	6.20	80 ft	30.6474234468346, 74.0132465745698	30.6630644351756, 74.0454528681554
26.	S26-2043	0.63	80 ft	30.6649758803327, 74.0398768232569	30.6594932669008, 74.0397847407732
27.	S27-2043	0.68	80 ft	30.6522144438416, 74.0370375520415	30.6527356864029, 74.0366711241731
28.	S28-2043	0.67	80 ft	30.6467863500101, 74.037096121289	30.6494392484227, 74.0370944062819
29.	S29-2043	0.58	80 ft	30.6494078324056, 74.0432021573537	30.6456846112558, 74.0370005979993
30.	S30-2043	1.02	80 ft	30.6365324572072, 74.0368368332533	30.6423908559533, 74.0390300036318

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr#	Name	Length(km)	ROW	Starting Coordinates	Ending Coordinates
31.	S31-2043	1.53	80 ft	30.6424245058863, 74.0230524808873	30.6527877319683, 74.0229174539774
32.	S32-2043	1.37	80 ft	30.6527877319683, 74.0229174539774	30.6403450376934, 74.0230563479722
33.	S33-2043	11.45	80 ft	30.4348539998123, 73.7247230000664	30.4710810003879, 73.7084129997602
34.	S34-2043	1.07	80 ft	30.4380156752832, 73.7139448879463	30.4283024737802, 73.713939547772
35.	S35-2043	0.45	80 ft	30.4630006277768, 73.693713374073	30.4588704256297, 73.6937705988341
36.	S36-2043	0.64	80 ft	30.4665377639067, 73.706300780057	30.4665182971817, 73.7129803056966
37.	S37-2043	1.57	80 ft	30.4665274828571, 73.7098430342287	30.4523200507298, 73.7098086126774
38.	S38-2043	0.84	80 ft	30.4503502944306, 73.6866892030444	30.4427363507021, 73.6866810497907
39.	S39-2043	2.16	80 ft	30.4479862897355, 73.688112882004	30.4480785367951, 73.6655540216009
40.	S40-2043	1.02	80 ft	30.4508616876169, 73.6818690077486	30.4416402444018, 73.6818752958083
41.	S41-2043	1.05	80 ft	30.4409856197906, 73.6780829257864	30.6668874576901, 73.6669408841146
Municipal Committee Depalpur					
42.	S42-2043	3.11	80 ft	30.6668874576901, 73.6669408841146	30.6836656774291, 73.6915743959417
43.	S43-2043	0.59	80 ft	30.6837285778117, 73.6853630744464	30.6836656774291, 73.6915743959417
44.	S44-2043	0.68	80 ft	30.6815812332873, 73.6902550878021	30.6828527919229, 73.6844666778949
45.	S45-2043	0.85	80 ft	30.6811395798278, 73.6824441358882	30.6735381519642, 73.6823966309998
46.	S46-2043	0.42	80 ft	30.677269359993, 73.686768213882	30.6772139203862, 73.6824196032821
47.	S47-2043	0.85	80 ft	30.6734150770442, 73.6736563664482	30.6735397383683, 73.682603211569
48.	S48-2043	0.45	80 ft	30.6734320193722, 73.6754004243901	30.6693359204165, 73.6754143989554
49.	S49-2043	1.84	80 ft	30.6943934949639, 73.6684863699501	30.6777177080058, 73.6683843445619
50.	S50-2043	0.87	80 ft	30.6854145053751, 73.6592923056954	30.6852379999338, 73.668470999637
51.	S51-2043	3.43	80 ft	30.6777339308763, 73.6639477038235	30.6886600003588, 73.6411240002724
52.	S52-2043	0.88	80 ft	30.6848727483787, 73.6523101536907	30.6939970000615, 73.6497129997552
53.	S53-2043	1.01	80 ft	30.6848688183413, 73.6496698412902	30.6945220377619, 73.661295442131
54.	S54-2043	0.62	80 ft	30.688905357896, 73.6614933748194	30.6903300000295, 73.6334430003942
55.	S55-2043	2.46	80 ft	30.6682276327991, 73.6334170738389	30.6827216213058, 73.6441217311331
56.	S56-2043	1.61	80 ft	30.6826806688778, 73.6272826003118	30.6778399321672, 73.6418314960268
57.	S57-2043	0.80	80 ft	30.6778332699895, 73.6334779219686	30.6751227079467, 73.6334245705875

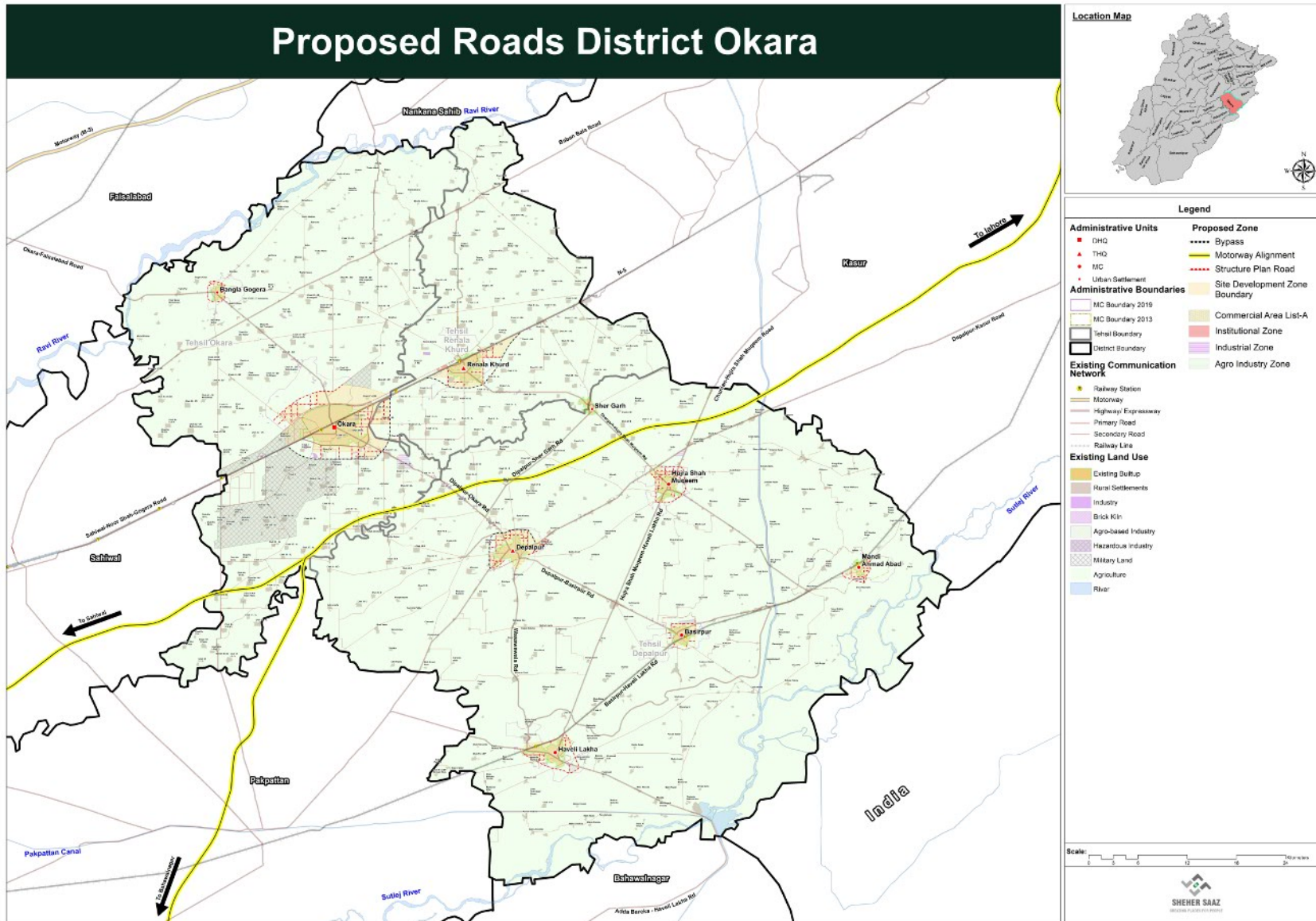
**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr#	Name	Length(km)	ROW	Starting Coordinates	Ending Coordinates
58.	S58-2043	0.65	80 ft	30.6751501570541, 73.6265497751521	30.6625812959901, 73.6435654024214
59.	S59-2043	1.97	80 ft	30.6523342425313, 73.6281830375172	30.6608827932064, 73.6264776126517
60.	S60-2043	1.09	80 ft	30.6560460000229, 73.63256100019	30.659886586297, 73.6324489230794
61.	S61-2043	0.90	80 ft	30.6598824763952, 73.6419436064124	30.5932160802579, 73.8255652446404
Municipal Committee Basirpur					
62.	S62-2043	0.79	80 ft	30.5860329576549, 73.8254166181824	30.5914491678449, 73.8255505928856
63.	S63-2043	2.56	80 ft	30.5914466488438, 73.8521716487027	30.5971942106444, 73.8520830447968
64.	S64-2043	1.59	80 ft	30.5828174496656, 73.8520764707526	30.5832719355514, 73.8520814835737
65.	S65-2043	0.64	80 ft	30.5832429090331, 73.8453958632286	30.5881796618619, 73.8380044720288
66.	S66-2043	0.35	80 ft	30.5914120069586, 73.838122850689	30.5875508100219, 73.8351751787915
67.	S66-2043	0.93	80 ft	30.5876232800904, 73.8254502995917	30.5811406133487, 73.8203173461686
68.	S67-2043	0.47	80 ft	30.5811307963492, 73.8252975497422	30.581678050002, 73.8253214483262
69.	S68-2043	0.66	80 ft	30.5757200207624, 73.8252261660548	30.5757197383753, 73.8280306622853
70.	S69-2043	0.68	80 ft	30.5756950528844, 73.8208539320634	30.5697001325551, 73.8288665155773
71.	S70-2043	0.43	80 ft	30.5657856256062, 73.8288665110807	30.5638080002391, 73.8428179997509
72.	S71-2043	0.58	80 ft	30.5638080002391, 73.8428179997509	30.5690567512681, 73.8429088960288
73.	S72-2043	0.80	80 ft	30.5723342135532, 73.8435535480579	30.5723148628407, 73.8519606290798
Urban Settlement Bangla Gogera					
74.	S73-2043	7.51	80 ft	30.9652510686819, 73.3185846467641	30.9633557483692, 73.3222247588656
75.	S74-2043	0.65	80 ft	30.9652510686819, 73.3185846467641	30.9629890569994, 73.3246855719816
76.	S75-2043	0.36	80 ft	30.9662287279735, 73.3247508753527	30.9629890569994, 73.3246855719816
77.	S76-2043	0.46	80 ft	30.9655625155977, 73.3285622309622	30.9623779047166, 73.3299008232644
78.	S77-2043	0.52	80 ft	30.9640654303753, 73.3329902157259	30.9593635822636, 73.3329138560896
79.	S78-2043	0.41	80 ft	30.9593458422369, 73.3321009930664	30.9594390111016, 73.3363726450816
80.	S79-2043	0.40	80 ft	30.9539100645978, 73.3363797821013	30.9538477712577, 73.3321910412836
81.	S80-2043	0.41	80 ft	30.9478104200149, 73.3329011828434	30.9441029109207, 73.3328313280035
82.	S81-2043	0.18	80 ft	30.9440655683713, 73.3293629135677	30.9457102674149, 73.3293445242305
Municipal Committee Okara					
83.	S82-2043	8.99	80 ft	30.8532752522511, 73.465781119703	30.8126234226329, 73.3897032329179

**DISTRICT LAND USE & ZONING PLANS
FOR LOCAL GOVERNMENTS IN PUNJAB**

Sr#	Name	Length(km)	ROW	Starting Coordinates	Ending Coordinates
84.	S83-2043	2.34	80 ft	30.8206594469759, 73.4210359367592	30.820573925946, 73.3966057787338
85.	S84-2043	0.97	80 ft	30.8088057753663, 73.3941270754042	30.8152205199111, 73.4010163391328
86.	S85-2043	1.09	80 ft	30.8160132731941, 73.4023886326294	30.8258591318935, 73.4023756356272
87.	S86-2043	2.22	80 ft	30.8315278681167, 73.409670419854	30.8114708182237, 73.4097668541571
88.	S87-2043	3.65	80 ft	30.8315278681167, 73.409670419854	30.8317722013261, 73.4479232692435
89.	S88-2043	1.42	80 ft	30.8445614511501, 73.4373975221779	30.8316652746328, 73.4373683967342
90.	S89-2043	1.84	80 ft	30.8426846280931, 73.4304880299986	30.8260373919122, 73.4304651512458
91.	S90-2043	2.12	80 ft	30.836366501313, 73.4163695687007	30.8172412156097, 73.4164688547539
92.	S91-2043	2.25	80 ft	30.8355252439949, 73.5110032796777	30.8151865201418, 73.5110374781971
93.	S92-2043	5.11	80 ft	30.7961106413931, 73.4864830167779	30.8233571136399, 73.4830364306868
94.	S93-2043	1.42	80 ft	30.8233571136399, 73.4830364306868	30.8233333778332, 73.4979283727962
95.	S94-2043	1.50	80 ft	30.8287515719276, 73.4935520073194	30.815195621281, 73.4933836020716
96.	S95-2043	1.31	80 ft	30.8071023910625, 73.493307297294	30.8070347395616, 73.4795430843459
97.	S96-2043	1.62	80 ft	30.786293066372, 73.4899543630035	30.7716456022628, 73.4899613102663
98.	S97-2043	1.75	80 ft	30.7797867807354, 73.4899403947335	30.7796637768619, 73.5082671202315
99.	S98-2043	1.39	80 ft	30.7847068700261, 73.4829491433883	30.7721355753965, 73.483011075201
100.	S99-2043	1.54	80 ft	30.7856216037541, 73.4759048221499	30.7716475079262, 73.4757491935705
101.	S100-2043	1.69	80 ft	30.7716027072992, 73.4619403589605	30.7869008183181, 73.4620797790586
102.	S101-2043	1.66	80 ft	30.7866799951857, 73.4421022795966	30.7716663100522, 73.4418558923356

Map 20: Proposed Structure Plan Roads



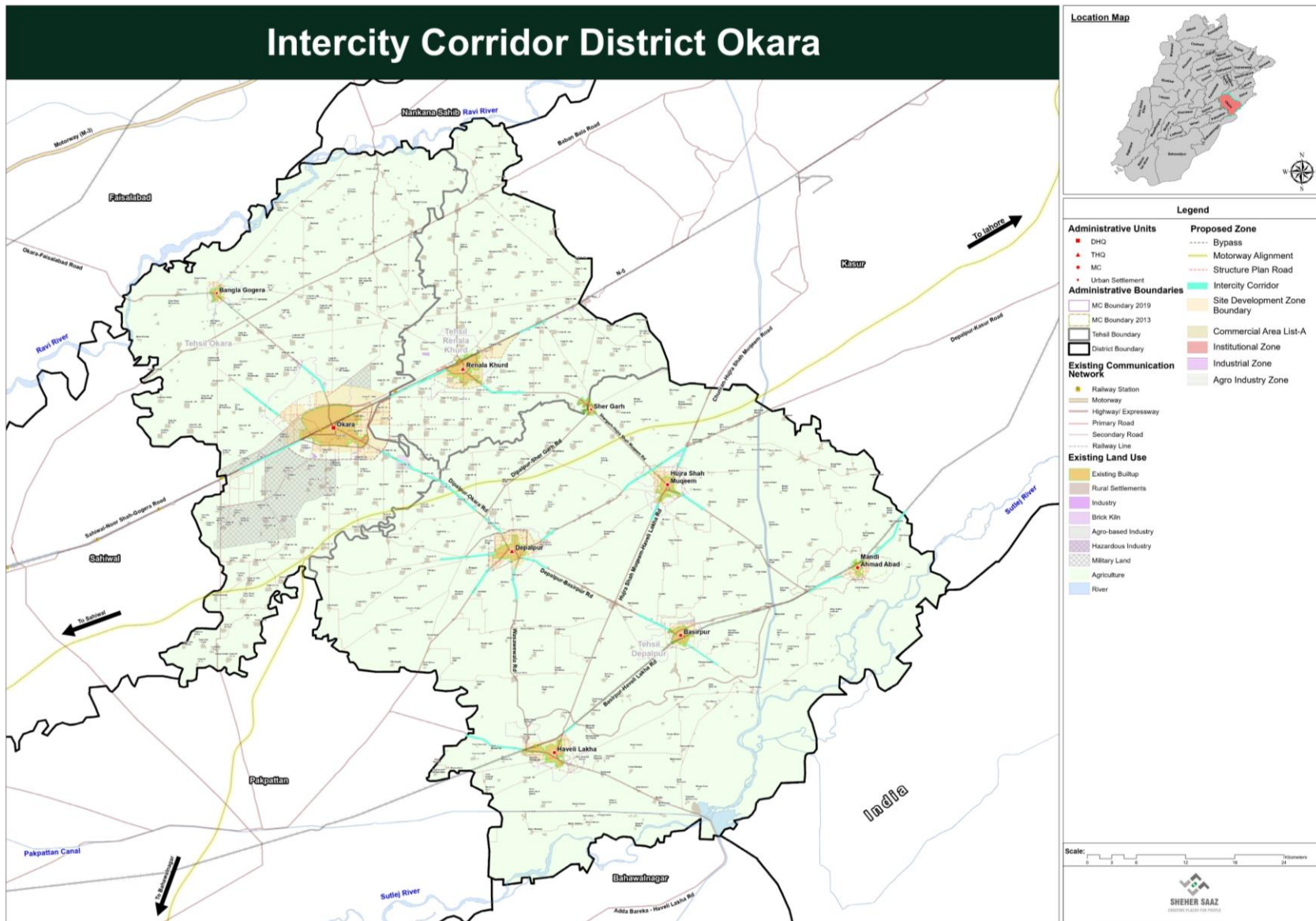
5.3 Intercity Corridors

In Okara district, a total of 27 intercity corridors with a Right of Way (ROW) of 220 feet have been proposed to enhance regional connectivity and boost the local economy. These roads are designed to improve transportation efficiency, and facilitate the movement of goods and services between key industrial and agricultural hubs. By linking Okara to nearby cities such as Sahiwal, Lahore, and Multan these corridors play a crucial role in supporting industrial growth, promoting trade, and fostering economic development in the region. Additionally, these roads strengthen local connectivity by providing vital links to rural areas, ensuring better access to markets, and supporting the agricultural sector. These intercity corridors will play a crucial role in the development of the city through provision of improved inter-city mobility as well as creating economic growth opportunities. Below is a detailed table of each road in the district.

Table 5-3: Intercity Corridors in District Okara

Sr_#	Length (Km)	Starting Coordinates	Ending Coordinates
1.	8.40	30.7848998447521, 73.8432973923609	30.7380998665157, 73.7746270629886
2.	2.51	30.7634352209587, 73.8341434576545	30.7846695598524, 73.8434937863092
3.	3.05	30.7336091387508, 73.8376358210364	30.7058552132476, 73.8050426472005
4.	2.13	30.7058552132476, 73.8050426472005	30.7238694324284, 73.8130589161361
5.	3.95	30.6263310038728, 73.9772398800165	30.6432005605575, 74.0132622218741
6.	7.039	30.7154392945878, 74.0846754430173	30.6630644351756, 74.0454528681554
7.	3.09	30.9108423861672, 73.6614358388929	30.9244471403233, 73.6897127552395
8.	4.68	30.853084577991, 73.6197328250099	30.8449120239708, 73.6652783182399
9.	6.83	30.8400340814078, 73.5180033551708	30.8494045027157, 73.3579921114468
10.	4.89	30.8199362859309, 73.3960556967131	30.8751087941356, 73.4207394779446
11.	4.150	30.8460005202079, 73.4462597743691	30.7922180653115, 73.4200613054849
12.	7.300	30.759705680273, 73.35374449831	30.7802621326913, 73.5088651181308
13.	12.39	30.715946604852, 73.6124878065671	30.7081657838239, 73.6219009627593
14.	2.61	30.6908440003504, 73.6400629999076	30.6682276327991, 73.6334170738389
15.	5.79	30.6615738565483, 73.5734452373079	30.6523342425313, 73.6281830375172
16.	3.71	30.6240214531276, 73.6077319038044	30.6519557691435, 73.6554400534158
17.	3.87	30.6176985896183, 73.6574762012658	30.6632904581882, 73.6649306655178
18.	2.77	30.6522901955361, 73.6902009144407	30.6939421306249, 73.6987055179454
19.	1.70	30.6837285778117, 73.6853630744464	30.6013997328114, 73.790929383984
20.	3.64	30.5852320169441, 73.8240554367091	30.5695327381454, 73.8435349105077
21.	4.18	30.5462242946156, 73.8778717196042	30.4708103251364, 73.6015030230461
22.	6.37	30.4541034144411, 73.6625764598358	30.470975317457, 73.7087623036375
23.	1.81	30.4821461212466, 73.7225668295956	30.9520589360711, 73.2864940905299
24.	3.03	30.9539269080005, 73.318137672016	30.9729533150435, 73.3417004887866
25.	1.29	30.9729533150435, 73.3417004887866	30.9641728588904, 73.3327532398702
26.	4.17	30.961758819514, 73.3363123230553	30.9568498584343, 73.3796623742193
27.	2.88	30.9461540001071, 73.3349840001115	30.9441183963469, 73.326485046148

Map 21: Intercity Corridors in Okara District



Source: Devised by Consultant

5.4 District Land Use & Zoning Plan

The District Land Use and Zoning Plan for Rahim Yar Khan provides a comprehensive framework for urban and regional development across the district. It integrates existing land use patterns, administrative boundaries, proposed site development zones, economic activity hubs, allied agricultural zones, and a comprehensive network of structure plan roads. The plan aims to optimize land resource utilization, ensuring orderly development in line with regulatory requirements and growth projections.

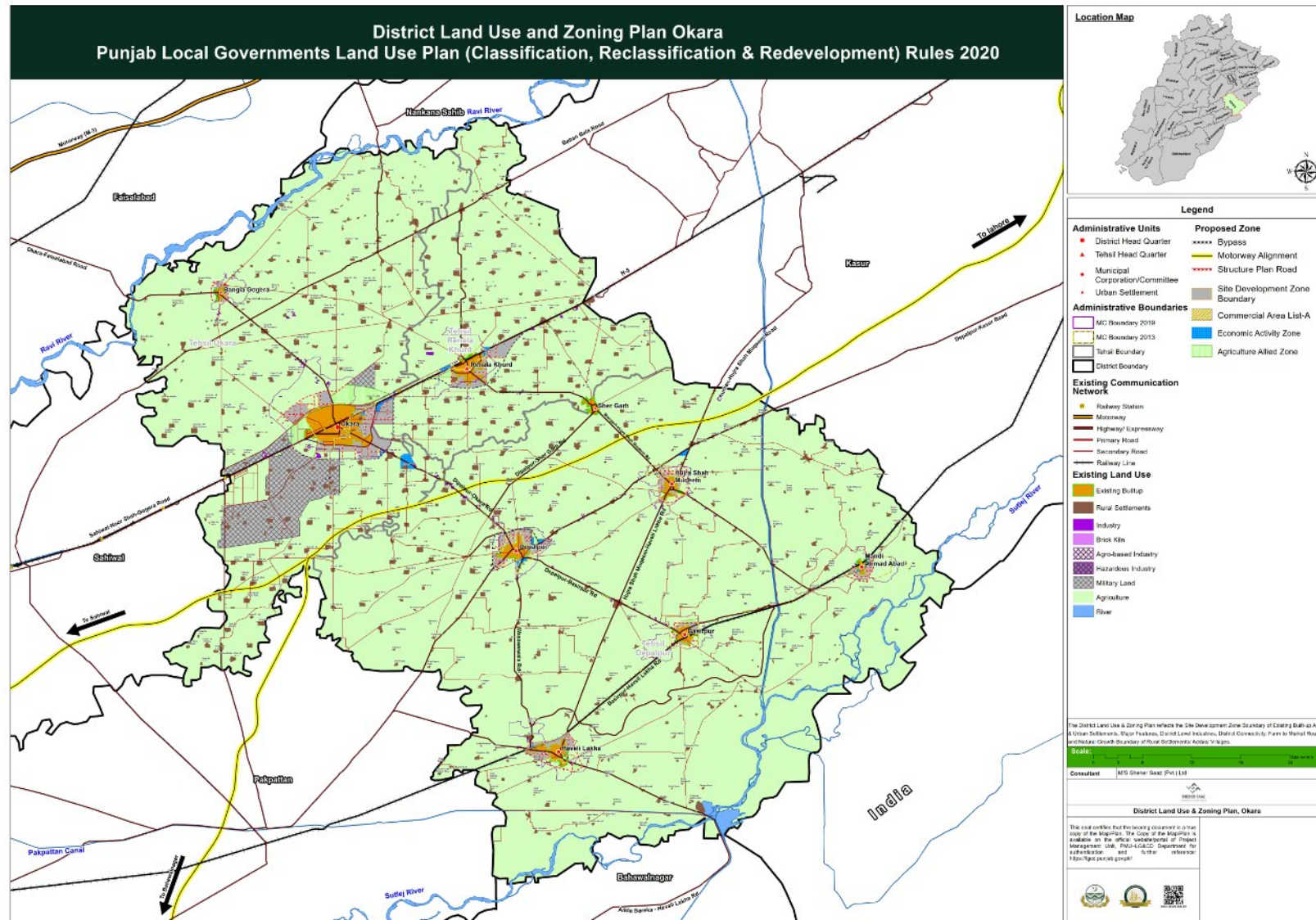
This plan consolidates Established Built-up Areas (EBAs), Site Development Zones (SDZs), and delineated growth boundaries for settlements across the district. It covers the Site Development Zone (SDZ) Structure Plans for seven Municipal Committees (Rahim Yar Khan, Sadiqabad, Khanpur, Liaquatpur, Kot Samaba, Taranda Sawai Khan, and Zahirpir) and ten urban settlements, including Fatehpur Kamal, Feroza, Jetha Bhutta, Sajampur Nao, Ahmedpur Lamma, Iqbalabad, Sunny Pull, Tranda Muhammad Panah, Khan Bela, and Allah Abad. These spatial components are systematically aligned to ensure uniformity in planning and zoning strategies, addressing urban expansion and rural growth simultaneously.

The plan incorporates zoning principles to proposed specific land uses effectively. Site Development Zones (SDZs) are proposed to plan the urban expansion areas and mitigate unplanned sprawl. Economic Activity Zones are identified to concentrate industrial, commercial, and service-oriented development activities, maximizing economic productivity. Allied Agricultural Zones are designated to sustain agriculture and agro-industrial activities, preserving the rural economy while integrating it with urban growth. These zoning provisions are complemented by detailed structure plan roads to enhance regional connectivity and support the transportation needs of economic corridors and settlement clusters.

In compliance with the Land Use Rules 2020 and the standing instructions issued on 17.09.2022, the plan ensures adherence to planning regulations, aligning all proposed interventions with legal standards. Detailed mapping and analysis underpin the zoning classifications, including the integration of List A roads and the identification of future development zones.

The Land Use and Zoning Plan serves as a regulatory framework for the comprehensive spatial development of Rahim Yar Khan. It ensures structured and sustainable land management by addressing the spatial requirements of residential, commercial, industrial, and agricultural activities. The plan supports infrastructure development, enhances regional connectivity, and fosters economic integration through precise zoning and development strategies. By employing rigorous technical methodologies and aligning with statutory regulations, this framework provides a clear and actionable roadmap for the district's long-term spatial planning and economic growth. This strategic and sustainable framework provide beyond the traditional zoning practices, addressing both current and future development needs while ensuring a cohesive and community-focused approach. The detailed land use plan including the existing land use classification, notified list A roads as well as proposed Site Developments Zones has been shown in below map.

Map 22: District Land Use and Zoning Plan Okara



Source: Devised by Consultant

Planning Support System:

The Planning Support System is a comprehensive digital platform equipped with advanced tools to assist Local Governments in implementing and monitoring Land Use Plans. It generates Automated Zoning Reports, detects Land Cover Changes and supports policymakers in reviewing and updating the plans effectively. To access the portal, please visit:

<http://pmu-lgcdd.gop.pk/portal/>



Project Management Unit (PMU)

Local Government and Community Development Department

<http://pmu-lgcdd.gop.pk/public/>

