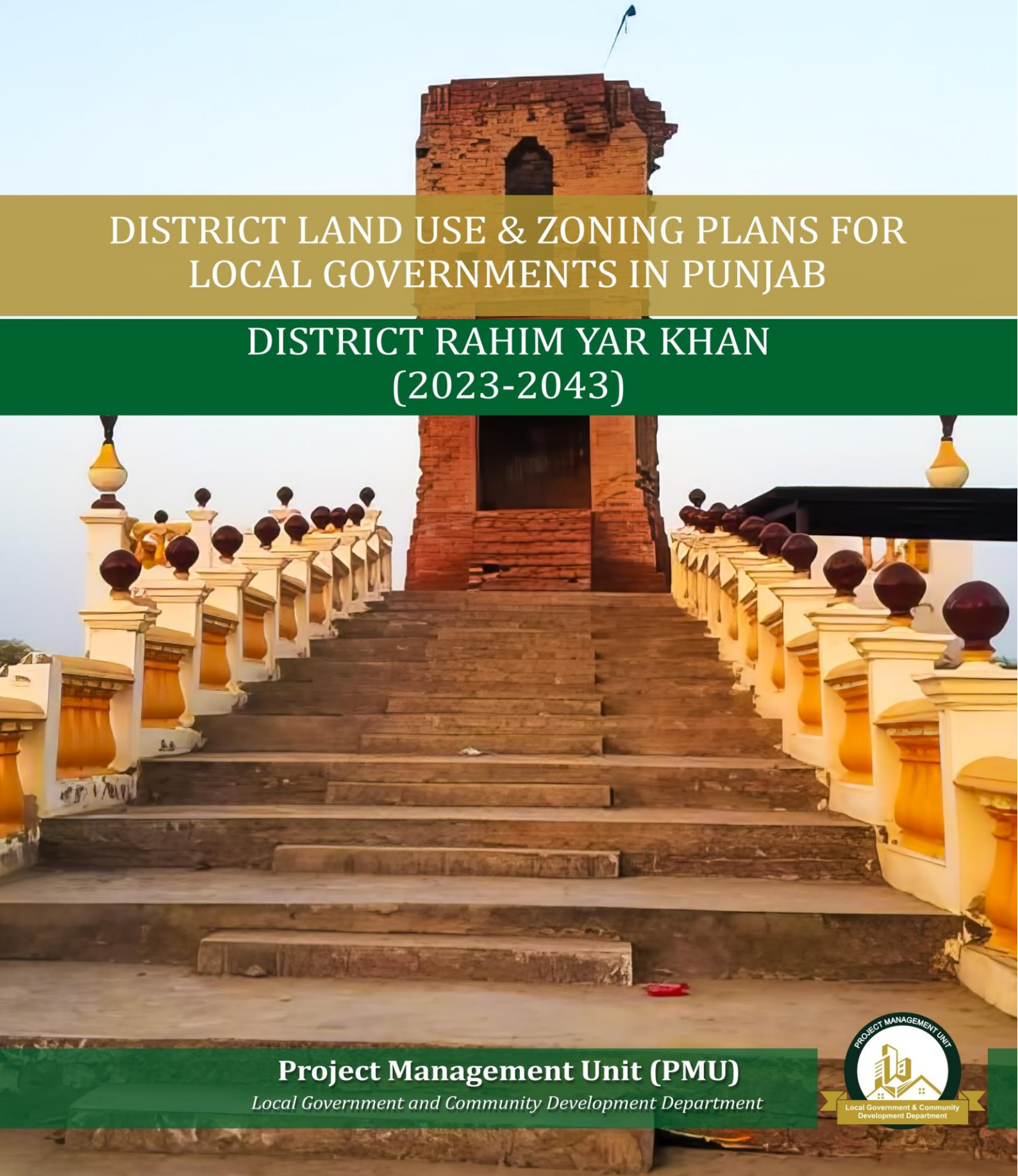
DISTRICT LAND USE & ZONING PLANS FOR LOCAL GOVERNMENTS IN PUNJAB

DISTRICT RAHIM YAR KHAN (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 neighbourhoods, 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

The preparation of the District Land Use and Zoning Plan for Rahim Yar Khan was awarded to a Joint Venture between Engineering Consultancy Services Punjab (Private) Limited (ECSP) and Urban Community Housing (Pvt) Limited (UCH).

Engineering Consultancy Services Punjab (ECSP) is a leading engineering consultancy firm, established in 2011 as a private limited company by the Government of Punjab. Its creation aimed at fostering self-reliance in engineering consultancy within Pakistan, at a standard on par with international firms. ECSP is a multi-disciplinary organization providing a range of services, including feasibility studies, planning, designing, construction supervision, and project management, primarily focusing on infrastructure development and socio-environmental improvements.

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PLAN'S OVERVIEW

The District Land Use Plan envisages to transform Rahim Yar Khan into an emerging regional hub of trade and commerce, having technology driven education and health facilities as well as climate change resilient development. It serves as a comprehensive guide for the management of urban growth, provision of new land use zones, housing, intercity and rural-urban linkages, and overall economic development within the district, aligned with the vision and strategic objectives of the plan. Overall, the plan encompasses four main components: Land Use Classification Maps, proposed Site Development Zones (SDZs) Structure Plans for each Municipal Committee area and urban centre, review and guidelines for listed roads. All the SDZs are integrated into a district level land use plan through a network of intercity roads embracing economic growth corridors, and housing zones. This strategic land use planning would lead to achieving the aim and objectives of the district plan by managing urban sprawl, protecting agricultural land, providing green spaces, improving transportation infrastructure, offering essential services, promoting economic development, and enhancing the overall quality of life for residents.

Strategic Land Use Planning and Zoning

The plans of various cities and towns delineate zones designated for specific land uses strategically located within the respective Jurisdiction. The proposed land use zones are based on the analyses of land cover, existing land use classification, growth trend, accessibility, population density and the relevant provisions of the Punjab Local Government Land Use Plan (Classification, Reclassification and Redevelopment) Rules, 2020. The plans of each tehsil headquarters and other urban centres in general are based on utilizing the area specific resources and potential to provide a good quality of life and land uses that will foster economic activities and sustainable development.

Rahim Yar Khan – An Accelerated Growth Centre and Regional Hub

Rahim Yar Khan (RYK) being a district and tehsil headquarter is serving as the chief administrative and public facilities centre of the region. The SDZs envisions that it will continue to serve as a regional hub of higher order education, health and retail commercial facilities. The towns and settlements in the tehsil shall also provide new opportunities for social interaction, liveable communities, and climate change resilient development. Agro-based industrial products and transport network shall be further augmented and linked with the motorway to reach the international market. Keeping in view the scarcity of urban land and diminishing agricultural areas, it is decided to accommodate the incremental population of RYK at a relatively higher density of 55 PPA than the existing one. Thus, an area of 16,020 acres has been allocated to accommodate the incremental population and other provide necessary public facilities within the tehsil during next 20 years (2024-2043). Several other land use zones including new CBD, education and health neighbourhoods, hospitality, expo and sports as well as a wildlife park, have also been provided to complement the residential zones and provide major allied facilities to the residents of Rahim Yar Khan. This increase in population density complemented with highly efficient infrastructure shall certainly help in curbing urban sprawl and lead to a relatively compact development having with high quality of life.

Sadiqabad – An Industrial Hub and Interprovincial Bridge

Owing to its juxtaposition with other provinces, close linkages with motorway/national highway as well as prevailing disposition of large industries, Sadiqabad tehsil is strategically planned to grow as an industrial hub of the district and continue to act as bridge between the Punjab and Sindh Provinces. The cities will

have an efficient traffic management system, clean and green environment. Its residents will have access to safe drinking water, affordable housing, and ample opportunities of employment. To accommodate incremental population and intercity migration during the plan period, various SDZs have been proposed at an area of 5,766 acres. The residential zones of Sadiqabad being the tehsil headquarter city shall host the incremental population at 54 PPA that is 20% higher than the prevailing density.

Khanpur – An Engine of Agro-Based Economy

Khanpur is playing a crucial role in the region by hosting sugar, flour, cotton and oil mills. These also provide employment opportunities for the residents of surrounding cities. To further exploit this potential, the Tehsil Khanpur shall strive to expand its agro-based economy whilst providing efficient municipal services, state of the art recreational facilities and good quality of environment to its residents. The SDZs Structure Plan proposes a range of new land use zones, viz, residential, commercial, new CBD, educational, recreational, institutional/judicial complex and agro-industry at a cumulative area of 4,045 acres. This includes area of proposed SDZs within the jurisdiction of Municipal Committee Zahir Pir that is planned to act as a gateway to the tehsil Khanpur as well as to the surrounding settlements, since it is in close proximity to the newly constructed motorway (M5). Just like other tehsil headquarter cities of the district, the residential zones in Khanpur shall accommodate the next 20 year's incremental population at 54 PPA that is 20% higher than the existing density.

Liaquatpur – An Eco-Polis

Tehsil Liaquatpur is predominantly agrarian in character having low density urban areas. To retain their tranquility, the cities and urban settlements in the tehsil are proposed to primarily act as bedroom communities. Agriculture shall continue to be the major source of livelihood in Liaquatpur thus making it an eco-polis. However, the SDZs structure plan aspires to also make it a well-managed city providing essential services to the public for maintaining a better quality of life and ease of commuting to avail higher order public facilities and business opportunities in big cities. To achieve these objectives, residential and other supporting land use zones have been proposed at an area of 1,588 acres. These will accommodate the incremental population at a moderately higher density of 40PPA during the plan period, since the existing density of Liaquatpur city is merely 32PPA. Complementary commercial zones and an institutional cum judicial complex zone have also been proposed.

Envisioning the Future: The District Land Use Plan for 2043

The comprehensive Land Use and Zoning Plan for District Rahim Yar Khan has been prepared through the integration of all Established Built-up Areas (EBAs), the proposed Site Development Zone (SDZ) Structure Plans of seven Municipal Corporations/Committees (MCs) and ten Urban Settlements. This integrated approach ensures a holistic and cohesive strategy for land use and zoning, taking into account the diverse needs and developmental aspects of the entire district. Overall, the Land Use and Zoning Plan envisions to build the district on the three pillars, i.e. social, economic, environmental sustainability.

District-Level Integration: Land Use, Connectivity, Housing, and Economic Development

The District Plan includes a connectivity plan and drainage network's right of ways. The district connectivity plan considers functional analysis, existing land use patterns, and future Site Development Zones of urban settlements. It aims to enhance connectivity for settlements with high development potential.

The plan offers a thorough analysis of current land use patterns, housing characteristics, and the prevailing challenges. It highlights the potential for the implementation of more targeted and cost-effective housing solutions. It also puts forward strategies and actions aimed at improving the overall housing conditions in the district. It proposes public-private partnerships, provision of incentives to developers for constructing affordable housing, enhancing access to credit and financial resources, bolstering the capacity of local government bodies, besides advocating for sustainable and inclusive urban development practices. The ultimate objective is to guarantee that by the year 2043, a significant proportion of Rahim Yar Khan's population has access to affordable and sustainable housing alternatives.

Moreover, the plan examines economic potential across various sectors of the district like industrial, urban agriculture, livestock, tourism, commerce and trade, to identify constraints in the economic landscape. This facilitated well-informed decision-making and the formulation of effective economic development strategies. Thus, the plan proposes tax incentives to colonize the newly developed industrial estate, spread at an area of 456 acres between Rahim Yar Khan and Sadiqabad, promote export-based industries, and development of agro-farming, education, health, hospitality, expo and sports zones, as well as new sites central business districts.

LIST OF ABBREVIATIONS

DC	District Council
DLU&ZP	District Land Use and Zoning Plan
DPDC	District Planning and Design Committee
EBA	Established Built-up Area
GIS	Geographic Information System
GT Road	Grand Trunk Road
LG&CDD	Local Government and Community Development Department
LUC	Land Use Classification
NH	National Highway
NRM	National Reference Manual
MC	Municipal Committee
ODP	Outline Development Plan
OGDCL	Oil & Gas Development Company Limited
PBS	Pakistan Bureau of Statistics
PLGA	Punjab Local Government Act
PMU	Project Management Unit
PPA	Persons Per Acre
PSS	Punjab Spatial Strategy
ROW	Right of way
RYK	Rahim Yar Khan
SDGs	Sustainable Development Goals
SDZ	Site Development Zone
TC	Town Committee

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CHAPTER 1

INTRODUCTION



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INTRODUCTION

1.1 Vision and Objectives

Main goal of the district land use and zoning plan (DLU&ZP) is to provide a systematic framework to guide the future growth and manage existing development in the cities and towns of District Rahim Yar Khan. To achieve this goal, several studies have been conducted to analyse the existing land uses development pattern, estimate future population, identify potentials and constraints in the areas under the jurisdiction of each Tehsil, Municipal Committee and urban settlement. The findings were presented during consultations with the stakeholders in each tehsil. It led to developing a future vision of the district as given below:

"An emerging regional hub of trade and commerce, technology driven education, health facilities and climate change resilient development."

Hence, Rahim Yar Khan will continue to serve as a regional hub of higher order education, health and retail commercial facilities. Agro-based industrial products shall be further augmented to reach the international market. The district will also provide new opportunities for social interaction, liveable communities, and climate change resilient development.

To achieve this vision, following objectives have been formulated to provide a basis for the DLU&ZP.

- Provide land use zones that promote high and medium density residential and mixed-use development.
- Promote trade and commerce related activities.
- Further expand education and health facilities.
- Provide structure plan roads that enhance accessibility of the existing and proposed zones and facilitate swift movement of traffic.
- Provide zones that create new opportunities for hospitality, social interaction and recreation.
- Preserve agricultural land at the outskirts of each city and urban settlement and to act as urban growth boundary that facilitates compact urban growth.

1.2 District Land Use & Zoning Plan

As per the chapter V *Rule 27(1),* of the **Punjab Local Governments Land Use Plan (Classification, Reclassification and Redevelopment) Rules 2020**, a Land Use Plan shall consist of the following.

- *The notified Land Use Classification Map;*
- *The notified Site Development Zone (SDZ) Structure Plan and;*
- *Notified List-A & B Roads.*

Keeping in view these legal requirements, the DLU&ZP consists of Land Use Classification of each Municipal Committee area, urban settlement and respective tehsil, proposed Site Development Zones Structure Plans with detailed description of the estimated population, area requirements, and each land use zone with its potential of development as well as linkages with proposed structure plan roads etc. A review of notified List-A & B roads and proposals for future enlistment, right of way, and building height related restrictions are also included as part of this plan.

1.3 Local Governments Structure

As per the discussion with the Local Government officials and information available at the website of Local Government and Community Development Department, Punjab, following local governments are reported in District Rahim Yar Khan.

Table 1-1: Names of Local Governments in District Rahim Yar Khan

Sr. No.	Names of Local Governments	Administrative Level
1	Rahim Yar Khan	Municipal Committee
2	Sadiqabad	Municipal Committee
3	Khanpur	Municipal Committee
4	Liaquatpur	Municipal Committee
5	Kot Samaba	Municipal Committee
6	Tranda Sawai Khan	Municipal Committee
7	Zahirpir	Municipal Committee
8	Rahim Yar Khan	District Council

Based on the Established Built-up Area (EBA), urban character and population, the consultant with consultation of district focal person has identified the following major urban settlements in district Rahim Yar Khan.

- Sunny Pull
- Iqbalabad
- Fatehpur Kamal
- Feroza
- Jetha Bhutta
- Sajanpur Nao
- Ahmedpur Lamma
- Tranda Muhammad Panah
- Khan Bela
- Allah Abad

1.4 Administrative Set up

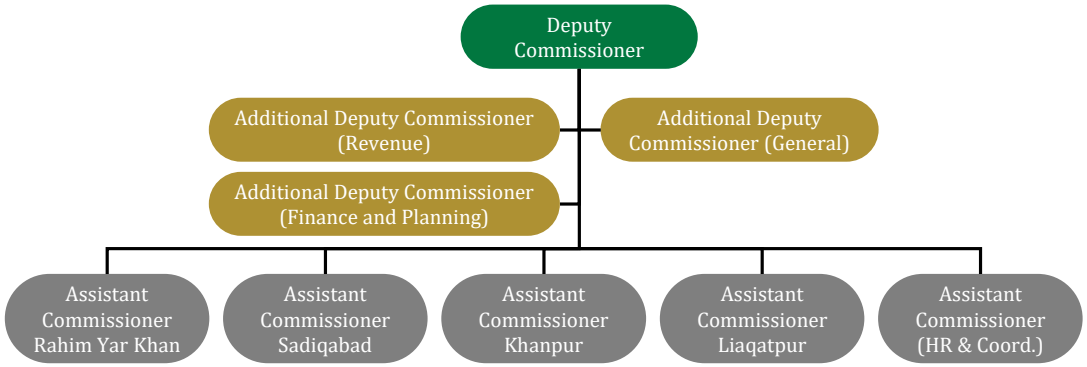
The District Administration, led by the Deputy Commissioner, plays a crucial role in implementing government directives and ensuring efficient public service delivery. The Deputy Commissioner, as per the Punjab Civil Administration Act, 2017, serves as the chief officer overseeing the district administration and represents the Provincial Government in the district. Similarly, Assistant Commissioners, operating at the tehsil level, serve as principal representatives of the provincial government in their respective areas.

The Deputy Commissioner's office is supported by Additional Deputy Commissioners (ADCs), each with specific roles: ADC (Revenue) manages land and revenue matters, ADC (General) handles daily operations and interdepartmental communication, ADC (F&P) oversees financial affairs, and AC (HR & Coordination) deals with human resources and general correspondence.

In Rahim Yar Khan District, four Assistant Commissioners serve as frontline responders to the public. They act as Collectors under the Punjab Land Revenue Act, 1967, coordinate with departments, oversee law and order, municipal services, and perform tasks delegated by the Deputy Commissioner. Additionally, they act as Special Magistrates and administrators of local government bodies in the absence of elected officials, assuming all responsibilities outlined in the Punjab Local Governments Act, 2019.*1*

1 Accessed from: https://rykhan.punjab.gov.pk/District_administration, Accessed on 10. Feb.2024.

Figure 1-1: District Rahim Yar Khan Administrative Set-up



Source: Website of District Rahim Yar Khan, GoP

1.5 Review of Previous Plans

1.5.1 Outline Development Plan (ODP) of Rahim Yar Khan 1975-1995

The Housing and Physical Planning Department, currently known as the Punjab Housing and Town Planning Agency, assumed the pivotal role of crafting master plans for various cities in Punjab from 1970 to 2001. Under its purview, the department meticulously prepared development plans, aimed at contributing significantly to the strategic urban planning initiatives in the region.

The Zoning Plan for Rahim Yar Khan City, known as the Outline Development Plan (ODP), was formulated as a comprehensive guideline for urban development. The plan was designed to span a period of 20 years, from 1975 to 1995, with a focus on the geographical boundary of the Municipal Committee Rahim Yar Khan.

The ODP encompassed various aspects of urban development, including the Land Use/Zoning Plan, Housing, Transportation, Commerce, Industry, Social Services, and Public Utilities. It envisioned the future expansion of the city through the establishment of three distinct zones: Low density, medium density, and High density.

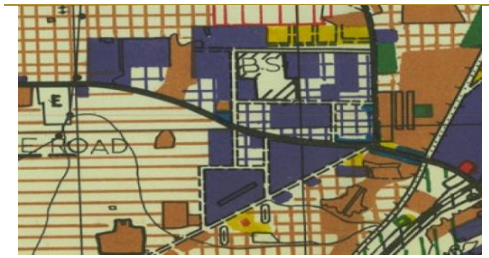
To inform the plan, a population survey in 1998 indicated that Rahim Yar Khan city had a population of 361,776. The inter-census population growth rate from 1981 to 1998 was calculated at 4.04%.

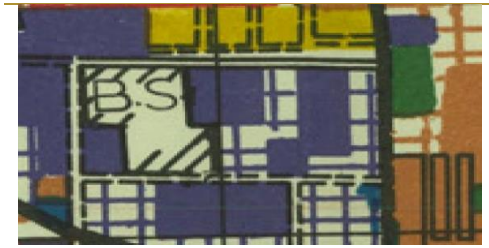
However, despite its comprehensive scope and initial vision, the implementation status of the plan is marked as "Not valid," as its validity was only recognized until 1995. This suggests that the plan may have faced challenges or changes that rendered it ineffective beyond its designated timeframe.

The zoning plan featured a pivotal recommendation for the creation of a "Planning Authority" composed of the Administrator/Chairman Municipal Committee, District Council, and a representative from the Housing & Physical Planning Department. This proposed authority aimed to offer comprehensive guidance on land use development and related planning aspects within the broader framework established by the Rahim Yar Khan Outline Development Plan (ODP). Despite its well-thought structure, the primary impediment to the complete implementation of the ODP was the absence of a dedicated institutional setup in Rahim Yar Khan. This institutional vacuum significantly hindered the effective execution of the proposed plan, highlighting the critical role those institutional frameworks play in the successful implementation of urban development strategies.

A review of the proposed land uses in the Zoning Plan with respect to the current status of that land is given in the table below.

Table 1-2: Review of Outline Development Plan (ODP) of Rahim Yar Khan 1975-1995

Sr. No.	Land Use Proposed in Zoning Plan (1975-1995)	Current Land Use (2023)	Implementation Status
1	**Proposed Infill Industry** 	**Industrial and Commercial Mix** 	The envisioned infill industries, as proposed in the Outline Development Plan (ODP), have been successfully developed on the vacant parcels adjacent to existing industries, aligning with the planned framework.
2	**Industrial Zone** 	**Vacant Land (Industrial Development Along Major Roads only)** 	The proposed major industrial zone outlined in the ODP has encountered a significant lag in full-scale development. Notably, the anticipated industrial growth envisioned by the ODP has primarily materialized along major roads, specifically Akramabad Road and Bahadurpur Road. However, the comprehensive realization of the proposed industrial zone has been notably absent.
3	**Institutional Zones** 	**Neighborhood Institutional Facilities** 	The current satellite imagery confirms favorable implementation of proposed institutional zones in the ODP, with observed conformity and no violations. Facilities observed within the designated zone include educational institutions, healthcare centers, public/administrative offices, library, and sports complex.

4	Proposed Residential 	Residential 	Recent satellite imagery reveals partial development in the proposed residential zone outlined in the Outline Development Plan (ODP) for Rahim Yar Khan. This observation strongly justifies the city's expansion in alignment with the ODP's recommended direction. The partial development signals the need for continued urban growth as envisioned in the plan.
5	Proposed Burial Grounds 	Residential Development 	As evidenced by the present satellite imagery, the two designated sites for Burial Grounds in the ODP for Rahim Yar Khan have deviated from the initial proposal. Both of the suggested sites have undergone development into residential zones, thereby departing from their original function as burial grounds. This shift can be attributed to the dynamic growth pattern of the city and the rising demand for development in these specific locations.
6	Proposed Open Spaces 	Residential and Commercial Development 	Recent satellite imagery reveals a deviation from the proposed park's locations in the ODP. Instead of the intended open and green spaces, only one park has been developed on the proposed site, while other designated park locations have been repurposed for residential and commercial use. This shift indicates evolving urban dynamics and highlights the need for a reassessment of the city's development plan to align with current community needs and priorities.
7	**Proposed Bus Stand** 	Industrial Development 	Contrary to the planned bus terminal, recent satellite imagery indicates industrial development and the presence of a government college at the proposed location in the ODP. This deviation underscores the dynamic nature of urban development and the importance of reassessing planning strategies to align with evolving community needs and land use priorities.

Source: Devised by Consultant

1.5.2 Outline Development Plan (ODP) of Khanpur 1986-2010

The Housing and Physical Planning Department, currently known as the Punjab Housing and Town Planning Agency, assumed the pivotal role of crafting master plans for various cities in Punjab from 1970 to 2001. Under its purview, the department meticulously prepared development plans, aimed at contributing significantly to the strategic urban planning initiatives in the region.

The zoning plan for Khanpur City, known as the Outline Development Plan (ODP), was formulated as a comprehensive guideline for urban development. The plan was designed for a period of 24 years, from 1986 to 2010, with a focus on the geographical boundary of the Municipal Committee Khanpur.

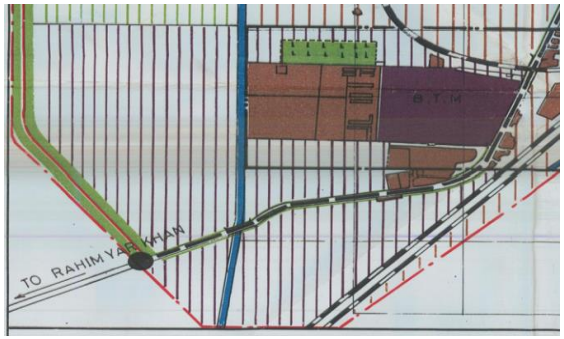
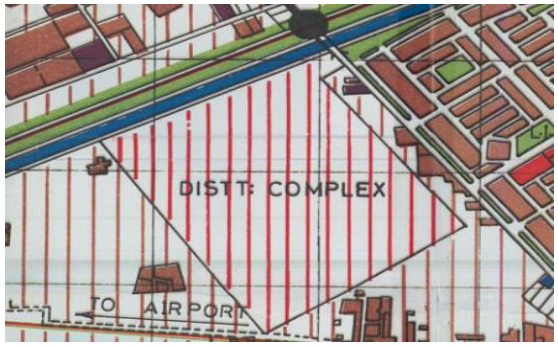
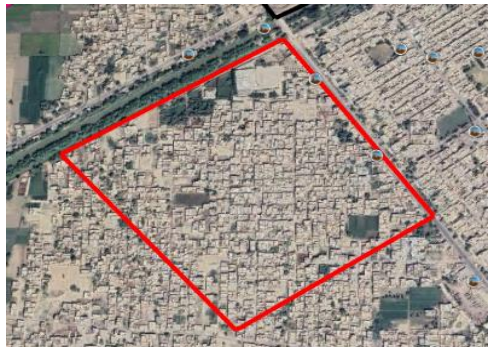
The ODP encompassed various aspects of urban development, including Land use/Zoning Plan, Housing, Transportation, Commerce, Industry, Technical institute, and Community facilities. Population growth projection was carried out which was 4.25 per annum with the help of compound interest formula, according to this, projected population for the year of 2010 was projected to be 2,36,017.

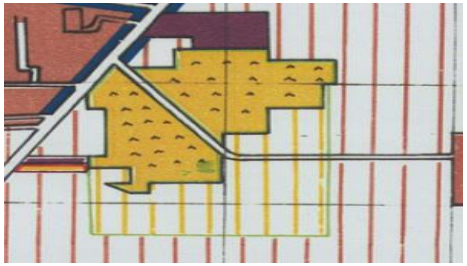
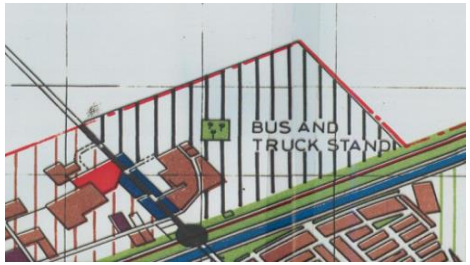
However, despite its comprehensive scope and initial vision, the implementation status of the plan is marked as "Not valid," as its validity was only recognized until 2010. This suggests that the plan may have faced challenges or changes that rendered it ineffective beyond its designated timeframe.

The zoning plan featured a pivotal recommendation for the creation of a "Planning Authority" composed of the Administrator/Chairman MC, District Council, and a representative from the Housing & Physical Planning Department. This proposed authority aimed to offer comprehensive guidance on land use development and related planning aspects within the broader framework established by the Khanpur Outline Development Plan (ODP). Despite its well-thought structure, the primary impediment to the complete implementation of the ODP was the absence of a dedicated institutional setup in Khanpur. This institutional vacuum significantly hindered the effective execution of the proposed plan, highlighting the critical role that institutional frameworks play in the successful implementation of urban development strategies.

A review on the proposed land uses in the Zoning Plan with respect to the current status of that land is given in the table below.

Table 1-3: Review of Outline Development Plan (ODP) of Khanpur 1986-2010

Sr. No.	Land Use Proposed in Zoning Plan (1986-2010)	Current Land Use (2023)	Implementation Status
1	**Proposed Commercial Zone** 	**Commercial and Residential Mix** 	The proposed commercial zone in Outline Development Plan (ODP), has been developed with existing grain market. However, there were residential development also observe in this zone.
2	**Industrial Zone** 	**Vacant Land (Industrial Development Along Major Roads only)** 	The proposed major industrial zone outlined in the ODP has encountered a significant lag in full-scale development. Notably, the anticipated industrial growth envisioned by the ODP has primarily materialized along major roads, specifically Rahim Yar Khan Road. However, the comprehensive realization of the proposed industrial zone has been notably absent.
3	**Institutional cum Offices** 	**Residential and Commercial Development** 	The current satellite imagery confirms the deviation from the proposed institutional cum offices as “District Complex” zone in the ODP. Instead, this zone utilized as a residential neighborhood with commercial development and highlights the need for a reassessment of the city's development plan to align with current community needs and priorities.

4	**Proposed Residential** 	**Residential** 	Recent satellite imagery reveals partial development in the proposed residential zone outlined in the Outline Development Plan (ODP) for Khanpur. This observation strongly justifies the city's expansion in alignment with the ODP's recommended direction. The partial development signals the need for continued urban growth as envisioned in the plan.
5	**Proposed Burial Grounds** 	**Residential Development** 	As evidenced by the present satellite imagery, the designated site for Burial Grounds in the ODP for Khanpur has deviated from the initial proposal. The suggested site has undergone development into residential zones, thereby departing from their original function as burial grounds. This shift can be attributed to the dynamic growth pattern of the city and the rising demand for development in these specific locations.
6	**Proposed Open Spaces** 	**Residential, Commercial and Vacant Development** 	The proposed open spaces in ODP shows the deviation in recent satellite imagery. Instead of the intended open and green spaces, designated park locations have been repurposed for residential, commercial, and vacant use. This shift indicates evolving urban dynamics and highlights the need for a reassessment of the city's development plan to align with current community needs and priorities.
7	**Proposed Bus Stand** 	**Residential and Commercial Development** 	Contrary to the planned bus terminal, recent satellite imagery indicates residential and commercial development and the presence of a college at the proposed location in the ODP. This deviation underscores the dynamic nature of urban development and the importance of reassessing planning strategies to align with evolving community needs and land use priorities.

Source: Devised by Consultant

1.5.3 Outline Development Plan (ODP) of Liaquatpur 1995-2020

The Housing and Physical Planning Department, currently known as the Punjab Housing and Town Planning Agency, assumed the pivotal role of crafting master plans for various cities in Punjab from 1970 to 2001. Under its purview, the department meticulously prepared development plans, aimed at contributing significantly to the strategic urban planning initiatives in the region.

The zoning plan for Liaquatpur City, known as the Outline Development Plan (ODP), was formulated as a comprehensive guideline for urban development. The plan was designed to span a period of 25 years, from 1995 to 2020, with a focus on the geographical boundary of the Municipal Committee Liaquatpur.

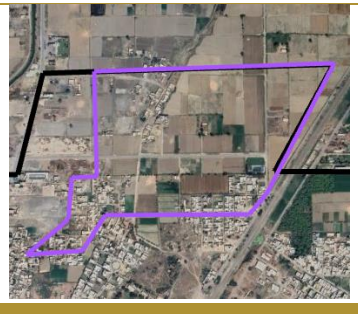
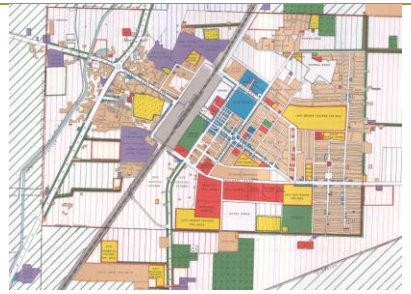
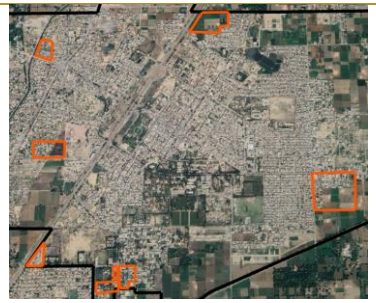
The ODP encompassed various aspects of urban development, including the Land Use/Zoning Plan, Housing, Transportation, Commerce, Industry, Social Services, and Public Utilities. To inform the plan, a population survey in 1998 indicated that Liaquatpur city had a population of 15,271. The inter-census population growth rate from 1981 to 1998 was calculated at 4.25%.

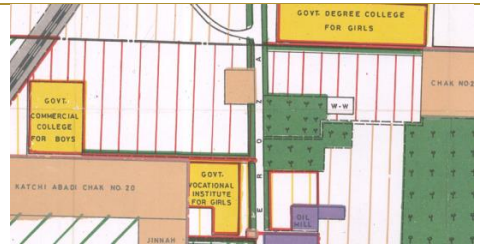
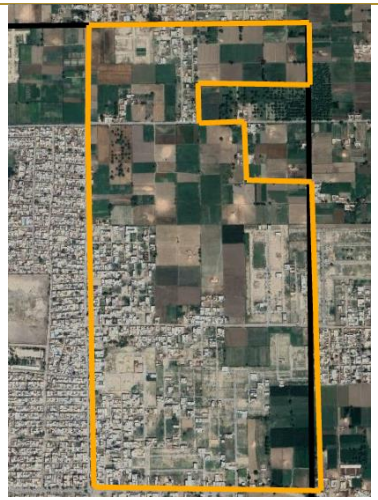
However, despite its comprehensive scope and initial vision, the implementation status of the plan is marked as "Not valid," as its validity was only recognized until 2020. This suggests that the plan may have faced challenges or changes that rendered it ineffective beyond its designated timeframe.

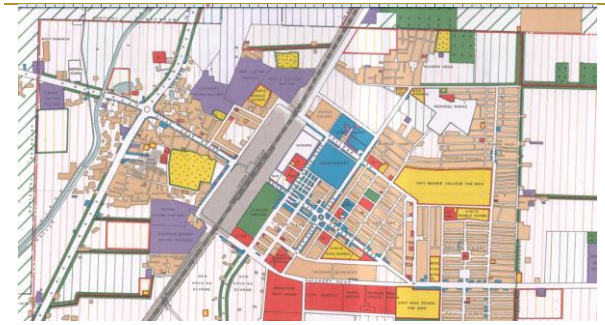
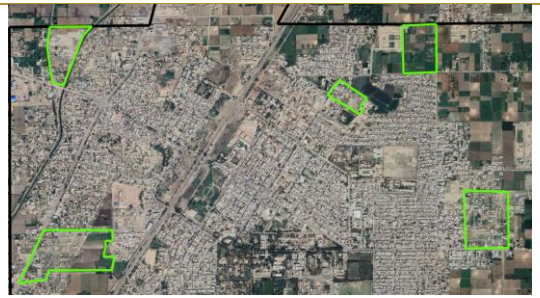
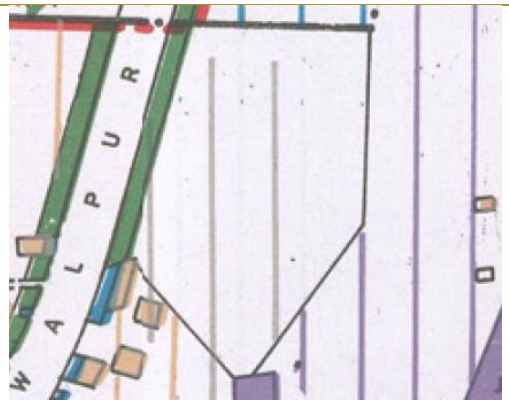
The zoning plan featured a pivotal recommendation for the creation of a "Planning Authority" composed of the Administrator/Chairman MC, District Council, and a representative from the Housing & Physical Planning Department. This proposed authority aimed to offer comprehensive guidance on land use development and related planning aspects within the broader framework established by the Liaquatpur Outline Development Plan (ODP). Despite its well-thought structure, the primary impediment to the complete implementation of the ODP was the absence of a dedicated institutional setup in Liaquatpur. This institutional vacuum significantly hindered the effective execution of the proposed plan, highlighting the critical role that institutional frameworks play in the successful implementation of urban development strategies.

A review on the proposed land uses in the Zoning Plan with respect to the current status of that land is given in the table below.

Table 1-4: Review of Outline Development Plan (ODP) of Liaquatpur 1995-2020

Sr. No.	Land Use Proposed in Zoning Plan (1995-2020)	Current Land Use (2023)	Implementation Status
1	**Proposed Commercial Zone** 	**Vacant land (Industrial and Commercial Mix)** 	The envisioned commercial zone, as proposed in the Outline Development Plan (ODP), has not been successfully developed as mostly the land is vacant with commercial development along the Liaquatpur road that shows the partial alignment with the planned framework.
2	**Industrial Zone** 	**Residential Development and Vacant Land** 	The proposed major industrial zone outlined in the ODP has encountered a significant lag in full-scale development. Notably, the anticipated industrial growth envisioned by the ODP has primarily used for the residential development and vacant land mostly. Therefore, this zone shows the absent of compilation with the proposal.
3	**Educational Institutional Zones** 	**Residential, Commercial, and Vacant mix Development** 	Seven zones were designated for Educational Institutions in the ODP, but a review through the current satellite images reveals that mix development has taken place. One zone appears entirely vacant, while the remaining ones are utilized for both commercial and residential purposes, indicating deviations from the originally proposed framework.

4	Proposed Public Buildings and Offices 	Residential, Commercial, Institutional and Vacant mix Development 	There were two zones proposed for public buildings and offices in ODP. However, these zones undergone for education institutions, hospital, education, commercial shops etc. that shows the deviation from the planned framework.
5	Proposed Residential 	Residential 	Recent satellite imagery reveals partial development in the proposed residential zone outlined in the Outline Development Plan (ODP) for Liaquatpur. This observation strongly justifies the city's expansion in alignment with the ODP's recommended direction. The partial development signals the need for continued urban growth as envisioned in the plan.
6	Proposed Burial Grounds 	Residential Development and Vacant Land 	As evidenced by the present satellite imagery, the two designated sites for Burial Grounds in the ODP for Liaquatpur have deviated from the initial proposal. Both of the suggested sites have undergone development into residential zones, and one of the zones is mostly vacant thereby departing from their original function as burial grounds. This shift can be attributed to the dynamic growth pattern of the city and the rising demand for development in these specific locations.

7	**Proposed Open Spaces** 	Residential and Commercial Development 	Recent satellite imagery reveals a deviation from the proposed park's locations in the ODP. Instead of the intended open and green spaces, no park has been developed on the proposed site, while designated park locations have been repurposed for residential and commercial use. This shift indicates evolving urban dynamics and highlights the need for a reassessment of the city's development plan to align with current community needs and priorities.
8	**Proposed Bus Stand** 	**Commercial Development and Vacant Land** 	Contrary to the planned bus terminal, recent satellite imagery indicates commercial development and the vacant land at the proposed location in the ODP. This deviation underscores the dynamic nature of urban development and the importance of reassessing planning strategies to align with evolving community needs and land use priorities.

Source: Devised by Consultant

1.5.4 Outline Development Plan (ODP) of Sadiqabad 1987-2010

The Housing and Physical Planning Department, currently known as the Punjab Housing and Town Planning Agency, assumed the pivotal role of crafting master plans for various cities in Punjab from 1970 to 2001. Under its purview, the department prepared the development plans, aimed at contributing significantly to the strategic urban planning initiatives in the region.

The zoning plan for Sadiqabad City, known as the Outline Development Plan (ODP), was formulated as a comprehensive guideline for urban development. The plan was designed for a period of 23 years, from 1987 to 2010, with a focus on the geographical boundary of the Municipal Committee Sadiqabad.

The ODP encompassed various aspects of urban development, including the Land Use/Zoning Plan, Housing, Transportation, Commerce, Industry, Social Services, and Public Utilities. It envisioned the future expansion of the city through the establishment of phases into four distinct zones: Old town, Mandi town, Southern zone, and North & North-western zone.

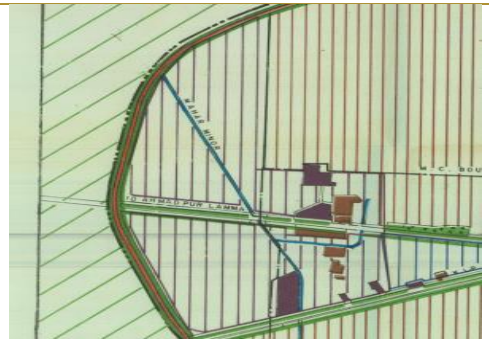
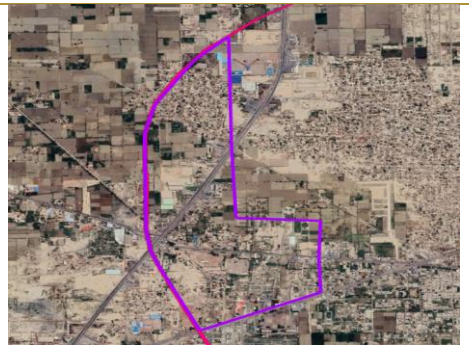
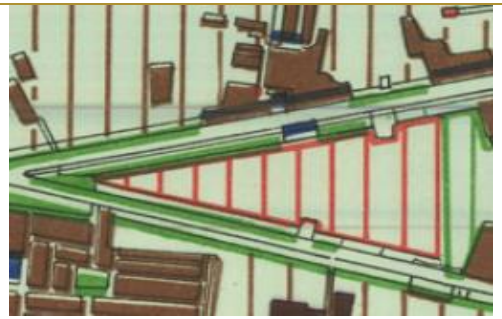
Population growth projection was carried out which was 4.25 per annum with the help of compound interest formula, according to this, projected population for the year of 2010 was projected to be 2,13,769.

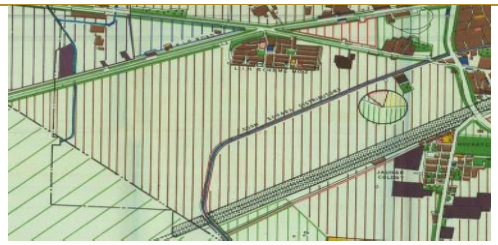
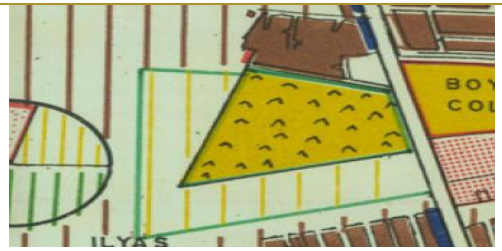
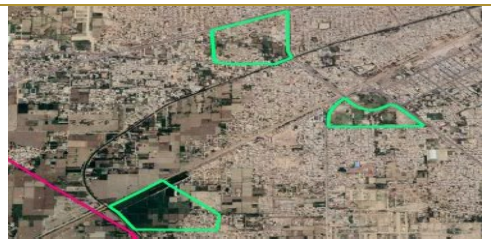
However, despite its comprehensive scope and initial vision, the implementation status of the plan is marked as "Not valid," as its validity was only recognized until 2010. This suggests that the plan may have faced challenges or changes that rendered it ineffective beyond its designated timeframe.

The zoning plan featured a pivotal recommendation for the creation of a "Planning Authority" composed of the Administrator/Chairman MC, District Council, and a representative from the Housing & Physical Planning Department. This proposed authority aimed to offer comprehensive guidance on land use development and related planning aspects within the broader framework established by the Sadiqabad Outline Development Plan (ODP). Despite its well-thought structure, the primary impediment to the complete implementation of the ODP was the absence of a dedicated institutional setup in Sadiqabad. This institutional vacuum significantly hindered the effective execution of the proposed plan, highlighting the critical role that institutional frameworks play in the successful implementation of urban development strategies.

A review on the proposed land uses in the Zoning Plan with respect to the current status of that land is given in the table below.

Table 1-5: Review of Outline Development Plan (ODP) of Sadiqabad 1987-2010

Sr. No.	Land Use Proposed in Zoning Plan (1987-2010)	Current Land Use (2023)	Implementation Status
	Proposed Industrial Zone	**Industrial, Commercial and Residential Mix**	
1			The proposed industrial zone, as proposed in the Outline Development Plan (ODP), have been developed as industries along the link road, commercial along the main Sadiqabad bypass, and on the above side this zone has been developed as residential uses that shows the partial implementation with planned framework.
	Public Buildings Zone	**Commercial Development**	
2			The proposed Public Buildings Zone outlined in the ODP has encountered a significant lag in full-scale development. The commercial development has been observed majorly in this zone. Therefore, the violations has been observed in this zone.
	Commercial Zone	**Commercial Development**	
3			The current satellite imagery confirms favorable implementation of proposed commercial zone in the ODP, with observed conformity and no violations. Facilities observed within the designated zone include restaurants, markets, and commercial shops.

4	**Proposed Residential** 	**Residential** 	Recent satellite imagery reveals partial development in the proposed residential zone outlined in the Outline Development Plan (ODP) for Sadiqabad. This observation strongly justifies the city's expansion in alignment with the ODP's recommended direction.
5	**Proposed Burial Grounds** 	**Residential Development** 	As evidenced by the present satellite imagery, the designated site for Burial Ground in the ODP for Sadiqabad has proposed as the extension of the existing one. The existing situation shows that site has been utilized for the burial ground shows the alignment with the ODP plan.
6	**Proposed Open Spaces** 	**Residential and Commercial Development** 	Satellite imagery reveals a deviation from the proposed park's locations in the ODP. Instead of open and green spaces, only one zone has been developed on the proposed site, while other designated zone's locations have been repurposed for residential and commercial use.
7	**Proposed Bus Stand** 	**Industrial Development** 	Contrary to the planned bus terminal, recent satellite imagery indicates residential development in the form of housing scheme at the proposed location in the ODP. This deviation underscores the dynamic nature of urban development and the importance of reassessing planning strategies to align with evolving community needs and land use priorities.

Source: Devised by Consultant

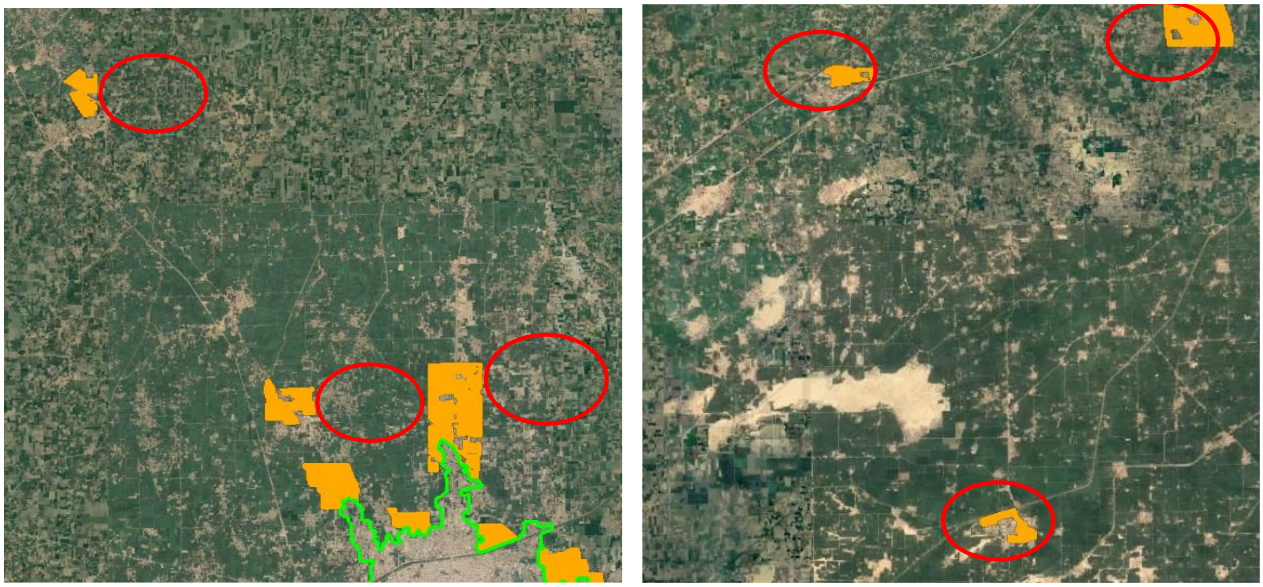
1.5.5 Review of Site Development Zone (SDZ) Structure Plan of District Rahim Yar Khan 2022-2030

The Site Development Zone (SDZ) Structure Plan (SDZ) of district Rahim Yar Khan for the planning period of 2022-2030, was reviewed to assess its feasibility. The proposed zones were intended to fulfil the requirements of the district's Local Governments, aligning with the land use rules of 2020. However, several anomalies were observed, particularly the failure to adhere to the stipulated land use rules 2020. The neglect of environmental considerations in the SDZ has also been reflected. Rahim Yar Khan's natural resources, including prime agricultural and forest lands, are invaluable assets that require protection. Integrating conservation measures and sustainable land use practices into the plan is essential to maintain ecological balance and preserve the district's natural heritage for future.

The plan's limitation to residential zones raises serious questions about its alignment with the comprehensive land use rules of 2020 as no other SDZs have been considered including commercial, institutional and industrial uses. The provisions for health facilities, educational institutions, social infrastructure, recreational spaces, and mixed-use zones should also be incorporated to foster a vibrant and well-balanced urban environment.

Furthermore, the residential zones were based on the entire district population including the rural population as well. Consequently, it resulted in excessive land requirements for an eight years' period and the Residential SDZs are proposed everywhere in the district without considering factors such as adherence to Established built-up area (EBA) and compactness as illustrated below:

Figure 1-2: Proposed Residential Zones 2022-2030



The total area requirement for Future SDZs in a 20-year plan is around 17,848 acres for whole district. In contrast, 21,000 acres of SDZs have been proposed already in their eight-year plan (2022-30). The consultant included only those zones in their current plan that aligned with existing analysis and trends and contributed to the compact form of the cities. However, other zones were omitted, leading to inconsistencies as some of the zones were proposed adjacent to the runway while many were proposed in lush agriculture lands without any growth boundary.

Figure 1-3: Proposed Residential Zones 2022-2030



The SDZ's original timeframe of 8 years was intended to address short-term development objectives. However, the recent extension to 20 years raises concerns about its adaptability to changing circumstances. An extended timeframe demands careful consideration of future challenges, technological advancements, and demographic shifts to ensure that the plan remains relevant and effective over the long term. Moreover, the plan's implementation should incorporate periodic reviews and updates to reflect the evolving needs and aspirations of Rahim Yar Khan's citizens.

CHAPTER 2

LAND USE CLASSIFICATION



CHAPTER 2
LAND USE CLASSIFICATION

Land Use Classification (LUC) is a key component of the Land Use Plan. The consultant initially prepared maps for the entire district using block-level digitization. Base maps were prepared through digitization of open-source satellite imagery. The LUC maps cover the entire Established Built-up Area (EBA) and depict the major land use classes, including residential, commercial (which also includes institutional), industrial, and notified land. Agricultural areas, as a major class, are shown on the map as being located outside each Established Built-up Area (EBA).

2.1 Methodology of Land Use Classification

The methodology adapted for Land Use Classification map is shown in the following figure:

Figure 2-1: Methodology for Preparation of Land Use Classification Map

Setting Up GIS Development Team

- Digitization
- Data Entry

Acquisition of Satellite Imageries

- SAS planet

Preparation of Digitized Base Map

- Administrative Boundaris
- Residential Areas
- Commercial including Institutional Area
- Industrial Area
- Agricultural Land uses
- Notified Areas
- Other Areas

Marking Established Built-up Area (EBA) Boundary

- Compact Form
- Contiguious
- Aviod Ribbon Development and suburban areas
- Physical Barriers to be considred as boundaries
- Adjoining Housing Schemes to be included

Division of Established Built-up Area (EBA) into Urban Blocks

- Compact Residential, Commercial or Industrial Area
- Bounded By Existing Road Network, Natural or Man-made Barrier
- Re-defined Based on Predominant Land Use
- Should not be Bisected by any Road, Canal or Railway Line

Data Collection

- Notified/Governmnet Land
- Approved/Unapproved HS/LSD
- Katchi Abadis

Developing Survey Team

- Land use Survey
- Land Use Revalidation Survey
- Survey Sheets
- Team Mobilization

Final Land Use Classification Map

2.1.1 Field Verification of Digitized Maps/Land Uses

To ensure the accuracy and reliability of the land use classification process, surveys were conducted for field verification. The consultant mobilizes their teams comprising the surveyor head, digitizer, surveyor, and support staff. The surveys have been performed for all the municipal committee s and urban settlements.

2.1.2 Compilation of Data

The data gathered from the field surveys were sent back to GIS team in the form of paper-based data sheets. All the datasets including primary and secondary data have been compiled to prepare the draft land use classification map. These maps were sent to the concerned local governments for review. The final maps were prepared by incorporating comments/observations of the concerned staff.

2.1.3 Meetings & Coordination with Field Staff of District (Building Inspectors & Planning Officers)

The consultant team frequently visited the field staff of district Rahim Yar Khan including the District Council focal persons as well as the municipal committee focal person. The consultant team has fully coordinated with the building inspectors, planning officers, and chief officers of the concerned local governments for finalization of land use classification maps.

2.2 Process of Land Use Classification

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

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



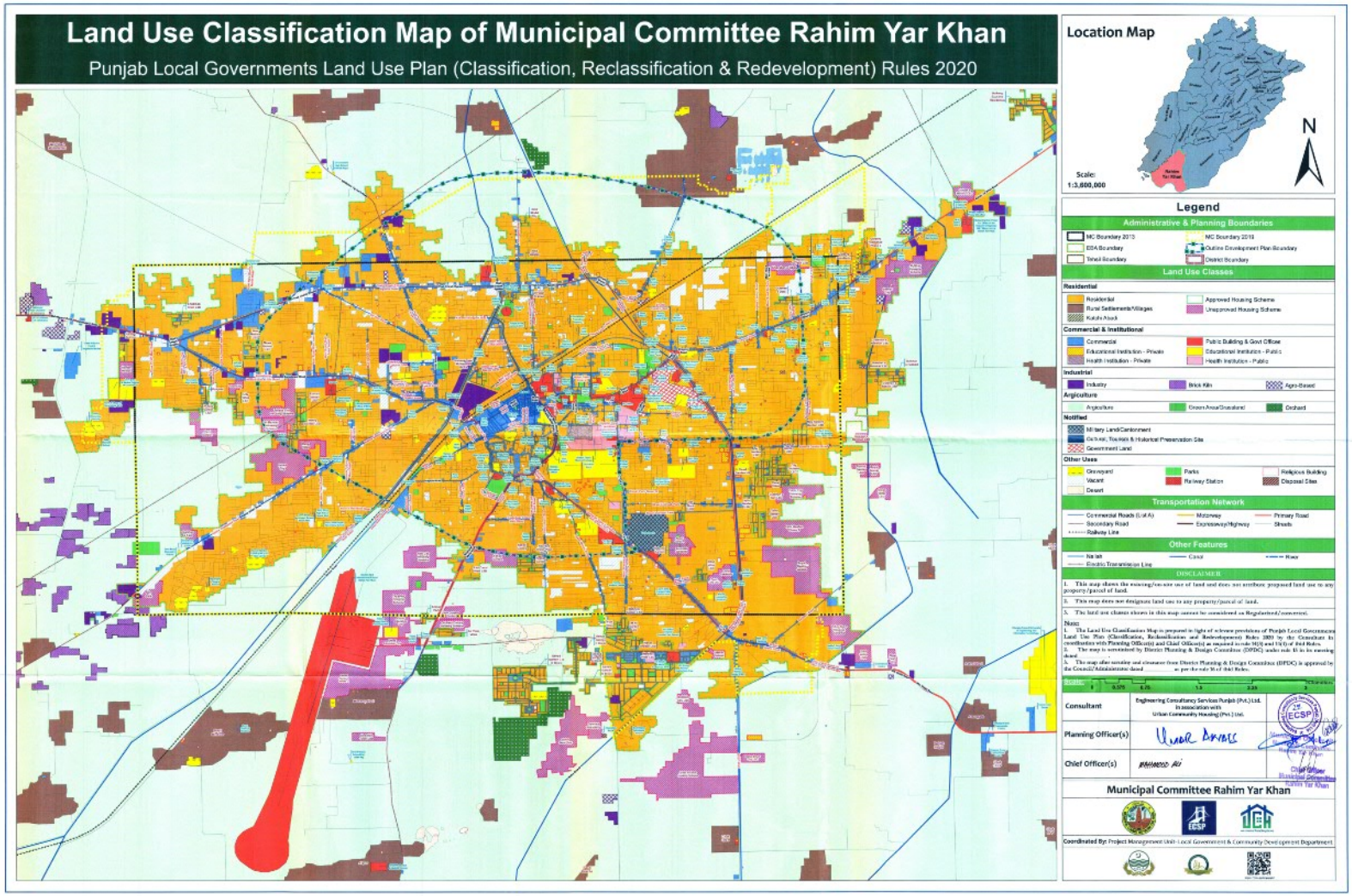
2.3 Local Government Wise Land Use Classification

The municipal committee and urban areas in the district were identified by the local administration and the Established Built-up Area (EBA) boundary of urban settlements were marked following Land Use Rules 2020. The demarcation of the Established Built-up Area (EBA)boundary has been an iterative process and key principles of contagiousness, compactness, and urban form were followed. In District Rahim Yar Khan, there are seven Municipal Committee s demarcated under the guidelines that includes MC-Rahim Yar Khan, MC, Khanpur, MC Sadiqabad, MC Liaquatpur, MC Zahir Pir, MC Kot Samaba, MC Taranda Sawai Khan, and ten urban settlements.

2.3.1 Municipal Committee Rahim Yar Khan

A. Land Use Classification Map of Municipal Committee Rahim Yar Khan

Map 1: Land Use Classification Map of Municipal Committee Rahim Yar Khan



Source: Devised by Consultant

B. Land Use Distribution, Municipal Committee Rahim Yar Khan

Table 2-1: Land Use Classification Break-up for Municipal Committee Rahim Yar Khan

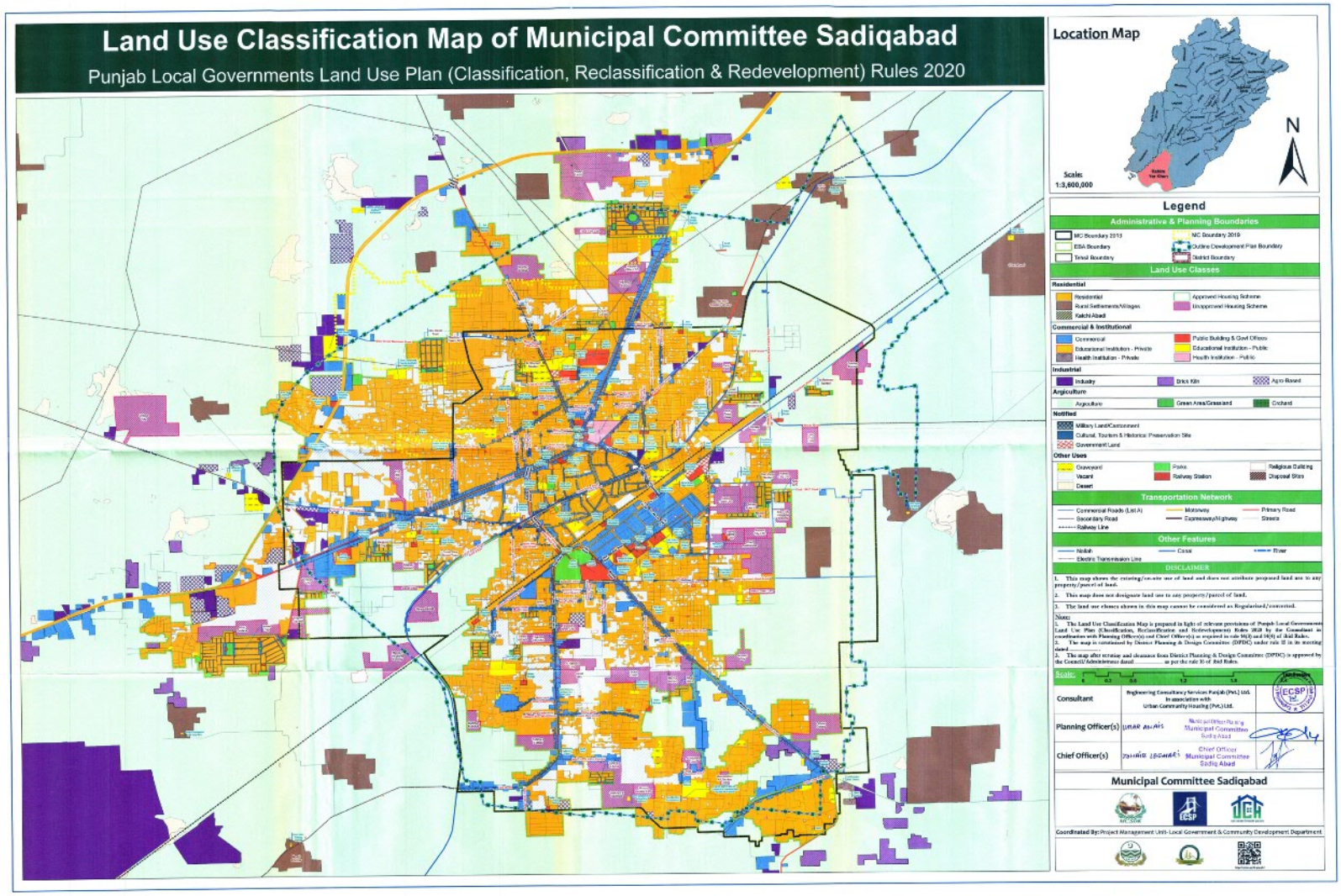
Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		Total MC RYK	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	6,187	50.63%	4,768.6	53.34%	1.1	0.07%	4,769.7	44.8%
	Rural Settlements	-	-	5.1	0.06%	222.2	13.06%	227.3	2.1%
	Approved Schemes	-	-	-	-	-	-	-	-
	Unapproved Schemes	-	-	-	-	-	-	-	-
Residential Class		6,187	50.63%	4,768.6	53.36%	223.3	13.13%	4,997.1	46.93%
Sub-classes	Commercial	757	6.19%	532	5.95%	1.1	0.06%	533.1	5.0%
	Educational Institutions (Public)	82.90	0.68%	67.7	0.76%	-	-	67.7	0.6%
	Educational Institutions (Private)	254.40	2.08%	212.9	2.38%	-	-	212.9	2.0%
	Health Institutions (Public)	13.40	0.11%	11.2	0.13%	-	-	11.2	0.1%
	Health Institutions (Private)	46.10	0.38%	44.1	0.49%	-	-	44.1	0.4%
	Religious Building	60.90	0.5%	43.6	0.49%	0.2	0.01%	43.8	0.4%
	Public Buildings & Govt. Offices	115.30	0.94%	103.4	1.16%	0.1	0.01%	103.5	1.05
Commercial (including institutional) Class		1,330	10.88%	1,014.8	11.34%	1.4	0.08%	1,016.2	9.54%
Sub-classes	Industrial	221.10	1.81%	122.7	1.37%	-	-	122.7	1.2%
	Brick Kilns	31.00	0.25%	8.1	0.09%	-	-	8.1	0.1%
	Agro-based Industry	43.80	0.36%	5.1	0.06%	-	-	5.1	0.1%
	Hazardous Industry	-	-	-	-	-	-	-	-
Industrial Class		295.9	2.42%	136.0	1.52%	-	-	136.0	1.28%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	1,396.2	82.09%		
	Forest (Dense Plantation)	-	-	-	-	-	-	-	-
Agriculture Class		-	-	0.1	0.00%	1,396.2	82.09%		
Sub-classes	Military Land/Cantonment	123.50	1.01%	113.2	1.27%	-	-	113.2	1.1%
	Government Land	8.60	0.07%	6.6	0.07%	-	-	6.6	0.1%
Notified Land Uses Class		132.1	1.08%	119.9	1.34%	-	-	119.9	1.13%
Others	Graveyard	101.7	0.83%	80	0.98%	-	-	80.0	0.8%
	Bus Terminal	23.80	0.19%	9.8	0.11%	-	-	9.8	0.1%
	Railway Station	26	0.21%	8	0.09%	-	-	8.0	0.1%
	Airport	-	-	-	-	38.6	2.27%	38.6	0.4%
	Canals	176	1.44%	103	1.15%	3.0	0.18%	106.0	1.0%
	Disposal Site	15.57	0.13%	5.2	0.06%	-	-	8.0	0.1%
	Parks	214.0	1.75%	124.1	1.39%	4.3	0.25%	128.5	1.2%
	Vacant Area	2,078.6	17.01%	1,347.9	15.08%	29.2	1.72%	1,377.1	12.9%
	Transportation Network	1,639.2	13.41%	1,223.6	13.69%	4.7	0.28%	1,228.3	11.5%
Others Land Use Classes		4,274.87	34.98%	2,901.70	32.44%	79.8	4.69%	2,981.6	28.00%
Total Area		**10,889.87**	**100%**	**8,946.30**	**100%**	**1,700.7**	**100%**	**10,647.1**	**100%**

Note: The boundary of MC Rahim Yar Khan, 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.

2.3.2 Municipal Committee Sadiqabad

A. Land Use Classification Map of Municipal Committee Sadiqabad

Map 2: Land Use Classification Map of Municipal Committee Sadiqabad



B. Land Use Distribution, Municipal Committee Sadiqabad

Table 2-2: Land Use Classification Break-up for Municipal Committee Sadiqabad

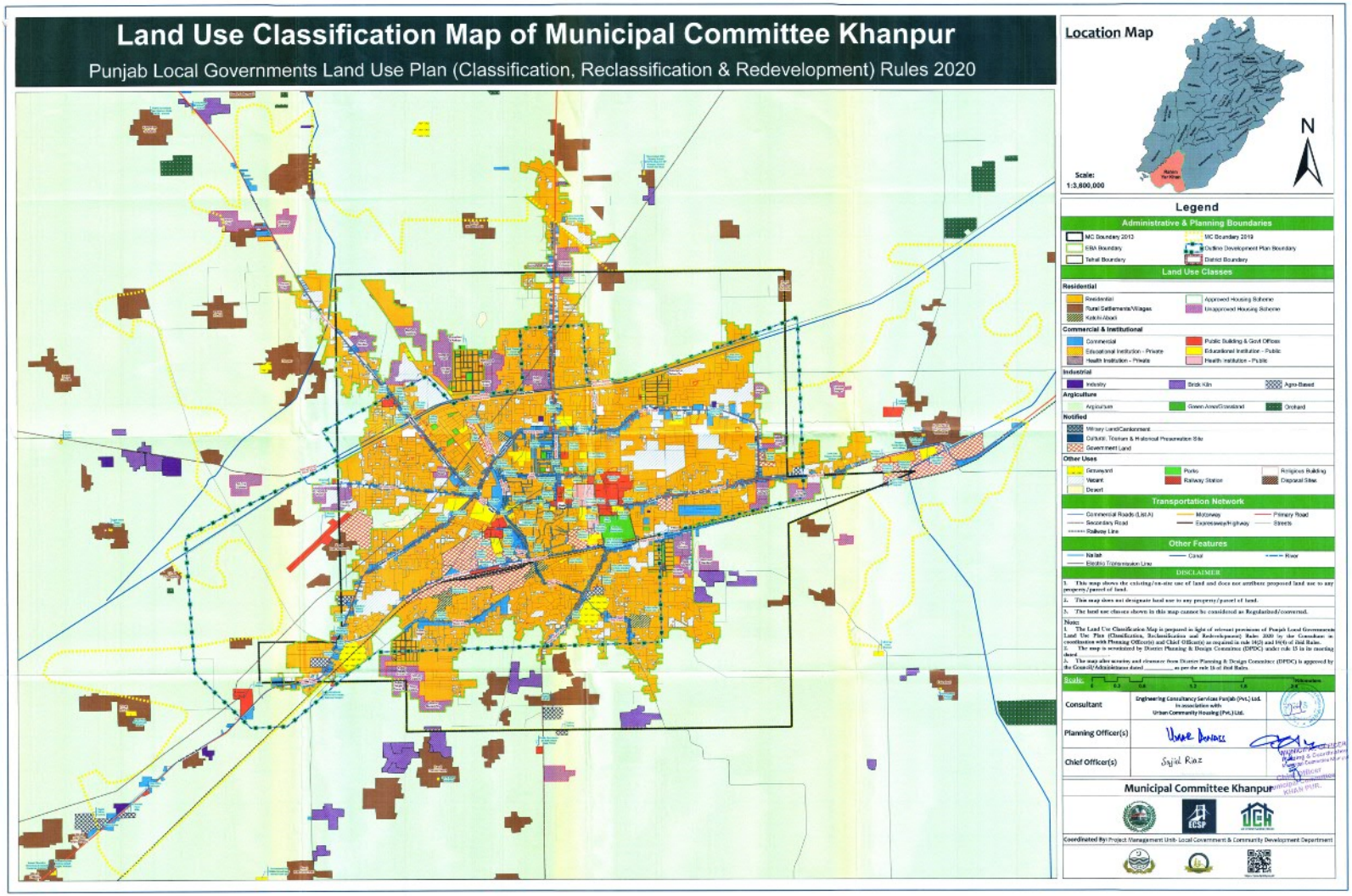
Land Use classes & sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	3,378.0	50.82%	2,380.6	49.78%	4.4	0.18%	2,385.0	33.1%
	Rural Settlements	-	-	-	-	228.2	9.43%	228.2	3.2%
	Katchi Abadis	-	-	-	-	-	-	-	-
Residential Class		3,378.0	50.82%	2,380.6	49.78%	232.6	9.62%	2,613.2	36.29%
Sub-classes	Commercial	436.6	6.57%	353.3	7.39%	16.1	0.67%	369.4	5.1%
	Educational Institutions (Public)	69.8	1.05%	64.7	1.35%	-	-	64.7	0.9%
	Educational Institutions (Private)	35.0	0.53%	31.8	0.66%	4.1	0.17%	35.8	0.5%
	Health Institutions (Public)	16.9	0.25%	16.9	0.35%	-	-	16.9	0.2%
	Health Institutions (Private)	7.1	0.11%	7.1	0.15%	0.4	0.02%	7.5	0.1%
	Religious Building	30.0	0.45%	27.8	0.58%	1.2	0.05%	28.9	0.4%
	Public Buildings & Govt. Offices	62.9	0.95%	61.9	1.29%	0.8	0.03%	62.7	0.9%
Commercial (including institutional) Class		563.4	11.78%	563.4	11.78%	22.6	0.93%	586.0	8.14%
Sub-classes	Industrial	72.8	1.10%	39.7	0.83%	24.3	1.01%	64.0	0.9%
	Brick Kilns	2.3	0.03%	-	-	13.8	0.57%	13.8	0.2%
	Agro-based Industry	57.6	0.87%	7.5	0.16%	0.3	0.01%	7.8	0.1%
Industrial Class		15.0	0.31%	47.1	0.99%	38.4	1.59%	85.6	1.19%
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	1,509.6	62.41%	1,509.6	21.0%
	Forest (Dense Plantation)	-	-	-	-	0.2	0.01%	0.2	0.0%
Agriculture Class				-	-	1,509.8	62.42%	1,509.8	20.97%
Sub-classes	Military Land/Cantonment	15.0	0.23%	15.0	0.31%	-	-	15.0	0.2%
	Government Land			-	-	-	-	-	-
Notified Land Uses Class		15.0	0.31%	15.0	0.31%	-	-	15.0	0.21%
Others	Graveyard	63.3	0.95%	62.8	1.31%	0.4	0.02%	63.2	0.9%
	Bus Terminal	11.5	0.17%	11.5	0.24	-	-	11.5	0.2%
	Railway Station	1.6	0.02%	1.6	0.03%	-	-	1.6	0.0%
	Airport	-	-	-	-	-	-	-	-
	Canals	-	-	-	-	-	-	-	-
	Disposal Site	-	-	-	-	-	-	-	-
	Parks	41.0	0.62%	28.8	0.60%	-	-	28.8	0.4%
	Vacant Area	1,496.5	22.51%	1,058.0	22.12%	599.5	24.79%	1,657.5	23.0%
	Transportation Network	849.2	12.77%	613.6	12.83%	15.5	0.64%	629.1	8.7%
Others Land Use Classes		2,463.0	37.05%	1,776.2	37.14%	615.4	25.44%	2,391.6	33.21%
Total Area		6,661	100.00%	4,782.4	100.00%	2,418.8	100.00%	7,201.2	100.00%

Note: The boundary of MC Sadiqabad, 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.

2.3.3 Municipal Committee Khanpur

A. Land Use Classification Map of Municipal Committee Khanpur

Map 3: Land Use Classification Map of Municipal Committee Khanpur



B. Land Use Distribution, Municipal Committee Khanpur

Table 2-3: Land Use Classification Break-up for Municipal Committee Khanpur

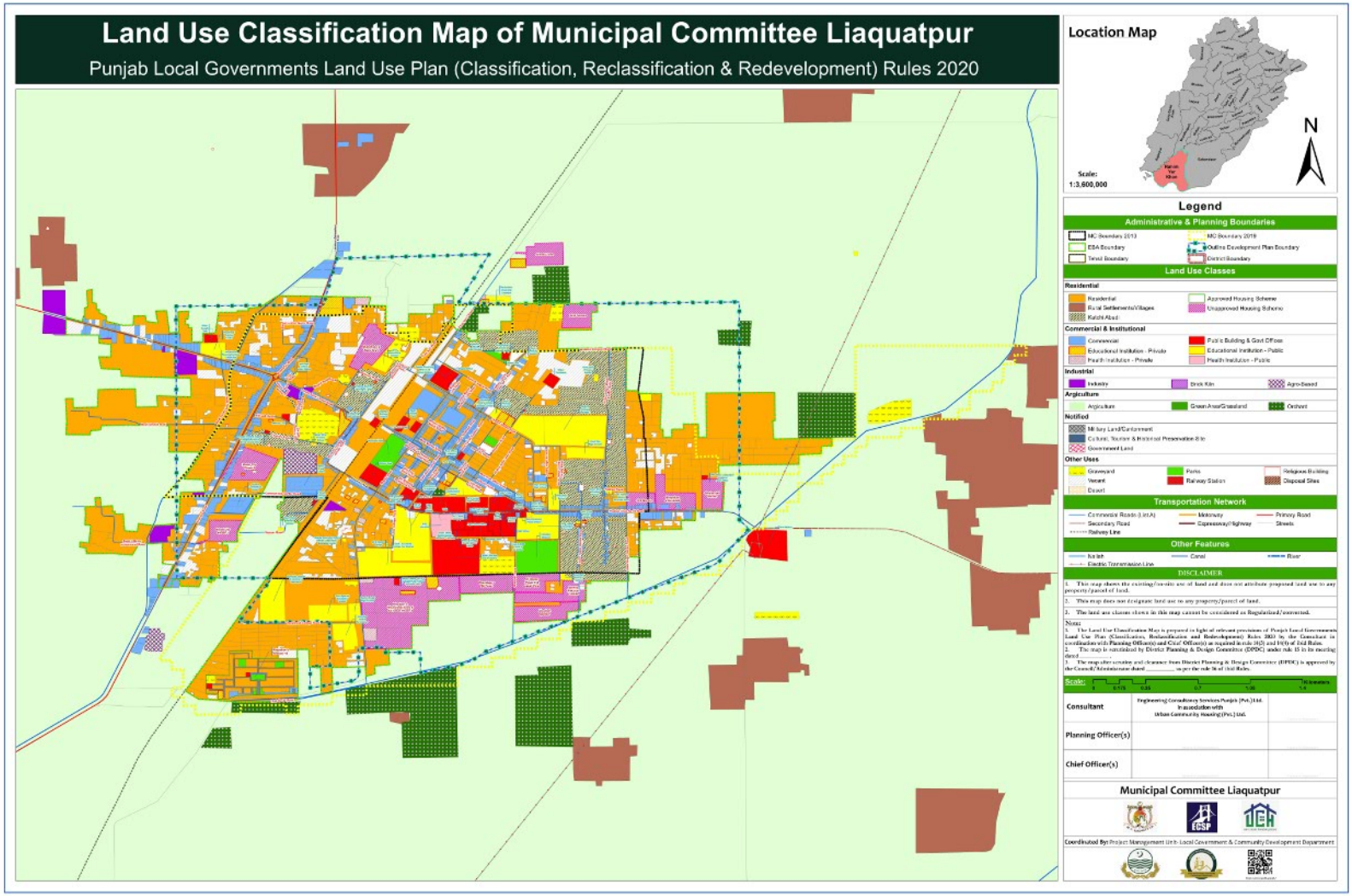
Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	2,297.88	49.07%	2,130.4	49.03%	57.9	0.85%	2,188.3	19.7%
	Rural Settlements	-	-	-	-	1,251.4%	18.47%	1,251.4	11.3%
	Approved Schemes	-	-	-	-	-	-	-	-
	Unapproved Schemes	-	-	-	-	-	-	-	-
	Katchi Abadis	29.1	0.62%	29.1	0.67%	-	-	29.1	0.3%
Residential Class		**2,326.98**	**49.69%**	**2,159.4**	**49.70%**	**1,309.3**	**19.32%**	**3,468.8**	**31.19%**
Sub-classes	Commercial	250.1	5.34%	218.3	5.02%	45.5	0.67%	263.8	2.4%
	Educational Institutions (Public)	62.6	1.34%	62.4	1.44%	4.9	0.07%	67.3	0.6%
	Educational Institutions (Private)	44.4	0.95%	24.4	0.56%	22.4	0.33%	46.8	0.4%
	Health Institutions (Public)	18.2	0.39%	18.2	0.42%	1.1	0.02%	19.3	0.2%
	Health Institutions (Private)	4	0.09%	4.0	0.09%	-	-	4.0	0.0%
	Religious Building	35.3	0.75%	25.2	0.58%	2.7	0.04%	27.9	0.3%
	Public Buildings & Govt. Offices	63.2	1.35%	62.4	1.44%	38.8	0.57%	101.2	0.9%
Commercial (including institutional) Class		**477.80**	**10.20%**	**414.9**	**9.55%**	**115.5**	**1.70%**	**530.4**	**4.77%**
Sub-classes	Industrial	9.8	0.21%	9.7	0.22%	9.6	0.14%	19.3	
	Brick Kilns	17.7	0.38%	6.9	0.16%	0.51	0.51%	41.5	
	Agro-based Industry	9.8	0.21%	9.8	0.23%	9.9	0.15%	19.7	
	Hazardous Industry	-	-	-	-	-	-		
Industrial Class		37.30	**0.80%**	**26.4**	**0.61%**	**54.1**	**0.80%**	**80.5**	
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	5,190.2	76.58%	5,190.2	46.7%
	Barren Land	1	0.02%	1.0	0.02%	7.9	0.12%	1.0	0.0%
	Forest (Dense Plantation)	-	-	-	-	-	-	7.9	0.1%
Agriculture Class		1	0.02%	1.0	0.02%	5,198.1	76.70%	5,199.1	46.74%
Sub-classes	Military Land/Cantonment	9.5	0.20%	9.5	0.22%	-	-	9.5	0.1%
	Government Land	104.8	2.24%	104.8	2.41%	26.5	0.39%	131.3	1.2%
Notified Land Uses Class		**114.30**	**2.44%**	**114.4**	**2.63%**	**26.5**	**0.39%**	**140.9**	**1.27%**
Others	Graveyard	52.2	1.11%	52.2	1.20%	34.1	0.50%	86.3	0.8%
	Bus Terminal	0.2	0.0%	0.2	0.0%	-	-	0.2	0.0%
	Railway Station	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-
	Canals	67	1.43%	50.5	1.16%	0.4	0.01%	50.9	0.5%
	Disposal Site	-	-	-	-	-	-	-	-
	Parks	43.3	0.92%	38.0	0.87%	0.4	0.01%	38.4	0.3%
	Vacant Area	997.9	21.31%	943.5	21.71%	32.5	0.48%	976.0	8.8%
	Transportation Network	565.1	12.07%	544.5	12.53%	6.3	0.09%	550.8	5.0%
Others Land Use Classes		**1,725.70**	**36.85%**	**1,628.9**	**37.49%**	**73.7**	**1.09%**	**1,702.6**	**15.31%**
Total Area		**4,683.08**	**100%**	**4,345.1**	**100%**	**6,777.2**	**100%**	**11,122.3**	**100%**

Note: The boundary of MC Khanpur, 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.

2.3.4 Municipal Committee Liaquatpur

A. Land Use Classification Map of Municipal Committee Liaquatpur

Map 4: Land Use Classification Map of Municipal Committee Liaquatpur



Source: Devised by Consultant

B. Land Use Distribution, Municipal Committee Liaquatpur

Table 2-4: Land Use Classification Break-up for Municipal Committee Liaquatpur

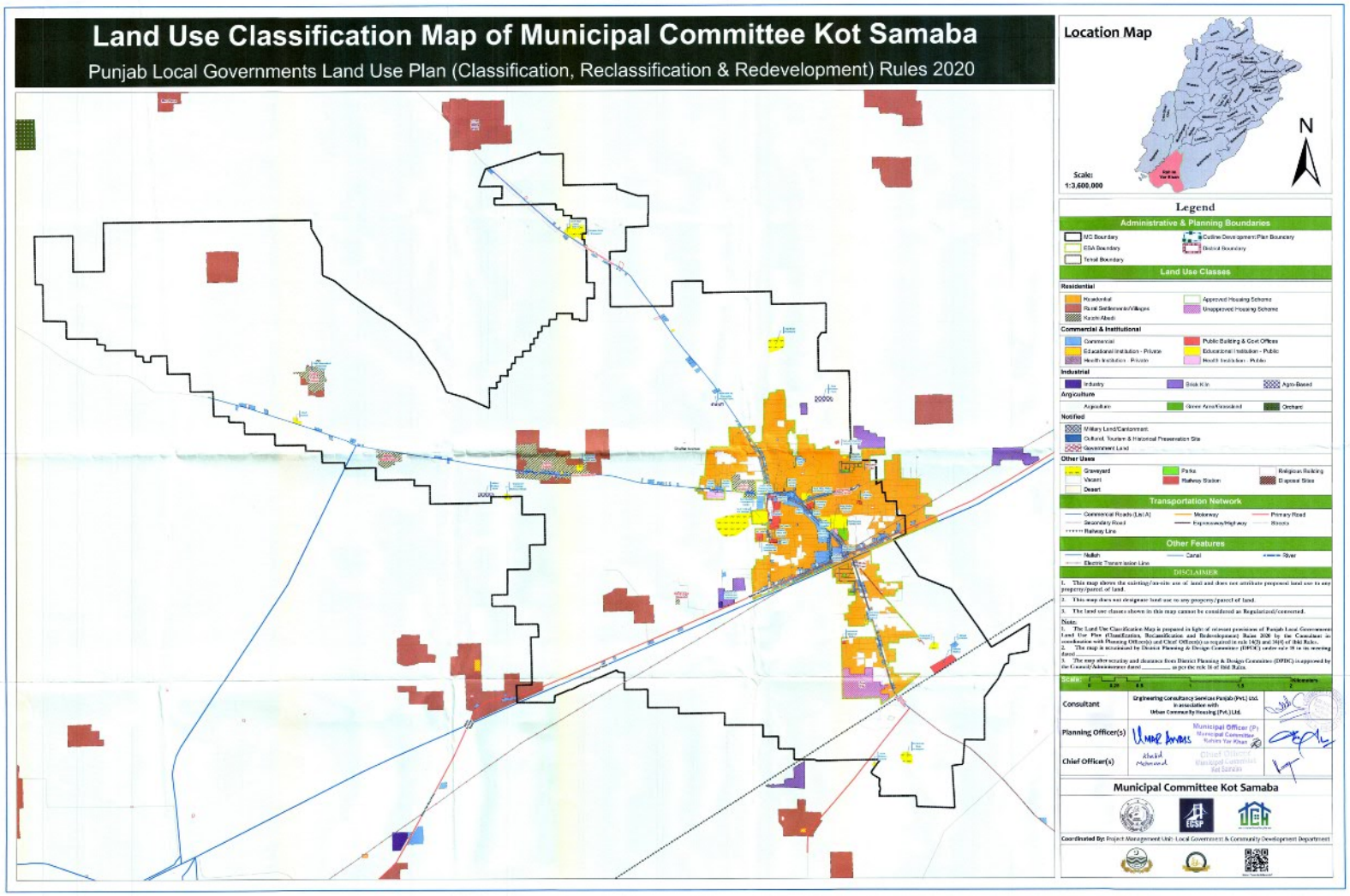
Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	954.9	48.02%	259.3	27.58%	-	-	259.3	27.2%
	Rural Settlements	-	-	-	-	7.4	52.95%	7.4	0.8%
	Approved Schemes	-	-	-	-	-	-	-	-
	Unapproved Schemes	-	-	-	-	-	-	-	-
	Katchi Abadis	134.6	6.77%	118.3	12.58%	-	-	118.3	12.4%
Residential Class		**1,089.5**	**54.79%**	**377.6**	**40.16%**	**7.4**	**52.95%**	**385.0**	**40.35%**
Sub-classes	Commercial	100.1	5.07%	85.0	9.04%	-	-	85.0	8.9%
	Educational Institutions (Public)	95.8	4.82%	70.7	7.52%	-	-	70.7	7.4%
	Educational Institutions (Private)	11	0.55%	7.9	0.84%	-	-	7.9	0.8%
	Health Institutions (Public)	6.7	0.34%	6.7	0.72%	-	-	6.7	0.7%
	Health Institutions (Private)	4	0.20%	2.9	0.31%	-	-	2.9	0.3%
	Religious Building	9	0.45%	7.9	0.84%	-	-	7.9	0.8%
	Public Buildings & Govt. Offices	63.1	3.17%	59.9	6.38%	-	-	59.9	6.3%
Commercial (including institutional) Class		**290.4**	**14.60%**	**241.1**	**25.64%**	**-**	**-**	**241.1**	**25.27%**
Sub-classes	Industrial	19.9	1%	15.2	1.62%	-	-	15.2	1.6%
	Brick Kilns	2	0.10%	-	-	-	-	-	-
	Agro-based Industry	-	-	-	-	-	-	-	-
	Hazardous Industry	-	-	-	-	-	-	-	-
Industrial Class		**21.9**	**1.10%**	**15.2**	**1.62%**	**-**	**-**	**15.2**	**1.6%**
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	6.5	46.73%	6.5	0.7%
	Forest (Dense Plantation)	5.7	0.29%	5.4	0.58%	-	-	5.4	0.6%
Agriculture Class		5.7	0.29%	**5.4**	**0.58%**	**6.5**	**43.73%**	**12.0**	**1.26%**
Sub-classes	Military Land/Cantonment	-	-	-	-	-	-	-	-
	Government Land	-	-	-	-	-	-	-	-
Notified Land Uses Class		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Others	Graveyard	26.6	1.34%	22.3	2.37%	-	-	22.3	2.3%
	Bus Terminal	1	0.05%	1.0	0.11%	-	-	1.0	0.1%
	Railway Station	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-
	Canals	-	-	-	-	-	-	-	-
	Disposal Site	-	-	-	-	-	-	-	-
	Parks	27.8	1.40%	24.2	2.57%	-	-	24.2	2.5%
	Vacant Area	183.6	9.23%	101.0	10.74%	0.0	0.02%	101.0	10.6%
	Transportation Network	341.87	17.19%	153.3	16.20%	0.0	0.32%	152.3	16%
Others Land Use Classes		**580.87**	**29.21%**	**300.8**	**31.99%**	**0.0**	**0.32%**	**300.9**	**31.53%**
Total Area		**1,988.37**	**100%**	**940.2**	**100.00%**	**14.0**	**100.00%**	**954.2**	**100.00%**

Note: The boundary of MC Liaquatpur, 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.

2.3.5 Municipal Committee Kot Samaba

A. Land Use Classification Map of Municipal Committee Kot Samaba

Map 5: Land Use Classification Map of Municipal Committee Kot Samaba



Source: Devised by Consultant

B. Land Use Distribution, Municipal Committee Kot Samaba

Table 2-5: Land Use Classification Break-up for Municipal Committee Kot Samaba

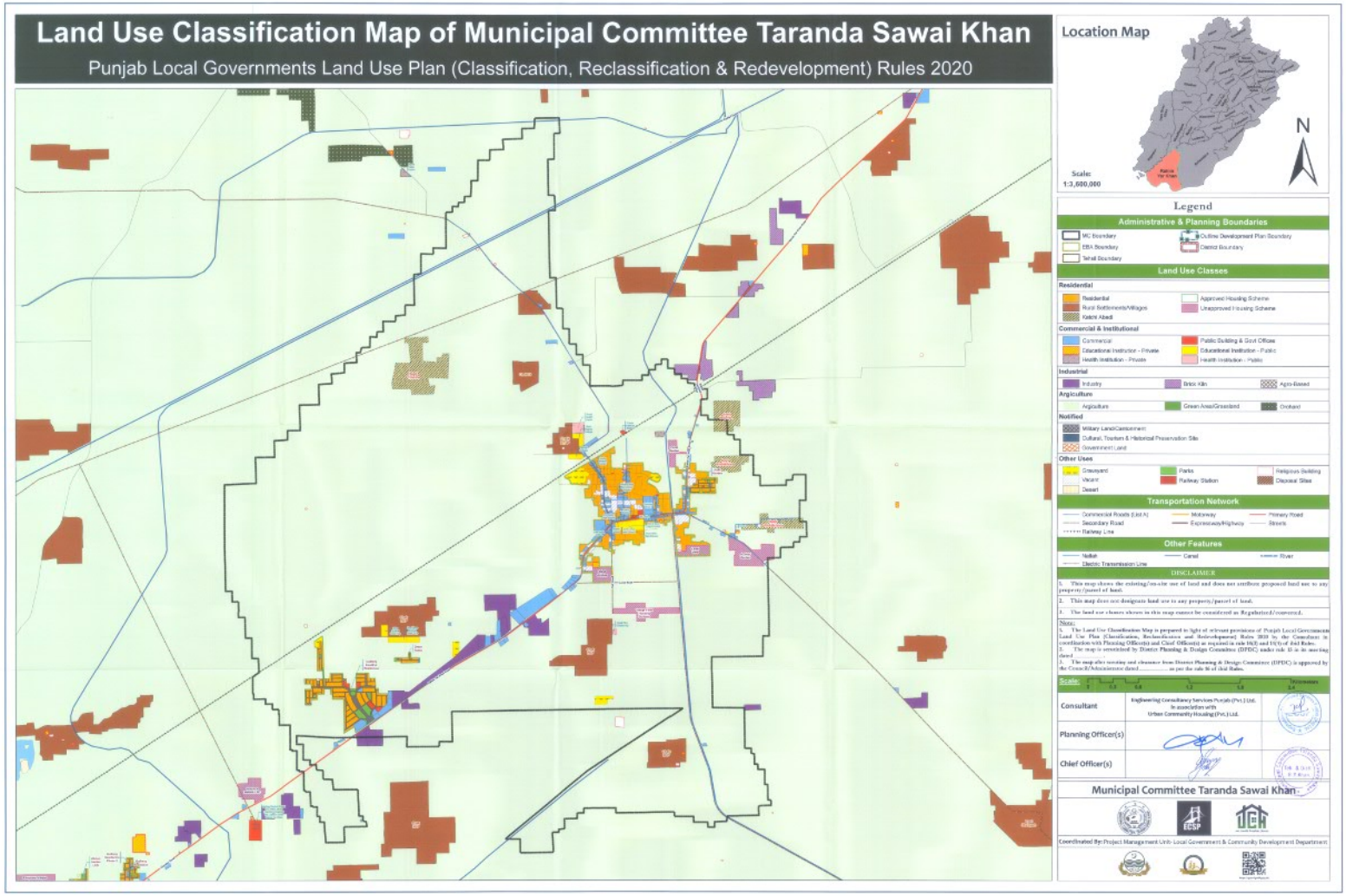
Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	336.3	49.12%	249.4	45.79%	21.7	0.48%	271.1	5.3%
	Rural Settlements	-	-	-	-	483.4	10.66%	483.4	9.5%
	Approved Schemes	-	-	-	-	-	-		
	Unapproved Schemes	-	-	-	-	-	-		
	Katchi Abadis	7.1	1.04%	7.1	1.30%	47.2	1.04%	54.3	1.1%
Residential Class		**343.40**	**50.16%**	**256.6**	**47.10%**	**552.2**	**12.18%**	**808.8**	**15.93%**
Sub-classes	Commercial	105.7	15.4%	80.2	14.72%	12.8	0.28%	93.0	1.8%
	Educational Institutions (Public)	12.4	1.81%	12.4	2.28%	2.1	0.05%	14.5	0.3%
	Educational Institutions (Private)	1.1	0.16%	1.1	0.20%	0.1	0.00%	1.2	0.0%
	Health Institutions (Public)	0.9	0.13%	0.9	0.17%	-	-	0.1	0.0%
	Health Institutions (Private)	0.1	0.01%	0.1	0.02%	-	-	0.1	0.0%
	Religious Building	1.3	0.19%	1.3	0.24%	0.6	0.01%	1.9	0.0%
	Public Buildings & Govt. Offices	11.1	1.62%	11.1	2.04%	0.1	0.00%	11.2	0.2%
Commercial (including institutional) Class		**132.60**	**19.37%**	**107.10**	**19.66%**	**15.6**	**0.35%**	**122.7**	**2.42%**
Sub-classes	Industrial	-	-	-	-	2.1	0.05%	2.1	0.05%
	Brick Kilns	-	-	-	-	15.0	0.33%	15.0	0.33%
	Agro-based Industry	-	-	-	-	-	-	-	-
	Hazardous Industry	-	-	-	-	-	-	-	-
Industrial Class		**-**	**-**	**-**	**-**	**17.1**	**0.38%**		**17.1**
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	3,884	85.70%	3,884	85.70%
	Barren Land	-	-	-	-	13.0	0.29%	13.0	0.29%
Agriculture Class		-	-	-	-	3,897.4	85.98%		3,897.4
Sub-classes	Military Land/Cantonment	-	-	-	-	-	-	-	-
	Government Land	-	-	-	-	-	-	-	-
Notified Land Uses Class		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Others	Graveyard	-	-	-	-	23.9	0.53%	23.9	0.5%
	Bus Terminal	-	-	-	-	3.5	0.08%	3.5	0.1%
	Railway Station	-	-	-	-	-	-	-	-
	Airport	-	-	-		-	-	-	-
	Canals	1.9	0.28%	1.9	0.35%	-	-	1.9	0.0%
	Disposal Site	-	-	-	-	-	-	-	-
	Parks	3.7	0.54%	3.7	0.68%	-		3.7	0.1%
	Vacant Area	171.6	25.07%	153.3	28.14%	20.7	0.46%	174.0	3.4%
	Transportation Network	31.4	4.59%	22.2	4.08%	2.4	0.05%	24.6	0.5%
Others Land Use Classes		**208.60**	**30.47%**	**181.1**	**33.24%**	**50.4**	**1.11%**	**231.5**	**4.56%**
Total Area		**684.60**	**100%**	**544.8**	**100%**	**4,532.9**	**100%**	**5,077.6**	**100%**

Note: The boundary of MC Kot Samaba, 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

2.3.6 Municipal Committee Taranda Sawai Khan

A. Land Use Classification Map of Taranda Sawai Khan

Map 6: Land Use Classification Map of Municipal Committee Taranda Sawai Khan



Source: Devised by Consultant

B. Land Use Distribution, Taranda Sawai Khan

Table 2-6: Land Use Classification Break-up for Municipal Committee Taranda Sawai Khan

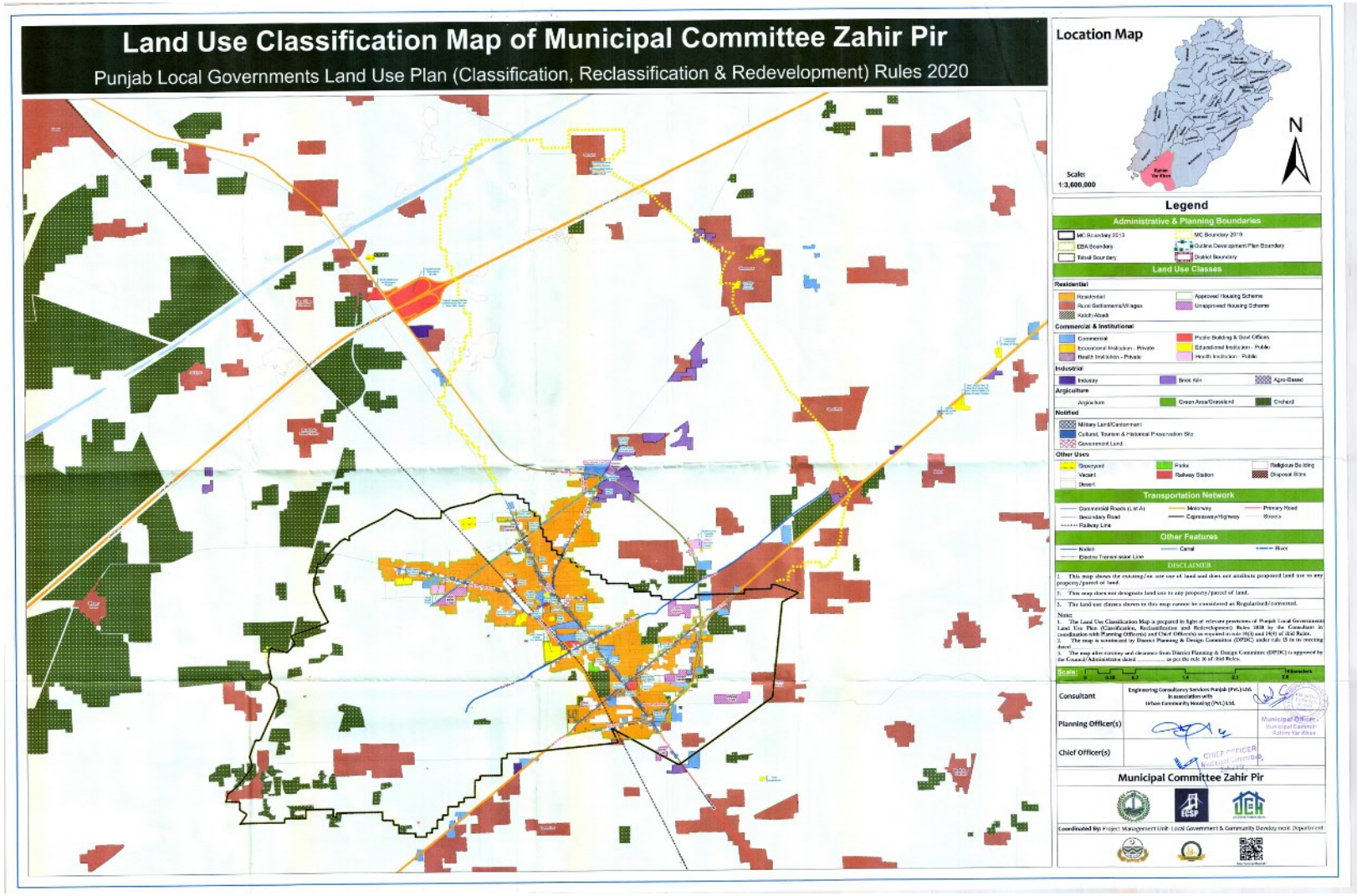
Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	140	56.68%	98.6	52.81%	21.7	0.48%	271.1	5.3%
	Rural Settlements	-	-	-	-	483.4	10.66%	483.4	9.5%
	Approved Schemes	-	-	-	-	-	-	-	-
	Unapproved Schemes	-	-	-	-	-	-	-	-
	Katchi Abadis	-	-	-	-	47.2	1.04%	54.3	1.1%
Residential Class		**140**	**56.68%**	**98.60**	**52.84%**	**552.2**	**12.18%**	**808.8**	**15.93%**
Sub-classes	Commercial	19.9	8.06%	19.9	10.66%	12.8	0.28%	93.0	1.8%
	Educational Institutions (Public)	12.8	5.19%	12.8	6.86%	2.1	0.05%	14.5	0.3%
	Educational Institutions (Private)	2.3	0.93%	2.3	1.23%	0.1	0.0%	1.2	0.0%
	Health Institutions (Public)	3.9	1.58%	3.9	2.09%	-	-	0.1	0.0%
	Health Institutions (Private)	-	-	-	-	-	-	0.1	0.0%
	Religious Building	1.5	0.65%	1.5	0.86%	0.6	0.01%	1.9	0.0%
	Public Buildings & Govt. Offices	0.7	0.28%	0.7	0.37%	0.1	0.0%	11.2	0.2%
Commercial (including institutional) Class		**41.20**	**16.68%**	**41.20**	**22.08%**	**15.6**	**0.35%**	**122.7**	**2.42%**
Sub-classes	Industrial	-	-	-	-	2.1	0.05%	2.1	0.0%
	Brick Kilns	-	-	-	-	15.0	0.33%	15.0	0.3%
	Agro-based Industry	-	-	-	-	-	-	-	-
	Hazardous Industry	-	-	-	-	-	-	-	-
Industrial Class		**-**	**-**	**-**	**-**	**17.1**	**0.38%**	**17.1**	**0.34%**
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	3,884.5	85.70%	3,884.5	76.5%
	Barren Land	-	-	-	-	13.0	0.29%	13.0	0.3%
Agriculture Class		**-**	**-**	**-**	**-**	**3,897.4**	**85.98%**	**3,897.4**	**76.76%**
Sub-classes	Military Land/Cantonment	-	-	-	-	-	-	-	-
	Government Land	-	-	-	-	-	-	-	-
Notified Land Uses Class		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Others	Graveyard	0.1	0.04%	0.1	0.05%	23.9	0.53%	23.9	0.5%
	Bus Terminal	-	-	-	-	3.5	0.08%	3.5	0.1%
	Railway Station		-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-
	Canals	-	-	-	-	-	-	1.9	0.0%
	Disposal Site	-	-			-	-	-	-
	Parks	-	-	-	-	-	-	3.7	0.1%
	Vacant Area	24	9.72%	24	12.85%	20.7	0.46%	174.0	3.4%
	Transportation Network	41.7	16.88%	22.8	12.21%	2.4	0.05%	24.6	0.5%
Others Land Use Classes		**65.80**	**26.64%**	**46.80**	**25.308%**	**50.4**	**1.11%-**	**321.5**	**4.56%**
Total Area		**247.00**	**100%**	**186.9**	**100%**	**4,532.9**	**100%**	**5,077.6**	**100%**

Note: The boundary of MC Tranda Sawai Khan, 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.

2.3.7 Municipal Committee Zahir Pir

A. Land Use Classification Map of Zahir Pir

Map 7: Land Use Classification Map of Municipal Committee Zahir Pir



Source: Devised by Consultant

B. Land Use Distribution, Municipal Committee Zahir Pir

Table 2-7: Land Use Classification Break-up for Municipal Committee Zahir Pir

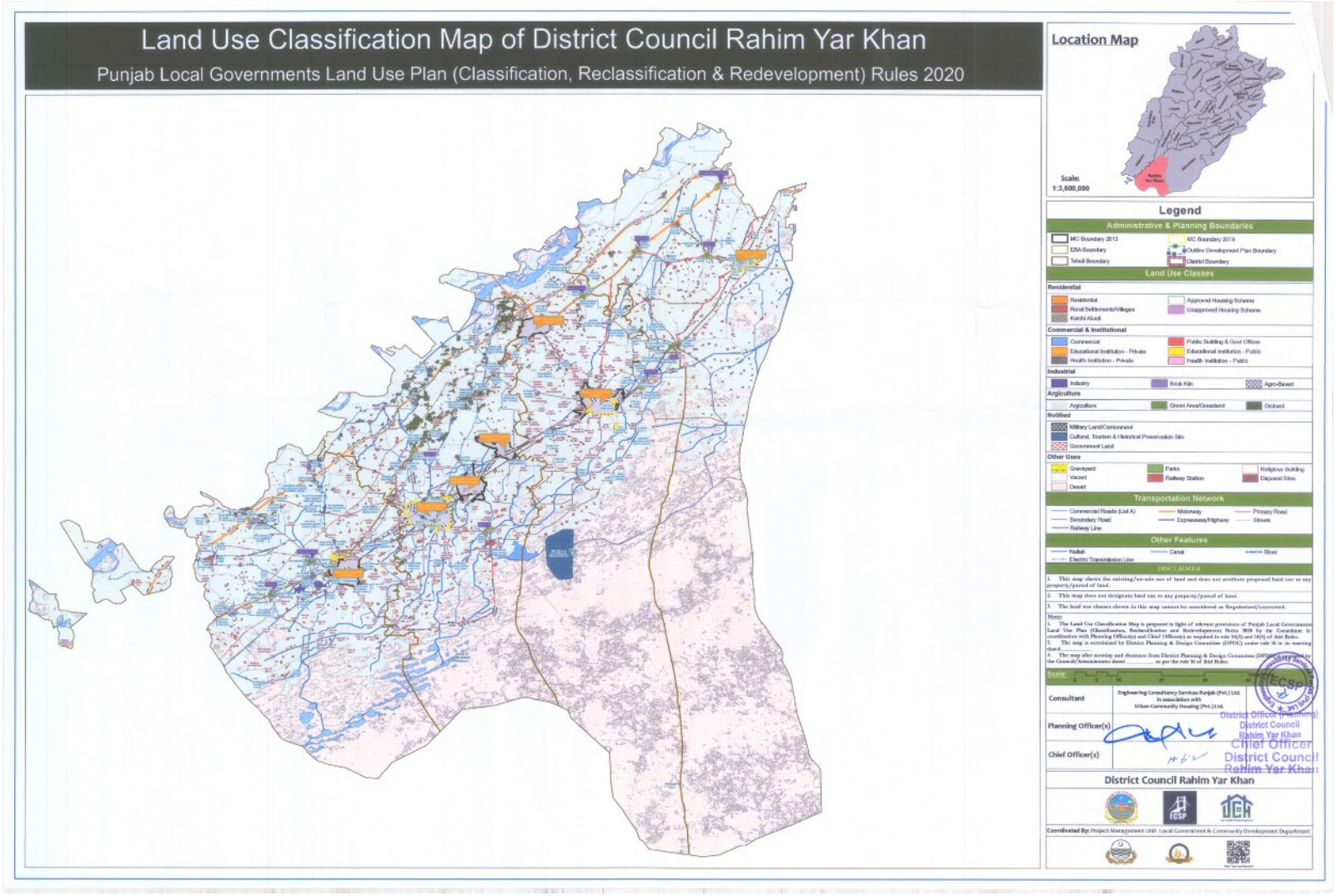
Land Use Classes & Sub-classes		Total EBA Area		MC (Inside EBA)		MC (Outside EBA)		MC Total	
		Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age	Area (Acres)	%Age
Sub-classes	Residential	536.8	40.70%	432.2	37.02%	10.3	0.29%	442.5	9.4%
	Rural Settlements	0.1	0.01%	0.1	0.0%	832.7%	23.38%	832.7	17.6%
	Approved Schemes	-	-	-	-	-	-	-	-
	Unapproved Schemes	-	-	-	-	-	-	-	-
	Katchi Abadis	-	-	-	-	-	-	-	-
Residential Class		**536.90**	**40.71%**	**432.3**	**37.02%**	**843.0**	**23.67%**	**1,275.2**	**26.96**
Sub-classes	Commercial	76.1	5.77%	73.1	6.26%	22.5	0.63%	95.6	2.0%
	Educational Institutions (Public)	22.3	1.69%	22.3	1.91%	0.1	0.00%	22.4	0.5%
	Educational Institutions (Private)	5.9	0.45%	5.9	0.50%	0.9	0.03%	6.8	0.1%
	Health Institutions (Public)	5.3	0.40%	5.3	0.45%	-	-	5.3	0.1%
	Health Institutions (Private)	0.5	0.04%	0.5	0.04%	-	-	0.5	0.0%
	Religious Building	4.3	0.33%	3.8	0.33%	0.3	0.01%	4.1	0.1
	Public Buildings & Govt. Offices	-	-	-	-	-	-	-	-
Commercial (including institutional) Class		**114.40**	**8.67%**	**110.9**	**9.50%**	**23.8**	**0.67%**	**134.7**	**2.85%**
Sub-classes	Industrial	0.3	0.02%	0.3	0.03%	0.3	0.01%	0.6	0.0%
	Brick Kilns	-	-	-	-	0.1	0.00%	0.1	0.0%
	Agro-based Industry	-	-	-	-	-	-	-	-
	Hazardous Industry	-	-	-	-	-		-	-
Industrial Class		**0.30**	**0.02%**	**0.3**	**0.03%**	**0.4**	**0.01%**	**0.7**	**0.01%**
Sub-classes	Cultivable (Seasonal & Permanent)	-	-	-	-	2,474.5	69.47%	2,474.5	52.3%
	Forest (Dense Plantation)	22.5	1.71%	22.5	1.93%	199.3	5.60%	221.8	4.7%
	Barren Land					3.9	0.11%	3.9	0.1%
Agriculture Class		**22.50**	**1.71%**	**22.5**	**1.93%**	**2,677.7**	**75.18%**	**2,700.2**	**57.09%**
Sub-classes	Military Land/Cantonment	1.6	0.12%	1.6	0.14%	-	-	1.6	0.0%
	Government Land	-	-	-	-	-	-	-	-
Notified Land Uses Class		**1.60**	**0.12%**	**1.6**	**0.14%**	**-**	**-**	**1.6**	**0.0%**
Others	Graveyard	1.1	0.08%	1.1	0.09%	7.1	0.20%	8.2	0.2%
	Bus Terminal	-	-	-	-	-	-	-	-
	Railway Station	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-
	Canals	-	-	-	-	-	-	-	-
	Disposal Site	0.5	0.04%	0.5	0.04%	0.5	0.01%	1.0	0.05
	Parks	3	0.23%	3.0	0.26%	-	-	3.0	0.1%
	Vacant Area	454.8	34.49%	424.7	36.37%	8.2	0.23%	432.9	9.2%
	Transportation Network	183.7	13.93%	170.8	14.63%	1.1	0.03%	171.9	3.6%
Others Land Use Classes Total		**643.10**	**48.76%**	**600.1**	**51.39%**	**16.9**	**0.47%**	**617.0**	**13.05%**
Total Area		**1,318.80**	**100%**	**1,167.6**	**1005**	**3,561.7**	**100**	**4,729.3**	**100%**

Note: The boundary of MC Zahir Pir, 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.

2.3.8 District Council, Rahim Yar Khan

A. Land Use Classification Map of District Council, Rahim Yar Khan

Map 8: Land Use Classification Map of District Council, Rahim Yar Khan



Source: Devised by Consultant

B. Land Use Distribution, District Council Rahim Yar Khan

Table 2-8: Land Use Classification Break-up for District Council Rahim Yar Khan

Land Use Classes & Sub-classes	EBA RYK in DC		EBA Sadiqabad in DC		EBA Khanpur in DC		EBA Liaquatpur in DC		EBA Taranda Sawai Khan in DC		EBA Zahir Pir in DC		EBA Kot Samaba in DC		All Other EBAs in 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 (%)	Area (acres)	Age (%)	Area (acres)	Age (%)
Residential	1,480.4	21.65%	1,137.3	28.56%	167.4	24.7%	695.6	33.18%	41.4	34.30%	104.6	34.61%	86.9	31.07%	2,440.0	26.84%	179.3	0.01%
Rural Settlements	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	228,603.5	6.68%
Katchi Abadis	-	-	-	-	-	-	16.3	0.78%	-	-		-	-	-	-	-	19.0	0.0%
Residential Class Total:	**1,413.20**	**21.57%**	**1,137.3**	**28.56%**	**167.4**	**24.7%**	**711.9**	**33.95%**	**41.4**	**34.30%**	**104.6**	**64.61%**	**86.8**	**31.03%**	**2,380.1**	**26.18%**	**228,801.8**	**6.69%**
Commercial	225.0	3.43%	83.3	2.09%	31.8	4.7%	15.8	0.75%	-	-	3	0.99%	25.5	9.12%	101.9	1.12%	4,906.5	0.14%
Educational Institutions (Public)	15.2	0.23%	5.1	0.14%	0.3	0.04%	25.1	1.20%	-	-	-	-	-	--	44.9	0.49%	834.9	0.02%
Educational Institutions (Private)	41.5	0.63%	3.2	0.09%	20	2.96%	3.1	0.15%	-	-	-	-	-	-	12.8	0.14%	413.7	0.01%
Health Institutions (Public)	2.2	0.05%	-	-	-	-	-	-	-	-	-	-	-	-	21.8	0.24%	361.4	0.01%
Health Institutions (Private)	2.0	0.05%	-	-	-	-	1.1	0.05%	-	-	-	-	-	-	2.6	0.03%	32.6	0.00%
Religious Building	17.3	0.26%	2.2	0.06%	10.1	1.49%	1.1	0.05%	-	-	0.5	0.17%	-	-	14.5	0.16%	97.7	0.00%
Public Buildings & Govt. Offices	11.9	0.18%	1	0.03%	0.8	0.12%	3.2	0.15%	-	-	-	-	-	-	22.4	0.25%	1,128.6	0.03%
Commercial (including institutional) Class Total:	**315.20**	**4.81%**	**95.1**	**2.57%**	**62.9**	**9.30%**	**49.3**	**2.35%**	**-**	**-**	**3.5**	**1.16%**	**25.5**	**9.12%**	**220.9**	**2.43%**	**7,775.4**	**0.23%**
Industrial	98.4	1.5%	33.1	0.89%	0.1	0.01%	4.7	0.22%	-	-	-	-	-	-	70.7	0.78%	3,363.7	0.10%
Brick Kilns	22.9	0.35%	2.3	0.06%	10.8	1.6%	2	0.10%	-	-	-	-	-	-	23.3	0.26%	2,267.8	0.07%
Agro-based Industry	38.7	0.59%	50.1	1.35%	-	-	-	-	-	-	-		-	-	116.4	1.28%	339.5	0.01%
Industrial Class Total:	**159.9**	**2.44%**	**58.6**	**1.58%**	**10.9**	**1.61%**	**6.7**	**0.32%**	**-**	**-**			**-**	**-**	**203.5**	**2.24%**	**5,971.0**	**0.17%**
Cultivable (Seasonal & Permanent)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,446,470.8	42.29%
Forest (Dense Plantation)	-	-	-	-	-	-	0.3	0.01%	-	-	-	-	-	-	17.7	0.19%	34,296.5	1.00%
Grassland (Greenland landscape)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		278,877.4	8.15%
Barren Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		1,348,027.6	39.41%

Land Use Classes & Sub-classes	EBA RYK in DC		EBA Sadiqabad in DC		EBA Khanpur in DC		EBA Liaquatpur in DC		EBA Taranda Sawai Khan in DC		EBA Zahir Pir in DC		EBA Kot Samaba in DC		All Other EBAs in 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 (%)	Area (acres)	Age (%)	Area (acres)	Age (%)
Agriculture Class Total:	--	-	-	-	-	-	0.3	0.01%	-	-	-	-	-	-	17.7	0.19%	3,107,672.3	90.85%
Military Land / Cantonment	10.3	0.16%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Government Land	2.0	0.03%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cultural, Tourism, and Historical Preservation Site	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,945.4	0.41%
Notified Land uses Class Total:	12.20	0.19%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,945.4	0.41%
Graveyard	21.7	0.33%	-	-	-	-	4.3	0.21%	-	-	-	-	-	-	94.7	1.04%	485.0	0.01%
Bus Terminal	14.0	0.21%	-	-	-	-	-	-	-	-	-	-	-		1.8	0.02%	4.4	0.00%
Railway Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.9	0.02%	-	-
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	390.3	0.01%
Canals	73.0	1.11%	-	-	16.5	2.44%	-	-	-	-	-	-	-	-	31.7	0.35%	51,097.7	1.49%
Disposal Site	10.3	0.16%	-	-	-	-	-	-	-	-	-	-	-	-	1	0.01%	0.4	0.00%
Parks	89.9	1.37%	12.2	0.31%	5.3	0.78%	3.6	0.17%	-	-	-	-	-	-	9.7	0.11%	24.7	0.00%
Vacant Area	730.7	11.15%	438.5	11.01%	54.4	8.04%	82.6	3.94%	-	-	30.1	9.96%	18.3	6.54%	976	10.74%	174.4	0.01%
Transportation Network	415.6	6.34%	235.6	5.92%	20.6	3.05%	189.57	9.04%	18.9	15.66%	12.9	4.27%	9.2	3.29%	572.9	6.30%	4,213.7	0.12%
Other Land uses Class Total:	1,373.1	20.96%	686.8	17.25%	96.8	14.31%	280.07	13.36%	19	15.74%	43.1	14.23%	27.5	9.83%	1,689.7	18.59%	56,390.5	1.65%
Total Area (acres)	1925.57	100%	2,004.6	100%	338.08	100%	1,048.17	100%	60.1	100%	151.1	100%	139.8	100%	4,528	100%	3,420,556.4	100%

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).

2.3.9 Urban Blocks of District Rahim Yar Khan

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 Rahim Yar Khan is provided below. For detailed information on each urban block, please refer to the notified plan:

Table 2-9: Urban Blocks in District Rahim Yar Khan

Administrative Unit	Local Governments	Residential	Commercial	Industry	Notified
Municipal Committees	Rahim Yar Khan	132	189	9	-
	Sadiqabad	109	127	04	-
	Khanpur	136	106	-	06
	Liaquatpur	88	129	02	-
	Kot Samaba	29	35	-	-
	Taranda Sawai Khan	25	34	-	-
	Zahir Pir	35	42	-	-
District Council		1,212	490	6	-

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)



District Land Use & Zoning Plans
for Local Governments in Punjab

CHAPTER 3
SITE DEVELOPMENT ZONE STRUCTURE PLAN (2023-2043)

The term "Site Development Zone (SDZ) Structure Plan" combines two essential elements: the Structure Plan and the Site Development Zone (SDZ). The Punjab Local Government Land Use Plan Rules, 2020 describe SDZ as "an area within the planned or non-planned area of a local government with proposed land uses and notified by the competent authority for the future development of the local area". A Structure Plan, on the other hand, acts as a fundamental planning document that directs the future growth and use of a particular area.

3.1 Site Development Zone (SDZ) Structure Plan Preparation Methodology and Process

The SDZ Structure Plan has been prepared for District Rahim Yar Khan for the next 20 years following the Land Use Rules 2020 and the Standing Instructions dated 17th September 2022. The plan's proposals are based on analysis of previous land use plans, the existing land use classification, established built up area, various types of other analyses including land cover, growth trend, urban sprawl analysis, accessibility analysis, population projection and density analysis etc. The SDZs have also considered optimizing land use, accommodated projected population, and promoted sustainable development. The following sections present further steps followed for the preparation of SDZ Structure Plan.

3.1.1 Population Projection

The population projections have been made for all the Established Built-up Areas (EBAs) of MCs and the urban settlements in each tehsil. These were used to calculate the area requirement for the future development of the Site Development Zones for the next twenty years (2023- 2043). The geometric population projection method has been used for the projection which is based on the past trends and with the consensus of the experts and professionals. It used the population of 2017 year as base year population. The formula to calculate population projection is:

Where:

Pi = Population of the Current Year
Pf = Population for the Required Year
n = difference of years
r = Growth Rate

3.1.2 Density Analysis

Density analysis is carried out for all Established Built-up Area (EBAs) of MCs and urban settlement in District Rahim Yar Khan as per consultation with the client, professionals and experts and set the criteria for a standardized density for the projected population. The calculation of the existing density involved dividing the population of the EBA by its area.

3.1.3 Future Area Requirement

For calculating the areas required for residential, commercial, institutional and other land uses, the consultant has given due consideration to the provisions of National Reference Manual (NRM) Standards. The demand and supply have been calculated for the next 20 years.

3.1.4 Proposed Site Development Zone (SDZ)

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.

3.1.5 Area Reserved for Future Extension

The consultant has strategically reserved some vacant land and agricultural area for the future extension. Recognizing that a land use master plan typically spans twenty years, the consultant acknowledges the importance of a long-term vision for the district. Consequently, areas beyond the SDZs situated within the structure plan roads, have been intentionally protected for future expansion. This forward-thinking approach ensures that the city/town growth can seamlessly progress beyond the two decades, aligning with a sustained and evolving vision for its prosperity and development. Figure 3-1 presents the process followed for the preparation of SDZ Structure Plan of District Rahim Yar Khan.

Figure 3-1: Site Development Zone (SDZ) Structure Plan Preparation Process



Source: Consultants, 2024

3.2 Tehsil Rahim Yar Khan

3.2.1 Land Cover Analysis

Land cover change analysis for Tehsil Rahim Yar Khan is conducted for the period of 1993-2023 (Table 12). The analysis shows that the total built up area has increased by nearly 6%, while there is only 3.5% a decrease in green land. It is good to note that 3.5% barren and has been converted into built up area. 2.

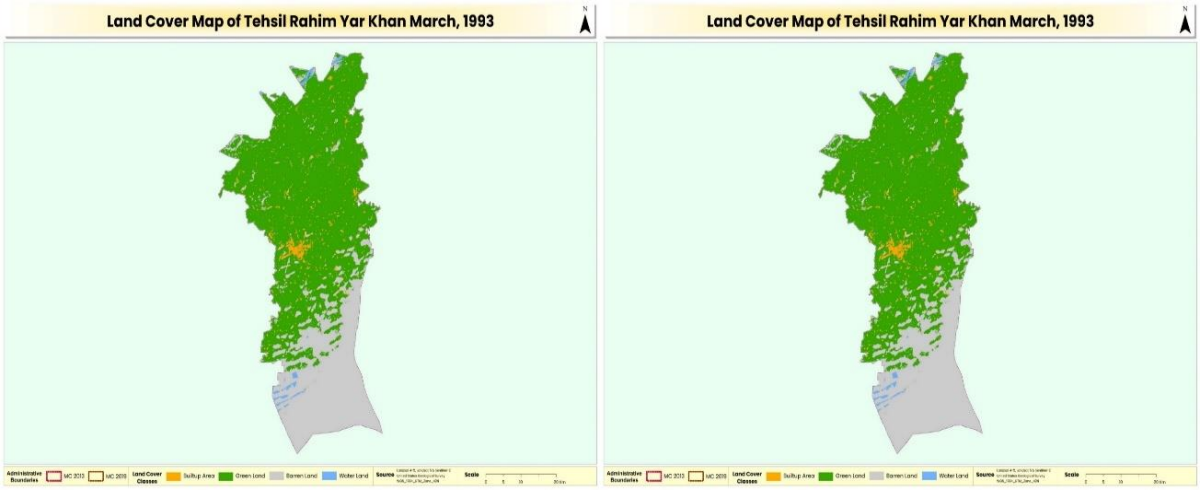
Table 3-1: Land Cover Percentage for Tehsil Rahim Yar Khan 1993-2023

Land Use	1993		2003		2013		2023	
	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age
Built-up	19,468	3.1%	26,789	4.2%	45,807	7.2%	64,691	10.2%
Green Land	423,656	66.8%	432,881	68.3%	415,211	65.5%	401,286	63.3%
Water Land	6,936	1.1%	5,691	0.9%	6,247	1.0%	6,505	1.0%
Barren Land	183,979	29.0%	168,678	26.6%	166,774	26.3%	161,557	25.5%
Total	**634,039**	**100%**	**634,039**	**100%**	**634,039**	**100%**	**634,039**	**100%**

Source: Calculated by Consultant

The following figures show land cover maps and built-up area trend in the tehsil during the past 30 years.

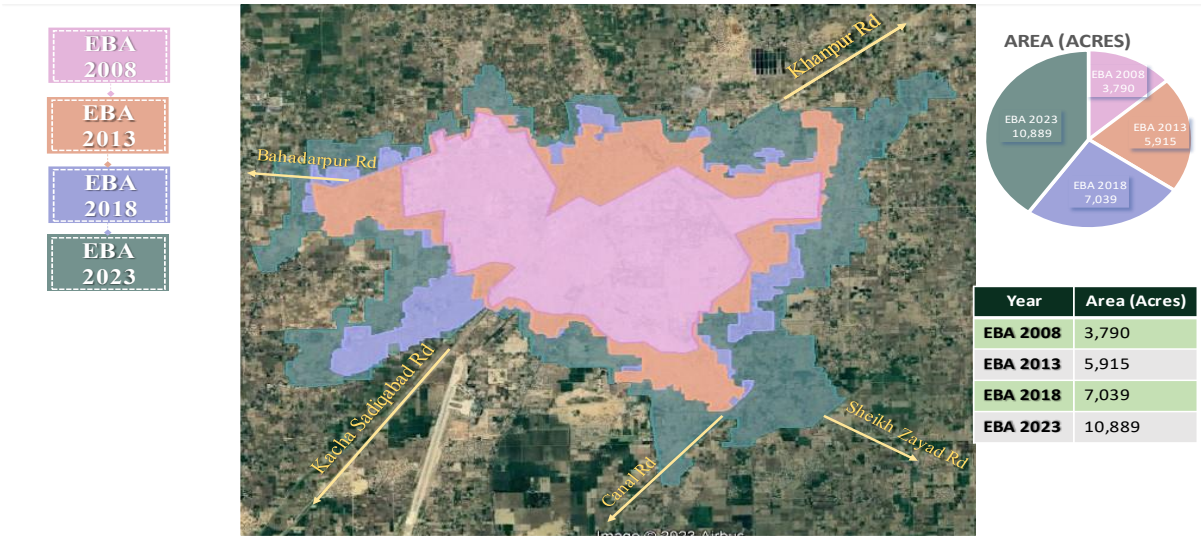
Figure 3-2: Land Cover Analysis of Tehsil Rahim Yar Khan



3.2.2 Growth Trend Analysis

Development Trend in Rahim Yar Khan displays a rapid and uneven physical growth from 2008 to 2023 in the form of spontaneous development. In the past 15 years, the city growth has been observed majorly on the West (Katcha Sadiqabad Road) and along Northeast direction (Khanpur Road), along Southeast along Sheikh Zaid Road and Canal Road within the established built-up area. The urban sprawl of the city has resulted in decline of prime agriculture/cultivated land, loss of tree covers and grass/shrubs. Thus, this rapid and fluctuating growth pattern implies the need for limiting and planning the future growth pattern.

Figure 3-3: Growth Trend Analysis of Established Built-up Area (EBA) Rahim Yar Khan



Year	Area (Acres)
EBA 2008	3,790
EBA 2013	5,915
EBA 2018	7,039
EBA 2023	10,889

Source: Devised by Consultant

3.2.3 Accessibility Analysis of Rahim Yar Khan

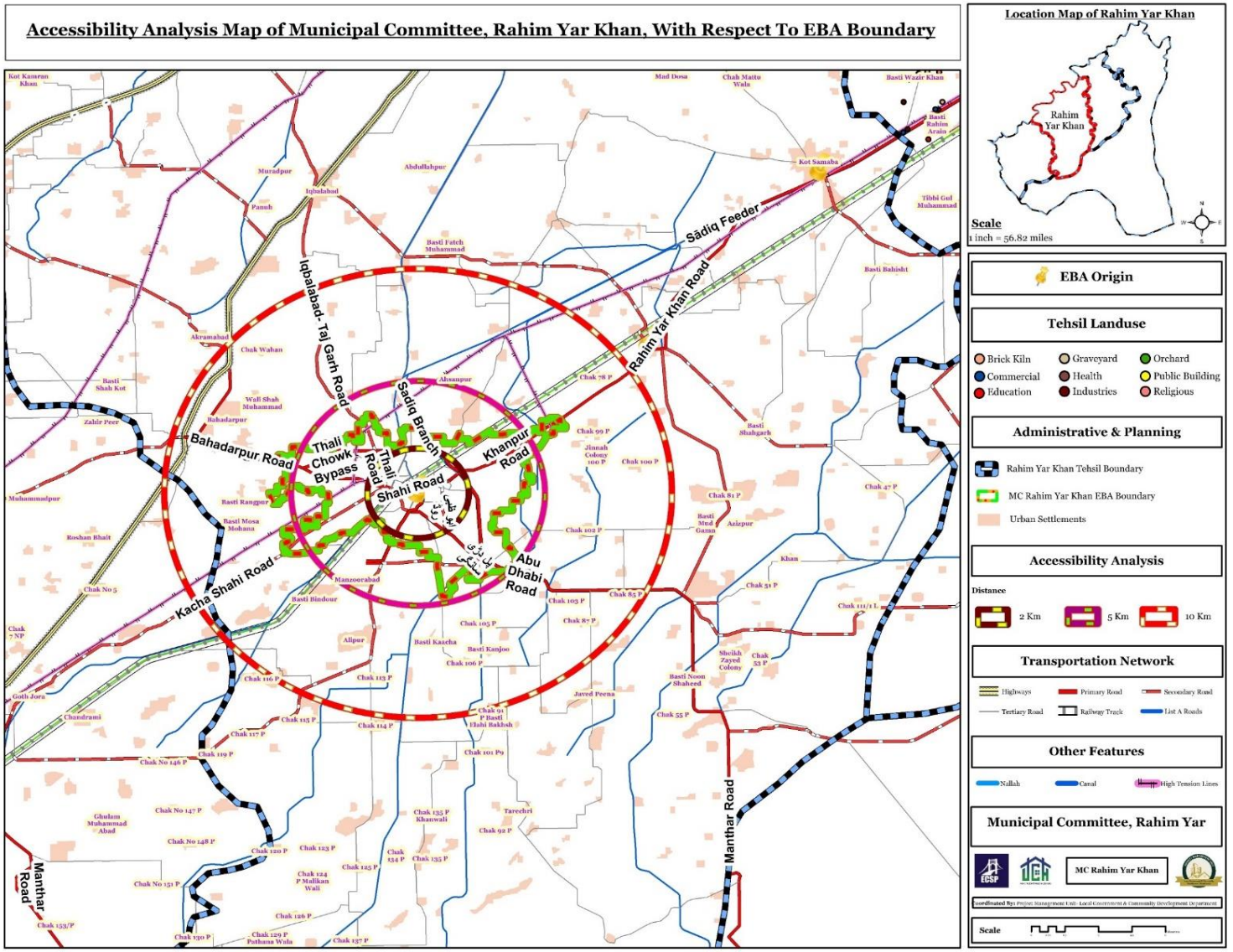
The accessibility analysis has been done in such a way that two roads which are connected with each other somewhere within MC Boundary are taken and three buffers of 2km, 5km and 10km were marked within and surrounding MC boundary. Within these buffers residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities, and parks have been identified as mentioned in the below table.

Table 3-2: Accessibility Analysis of Municipal Committee Rahim Yar Khan Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Com	Health	Religious	Graveyard	Disposal	Park
2 KM	48	91	313	74	103	7	1	36
2 KM – 5 KM	32	120	408	30	220	22	5	43
5 KM – 10 KM	0	27	0	2	52	8	6	3

This trend indicates that the availability of public facilities in EBA MC RYK is generally high, particularly within 2 kilometers of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities decreases, suggesting that there may be a lack of investment in public transport, infrastructure and development in more distant areas.

Map 9: Accessibility Analysis of Municipal Committee Rahim Yar Khan

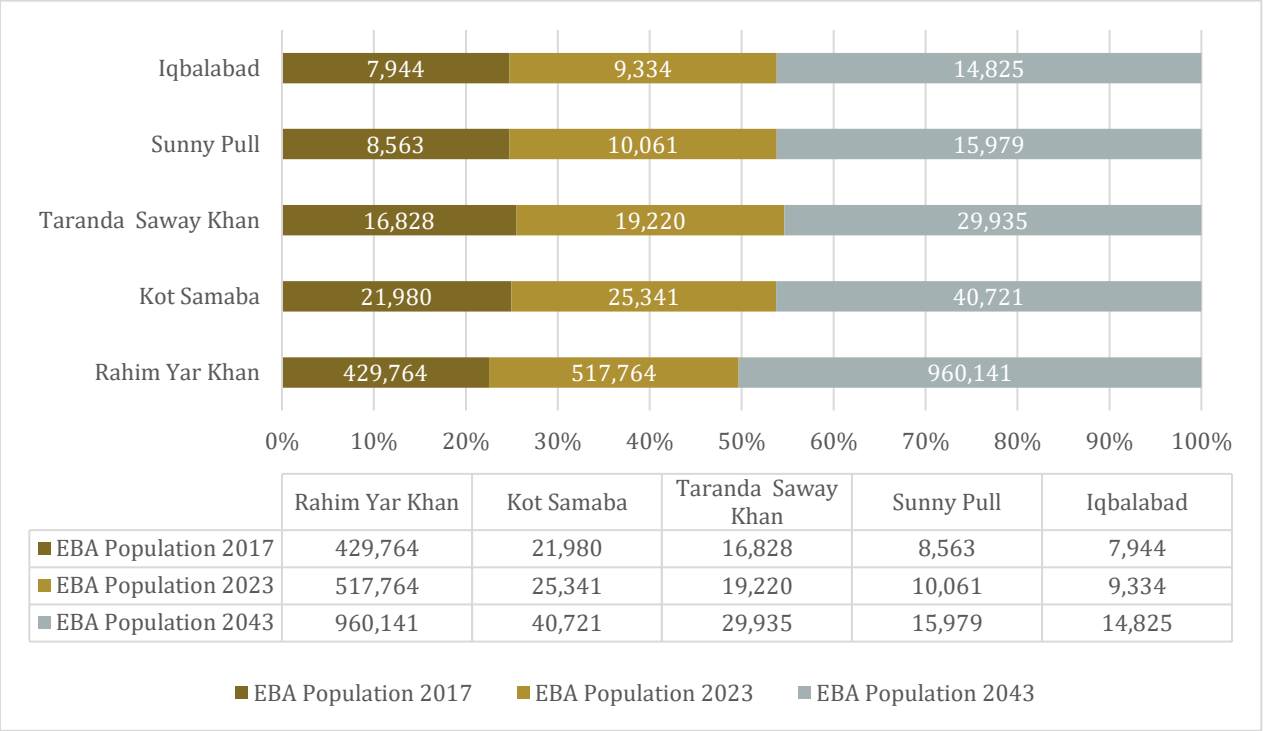


Source: Devised by Consultant

3.2.4 Population Projection of Established Built-up Areas (EBAs) in Tehsil Rahim Yar Khan

The population projection is carried out for the EBAs in Tehsil Rahim Yar Khan using the population from urban block census data. The graph and table below show the results.

Graph 1: Population Projection of Established Built-up Areas (EBAs) in Tehsil Rahim Yar Khan



	Rahim Yar Khan	Kot Samaba	Taranda Saway Khan	Sunny Pull	Iqbalabad
EBA Population 2017	429,764	21,980	16,828	8,563	7,944
EBA Population 2023	517,764	25,341	19,220	10,061	9,334
EBA Population 2043	960,141	40,721	29,935	15,979	14,825

Source: Calculated by Consultant from PBS Census 2017

3.2.5 Density Analysis and Future Area Requirements

The population growth projections indicate substantial increases in Tehsil Rahim yar Khan. By 2023, the estimated total population is 581,720, with MC RYK contributing significantly as the largest EBA. The overall growth rate averages around 2.34% across these EBAs. Looking towards 2043, the collective population is expected to increase to approximately 1,061,601, requiring expanded areas to accommodate this growth. RYK city, in particular, will face substantial growth, reaching an estimated population of 960,141 by 2043 and necessitating an additional area of approximately 15576 acres for various land uses to accommodate this increase.

Table 3-3: Density calculations of Tehsil Rahim Yar Khan

Description	Values	Unit
Area of all EBAs of MCs and urban settlements in Tehsil RYK	11,746	Acres
Population (2023) of all EBAs of MCs and urban settlements in Tehsil RYK	581,720	People
Current average population density in selected EBAs	50	Persons/Acre
Desired density	55	Persons/Acre

Source: Calculated by Consultant

3.3 Site Development Zone (SDZ) Structure Plan of Municipal Committee Rahim Yar Khan

3.3.1 Density and Area Requirement for Future

With a population growth rate of 3.14% and an area of EBA 2023, 10,890 acres, a population of 517,359 is estimated to be living there in 2023. The existing population density is calculated as 47 persons per acre (PPA). It is projected that in 2043, the population would rise to 960,141. Keeping in view the scarcity of urban land and diminishing agricultural areas, it is decided to accommodate the incremental population of 442,782 at 20%

higher density (55 PPA) than the existing one. Thus, an area of 8071 Acres will be needed to accommodate the incremental population during the next 20 years. This increase in population density will certainly help in curbing urban sprawl and lead to a relatively compact development. Several other land use zones have also been provided to complement the residential zones and provide major allied facilities to the residents of Rahim Yar Khan. It is estimated that EBA will grow to 26,670 Acres by the year 2043. Based on the population density analysis, the following table delineates the area requirement for the residential zones provided for MC Rahim Yar Khan.

Table 3-4: Future Area Requirement for Residential Site Development Zone (SDZ) of Municipal Committee Rahim Yar Khan

	Description	Statistics
A	Area of EBA (2023)	10,890 Acres
B	EBA Population (2017)	429,764
C	Growth Rate	3.14%
D	EBA Population 2023	517,359
E	EBA 2023 Density (Persons Per Acre (PPA)	47
F	Projected Population 2043	960,141
G	Incremental Population to be Accommodated (F-D)	442,782
H	Proposed Density 2043 (PPA)	55
I	Required Area of Residential SDZs (G/H)	8071 Acres
J	Proposed Area of Residential SDZs including Already Built up and Proposed Structure Roads Areas	9804 Acres
K	Proposed Area of Other Land use Zones	5976 Acres
L	Area of EBA 2043 (A+J+K)	26,670 Acres

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.3.2 Proposed Site Development Zone (SDZ)

The Established Built-up Area (EBA) of Rahim Yar Khan is broadly divided into various land use zones to present the generalized built-up form. The central zone is a relatively high-density mixed-use area with a combination of residential, commercial, institutional and industrial activities while the outer sides are with predominantly agriculture land.

Table 3-5: Proposed Site Development Zone (SDZ) in Rahim Yar Khan

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Residential Zones	9,804	61%
Commercial Zones	729	05%
Other Land use Zones	3,612	22%
Notified Area	2,012	12%
Total Area of Proposed New Zones	16,157	100%

Source: Devised by Consultant

Note: All land use zones include areas of settlements existing within the new zones and proposed structure roads.

3.3.2.1 Proposed Residential Zones

In response to the evident growth trends in Rahim Yar Khan, particularly towards its Northwest and East till 2018, followed by a shift towards the Southeast from 2018 to 2023 due to airport development, a strategic plan has been devised. The plan entails the establishment of 21 residential zones along key arteries such as Abu Dabi Road, Khanpur Road, Sur Bhuri Road, Chak 105/P Road, Airport Road, Manthar Road, Pattan Mina Road, Shahbazpur Road, and Kacha Sadiqabad Road. These zones are further classified into high, medium and low-density residential zones to cater to the housing needs of all income groups. This arrangement will encourage homogeneous social inclusion and provide equitable opportunities of social internation. The farm housing zone

envisions a harmonious blend of residential living and small-scale farming activities. This zone will cater to individuals seeking a rural lifestyle, fostering a sense of community connected to agriculture.

Table 3-6: Proposed Residential Zones in Rahim Yar Khan

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Area	9,804	61%	
Farm Housing Zone	539	3.4%	
Health Neighbourhood	504	3.2%	
Education Neighbourhood	428	2.7%	

Source: Devised by Consultant

- **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 Rahim Yar Khan is as under:

Neighborhood	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 neighborhoods.

3.3.2.2 Proposed Commercial Zones

Two new commercial zones have been proposed in the SDZ of Rahim Yar Khan comprising 5% of the total area of proposed zones. One is located adjacent to the eastern recreational and residential zones and another along southern residential zones. A new site for Commercial Business District (CBD) has also been proposed that is supposed to be designed and developed by the Punjab CBD Authority. The proposed commercial zones and CBD shall promote opportunities for business and shopping for the residents of new zones and provide a relief to the increasing congestion of old existing CBD area.

Table 3-7: Proposed Commercial Zones and New Commercial Business District (CBD) in Rahim Yar Khan

Land Uses	Area (Acres)	Symbology
Commercial Zones	376.71	
Commercial Business District	352.13	CBD

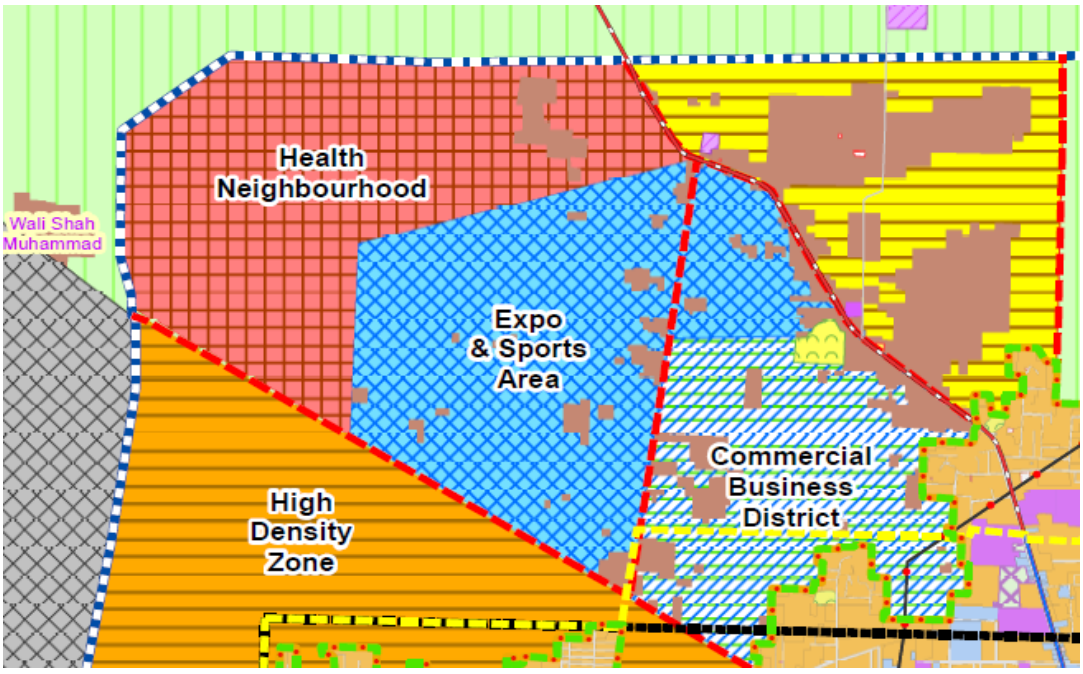
3.3.2.3 Proposed Other Zones

Several other land uses zones have been proposed as deemed to be necessary for the functioning of RYK as a future hub of sustainable urban living and provide higher order public amenities to the residents of entire district. Following table presents allocated areas and land use notations/symbology of these zones. These zones shall play a pivotal role in enhancing the city's environment, fostering sustainable development, enhancing business opportunities and attracting tourism. Wildlife Park zone aims at addressing the need for wildlife preservation, providing a sanctuary for indigenous species. The expanded park fosters environmental awareness, offering residents a closer connection with nature. The hospitality zone will mainly consist of hotels, restaurants, shopping malls and apartment buildings since it is located close to the airport area and industrial area.

Table 3-8: Proposed Other Zones in Rahim Yar Khan

Land Uses	Area (Acres)	Symbology
Recreational Zone	461.54	
Expo and Sports Zone	533.12	
Hospitality Zone	466.77	
Wildlife Park Zone	142.3	
Relocation Zone	160.6	
Note: The purpose of Relocation Zone is aimed at relocating certain congested facilities such as Sabzi Mandi, Bakra Mandi, Fish Market, bus terminals or any other informal commercial markets.		

Figure 3-4: Proposed Health and Education Neighbourhoods – Municipal Committee Rahim Yar Khan



Source: Devised by Consultant

3.3.3 Proposed Structure Plan Roads

Following a thorough process that commenced with the proposing of structure plan roads to shape the overall city layout and envision growth patterns for the years ahead. By initially delineating these roads, the consultant laid the structural framework for the city. This comprehensive approach involved proposing a Ring Road, Bypass Road and other structure roads, with each element carefully integrated into a cohesive plan.

In addressing the existing road network challenges in the MC area of Rahim Yar Khan, the proposed plan prioritizes the enhancement of connectivity through the introduction of a ring road, proposed bypass road, intercity corridors and structure plan roads. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the Established Built-up Area (EBA), the Right of Way (ROW) for major connections will be maintained. The proposed structure plan outlines primary, secondary, and local roads, each with designated ROWs. Structure Plan Roads are designed to provide access to all proposed zones, alleviating congestion in central city areas. A Ring Road and link roads aim to enhance overall connectivity within the city, while multiple structure plan roads with varying ROWs are proposed to optimize future traffic circulation. This comprehensive approach anticipates and addresses the evolving transportation needs of Rahim Yar Khan.

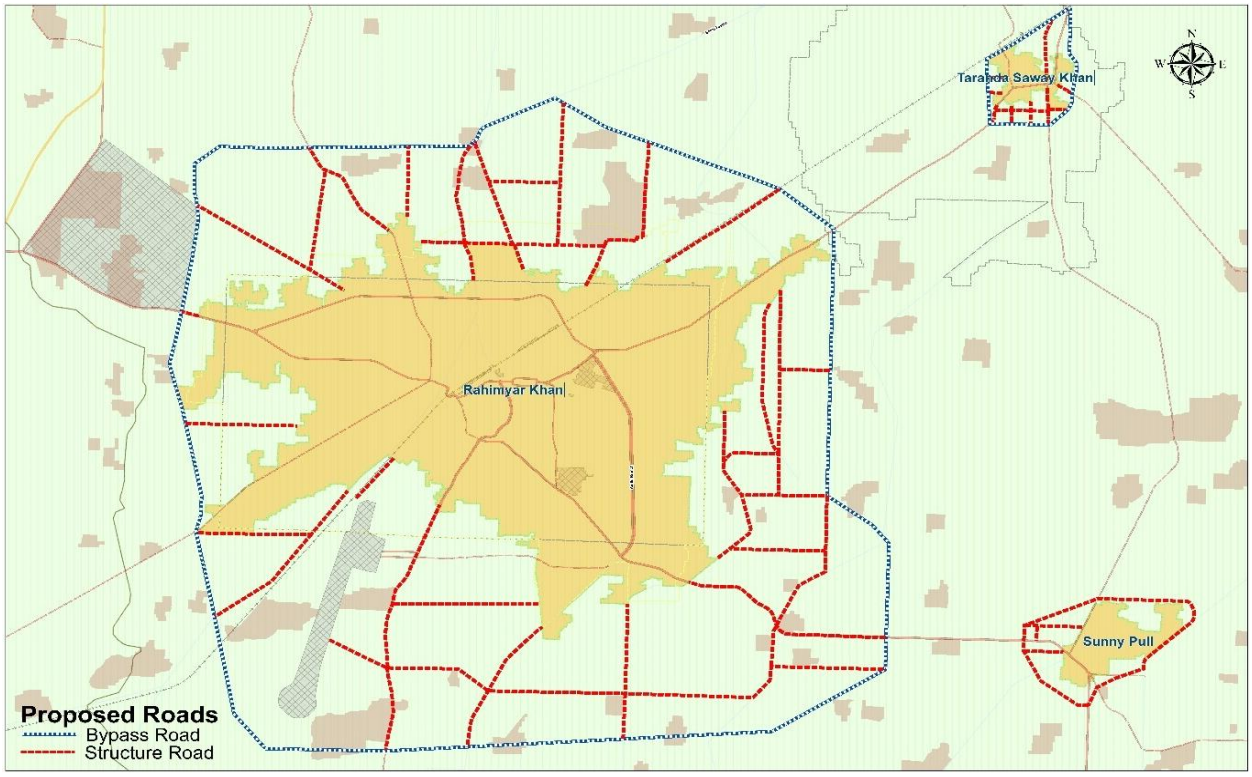
Table 3-9: Proposed Structure Plan Roads of Rahim Yar Khan

Proposed Road Network	Width
Ring Road	220 ft
Proposed Bypass	120 ft
Proposed Structure Plan Roads	80 ft

Source: Devised by Consultant

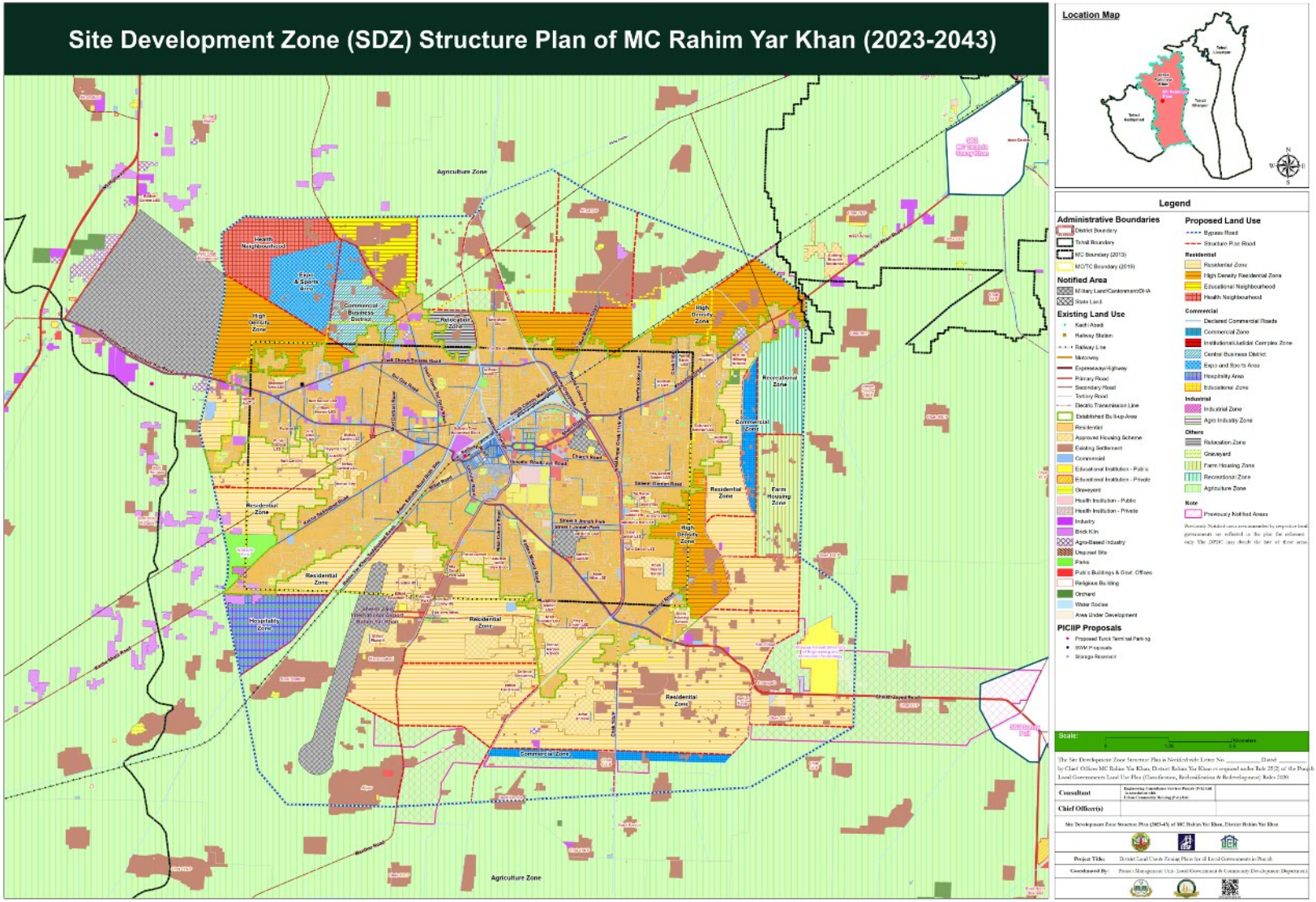
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-5: Proposed Structure Plan Roads of Municipal Committee Rahim Yar Khan



Source: Devised by Consultant

Map 10: Site Development Zone (SDZ) Structure Plan of Municipal Committee Rahim Yar Khan



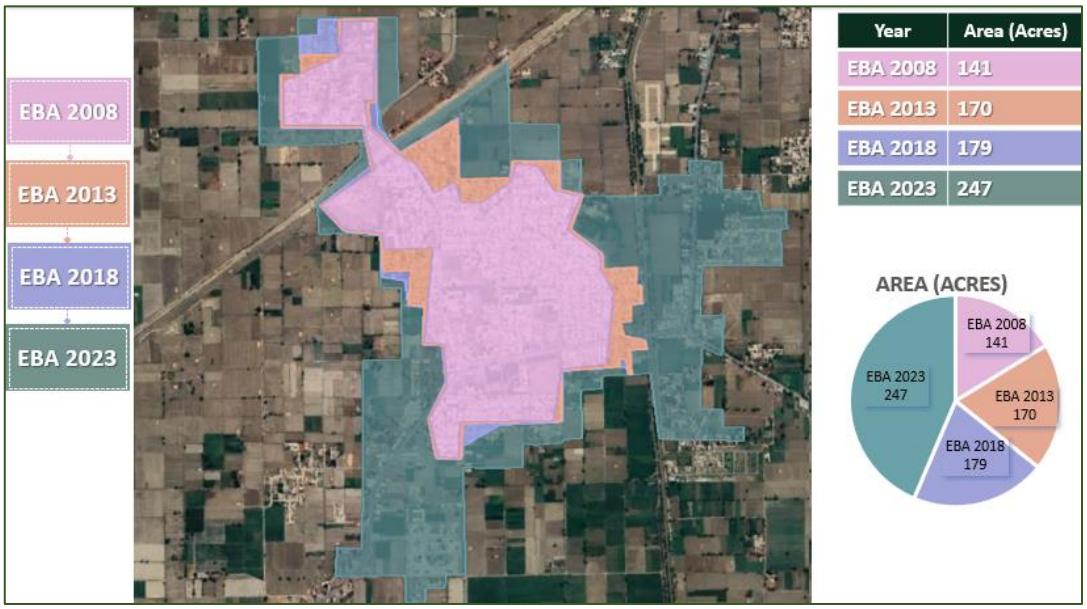
Source: Devised by Consultant

3.4 Site Development Zone (SDZ) Structure Plan of Municipal Committee Taranda Sawai Khan

3.4.1 Growth Trend Analysis

The development trend in EBA Taranda Sawai Khan shows a slow and steady physical growth from 2008 to 2023 without any planning approach. During this time period, the focus of development has been primarily on residential areas, with relatively less emphasis on industrial and commercial development. As a result, urban development has been somewhat uneven and lacking in diversity. The growth axis has been primarily observed along major road networks such as the Taranda Railway Road and the Ryk-Khanpur Road as shown in the Map below. The development has been influenced by the presence of major institutions such as Government High School, which has been a significant attraction for residential development in the surrounding areas. Developed area increased from 141 acres to 247 acres during 2008 to 2023.

Figure 3-6: Growth Trend Analysis of Established Built-up Area (EBA) Taranda Sawai Khan



Source: Devised by Consultant

3.4.2 Accessibility Analysis

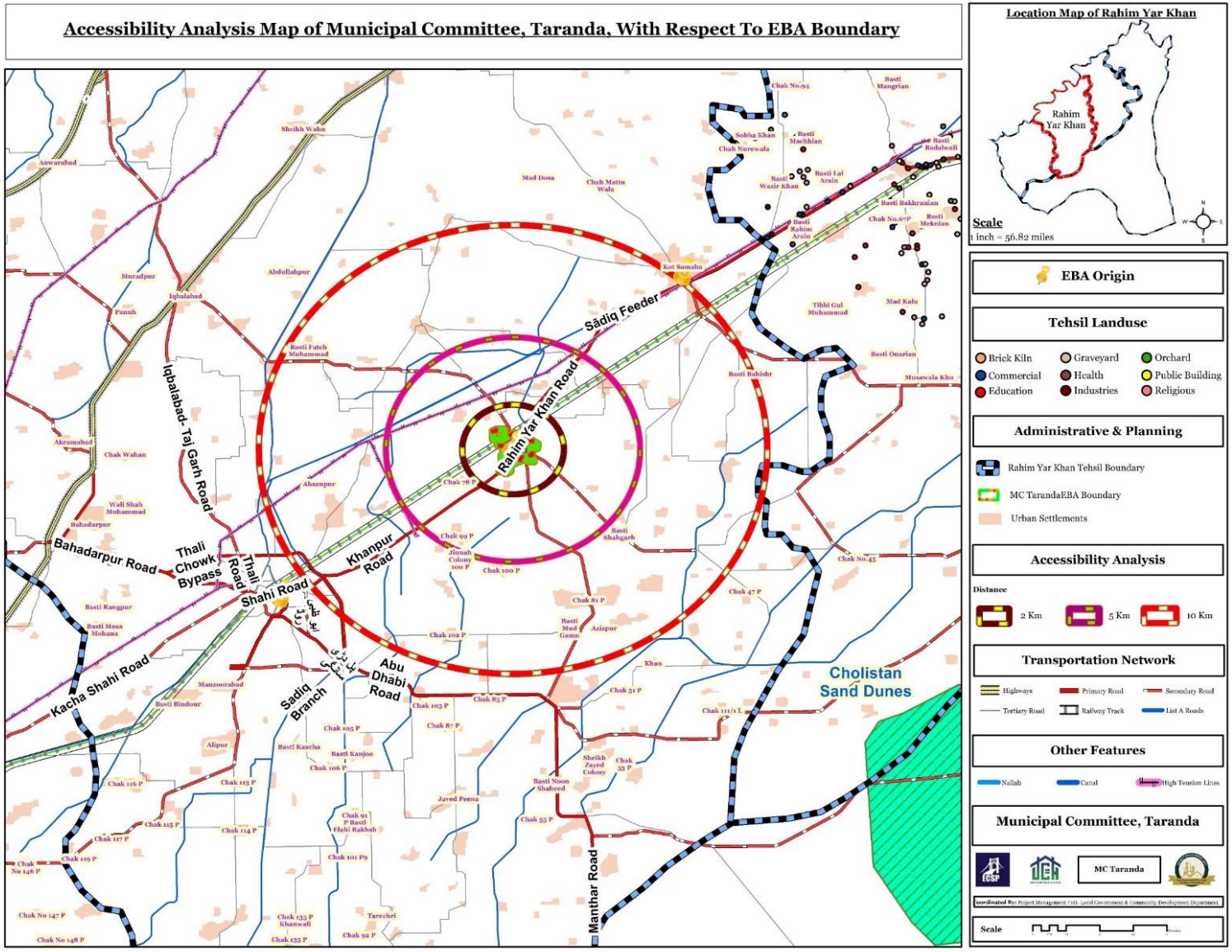
The accessibility analysis has been carried out by marking three buffers of 2km, 5km and 10km around MC boundary. Within these buffers, residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities, and parks have been identified as mentioned in the below table.

Table 3-10: Accessibility Analysis of Municipal Committee Taranda Sawai Khan w.r.t. Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Commercial	Health	Religious	Graveyard	Disposal	Park
2 KM	6	9	27	3	8	2	0	0
2 KM – 5 KM	0	7	17	1	18	2	0	0
5 KM – 10 KM	4	0	17	1	19	5	0	0

The trend indicates that the availability of public facilities in EBA MC Taranda Sawai Khan is generally high, particularly within 2 kilometres of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities decreases, suggesting that there may be a lack of investment in public transport, infrastructure and development in more distant areas. However, the availability and accessibility of commercial, religious buildings and graveyards is better in 2-5km and 5-10km rings.

Map 11: Accessibility Analysis of Municipal Committee Taranda Sawai Khan



Source: Devised by Consultant

3.4.3 Population Projection and Area Requirement for Future

In 2017, the EBA population was 16,828 only. As of 2023, the EBA of Taranda Sawai Khan covers 247 acres, with the estimated population of 19,220, derived from the 2017 census growth rate of 2.24%. The calculated density for this period stands at 55 persons per acre (PPA). Furthermore, the anticipated population growth for the year 2043 is 29,935. To accommodate incremental population of 10,715, the EBA is projected to expand to 372 acres. Within this spatial expansion, the table outlines a specific need for a Residential Site Development Zones covering 124 acres for the year 2043.

Table 3-11: Future Area Requirement for Residential Site Development Zone (SDZ) of Municipal Committee Taranda Sawai Khan

	Description	Statistics
A	Area of EBA (2023)	247 Acres
B	EBA Population (2017)	16,828
C	Growth Rate	2.24%
D	EBA Population 2023	19,220
E	EBA 2023 Density (Persons Per Acre (PPA)	55
F	Projected Population 2043	29,935
G	Incremental Population to be Accommodated (F-D)	10,715
H	Proposed Density 2043 (PPA) 10% Higher than Existing	86
I	Required Area of Residential SDZs (G/H)	124 Acres
J	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	125 Acres
K	Proposed Area of Other Land use Zones	Nil
L	Area of EBA 2043 (A+J+K)	372 Acres

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

Notes: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.4.4 Proposed Residential Zone

In alignment with Taranda Sawai Khan's growth trajectory, the introduction of two Residential Zones is suggested in the North-eastern direction of the EBA. Positioned along both sides of Canal Taranda Sawai Khan, these zones, spanning over 46 acres, ensure convenient accessibility from the city. Rahim Yar Khan road and EBA make the outer boundary of these zones making them accessible from this major road.

Four other small Residential Zones collectively encompass 78 acres have been proposed along the southwestern sides of the EBA. Spanning between Rahim Yar Khan Road and Danish School Road, these zones stand out as a prime location with seamless connectivity, making it an optimal choice for the emergence of a thriving middle-class residential enclave. Overall, this placement of residential zones considers the current built up area, ensuring accessibility, compactness, and integration into the city's evolving landscape.

Table 3-12: Proposed Residential Zones in Taranda Sawai Khan

Land Uses	Area (Acres)	Symbology
Residential Zones	124	

Note: Approximately 50% area of the proposed residential zones will be allocated to roads, open spaces and public buildings etc. Source: Devised by Consultant

3.4.5 Proposed Structure Plan Roads

In addressing the existing road network challenges in the MC of Taranda Sawai Khan, the proposed plan prioritizes the enhancement of connectivity through upgrades to the current/existing infrastructure. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Structure Plan Roads have been proposed to ensure the accessibility of proposed residential zones. The proposed SDZ structure plan outlines primary, secondary, service, each with designated ROWs. Proposed Right

of Ways aim to enhance overall connectivity within the city and to optimize future traffic circulation. This comprehensive approach anticipates and addresses the evolving transportation needs of Taranda Sawai Khan.

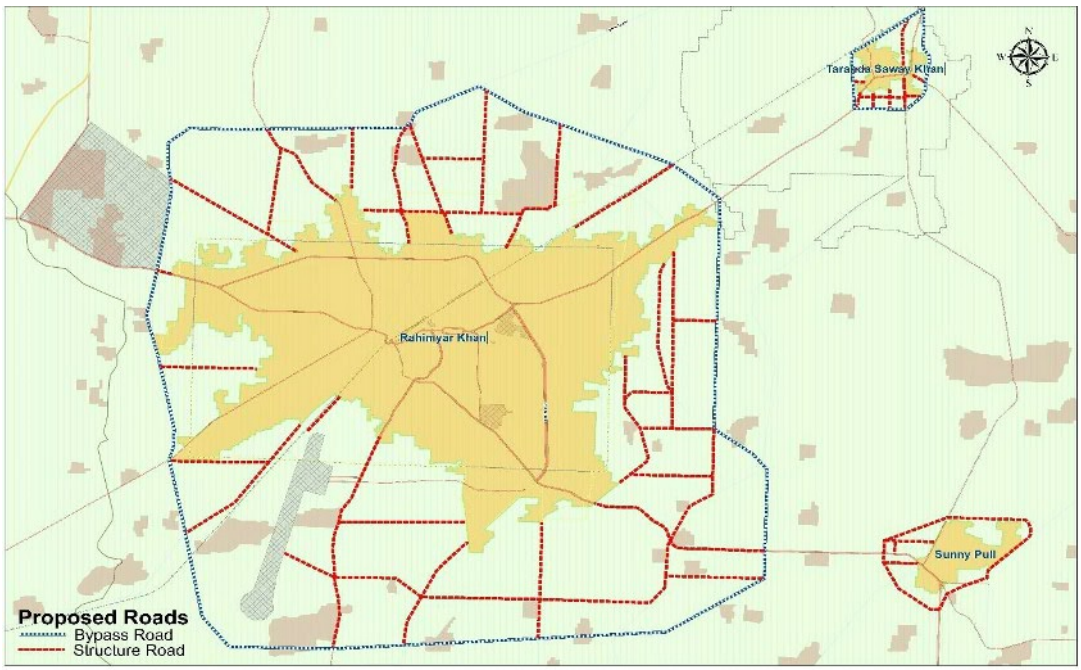
Table 3-13: Proposed Structure Plan Roads of Taranda Sawai Khan

Proposed Road Network	Width
Widening of Existing Secondary Roads	60ft
Proposed Secondary Roads	80ft

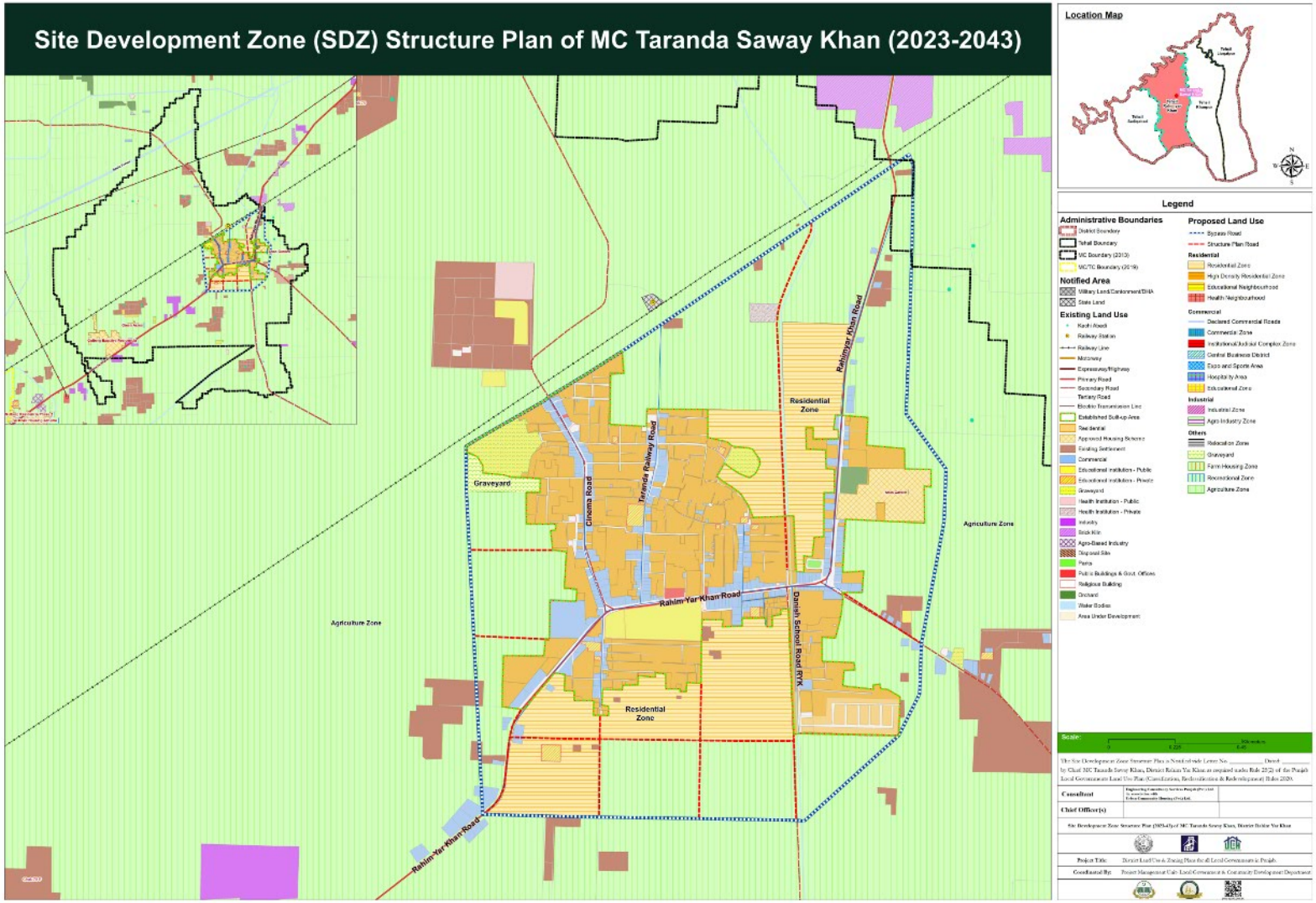
Source: Devised by Consultant

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-7: Proposed Structure Plan Road of Taranda Sawai Khan



Map 12: Site Development Zone (SDZ) Structure Plan of Municipal Committee Taranda Sawai Khan



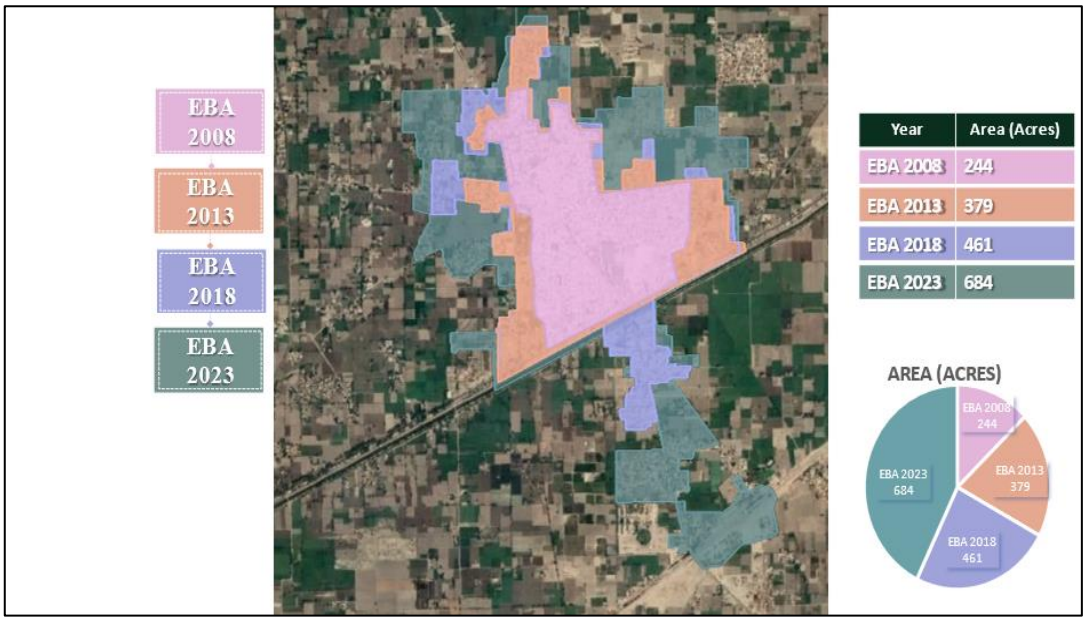
Source: Devised by Consultant

3.5 Site Development Zone (SDZ) Structure Plan of Municipal Committee Kot Samaba

3.5.1 Growth Trend Analysis

The development trend in Kot Samaba displays a rapid and uneven physical growth from 2008 to 2023. During the last 15 years, the area of EBA has increase from 244 to 684 acres. The growth axis has been primarily observed along major road networks such as National Highway and the Samaba Road as shown in the Map below. The city's growth has also been influenced by the presence of major institutions such as Sadiq Public School, Kot Samaba Railway Station, and Kot Samaba Bus Terminal, which have been a major attraction for residential development in the surrounding areas.

Figure 3-8: Growth Trend Analysis of Established Built-up Area (EBA) Kot Samaba



Source: Devised by Consultant

3.5.2 Accessibility Analysis

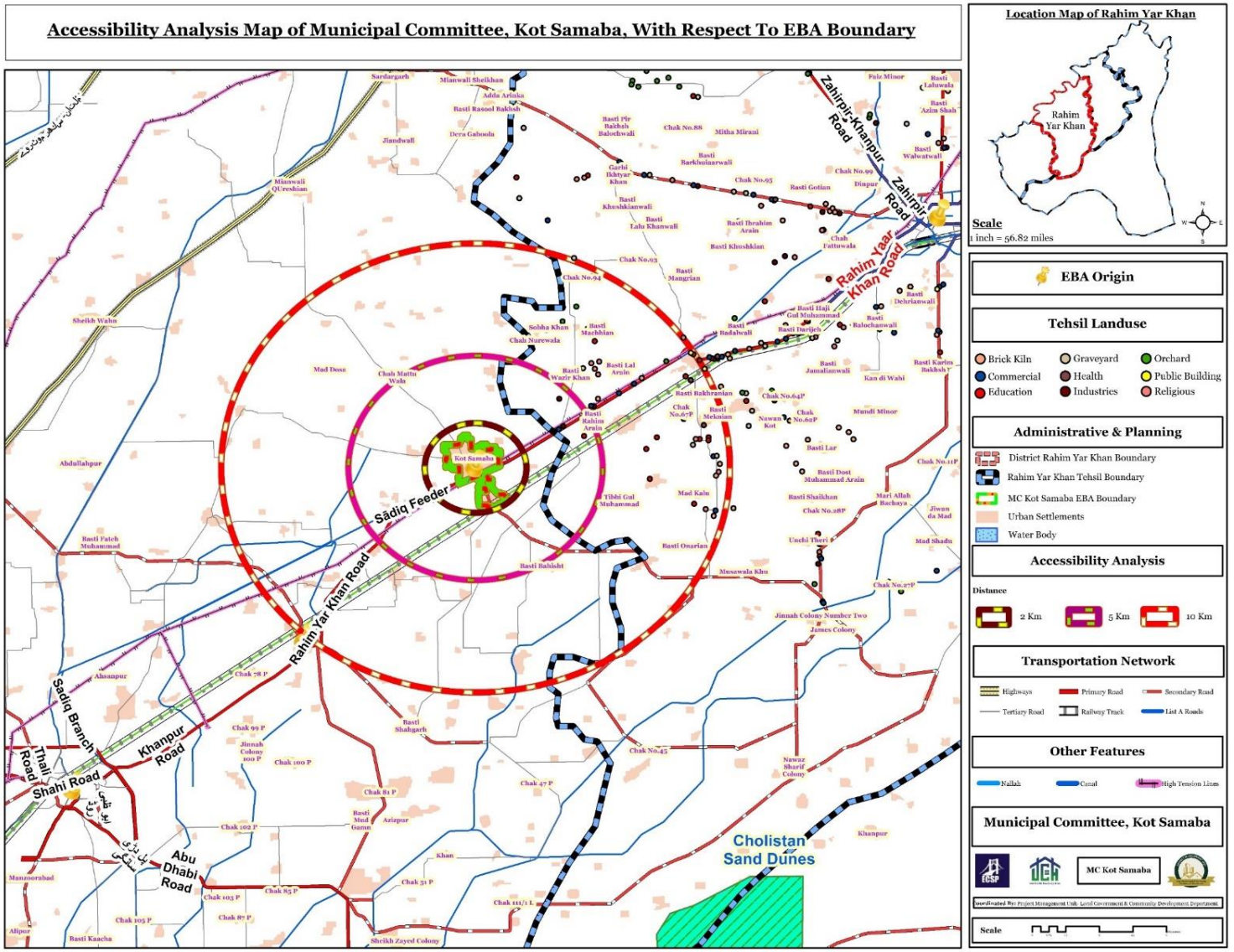
The accessibility analysis has been carried out by marking three buffers of 2km, 5km and 10km around MC boundary. Within these buffers, residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities, and parks have been identified as mentioned in the below table.

Table 3-14: Accessibility Analysis of Municipal Committee Kot Samaba w.r.t. Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Commercial	Health	Religious	Graveyard	Disposal	Park
2 KM	9	6	72	2	12	2	0	1
2 KM – 5 KM	0	5	7	0	7	0	0	0
5 KM – 10 KM	0	7	3	2	10	0	0	0

The trend indicates that the availability of public facilities in EBA MC Kot Samaba is generally high, particularly within 2 kilometres of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities decreases, suggesting that there may be a lack of investment in public transport, infrastructure and development in more distant areas. However, the availability of mosques/madrassas is relatively high in rural areas.

Map 13: Accessibility Analysis of Municipal Committee Kot Samaba



Source: Devised by Consultant

3.5.3 Population Projection and Area Requirement for Future

In 2017, the population of EBA Kot Samaba was 21,980. With a growth rate of 2.40%- and 684-acres area of EBA, an estimated population of 25,341 was living there in 2023. Thus, existing population density was 37 people per acre (PPA). Looking ahead to 2043, the population is anticipated to reach 40,721. An area of 314 acres would be required for Residential Site Development Zones (SDZs) to meet the housing demand. Consequently, the EBA is expected to expand to 1004 acres to accommodate this growing population with the 30% increase in the density i.e., 49 PPA. The table below delineates the area requirement for the residential zones for MC Kot Samaba.

Table 3-15: Future Area Requirement for Residential Site Development Zone (SDZ) of Municipal Committee Kot Samaba

	Description	Statistics
A	Area of EBA (2023)	684 Acres
B	EBA Population (2017)	21,980
C	Growth Rate	2.40%
D	EBA Population 2023	25,341
E	EBA 2023 Density (Persons Per Acre (PPA)	37
F	Projected Population 2043	40,721
G	Incremental Population to be Accommodated (F-D)	15,380
H	Proposed Density 2043 (PPA)	49
I	Required Area of Residential SDZs (G/H)	314 Acres
J	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	319 Acres
K	Proposed Area of Other Land use Zones	Nil
L	Area of EBA 2043 (A+J+K)	1,004 Acres

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

Notes: The proposed areas of residential and other land uses zones include the areas of settlements already existing within new zones and proposed structure plan roads.

3.5.4 Proposed Site Development Zone (SDZ)

3.5.4.1 Proposed Residential Zones

Two residential zones have been proposed at an area of 319 acres. Zone 1 is located in the Northern Western Direction, and spans over 90 acres, showcasing substantial developmental prospects. Its strategic location along Mianwali Road not only ensures seamless connectivity but positions it as an ideal choice for the development of a thriving residential area catering to both the middle and low-income classes.

Zone 2, encompassing 229 acres has been proposed along Rahim Yar Khan Road and Bagho Bahar Road, adjacent to the existing built-up area of Kot Samaba in Southern direction of the city. This zone is located in close proximity to EBA's boundary and hold the potential to be developed in the future. Furthermore, this residential zone has been given on the basis of emerging growth trend as it is also depicted on growth trend map of Kot Samaba. In addition, this zone would help to achieve compact urban development in future whilst discouraging leapfrog development.

3.5.5 Proposed Structure Plan Roads

In addressing the existing road network challenges in Kot Samaba, the proposed plan prioritizes the enhancement of connectivity through upgrades to the current/existing infrastructure and proposing new secondary roads. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the Established Built-up Area (EBA), the Right of Way (ROW) for major connections will be improved. Secondary roads are designed to provide access to all proposed zones, alleviating congestion in central city areas. Proposed link roads aim to enhance overall connectivity within the city. This comprehensive approach anticipates and addresses the evolving transportation needs of Kot Samaba.

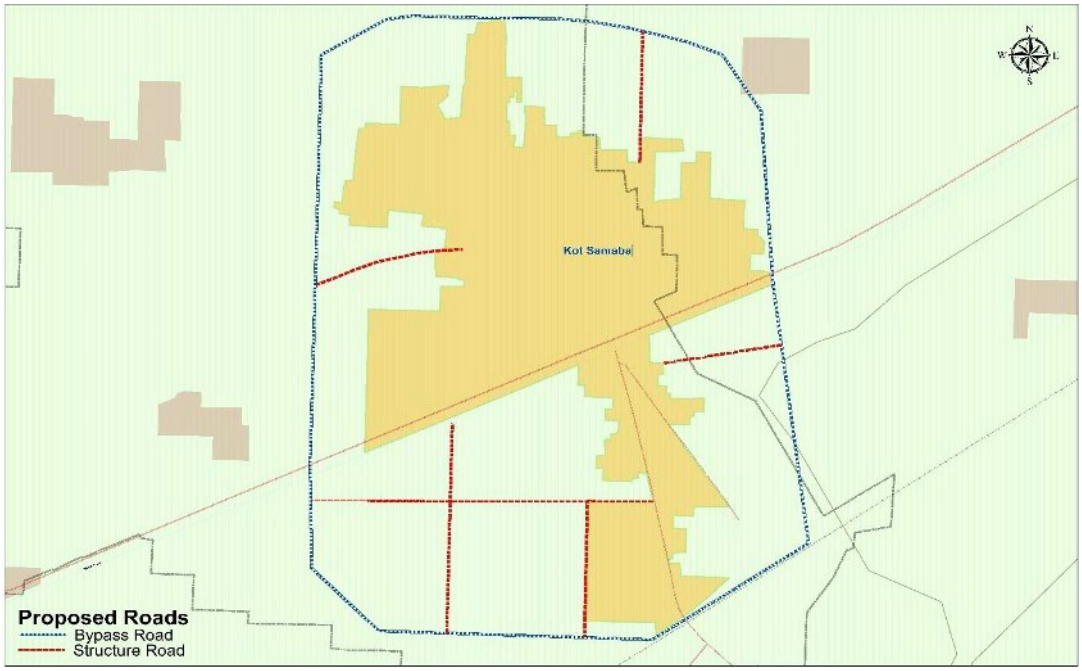
Table 3-16: Proposed Structure Plan Roads of Municipal Committee Kot Samaba

Proposed Road Network	Width
Widening of Existing Roads (Secondary Roads)	60 ft
Proposed Roads (Secondary Roads)	80 ft

Source: Devised by Consultant

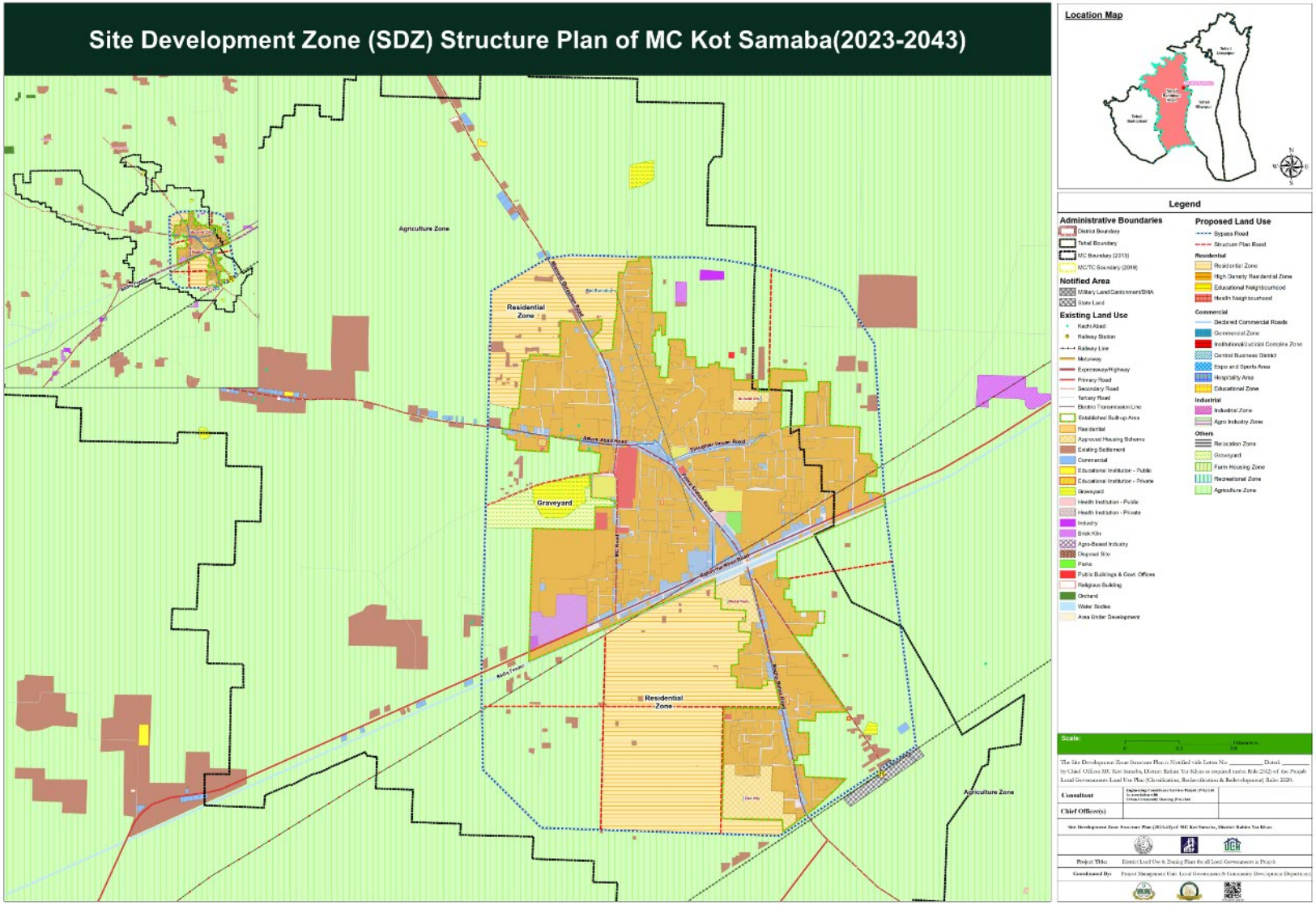
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-9: Proposed Structure Plan Roads of Kot Samaba



Source: Devised by Consultant

Map 14: Site Development Zone (SDZ) Structure Plan of Municipal Committee Kot Samaba



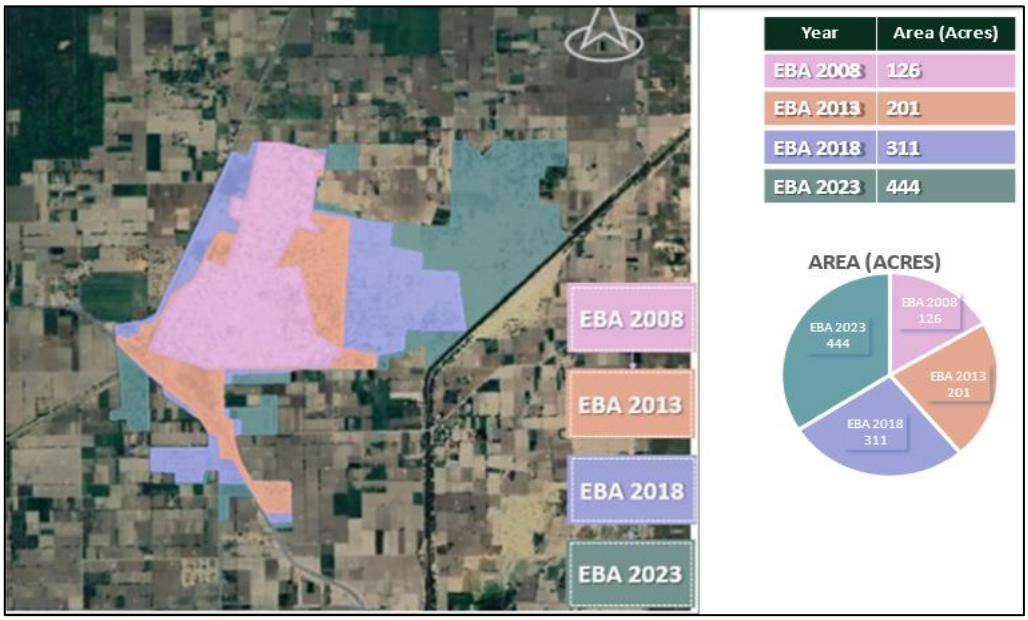
Source: Devised by Consultant

3.6 Sunny Pull Urban Settlement

3.6.1 Growth Trend Analysis

This is situated at the south-eastern side of MC Rahim Yar Khan and notified as an urban settlement the respective District Council. It is spread at an area of 444 acres with an estimated population of 10,061 living within its EBA. The development trend in Sunny Pull displays a rapid and uneven physical growth from 2008 to 2023 as it can be seen in Figure 3.5.

Figure 3-10: Growth Trend Analysis of Established Built-up Area (EBA) Sunny Pull



Source: Devised by Consultant

3.6.2 Area Requirement for Future

By the year 2043, the projected population is expected to increase to 15,979 at a growth rate of 2.34% per annum. Within this forecasted growth, there is a requirement for Residential Site Development Zones (SDZs covering 174 acres at 33 PPA density, since the existing density is very low. The table below delineates the area requirement for residential zones of Sunny Pull.

Table 3-17: Future Area Requirement for Site Development Zone (SDZ) of Sunny Pull

	Description	Statistics
A	Area of EBA (2023)	444 Acres
B	Growth Rate	2.34%
C	EBA Population 2023	10,061
D	EBA 2023 Density (Persons Per Acre (PPA)	22
E	Projected Population 2043	15979
F	Incremental Population to be Accommodated (F-D)	5,918
G	Proposed Density 2043 (PPA)	33
H	Required Area of Residential SDZs (G/H)	174
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	176
J	Proposed Area of Other Land use Zones	10 Acres
K	Area of EBA 2043 (A+I+J)	630 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.6.3 Proposed Site Development Zone

3.6.3.1 Proposed Residential Zones

The new residential zones are proposed along Sheikh Zaid Road and Chak 47 Road covering a total area of 176 acres including existing built-up areas.

3.6.3.2 Proposed Commercial Zone

A commercial zone of 10 acres has been proposed along the southern side Sheikh Zaid Road to cater for higher order commercial activities and minimize travelling of the residents to Rahim Yar Khan city.

3.6.4 Proposed Structure Plan Roads

The current road network in Sunny Pull requires enhancements and expansion to optimize connectivity. The SDZ structure plan proposes 60-feet wide structure plan roads for Sunny Pull to ensure efficient movement of traffic. Sheikh Zayed Road is already well established, and its RoW can accommodate future traffic load to and from Rahim Yar Khan city.

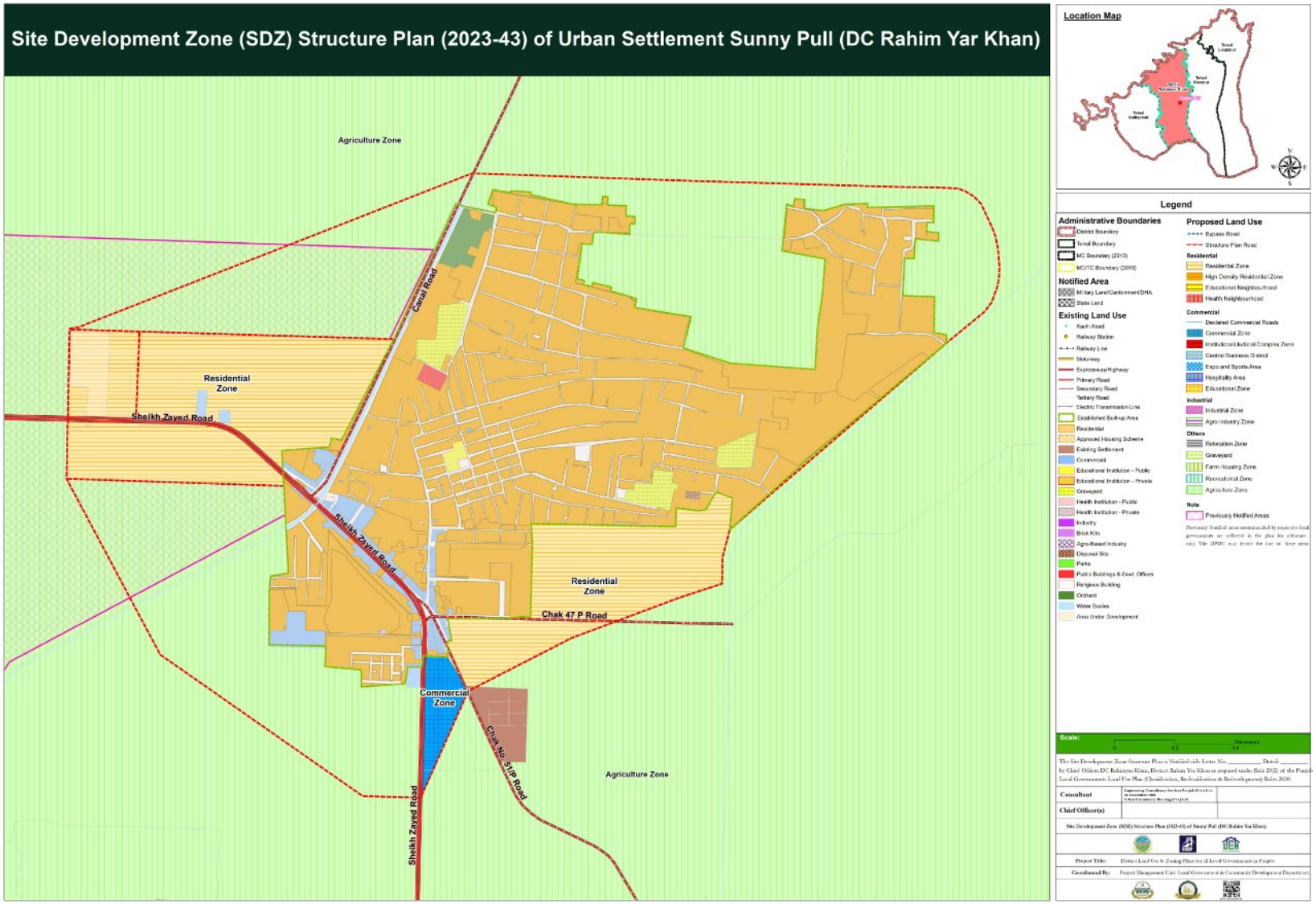
Table 3-18: Proposed Structure Plan Roads of Sunny Pull

Type of Road	Width
Secondary Roads	60 ft

Source: Devised by Consultant

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Map 15: Site Development Zone (SDZ) Structure Plan Sunny Pull



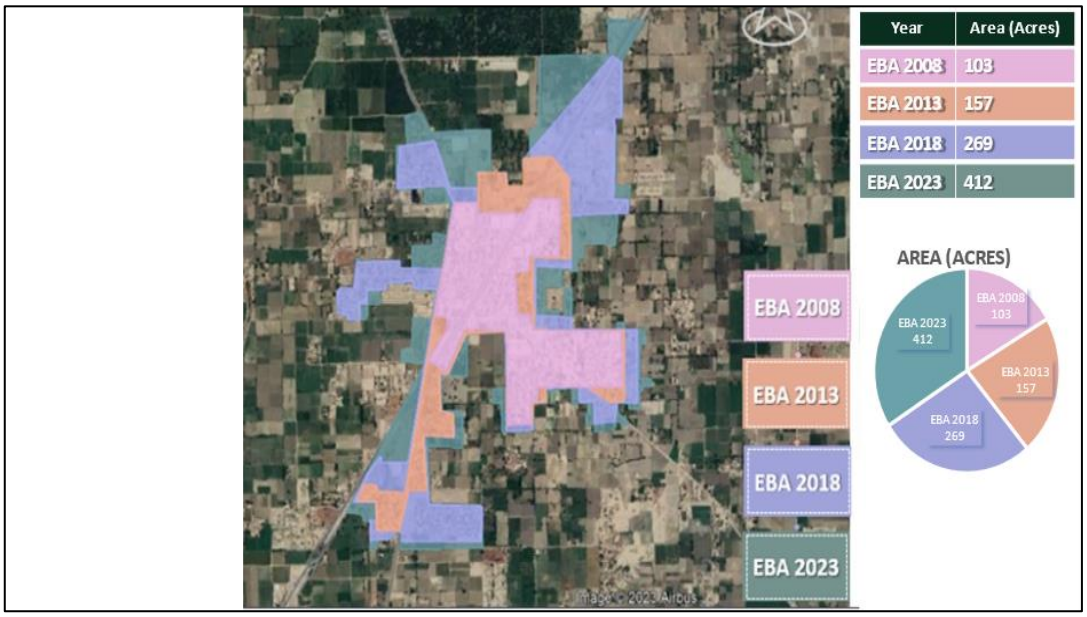
Source: Devised by Consultant

3.7 Iqbal Abad Urban Settlement

3.7.1 Growth Trend Analysis

Iqbalabad is located at 18 kilometre north of Rahim Yar Khan city near M5 motorway interchange. Hence, the location of this urban settlement can be called a gateway to Rahim Yar Khan whilst linking it to the rest of the country through a vast network of motorways. Over the span of 15 years from 2008 to 2023, the growth of EBA Iqbalabad's area experienced varied percentages of expansion. During this period, its established built-up area has increased from 103 to 412 acres. The following map shows growth trend analysis of EBA Iqbalabad.

Figure 3-11: Growth Trend Analysis of Established Built-up Area (EBA) Iqbalabad



Source: Devised by Consultant

3.7.2 Area Requirement for Future

In the current scenario of 2023, the EBA Iqbalabad spans over 412 acres, accommodating a population of 9,334 at the rate of 22 persons per acre (PPA). It is estimated to reach 14,825 by the year 2043 at the growth rate of 2.34% per annum. The area calculations for the required SDZs are presented in the table below.

Table 3-19: Future Area Requirement for Residential Site Development Zone (SDZ) of Iqbalabad

	Description	Statistics
A	Area of EBA (2023)	412 Acres
B	Growth Rate	2.34%
C	EBA Population 2023	9,334
D	EBA 2023 Density (Persons Per Acre (PPA)	22
E	Projected Population 2043	14,825
F	Incremental Population to be Accommodated (E-C))	5,491
G	Proposed Density 2043 (PPA)	29
H	Required Area of Residential SDZs (F/G)	190 Acres
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	192 Acres
J	Proposed Area of Other Land use Zones	11 Acres
K	Area of EBA 2043 (A+I+J)	615 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.7.3 Proposed Site Development Zone

3.7.3.1 Proposed Residential Zones

The residential zones are proposed on all the four sides of EBA Iqbalabad to cater the needs of residents. These zones are accessible from Rahim Yar Khan link road, Taj Garh Road and N5 Highway. The cumulative area of these zones is 192 acres including existing built-up areas.

3.7.3.2 Commercial Zones

To meet the need of commercial activities the consultant proposed two commercial zones with the total area of 11 acres. The zones have been proposed along a side of N5 Highway that will allow the easy access to various amenities and services.

3.7.4 Proposed Structure Plan Roads

The current road network in Iqbalabad requires enhancements and expansion to optimize connectivity. The proposed plan prioritizes improved access to different land uses by establishing well-connected networks, benefiting both current and future developments. Specifically, widening of two primary roads and 60-foot structure plan roads are proposed for Iqbalabad to ensure efficient movement and accommodate future traffic demands.

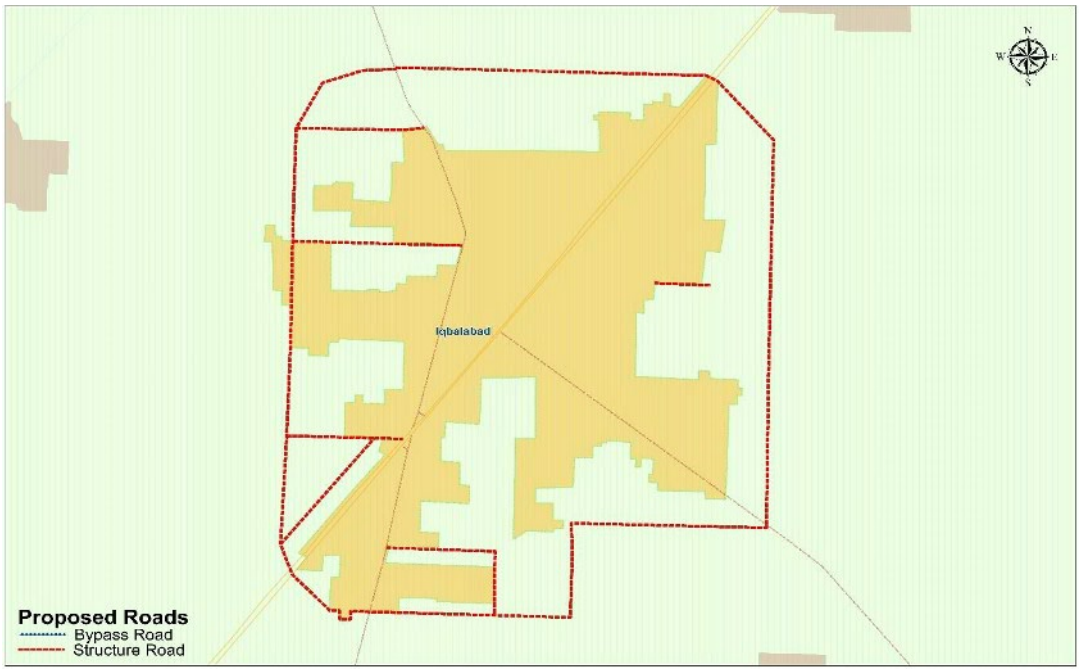
Table 3-20: Proposed Structure Plan Roads of Iqbalabad

Type of Road	Width
Secondary Roads	60 ft

Source: Devised by Consultant

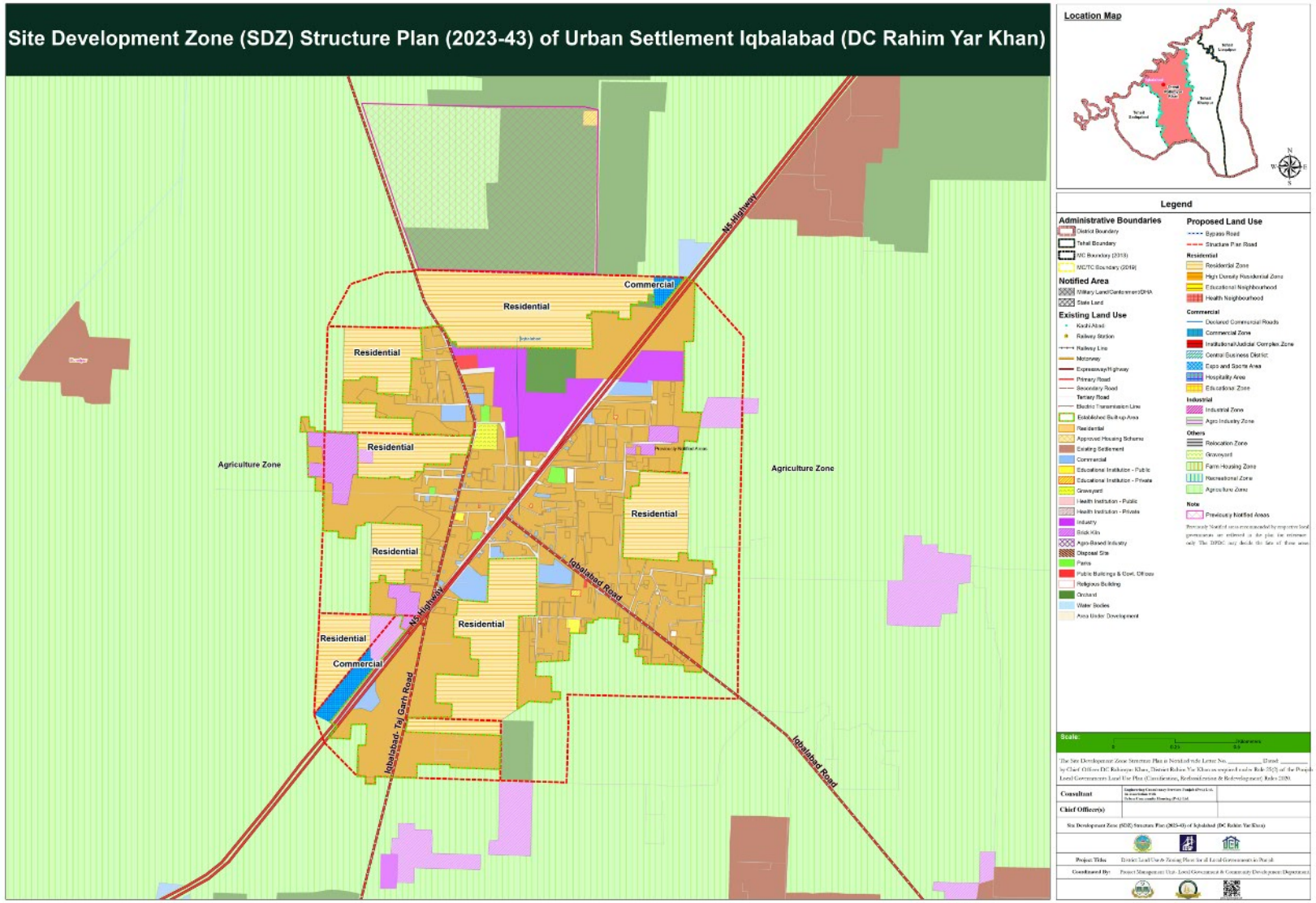
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-12: Proposed Structure Plan Roads of Iqbalabad



Source: Devised by Consultant

Map 16: Site Development Zone (SDZ) Structure Plan of Established Built-up Area (EBA) Iqbalabad



Source: Devised by Consultant

3.8 Tehsil Sadiqabad

3.8.1 Land Cover Analysis

Land cover change analysis for Tehsil Sadiqabad is conducted for the period of 1993-2023 (Table 25). The analysis shows that the total built-up area has increased by nearly 5.4% while there is only 1.1% decrease in green land. It is good to note that 3.8% barren land has been converted into built-up area.

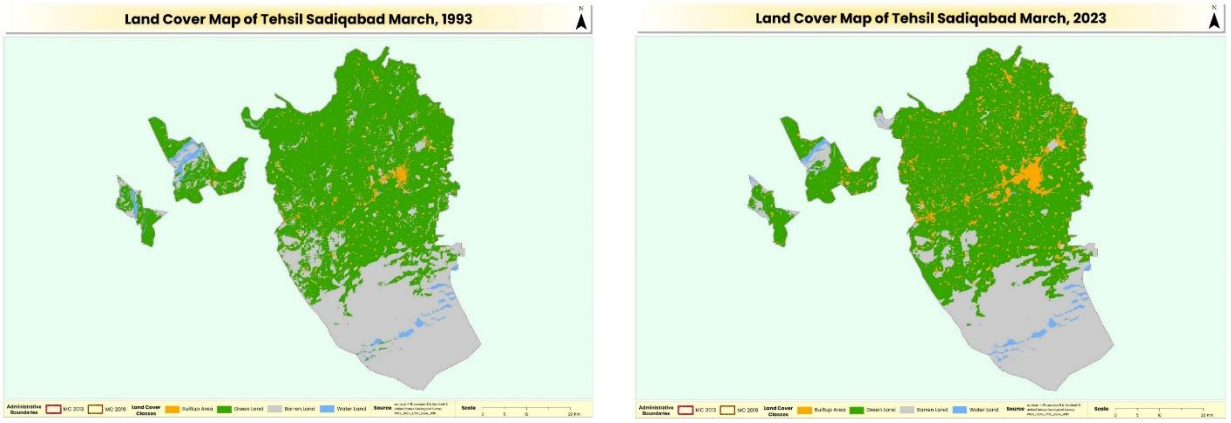
Table 3-21: Land Cover Percentage of Tehsil Sadiqabad 1993 - 2003

Land Use	1993		2003		2013		2023	
	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age
Built-up	19,868	2.9%	27,037	4.0%	43,750	6.4%	56,345	8.3%
Green Land	428,382	62.9%	439,102	64.5%	428,712	63.0%	420,569	61.8%
Water Land	13,430	2.0%	8,624	1.3%	9,518	1.4%	10,290	1.5%
Barren Land	218,981	32.2%	205,898	30.2%	198,681	29.2%	193,457	28.4%
Total	**680,661**	**100%**	**680,661**	**100%**	**680,661**	**100%**	**680,661**	**100%**

Source: Devised by Consultant

The following figures show land cover maps and built-up area trend in the tehsil during past 30 years.

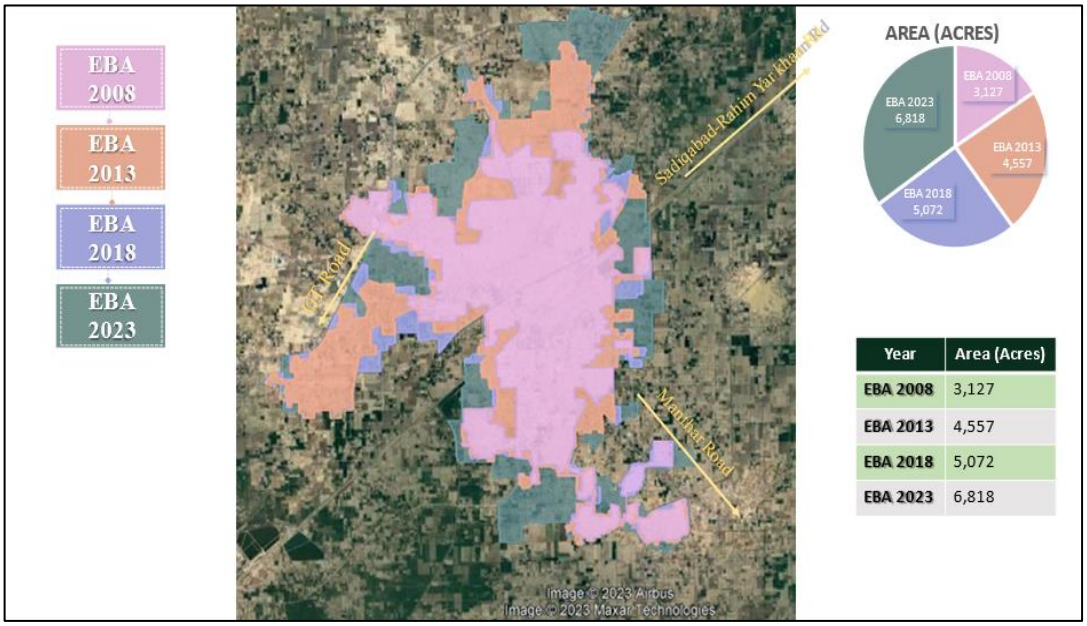
Figure 3-13: Land Cover Analysis of Tehsil Sadiqabad



3.8.2 Growth Trend Analysis

Development Trend in Sadiqabad displays a rapid and uneven physical growth from 2008 to 2023 in the form of spontaneous development. In the past 15 years, the city growth has been observed majorly on South (Manthar Road, Tillu Road) and along Southwest direction (G.T Road), along North direction (Sadiqabad Bypass/KLP Road, Jamaldin Wali Road). The urban sprawl of the city has resulted in decline of prime agriculture/cultivated land, loss of tree covers and grass/shrubs. Thus, this rapid and fluctuating growth pattern implies the need for limiting and planning the future growth pattern.

Figure 3-14: Growth Trend Analysis of Established Built-up Area (EBA) Sadiqabad



Source: Devised by Consultant

3.8.3 Accessibility Analysis of Municipal Committee Sadiqabad

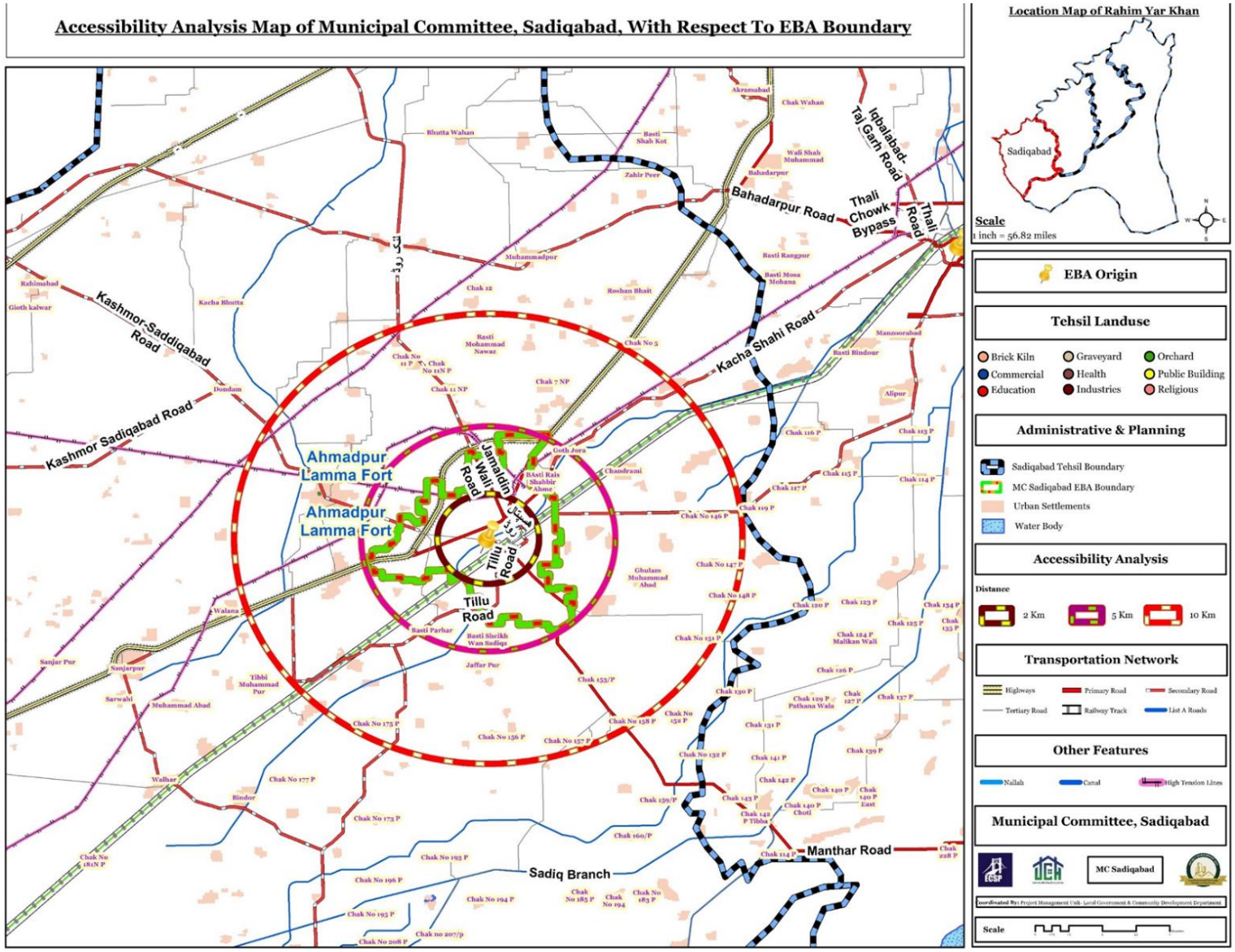
The accessibility analysis has been done in such a way that two roads which are connected with each other somewhere within MC Boundary are taken and three buffers of 2km, 5km and 10km were marked within and surrounding MC boundary. Within these buffers residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities, and parks have been identified as mentioned in the below table.

Table 3-22: Accessibility Analysis of Municipal Committee Sadiqabad w.r.t. Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Com	Health	Religious	Graveyard	Disposal	Park
2 KM	37	69	255	48	113	8	0	9
2 KM – 5 KM	17	53	185	387	115	16	0	12
5 KM – 10 KM	3	17	50	0	32	5	0	0

This trend indicates that the availability of public facilities in EBA MC Sadiqabad is generally high, particularly within 2 kilometres of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities decreases, suggesting that there may be a lack of investment in public transport, infrastructure and development in more distant areas.

Map 17: Accessibility Analysis of Municipal Committee Sadiqabad

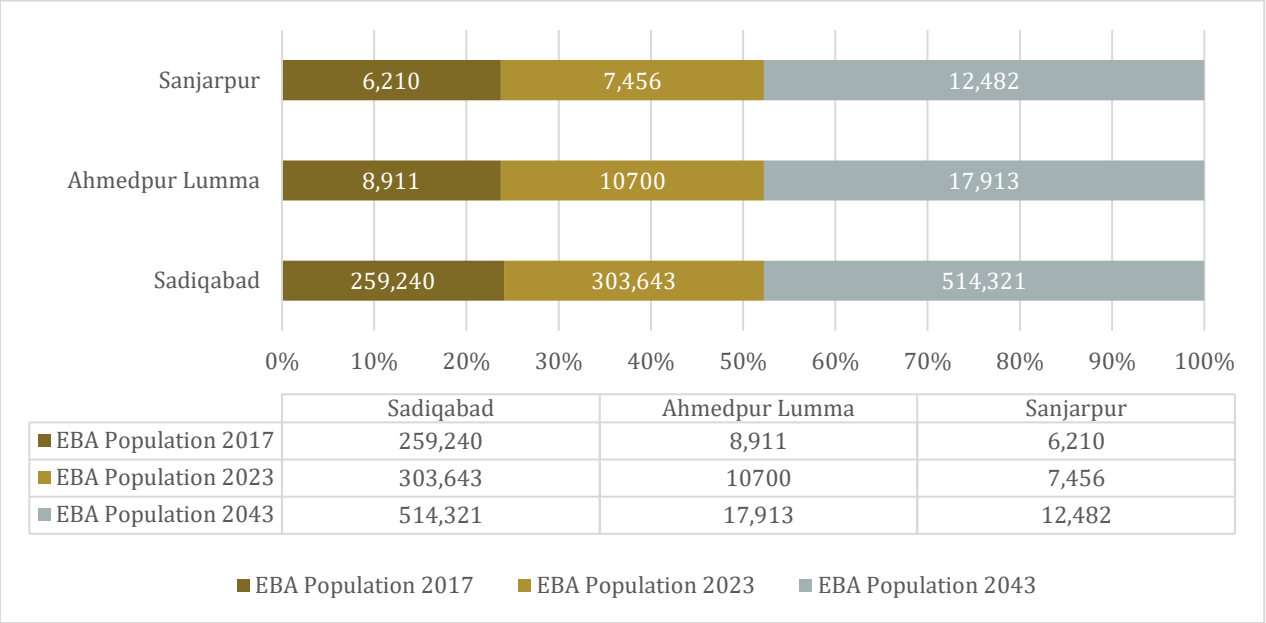


Source: Devised by Consultant

3.8.4 Population Projection of Established Built-up Areas (EBAs) in Tehsil Sadiqabad

The population projection is carried out for the Established Built-up Areas (EBAs) in Tehsil Sadiqabad using the population from urban block census data. The graph and table below show the results.

Graph 2: Population Projection of Established Built-up Areas (EBAs) in Tehsil Sadiqabad



	Sadiqabad	Ahmedpur Lumma	Sanjarpur
EBA Population 2017	259,240	8,911	6,210
EBA Population 2023	303,643	10700	7,456
EBA Population 2043	514,321	17,913	12,482

Source: Calculated by Consultant from PBS Census 2017

3.8.5 Density Analysis and Future Area Requirements

The population growth projections indicate substantial increases in Tehsil Sadiqabad. By 2023, the estimated total population is 321,799 with an average density of 46 PPA, with MC Sadiqabad contributing significantly as the largest EBA. The overall growth rate averages around 2.61% across these EBAs. Looking towards 2043, the collective population is expected to increase to 544,716, requiring expanded areas to accommodate this growth. Sadiqabad city, in particular, will face substantial growth, reaching an estimated population of 514,321 by 2043 and necessitating to increase the population density by 20% with additional area of various land uses to accommodate this increase.

Table 3-23: Density Calculations of Tehsil Sadiqabad

Description	Values	Unit
Area of all EBAs of MCs and urban settlements in Tehsil Sadiqabad	7,605	Acres
Population (2023) of all EBAs of MCs and urban settlements in Tehsil Sadiqabad	321,799	People
Current average population density in selected EBAs	42	Persons/Acre
Desired density	54	Persons/Acre

Source: Calculated by Consultant

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

3.9.1 Density and Requirement for Future

With a population growth rate 2.67% and an area of EBA 2023, 6,818 acres, a population of 303,463 is estimated to be living there in 2023. The existing population density is calculated of 45 persons per area (PPA). It is projected that in 2043, the population would rise to 514,321. Keeping in view the scarcity of urban land and diminishing agriculture areas, it is decided to accommodate the incremental population 210,678 at 20% higher density (54 PPA) than the existing one. Thus, an area 3,901 acres will be needed to accommodate the incremental population during the next 20 years. This increase in population density will certainly help in curbing urban sprawl and lead to a relatively compact development. Several other land use zones have also been provided to complement the residential zones and provide major allied facilities to the residents of Sadiqabad. It is estimated

that the EBA will grow to 12,280 acres by the year 2043. Based on the population density analysis, the following table delineates the area requirement for the residential and other land use zones provided for MC Sadiqabad.

Table 3-24: Future Area Requirement for Residential Site Development Zone (SDZ) of Municipal Committee Sadiqabad

	Description	Statistics
A	Area of EBA (2023)	6,818 acres
B	EBA Population (2017)	259,240
C	Growth Rate	2.67%
D	EBA Population 2023	303,643
E	EBA 2023 Density (Persons Per Acre (PPA))	45 PPA
F	Projected Population 2043	514,321
G	Incremental Population to be Accommodated (F-D)	210,678
H	Proposed Density 2043 (PPA) Approx. 20% Higher than Existing	54 PPA
I	Required Area of Residential SDZs (G/H)	3,901 acres
J	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	4,354 Acres
K	Proposed Area of Other Land use Zones	1,108 Acres
L	Area of EBA 2043 (A+J+K)	12,280 Acres

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.9.2 Proposed Site Development Zone (SDZ)

The established built-up area of Sadiqabad is broadly divided into various land use zones to present the generalized built-up form. The central zone is a relatively high-density mixed-use area with a combination of residential, commercial, institutional and industrial activities while the outer sides are with predominantly agriculture land.

Table 3-25: Proposed Site Development Zone (SDZ)s in Sadiqabad

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Residential Zones	4,354	80%
Commercial Zones	310	5%
Other Land use Zones	796	15%
Total area of Proposed New Zones	5,460	100%

Source: Devised by Consultant

Note: All land use zones include areas of settlements existing within the new zones and proposed structure roads.

3.9.2.1 Proposed Residential Zones

In response to the evident growth trend in Sadiqabad, particularly towards its North and South till 2023, followed by a shift towards the South from 2018 to 2023, attributed to the influence of key road networks such as Katcha Shahi Road, Jamaldin Wali Road, Club Road and Tillu Road. The Plan entails the establishment of 14 residential zones along key arteries such as Tillu Road, Saddar Thana Road, Railway Line service Road, Sadiqabad Canal Road, Kashmor-Sadiqabad Road, National Highway, Jamaldin Wali Road, Sadiqabad Bypass-KLP Road, Kacha Sadiqabad Road, Sadiqabad-Rahim Yar Khan Road, Moran Road and Manthar Road.

Table 3-26: Proposed Residential Zones in Sadiqabad

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	4,354	80%	

3.9.2.2 Proposed Commercial Zones

The commercial zones are proposed after considering several factors including market trend, land use trend along main roads, infrastructure, road network and compatibility of land uses. Two new commercial zones have been proposed in the SDZ of Sadiqabad, adjacent to northern high density residential zones. The proposed commercial zones shall promote opportunities of business and shopping for the residents of new zones and provide a relief to the increasing congestion of old existing commercial area.

Table 3-27: Proposed Commercial Zones in Sadiqabad

Land Uses	Area (Acres)	Symbology
Proposed Commercial Zone	309.75	

3.9.2.3 Proposed Other Zones

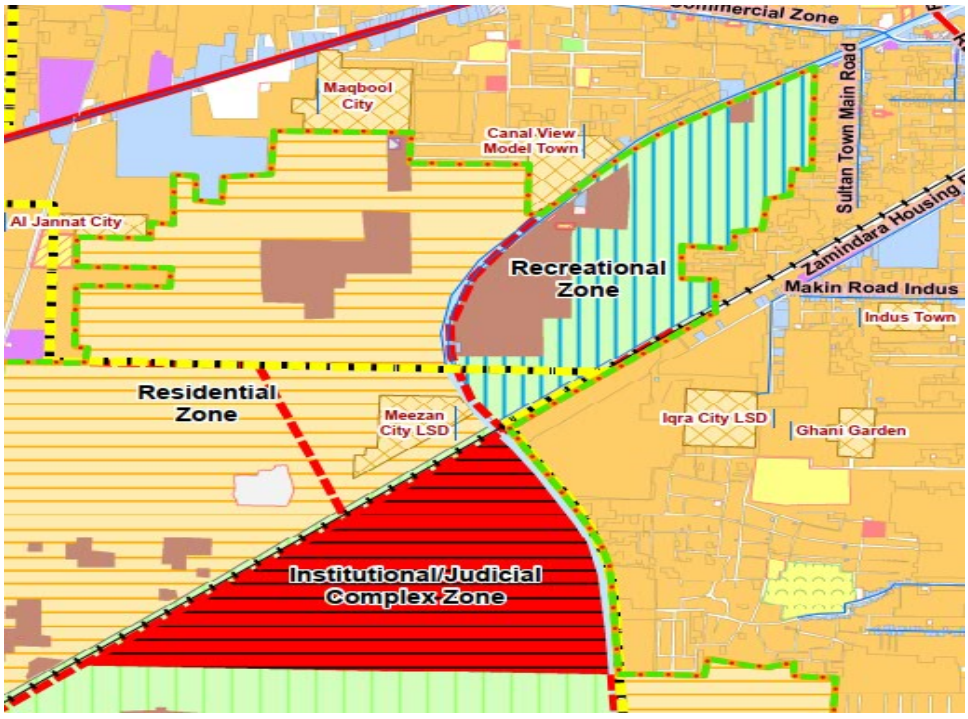
Several other land use zones have been proposed as deemed to be necessary for the functioning of Sadiqabad as a future hub of sustainable urban living and provide higher order public amenities to the residents of entire district. Following table presents allocated areas and land use notations/symbology of these zones. These zones shall play a pivotal role in enhancing the city's environment, fostering sustainable development, enhancing business opportunities and attracting tourism.

Table 3-28: Proposed Other Zones in Sadiqabad

Land Uses	Area (Acres)	Symbology
Recreational Zone	155.53	
Institutional/Judicial Complex Zone	184.27	
Agro Industry Zone	458.27	

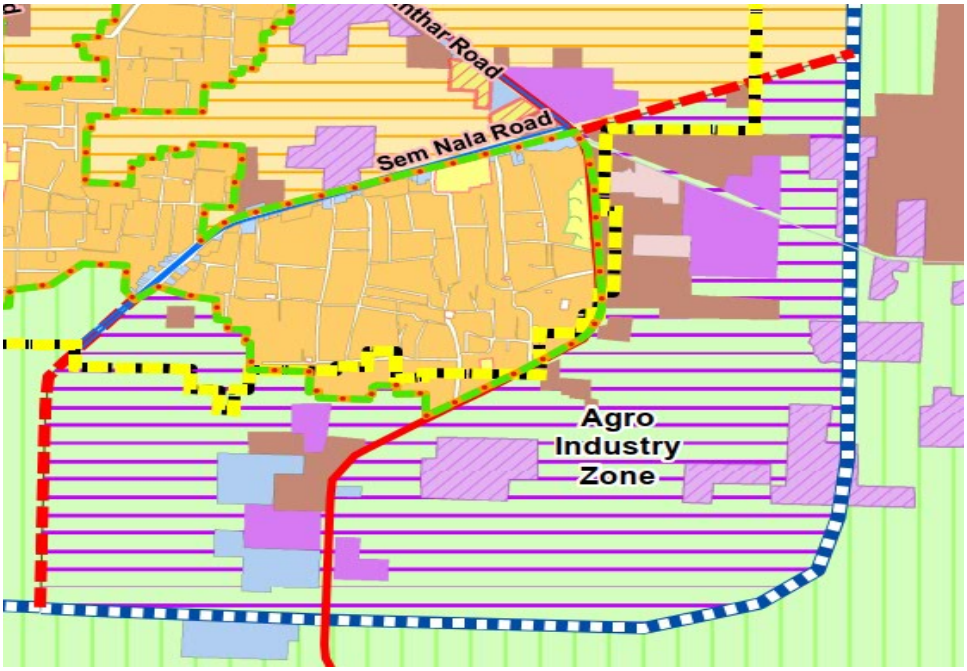
Source: Devised by Consultant

Figure 3-15: Proposed Recreational, Institutional/Judicial Complex Zones – Municipal Committee Sadiqabad



Source: Devised by Consultant

Figure 3-16: Proposed Agro Industry Zone – Municipal Committee Rahim Yar Khan



Source: Devised by Consultant

3.9.3 Proposed Structure Plan Roads

Following a thorough process that commenced with the proposing of structure plan roads to shape the overall city layout and envision growth patterns for the years ahead. By initially delineating these roads, the consultant laid the structural framework for the city. This comprehensive approach involved proposing a Ring Road, Bypass Road and other structure roads, with each element carefully integrated into a cohesive plan.

In addressing the existing road network challenges in the MC area of Sadiqabad, the proposed plan prioritizes the enhancement of connectivity through the introduction of a ring road, proposed bypass road, intercity corridors and structure plan roads. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be maintained. The proposed SDZ structure plan outlines primary, secondary, service, each with designated ROWs. Secondary roads are designed to provide access to all proposed zones, alleviating congestion in central city areas. A Ring Road and link roads aim to enhance overall connectivity within the settlement, while multiple structure plan roads with varying ROWs are proposed to optimize future traffic circulation. This comprehensive approach anticipates and addresses the evolving transportation needs of Sadiqabad.

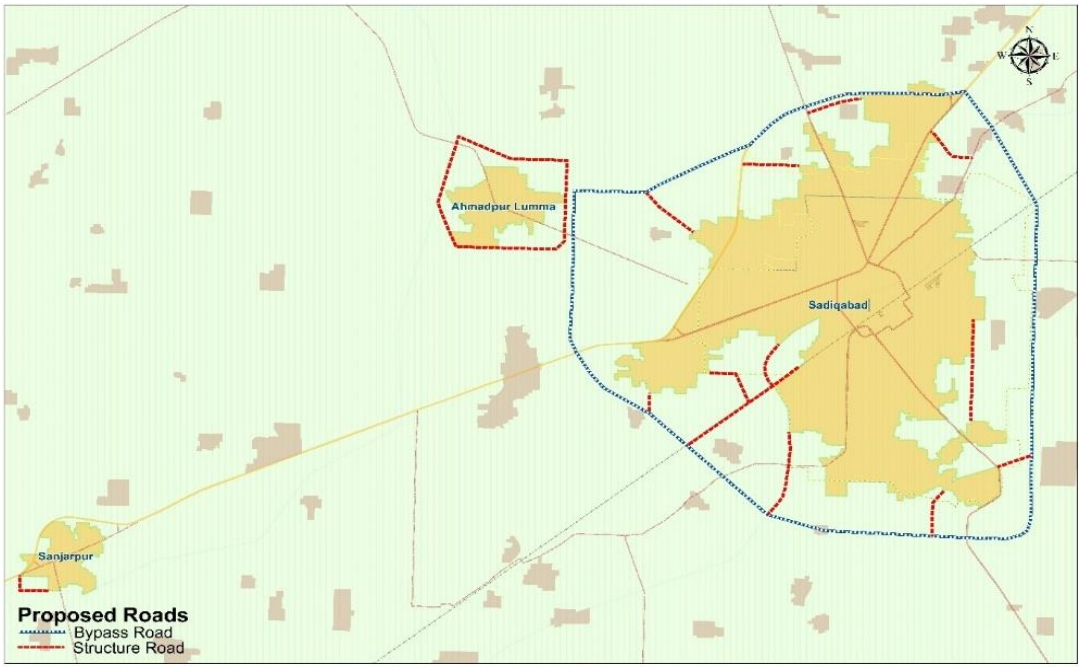
Table 3-29: Proposed Structure Plan Road of Sadiqabad

Sadiqabad Proposed Structure Plan Roads	
Proposed Road Network	**Width**
Ring Road	200 ft
Proposed Roads (Secondary Roads)	80 ft
Existing Road Widening (Secondary Roads)	60 ft

Source: Devised by Consultant

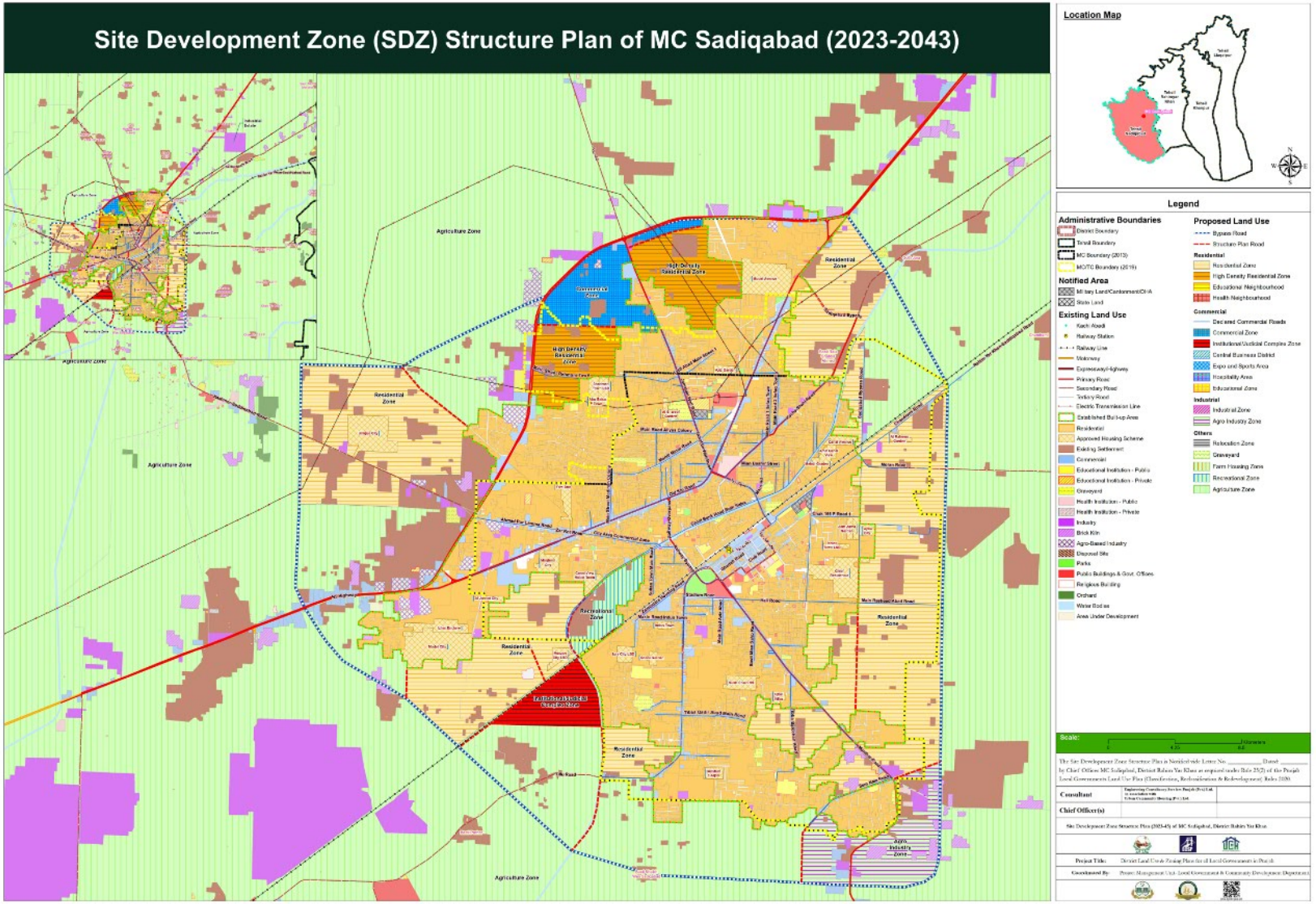
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-17: Proposed Structure Plan Roads of Sadiqabad



Source: Devised by Consultant

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



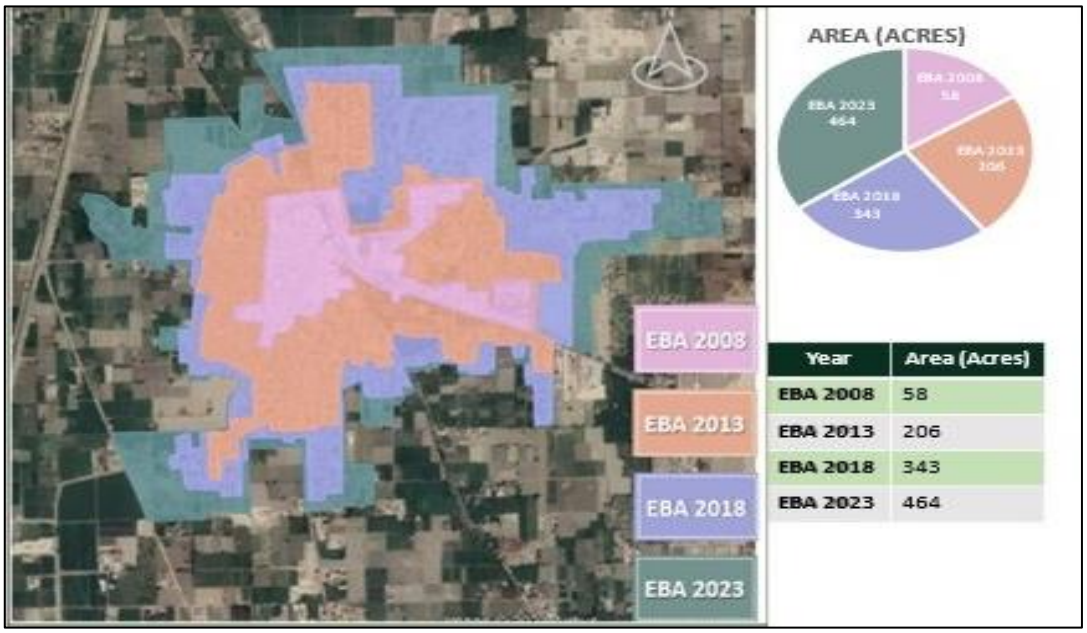
Source: Devised by Consultant

3.10 Ahmedpur Lamma Urban Settlement

3.10.1 Growth Trend Analysis

Ahmedpur Lamma showcased a remarkable surge in its EBA. From a built-up area of 58 acres in 2008, it experienced an astounding increase, reaching 464 acres by 2023. The following map highlights its growth trend during the last 15 years.

Figure 3-18: Growth Trend Analysis of Established Built-up Area (EBA) Ahmedpur Lamma



Source: Devised by Consultant

3.10.2 Area Requirement for Future

In 2023, the EBA of Ahmedpur Lamma was spread at an area of 464 acres, accommodating a population of 10,700 at a density of 23 persons per acre (PPA). The population is estimated to reach 17,913 by the year 2043. To accommodate the incremental population of 7,213, there is a requirement for Residential Site Development Zones (SDZ) of 203 acres at a higher density of 36 PPA. The table below delineates the calculations of area requirement for the residential zones to be provided in Ahmedpur Lamma.

Table 3-30: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) of Ahmedpur Lamma

	Description	Statistics
A	Area of EBA (2023)	464 acres
B	Growth Rate	2.61%
C	EBA Population 2023	10,700
D	EBA 2023 Density (Persons Per Acre (PPA)	23
E	Projected Population 2043	17,913
F	Incremental Population to be Accommodated (E-C)	7,213
G	Proposed Density 2043 (PPA)	36
H	Required Area of Residential SDZs (F/G)	203 Acres
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	205 Acres
J	Proposed Area of Other Land use Zones	15 acres
K	Area of EBA 2043 (A+I+J)	684 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.10.3 Proposed Site Development Zone

3.10.3.1 Proposed Residential Zones

The proposed direction of the future development is observed towards the north western side along the Kashmor-Sadiqabad Road in conformity with growth trend analysis. The proposed residential zones cover a total area of 205 acres including existing built-up areas.

3.10.3.2 Institutional/Judicial Complex Zone

The proposed Institutional/Judicial Complex Zone in Ahmedpur Lamma covers an area of 14.32 acres and is strategically located on the western side, near the on Kashmor-Sadiqabad Road. This complex is designed to house essential governmental and judicial functions, aiming to improve the efficiency and accessibility of public services.

3.10.3.3 Area Reserved for Future Extension

The consultant has strategically reserved some vacant land and agricultural area for the future extension. Recognizing that a land use master plan typically spans twenty years, the consultant acknowledges the importance of a long-term vision for the urban settlement. Consequently, areas beyond the SDZs situated within the structure plan roads, have been intentionally protected for future expansion. This forward-thinking approach ensures that the city's growth can seamlessly progress beyond the two decades, aligning with a sustained and evolving vision for development.

3.10.4 Proposed Structure Plan Roads

The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be improved and maintained.

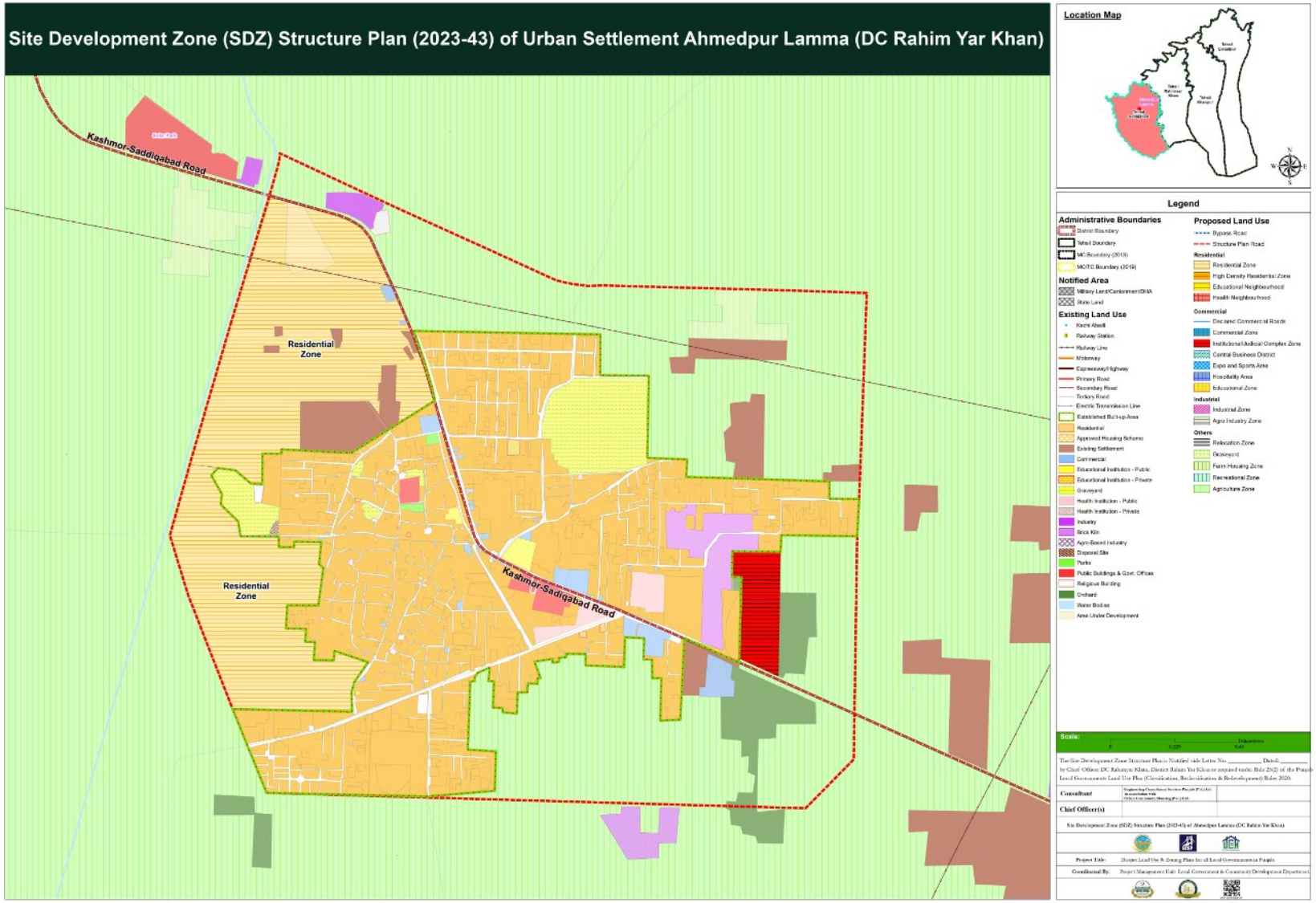
Table 3-31: Proposed Structure Plan Road of Ahmedpur Lamma

Type of Road	Width
Proposed Secondary Roads within New Residential Zones	60 ft

Source: Devised by Consultant

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Map 19: Site Development Zone (SDZ) Structure Plan of Established Built-up Area (EBA) - Ahmedpur Lamma



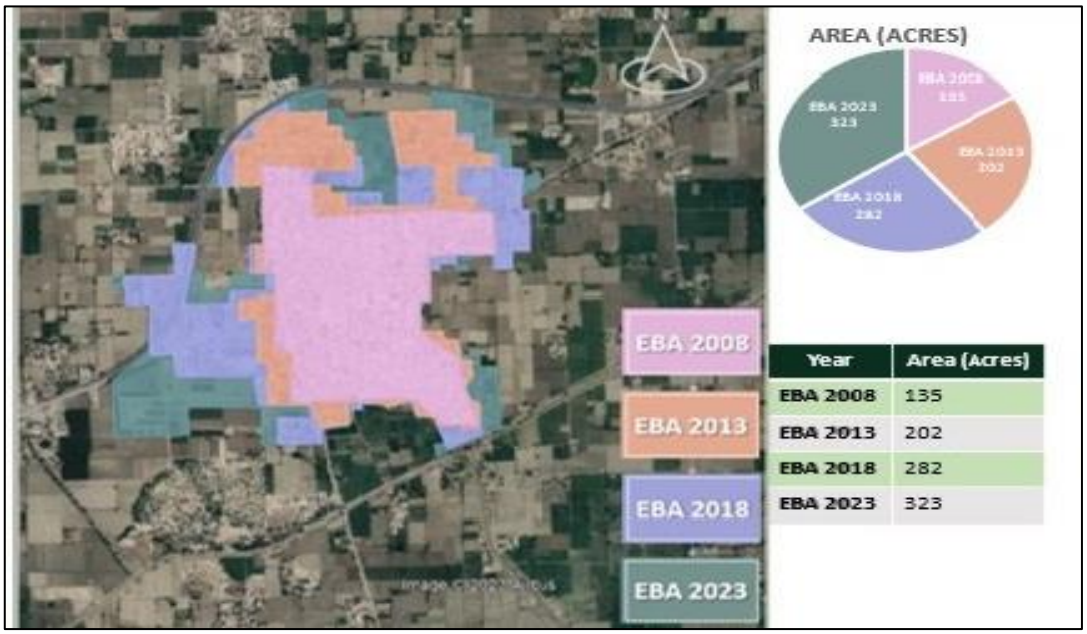
Source: Devised by Consultant

3.11 Sanjarpur Nao Urban Settlement

3.11.1 Growth Trend Analysis

Sanjarpur Nao's EBA experienced consistent growth over the years. From 135 acres in 2008 it expanded to 323 acres by 2023. The development trend is mostly observed along the north and western sides due to its accessibility from GT Road.

Figure 3-19: Growth Trend Analysis of Established Built-up Area (EBA) Sanjarpur Nao



Source: Devised by Consultant

3.11.2 Area Requirement for Future

In the current scenario of 2023, the EBA Sanjarpur Nao spans over 323 acres, accommodating a population of 7,456 at a density of 23 persons per acre (PPA). The projected population for the year 2043 is 12,482 at a growth rate of 2.65% persons per annum. An area of 83 acres for new Residential Site Development Zones has been proposed to accommodate the incremental population of 5,026 at a density of 60 PPA. The table below delineates calculation of the area requirement for the residential zone for EBA Sanjarpur Nao.

Table 3-32: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Sanjarpur Nao

	Description	Statistics
A	Area of EBA (2023)	323 Acres
B	Growth Rate	2.65%
C	EBA Population 2023	7,456
D	EBA 2023 Density (Persons Per Acre (PPA)	23
E	Projected Population 2043	12,482
F	Incremental Population to be Accommodated (E-C)	5,026
G	Proposed Density 2043 (PPA)	60
H	Required Area of Residential SDZ (F/G)	83 Acres
I	Proposed Area of Residential SDZs Including Already Built up and proposed Structure Road Areas	84 acres
J	Proposed Area of Other Land use Zones	Nil
K	Area of EBA 2043 (A+I+J)	407 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.11.3 Proposed Residential Zones

The new residential zones spread at an area of 83 acres are strategically positioned along the existing built area of a Sanjarpur Nao with a density of 60 persons per acre (PPA). These zones will ensure connectivity, creating an ideal position for a need of residential area.

3.11.3.1 Area Reserved for Future Extension

The consultant has strategically reserved some vacant land and agricultural area for the future extension. Recognizing that a land use master plan typically spans twenty years, the consultant acknowledges the importance of a long-term vision for the urban settlement. Consequently, areas beyond the SDZs situated within the structure plan roads, have been intentionally protected for future expansion. This forward-thinking approach ensures that the city's growth can seamlessly progress beyond the two decades, aligning with a sustained and evolving vision for development.

3.11.4 Proposed Structure Plan Roads

The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be improved and maintained.

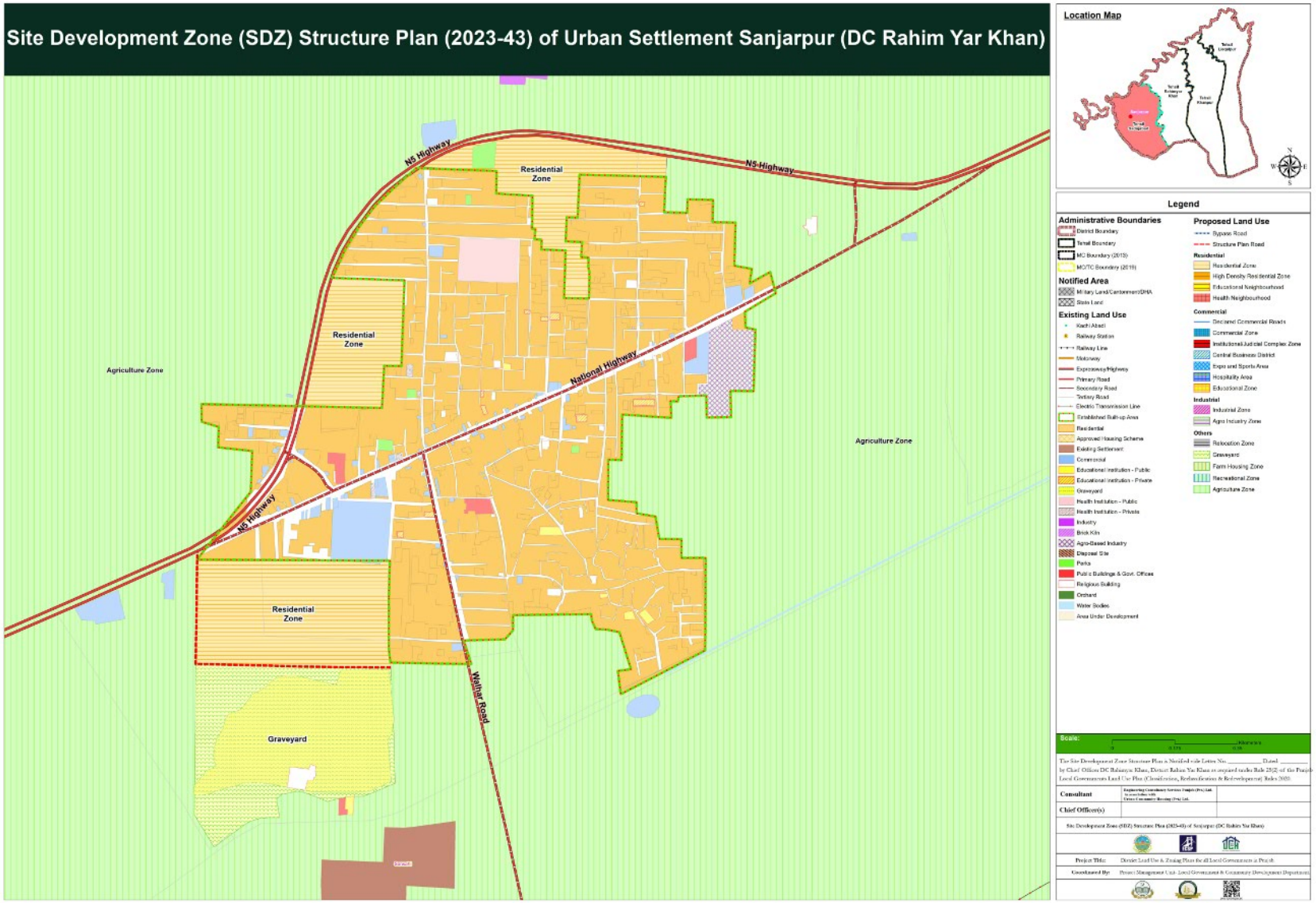
Table 3-33: Proposed Structure Plan Roads of Sanjarpur Nao

Type of Road	Width
Proposed Secondary Roads within New Residential Zones	60 ft

Source: Devised by Consultant

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Map 20: Site Development Zone (SDZ) Structure Plan of Urban Settlement Sanjarpur Nao



Source: Devised by Consultant

3.12 Tehsil Khanpur

3.12.1 Land Cover Analysis

Land cover change analysis for Tehsil Khanpur is conducted for the period of 1993-2023 (Table. 38). The analysis shows that the built-up area has increased by 4% while there is only 0.6% decrease in green land. It is good to note that 3.4% barren land has been converted into built-up area.

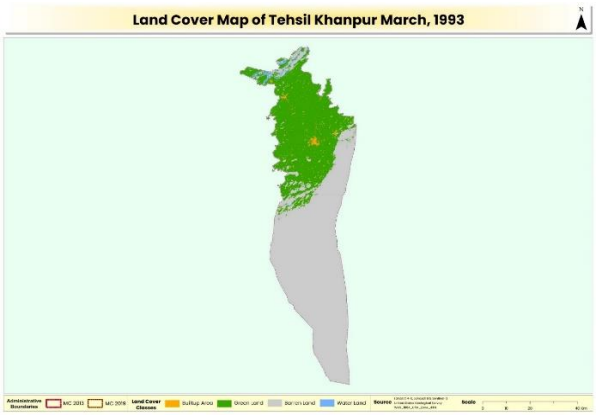
Table 3-34: Land Cover Percentage of Tehsil Khanpur 1993 - 2003

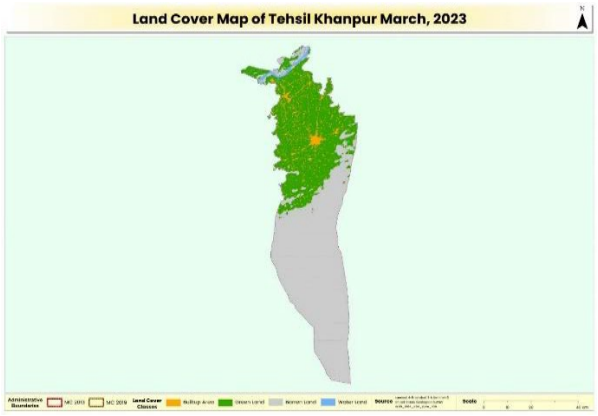
Land Use	1993		2003		2013		2023	
	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age
Built-up	12,433	1.5%	17,332	2.0%	27,446	3.2%	46,277	5.5%
Green Land	316,545	37.4%	329,497	38.9%	326,458	38.6%	311,116	36.8%
Water Land	8,822	1.0%	6,542	0.8%	7,302	0.9%	8,957	1.1%
Barren Land	508,639	60.1%	493,068	58.3%	485,233	57.3%	480,089	56.7%
Total	**846,439**	**100%**	**846,439**	**100%**	**846,439**	**100%**	**846,439**	**100%**

Source: Devised by Consultant

The following figures show land cover maps and built-up area trend in the tehsil during the past 30 years.

Figure 3-20: Land Cover Analysis of Tehsil Khanpur

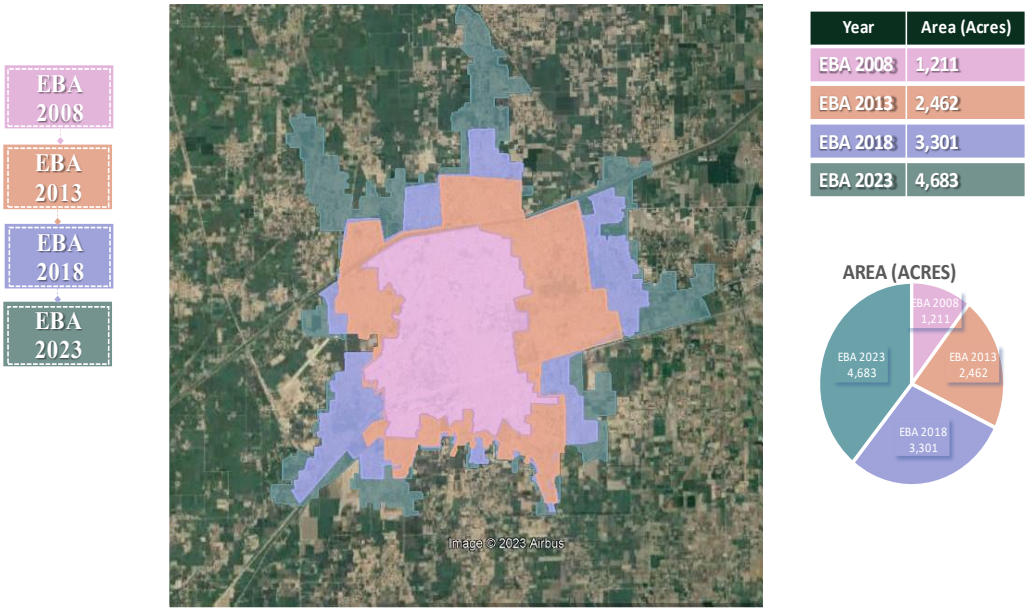




3.12.2 Growth Trend Analysis

The Development Trend in Khanpur displays a rapid and uneven physical growth from 2008 to 2023 in the form of spontaneous development. In the past 15 years, the city growth has been observed majorly on the North (Nawan Kot Road) and along Northwest direction (Zahir Pir Road), along Southwest along Rahim Yar Khan Road and East direction along Shahi Road. The urban sprawl of the city has resulted in decline of prime agriculture/cultivatable land, loss of tree covers and grass/shrubs. Thus, this rapid and fluctuating growth pattern implies the need for limiting sprawl and planning the future growth.

Figure 3-21: Growth Trend Analysis of Established Built-up Area (EBA) Khanpur



Source: Devised by Consultant

3.12.3 Accessibility Analysis of Municipal Committee Khanpur

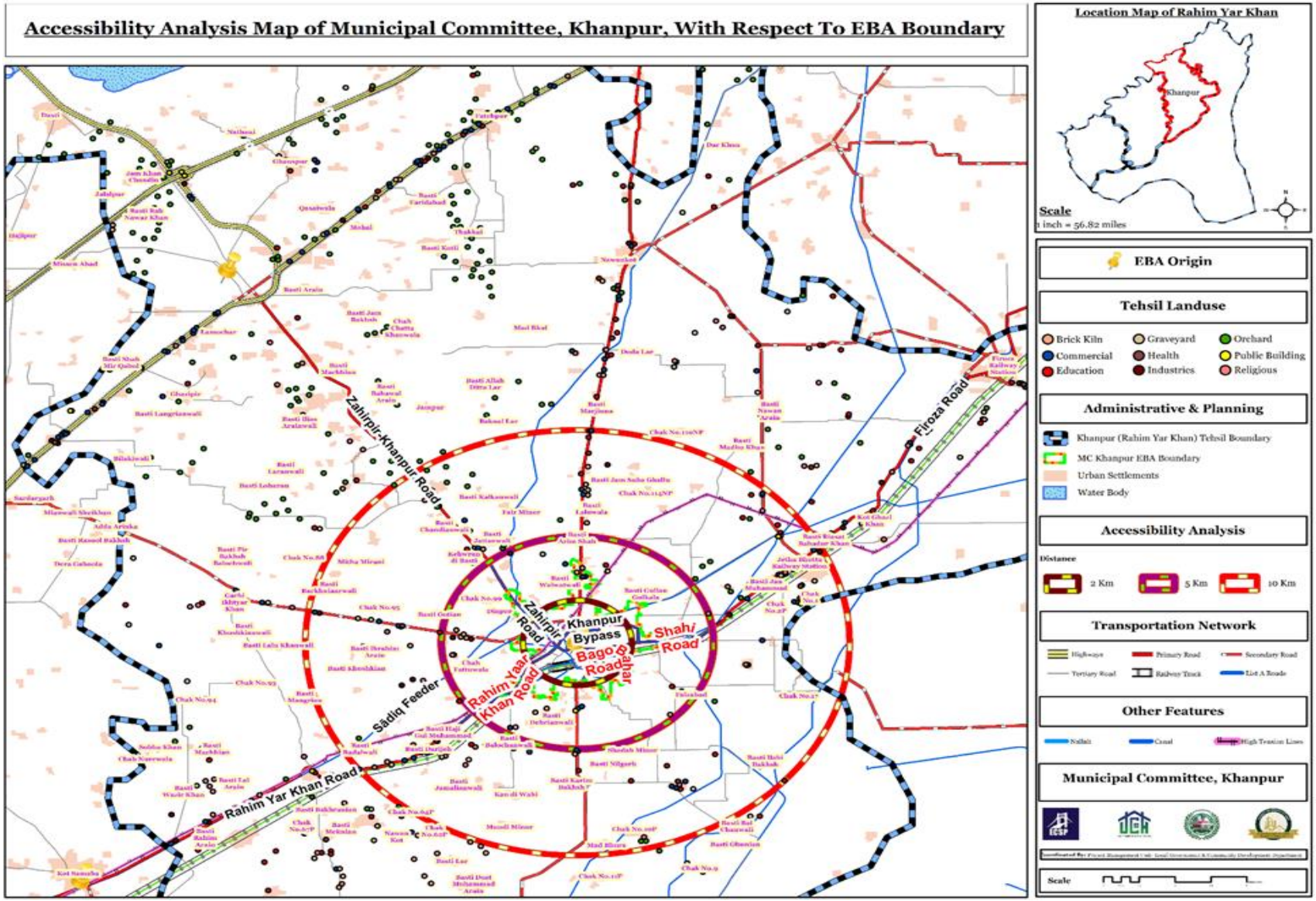
The accessibility analysis has been done in such a way that two roads which are connected with each other somewhere within MC Boundary are taken and three buffers of 2km, 5km and 10km were marked within and surrounding MC boundary. Within these buffers residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities, and parks have been identified as mentioned in the table below.

Table 3-35: Accessibility Analysis of Municipal Committee Khanpur w.r.t. Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Com	Health	Religious	Graveyard	Disposal	Park
2 KM	23	56	344	17	80	8	0	18
2 KM – 5 KM	12	18	64	3	21	5	0	1
5 KM – 10 KM	6	39	28	4	24	15	0	0

This trend indicated that the availability of public facilities in EBA MC Khanpur is generally high, particularly within 2km of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities decreases, suggesting that there may be a lack of investment in public transport, infrastructure and development in more distant areas.

Map 21: Accessibility Analysis of Municipal Committee Khanpur

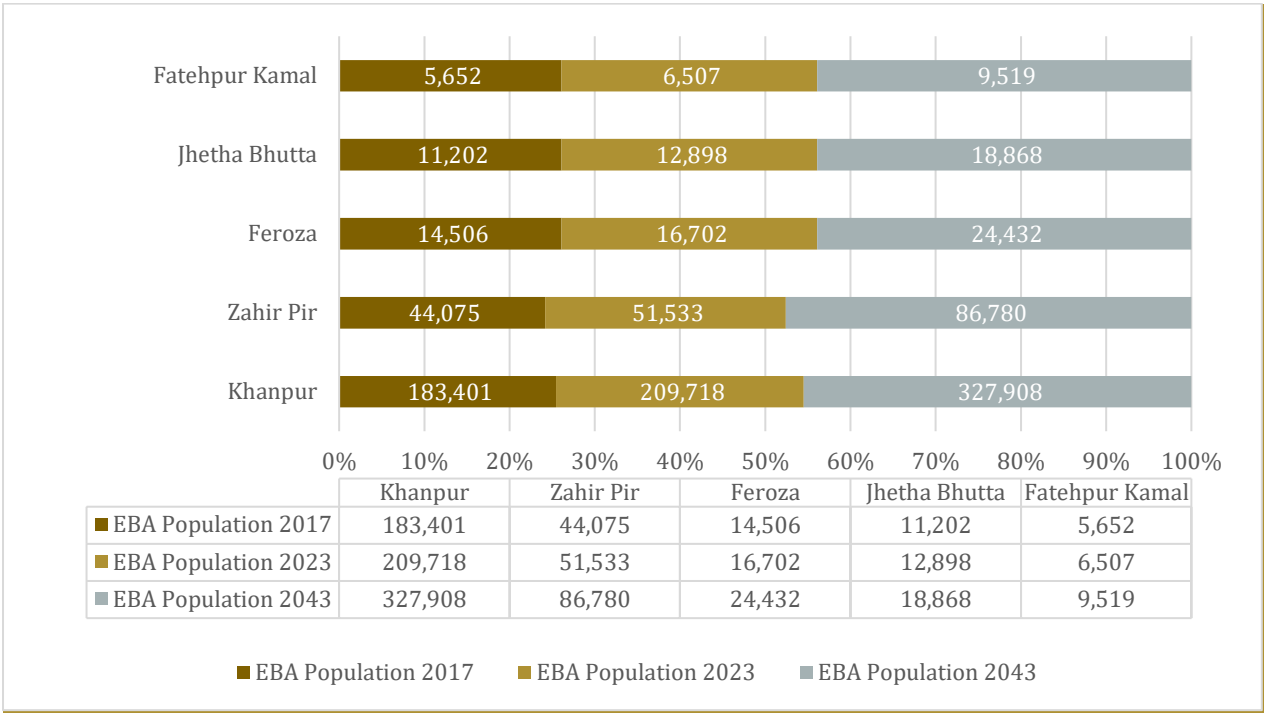


Source: Devised by Consultant

3.12.4 Population Projection of Established Built-up Areas (EBA) in Tehsil Khanpur

The population estimation is carried out for the EBAs in Tehsil Khanpur using the population from urban block census data. The graph and table below show the results.

Graph 3: Population Projection of Established Built-up Areas (EBAs) in Tehsil Khanpur



	Khanpur	Zahir Pir	Feroza	Jhetha Bhutta	Fatehpur Kamal
EBA Population 2017	183,401	44,075	14,506	11,202	5,652
EBA Population 2023	209,718	51,533	16,702	12,898	6,507
EBA Population 2043	327,908	86,780	24,432	18,868	9,519

Source: Calculated by Consultant from PBS Census 2017

3.12.5 Density Analysis and Future Area Requirements

The population growth projections indicate substantial increase in Tehsil Khanpur. By 2023, the estimated total population is 297,358 with MC Khanpur contributing significantly as the largest EBA of tehsil. The overall growth rate averages 1.92% across these EBAs. Looking towards 2043, the collective population is expected to increase to 467,507, requiring expanded areas to accommodate this growth. Khanpur city, in particular, will face significant growth, reaching an estimated population of 327,908 by 2043 and necessitating an additional area for various land uses to accommodate this increase.

Table 3-36: Density Calculations for Tehsil Khanpur

Description	Values	Unit
Area of all EBAs of MCs and urban settlements in Tehsil Khanpur	6,330	Acres
Population (2023) of all EBAs of MCs and urban settlements in Tehsil Khanpur	297,358	People
Current average population density in selected EBAs	47	Persons/Acre
Desired density	54	Persons/Acre

Source: Calculated by Consultant by using population from the PBS census 2017

3.13 Site Development Zone (SDZ) Structure Plan of Municipal Committee Khanpur

3.13.1 Density and Area Requirement for Future

With a population growth rate of 2.26% and an area of EBA 2023, 4,683 acres, a population of 209,718 is to be living there in 2023. The existing population density is calculated as 45 persons per acre (PPA). It is projected that in 2043, the population would rise to 327,908. Keeping in view the scarcity of urban land and diminishing agriculture areas, it is decided to accommodate the incremental population of 118,190 at 20% higher density (54 PPA) than the existing one. Thus, an area of 2,188 acres will be needed to accommodate the incremental population during the next 20 years. This increase in population density will certainly help in curbing urban sprawl and lead to a relatively compact development. Several other land use zones have also been provided to

complement the residential zones and provide major allied facilities to the residents of Khanpur. It is estimated that EBA will grow to 7,367 acres by the year 2043. Based on the population density analysis, the following table delineates the area requirement for the residential and other land use zones provided for MC Khanpur.

Table 3-37: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) of Khanpur

	Description	Statistics
A	Area of EBA (2023)	4,683 Acres
B	EBA Population (2017)	183,401
C	Growth Rate	2.26%
D	EBA Population 2023	209,718
E	EBA 2023 Density (Persons Per Acre (PPA)	45
F	Projected Population 2043	327,908
G	Incremental Population to be Accommodated (F-D)	118,190
H	Proposed Density 2043 (PPA) Approx. 20% Higher than Existing	54
I	Required Area of Residential SDZs (G/H)	2,188 Acres
J	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	1,668 Acres
K	Proposed Area of Other Land use Zones	1,016 Acres
L	Area of EBA 2043 (A+J+K)	7,367 Acres

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.13.2 Proposed Site Development Zone (SDZ)

The established built-up area of Khanpur is broadly divided into various land use zones to present the generalized built-up form. The zones along the EBA of Khanpur are mainly residential, commercial, institutional/judicial, central business district, recreational and industrial activities while the outer part is with predominantly agriculture land.

Table 3-38: Proposed Site Development Zone (SDZ) in Khanpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Residential Zones	1,668	62%
Commercial Zones	256	10%
Other Land use Zones Including Notified Area	761	28%
Total Area of Proposed New Zones	2,685	100%

Source: Devised by Consultant

3.13.2.1 Proposed Residential Zones

In response to the evident growth trend in Khanpur, particularly towards its Southwest and East till 2018, followed by a shift towards the Northwest from 2018 to 2023 due to Sukkar-Multan Motorway, a strategic plan has been devised. The plan entails the establishment of 10 residential zones along key arteries such as Zahir Pir Road, Model Town Road, Abasia Canal Road, Shahi Road, Railway Line Bagh-o-Bahar Road.

Table 3-39: Proposed Residential Zones of Khanpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	1,668	62%	

Source: Devised by Consultant

3.13.2.2 Proposed Commercial Zones

The commercial zones are proposed after considering several factors including market trend, land use trend, along main roads, infrastructure, road network, and compatibility of land uses. Two new commercial zones have

been proposed in the SDZ of Khanpur, both are located adjacent to the eastern residential zones along Jindan Shah Road. A new site for commercial business district has also been proposed along Zahir Pir Road. It is supposed to be designed and developed by the Punjab CBD Authority. The proposed commercial zones and CBD shall promote opportunities of business and shopping for the residents of new zones and provide a relief to the increasing congestion of old existing CBD area.

Table 3-40: Proposed Commercial Zones and New Commercial Business District (CBD) of Khanpur

Land Uses	Area (Acres)	Symbology
Commercial Zones	84	
Commercial Business District	171.45	

Source: Devised by Consultant

3.13.2.3 Proposed Other Zones

Several other land uses zones have been proposed as deemed to be necessary for the functioning of Khanpur as a future hub of sustainable urban living and provide higher order public amenities to the residents of entire district. Following table presents allocated areas and land use notations/symbology of these zones. These zones shall play a pivotal role in enhancing the city's environment, fostering sustainable development, and enhancing business opportunities.

Table 3-41: Proposed Other Zones in Khanpur

Land Uses	Area (Acres)	Symbology
Institutional/Judicial Complex Zone	38	
Agro Industry Zone	349	
Recreational Zone	111	

Source: Devised by Consultant

3.13.3 Proposed Structure Plan Roads

Following a thorough process that commenced with the proposing of structure plan roads to shape the overall city layout and envision growth patterns for the years ahead. By initially delineating these roads, the consultant laid the structural framework for the city. This comprehensive approach involved proposing a Ring Road, Bypass Road and other structure roads, with each element carefully integrated into a cohesive plan.

In addressing the existing road network challenges in the MC area of Khanpur, the proposed plan prioritizes the enhancement of connectivity through the introduction of a ring road, proposed bypass road, intercity corridors and structure plan roads. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be maintained. The proposed structure plan outlines primary, secondary, and local roads, each with designated ROWs. Structure Plan Roads are designed to provide access to all proposed zones, alleviating congestion in central city areas. A Ring Road and link roads aim to enhance overall connectivity within the city, while multiple structure plan roads with varying ROWs are proposed to optimize future traffic circulation. This comprehensive approach anticipates and addresses the evolving transportation needs of Khanpur.

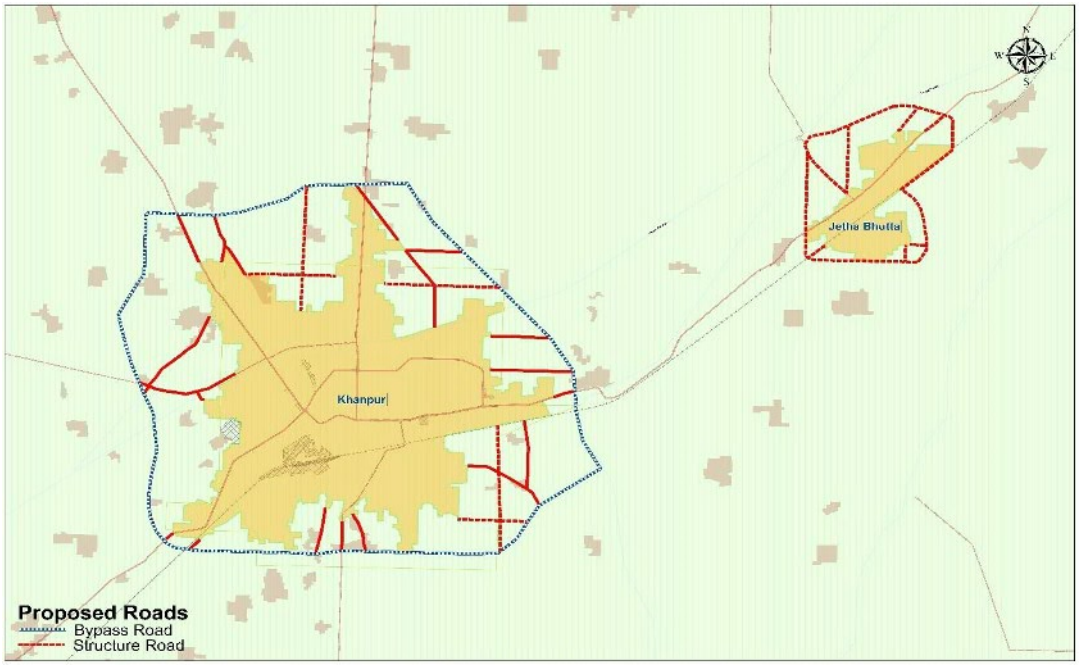
Table 3-42: Proposed Structure Plan Roads of Khanpur

Khanpur Proposed Structure Plan Roads	
Proposed Road Network	**Width**
Ring Road	200 ft
Proposed Roads (Secondary Roads)	80 ft
Existing Road Widening (Secondary Roads)	60 ft

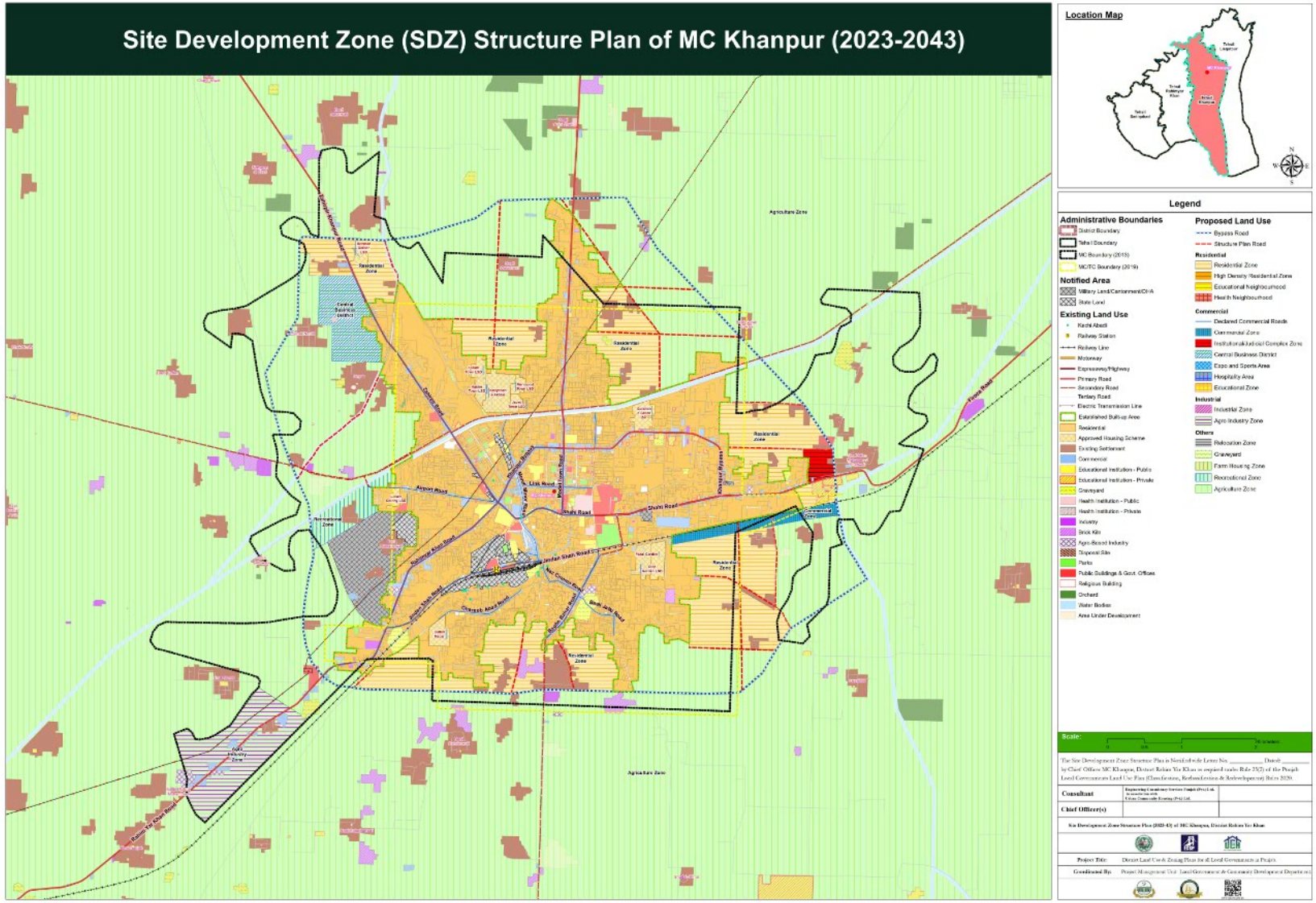
Source: Devised by Consultant

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-22: Proposed Structure Plan Roads of Khanpur



Map 22: Site Development Zone (SDZ) Structure Plan of Municipal Committee Khanpur



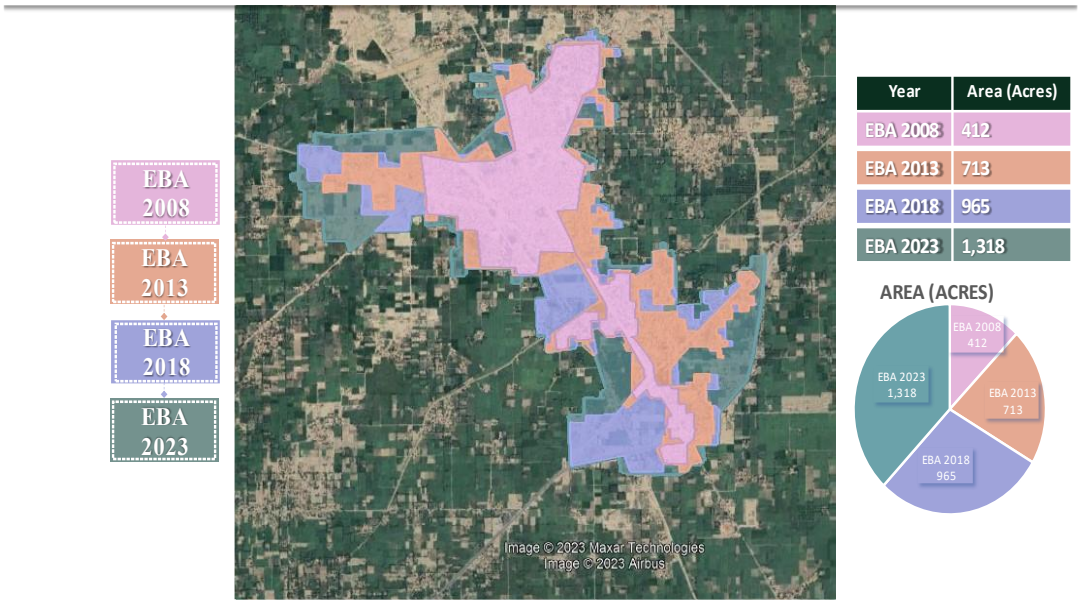
Source: Devised by Consultant

3.14 Site Development Zone (SDZ) Structure Plan of Municipal Committee Zahir Pir

3.14.1 Growth Trend Analysis

The development trend in Zahir Pir shows a steady and consistent physical growth from 2008 to 2023 in the form of spontaneous development. Over the past 15 years, the city's growth has been observed along major road networks such as Khanpur Road, Muhammad Pura Road and Mission Abad Road as shown in the Map below. The built-up area has increased almost three times. This fluctuating growth pattern implies the need for limiting and planning the future growth pattern.

Figure 3-23: Growth Trend Analysis of Established Built-up Area (EBA) Zahir Pir



Source: Devised by Consultant

3.14.2 Accessibility Analysis

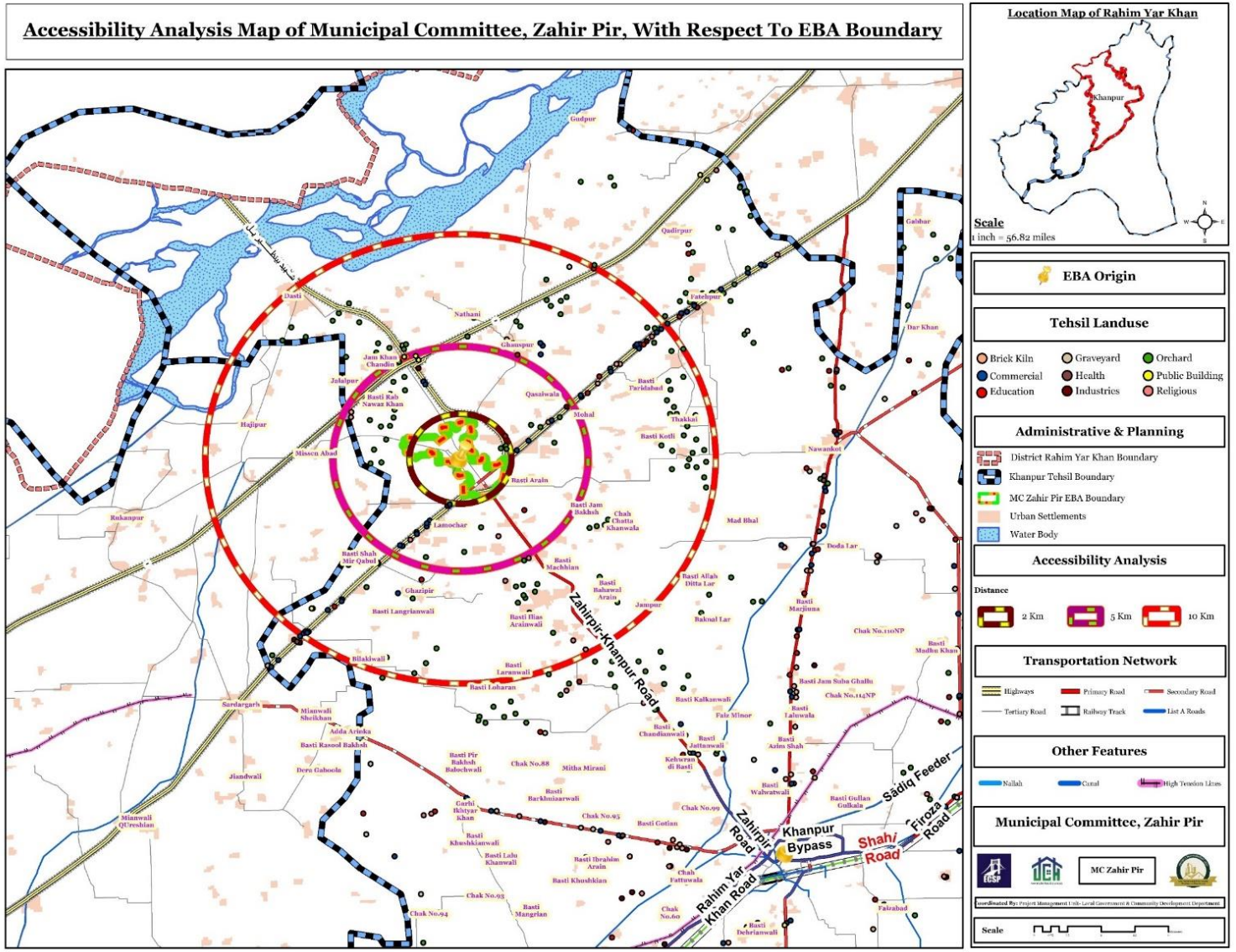
The accessibility analysis has been carried out by marking three buffers of 2km, 5km and 10km around MC boundary. Within these buffers, residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities, and parks have been identified as mentioned in the below table.

Table 3-43: Accessibility Analysis of Municipal Committee Zahir Pir w.r.t. Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Com	Health	Religious	Graveyard	Disposal	Park
2 KM	10	17	90	6	39	2	0	1
2 KM – 5 KM	2	4	24	1	7	0	0	0
5 KM – 10 KM	2	11	20	0	7	6	0	0

The trend indicates that the availability of public facilities in EBA MC Zahir Pir is generally high, particularly within 2 kilometres of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities decreases, suggesting that there may be a lack of investment in public transport, infrastructure and development in more distant areas.

Map 23: Accessibility Analysis of Municipal Committee Zahir Pir



Source: Devised by Consultant

3.14.3 Population Projection and Area Requirement for Future

In 2017, the EBA population was 44,075. With a growth rate of 2.64%- and 1,318-acres area of EBA, an estimated population of 51,533 was living there in 2023. Thus, the existing population density was 39 people per acre (PPA). It is projected that in 2043, the population would rise to 86,780. An area of 678 acres would be required for the Residential SDZs outside the EBA till the year 2043 at higher population density of 52 PPA. The EBA will grow to 2,145 acres in response to this expansion. The table below delineates the area requirements for the residential and other zones to be provided in the MC Zahir Pir.

Table 3-44: Future Area Requirement for the Site Development Zone (SDZ) of Municipal Committee Zahir Pir

	Description	Statistics
A	Area of EBA (2023)	1,318 Acres
B	EBA Population (2017)	44,075
C	Growth Rate	2.64%
D	EBA Population 2023	51,533
E	EBA 2023 Density (Persons Per Acre (PPA)	39
F	Projected Population 2043	86,780
G	Incremental Population to be Accommodated (F-D)	35,247
H	Proposed Density 2043 (PPA)	52
I	Required Area of Residential SDZs (G/H)	678 Acres
J	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	681 Acres
K	Proposed Area of Other Land use Zones	146 Acres
L	Area of EBA 2043 (A+J+K)	2,145 Acres

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.14.4 Proposed Site Development Zone (SDZ)

The SDZ Structure Plan for Zahir Pir outlines the following zones in accordance with the land use rules of 2020. The anticipated area for future development zones by 2043 is approximately 824 acres. These zones have been recommended based on urban planning principles and the analysis detailed in preceding sections. The proposed structure plans also seek to regulate the overall layout of the urban settlement. The table illustrates the total area and percentages allocated to residential, and other zones.

Table 3-45: Proposed Site Development Zone (SDZ) in Zahir Pir

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Residential Zones	678	82%
Commercial Zones	75	9%
Other Land use Zones	71	9%
Total area of Proposed New Zones	824	100%

Note: All land use zones include areas of settlements existing within the new zones and proposed structure roads. Source: Devised by Consultant

3.14.4.1 Proposed Residential Zones

The consultant has determined a future growth area requirement of 678 acres for Zahir Pir. To accommodate the anticipated population, increase of 35,247 up to the year of 2043, six compact residential zones have been proposed. These residential zones are strategically placed along the existing built area of Zahir Pir, with a density of 52 persons per acre (PPA). The proposal takes into account the observed growth trends in Zahir Pir, since the development has been observed along major road networks and there is a high demand of future developing between National Highway, Zahir Pir-Kot Mithan Road and Khanpur Road.

3.14.4.2 Proposed Commercial Zones

The commercial zones are proposed after considering several factors including market trend, land use trend, along main roads, infrastructure, road network, and compatibility of land uses. Two new commercial zones have been proposed in the SDZ of Zahir Pir, both are adjacent to the eastern side Zahir Pir-Kot Mithan Road. The proposed commercial zones shall promote opportunities of business and shopping for the residents of new zones and provide a relief to the increasing congestion of old existing commercial area.

Table 3-46: Proposed Other Zones of Zahir Pir

Land Uses	Area (Acres)	Symbology
Institutional/Judicial Complex Zone	33	
Recreational Zone	39	

Source: Devised by Consultant

The proposed Institutional/Judicial Complex Zone in Zahir Pir covers an area of 33 acres and is strategically located on the eastern side, near the proposed recreational zone on Zahir Pir-Kot Mithan Road. This complex is designed to house essential governmental and judicial functions, aiming to improve the efficiency and accessibility of public services. The purposed recreational zone covers an area of 39 acres. This zone will provide essential opportunities for physical activity and social interaction, promoting healthy lifestyles and fostering robust community development.

3.14.5 Proposed Structure Plan Roads

In addressing the existing road network challenges in the EBA Zahir Pir, the proposed plan prioritizes the enhancement of connectivity through the introduction of a ring road and upgrades to the current infrastructure. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be maintained. The proposed SDZ structure plan outlines primary, secondary, service, each with designated ROWs. Secondary roads are designed to provide access to all proposed zones, alleviating congestion in central city areas. A Ring Road and link roads aim to enhance overall connectivity within the MC, while multiple structure plan roads with varying ROWs are proposed to optimize future traffic circulation. This comprehensive approach anticipates and addresses the evolving transportation needs of Zahir Pir.

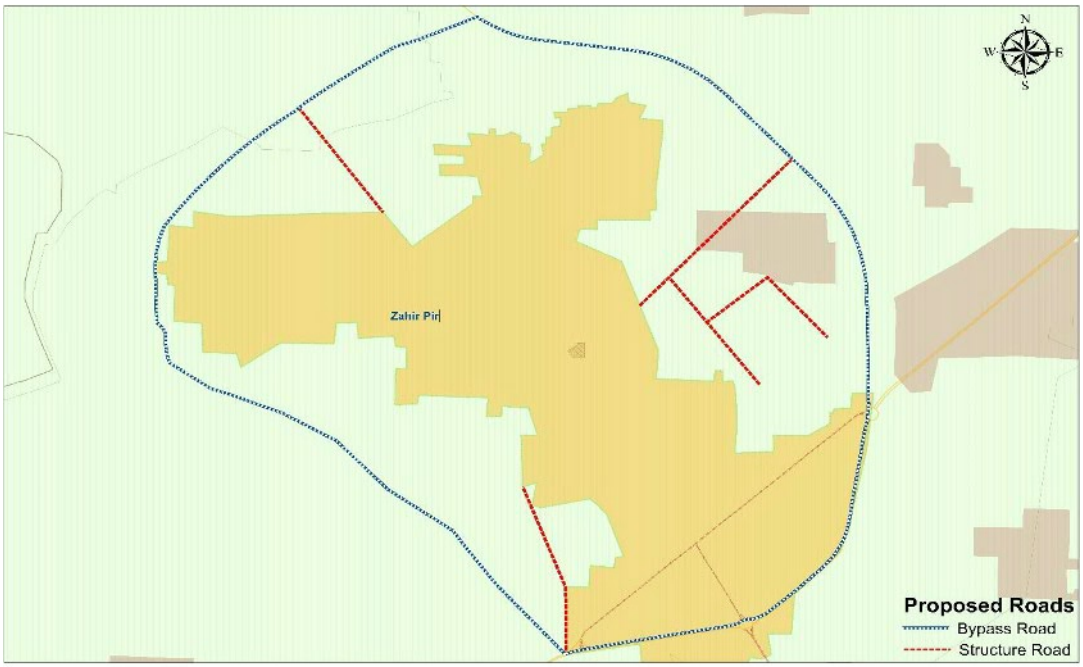
Table 3-47: Proposed Structure Plan Roads for Zahir Pir

Proposed Road Network	Width
Existing Road Widening (Secondary Roads)	60 ft
Proposed Roads (Secondary Roads)	80 ft

Source: Devised by Consultant

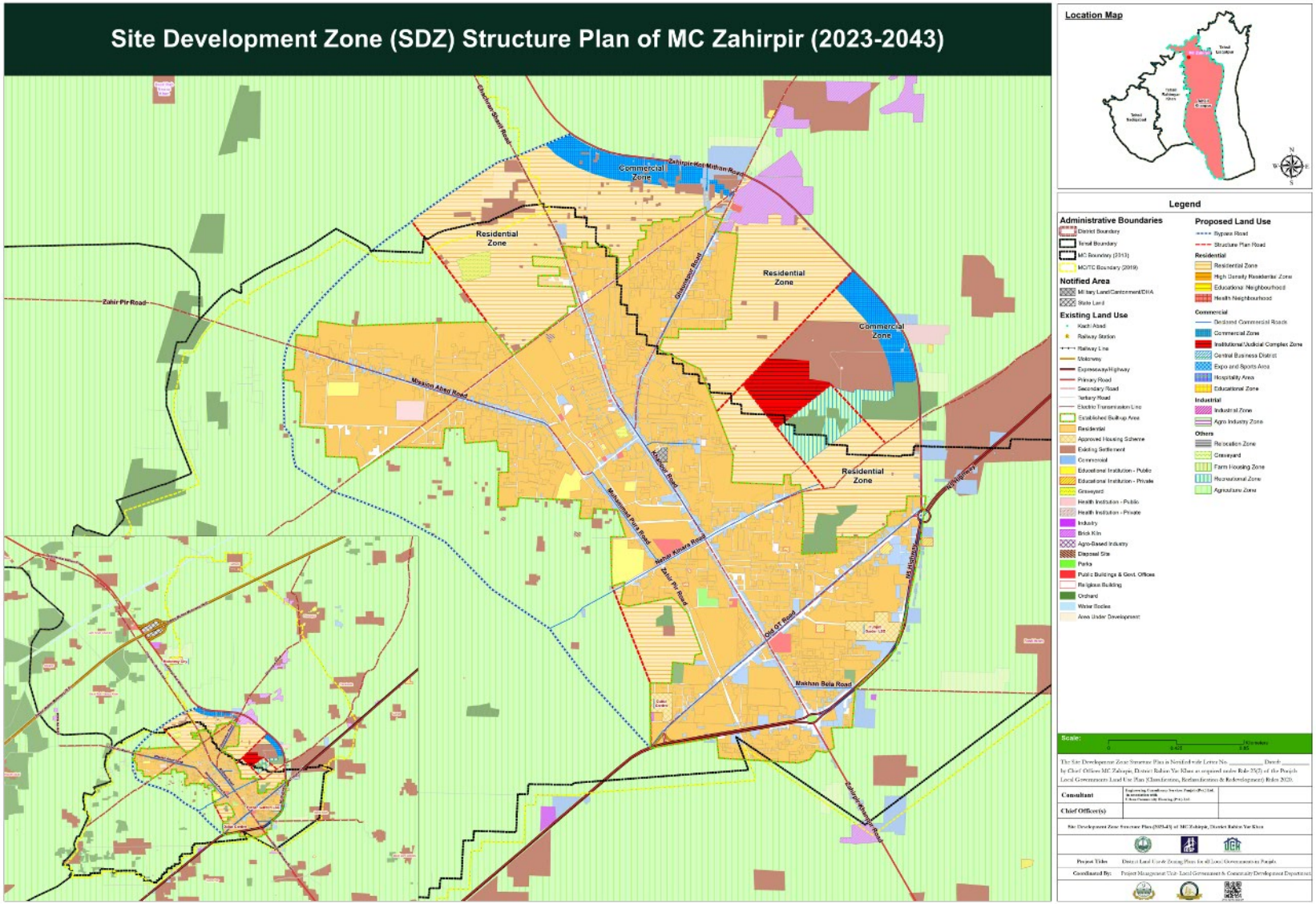
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-24: Proposed Structure Plan Roads of Zahir Pir



Source: Devised by Consultant

Map 24: Site Development Zone (SDZ) Structure Plan of Municipal Committee Zahir Pir



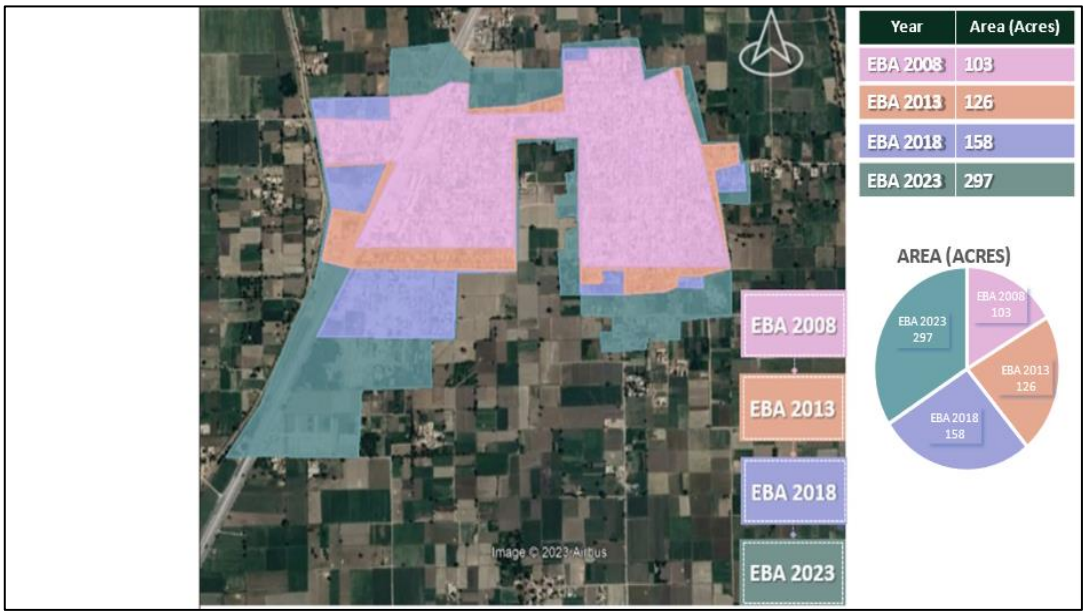
Source: Devised by Consultant

3.15 Fatehpur Kamal Urban Settlement

3.15.1 Growth Trend Analysis

In the past 15 years, growth of this urban settlement has been observed majorly in the North and South direction of the city Center. From 2008 to 2023, the area of EBA has increased from 103 acres to 297cres only as presented in the following map.

Figure 3-25: Growth Trend Analysis of Established Built-up Area (EBA) Fatehpur Kamal



Source: Devised by Consultant

3.15.2 Area Requirement for Future

In the current scenario of 2023, the EBA Fatehpur Kamal spans over 297 acres, accommodating a population of 6,507 at the rate of 22 persons per acre (PPA). It is estimated to reach 9,519 by the year 2043 at the growth rate of 1.92% per annum. The area calculations for the required SDZs are presented in the table below.

Table 3-48: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Fatehpur Kamal

	Description	Statistics
A	Area of EBA (2023)	297 Acres
B	Growth Rate	1.92%
C	EBA Population 2023	6,507
D	EBA 2023 Density (Persons Per Acre (PPA)	22
E	Projected Population 2043	9,519
F	Incremental Population to be Accommodated (E-C)	3,012
G	Proposed Density 2043 (PPA)	22
H	Required Area of Residential SDZs (F/G)	137 Acres
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	139 Acres
J	Proposed Area of Other Land use Zones	Nil
K	Area of EBA 2043 (A+I+J)	436 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.15.3 Proposed Residential Zones

To accommodate the anticipated population of 3012 up to the year of 2043, compact residential zones of 137 acres have been proposed. These residential zones are strategically placed along the existing built area of

Fatehpur Kamal. The proposal takes into account the observed growth trends along major road networks such as Zahir Pir Bypass and National Highway N-5.

3.15.4 Proposed Structure Plan Roads

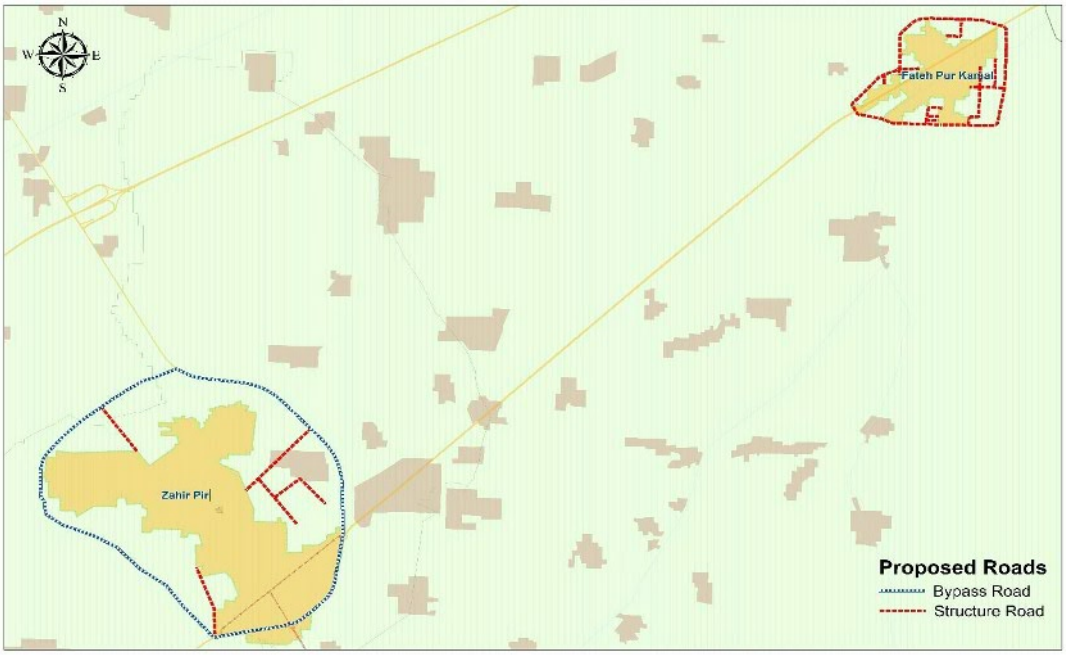
The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be improved and maintained.

Table 3-49: Proposed Structure Plan Roads of Fatehpur Kamal

Type of Road	Width
Proposed Secondary Roads within New Residential Zones	60 ft

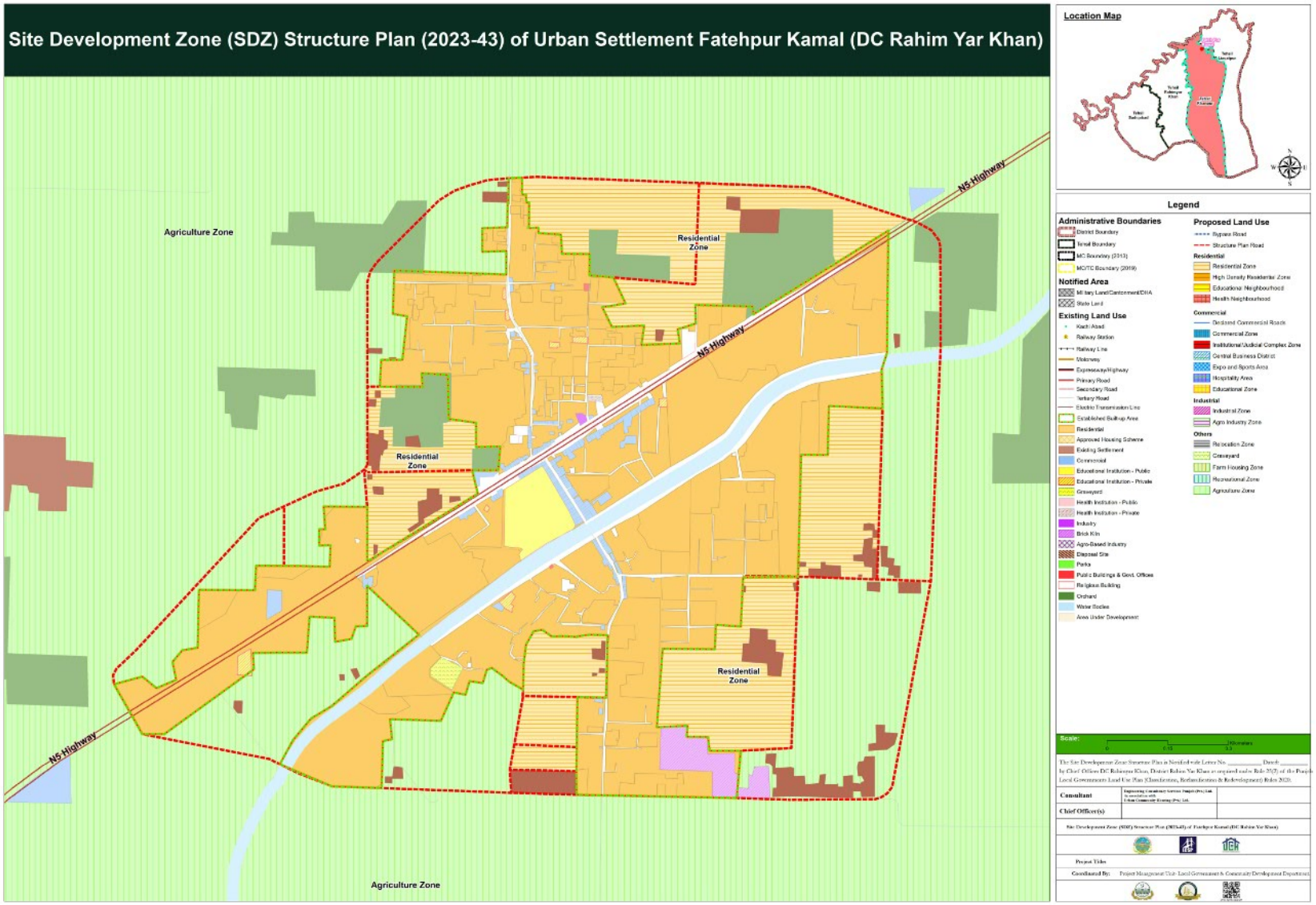
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-26: Proposed Structure Plan Roads of Fatehpur Kamal



Source: Devised by Consultant

Map 25: Site Development Zone (SDZ) Structure Plan of Urban Settlement Fatehpur Kamal



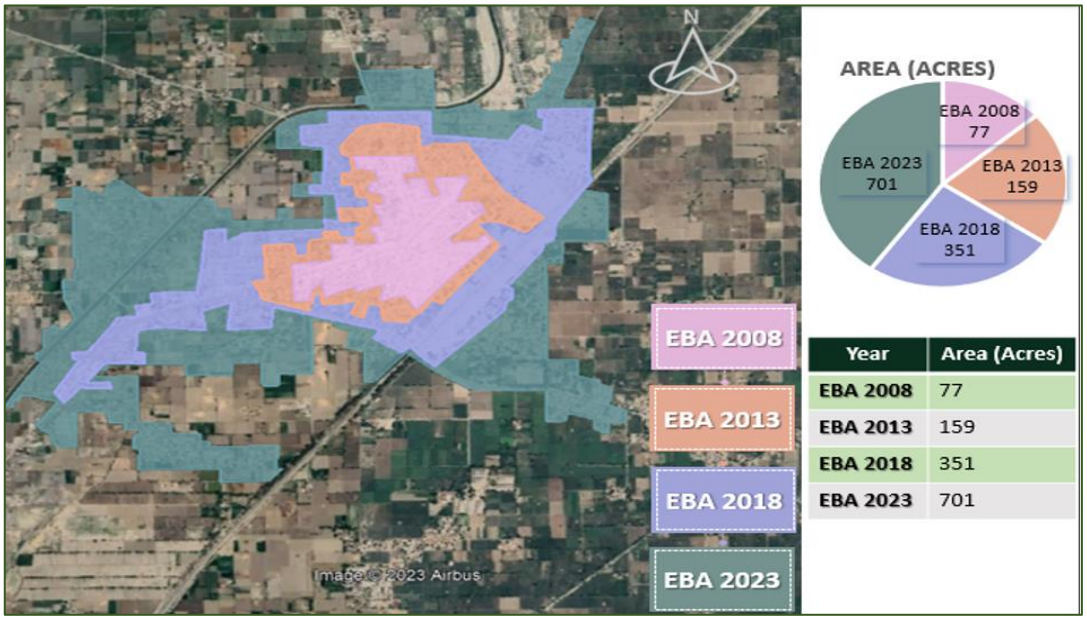
Source: Devised by Consultant

3.16 Feroza Urban Settlement

3.16.1 Growth Trend Analysis

Feroza depicted remarkable growth rates across all periods. The area of EBA was 77 acres in 2008. By 2023, it reached 701 acres indicating nearly nine-time growth during the past 15 years.

Figure 3-27: Growth Trend Analysis of Established Built-up Area (EBA) Feroza



Source: Devised by Consultant

3.16.2 Area Requirement for Future

The area of EBA 2023 is 762 acres accommodating a population of 16,702 people at a density of 22 PPA. It is projected that in 2043, the population would rise to 24,432. To accommodate the incremental population of 7,730 persons, an area of 140 acres is considered to be the required future space for the Residential SDZ inside the EBA till the year 2043. It is anticipated that the EBA will grow to 907 acres in response to this expansion. Based on the population density analysis, the table below delineates the area requirement for the residential zone for EBA Feroza.

Table 3-50: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Feroza

	Description	Statistics
A	Area of EBA (2023)	762 Acre
B	Growth Rate	1.92%
C	EBA Population 2023	16,702
D	EBA 2023 Density (Persons Per Acre (PPA)	22
E	Projected Population 2043	24,432
F	Incremental Population to be Accommodated (E-C)	7,730
G	Proposed Density 2043 (PPA) Approx.	55
H	Required Area of Residential SDZs (F/G)	140 Acres
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	145 Acres
J	Proposed Area of Other Land use Zones	Nil
K	Area of EBA 2043 (A+I+J)	907 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.16.3 Proposed Residential Zones

Compact residential zones spread at an area of 140 acres have been proposed. These residential zones are strategically placed along the existing built area of Feroza. The proposal takes into account the observed growth trends in Feroza, the development has been observed towards the Khanpur (south-western side) along major road network of Rahim Yar Khan Road.

3.16.4 Proposed Structure Plan Roads

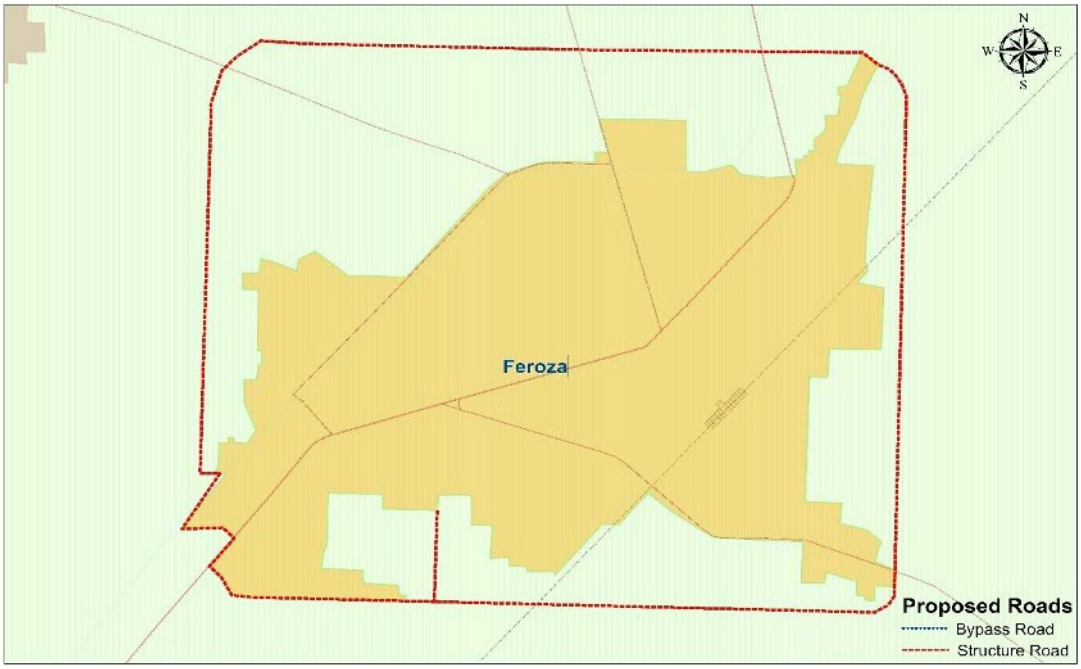
The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (RoW) for major connections will be improved and maintained.

Table 3-51: Proposed Structure Plan Roads of Feroza

Type of Road	Width
Proposed Secondary Roads within New Residential Zones	60 ft

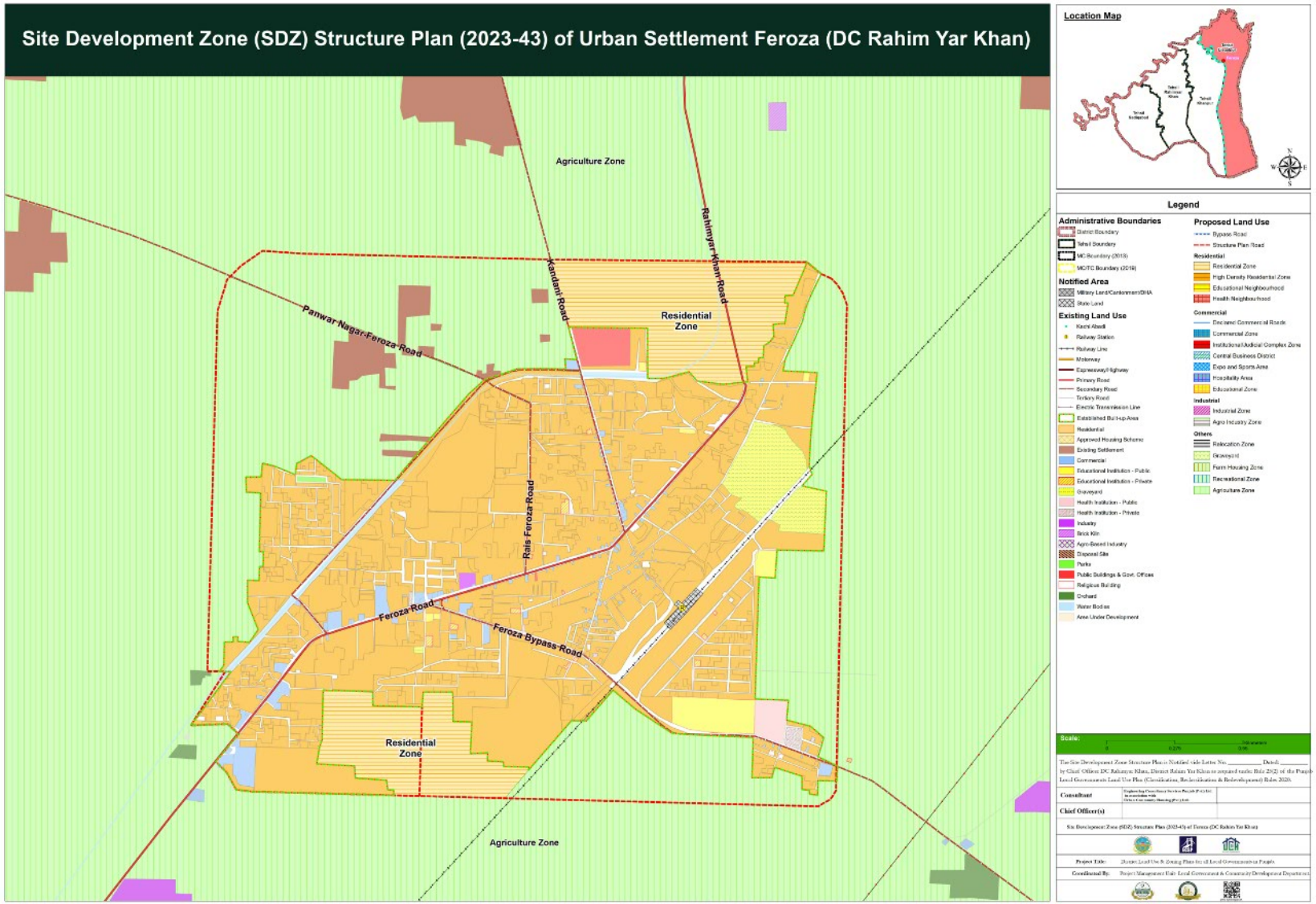
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-28: Proposed Structure Plan Roads of Feroza



Source: Devised by Consultant

Map 26: Site Development Zone (SDZ) Structure Plan of Urban Settlement Feroza



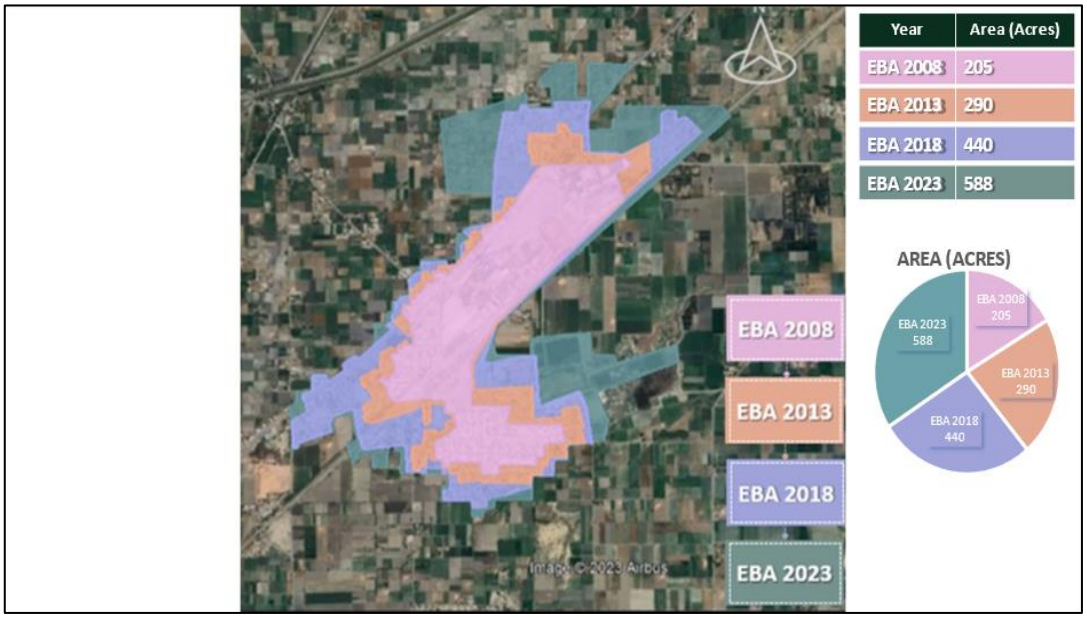
Source: Devised by Consultant

3.17 Jetha Butta Urban Settlement

3.17.1 Growth Trend Analysis

Jetha Bhutta demonstrated consistent but nearly three times expansion in its EBA during the last fifteen years. Beginning at 205 acres in 2008, it increased to 588 acres by the year 2023.

Figure 3-29: Growth Trend Analysis of Established Built-up Area (EBA) Jetha Bhutta



Source: Devised by Consultant

3.17.2 Area Requirement for Future

With a population growth rate of 1.92% and an area of EBA 2023, 589 acres, the population of 12,898 people was living there in 2023. The existing population density calculated as 22 people per acre (PPA). It is projected that in 2043, the population would rise to 18,868. Area of 248 acres is estimated to be the required for the Residential SDZs inside the EBA till the year 2043 at a proposed density of 24 PPA. It is anticipated that the EBA will grow to 855 acres in response to this expansion. Based on the population density analysis, the table below delineates the area requirement for the residential zone for EBA Jetha Bhutta.

Table 3-52: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Jetha Bhutta

	Description	Statistics
A	Area of EBA (2023)	588 Acre
B	Growth Rate	1.92%
C	EBA Population 2023	12,898
D	EBA 2023 Density (Persons Per Acre (PPA)	22
E	Projected Population 2043	18,868
F	Incremental Population to be Accommodated (E-C)	5,970
G	Proposed Density 2043 (PPA)	24
H	Required Area of Residential SDZs (F/G)	248 Acres
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	250 Acres
J	Proposed Area of Other Land use Zones	17
K	Area of EBA 2043 (A+I+J)	855 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.17.3 Proposed Residential Zones

The residential zones have been proposed in compact form with the EBA Jetha Bhutta, taking into consideration the growth trend, urban sprawl, market forces, and changing patterns that indicate significant development potential. The major growth corridors in Jetha Bhutta are on the North-eastern side of Canal Road and along the Shahi Road. These zones have been strategically located to ensure connectivity, creating an ideal position for a need of residential area.

3.17.4 Proposed Structure Plan Roads

The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (RoW) for major connections will be improved and maintained.

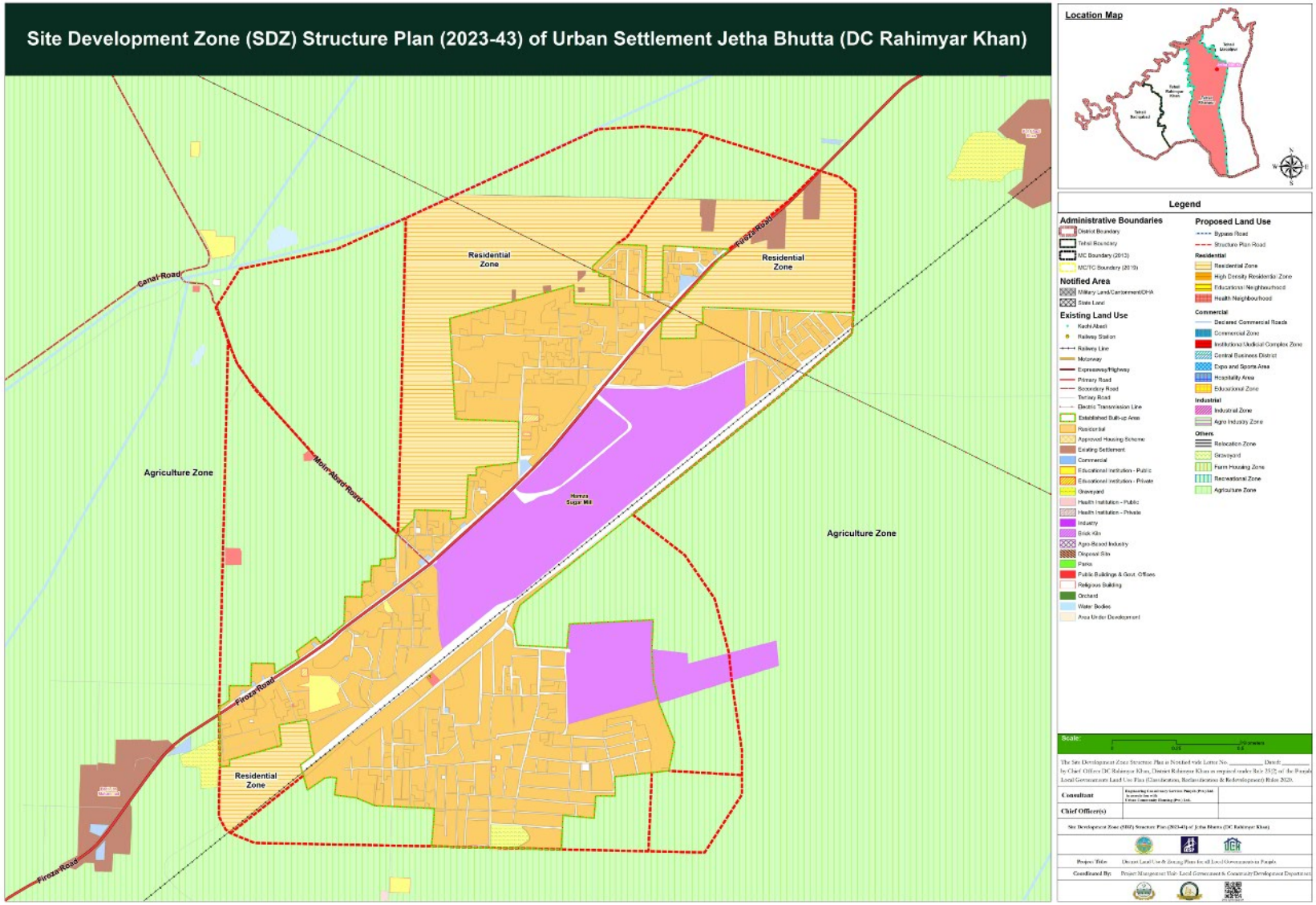
Table 3-53: Proposed Structure Plan Roads of Jetha Bhutta

Type of Road	Width
Proposed Secondary Roads within New Residential Zones	60 ft

Source: Devised by Consultant

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Map 27: Site Development Zone (SDZ) Structure Plan of Urban Settlement Jetha Bhutta



Source: Devised by Consultant

3.18 Tehsil Liaquatpur

3.18.1 Land Cover Analysis

Land cover change analysis for Tehsil Liaquatpur is conducted for the period of 1993-2023 (Table 53). The analysis shows that the built-up area has increased by nearly 4.2% while there is 0.9% increase in green land. It is good to note that 5.2% barren land has been converted into built-up area.

Table 3-54: Land Cover Percentage of Tehsil Liaquatpur 1993 - 2003

Land Use	1993		2003		2013		2023	
	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age	Area (Acres)	%age
Built-up	12,733	1.3%	18,099	1.9%	30,513	3.1%	53,112	5.5%
Green Land	375,982	38.6%	393,150	40.4%	402,791	41.4%	384,228	39.5%
Water Land	3,304	0.3%	2,570	0.3%	4,788	0.5%	5,175	0.5%
Barren Land	580,785	59.7%	558,985	57.5%	534,712	55.0%	530,289	54.5%
Total	**972,804**	**100%**	**972,804**	**100%**	**972,804**	**100%**	**972,804**	**100%**

Source: Devised by Consultant

The following maps show land cover maps and built-up area trend in the tehsil during the past 30 years.

Figure 3-30: Land Cover Analysis of Tehsil Liaquatpur

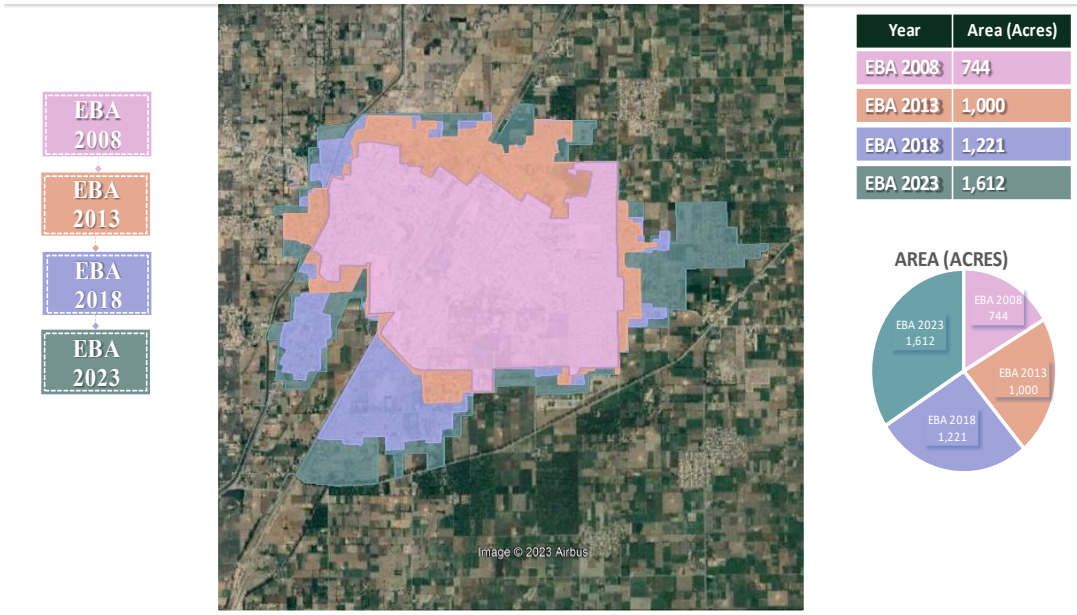




3.18.2 Growth Trend Analysis

Development Trend in Liaquatpur displays a rapid uneven physical growth from 2008 to 2023 in the form of spontaneous development. In the past 15 years, the city growth has been observed majorly on the Southwest (Chak No. 22 Road, Railway flyover, Rahim Yar Khan Road) and along East direction (Chak No. 19/A Road). The EBA area has increase from 744 acres in 2008 to 1612 Acres in 2023. The urban sprawl of the city has resulted in decline of prime agriculture/cultivated land, loss of tree covers and grass/shrubs. Thus, this rapid and fluctuating growth pattern implies the need for limiting and planning the future growth pattern.

Figure 3-31: Growth Trend Analysis of Established Built-up Area (EBA) Liaquatpur



Source: Devised by Consultant

3.18.3 Accessibility Analysis

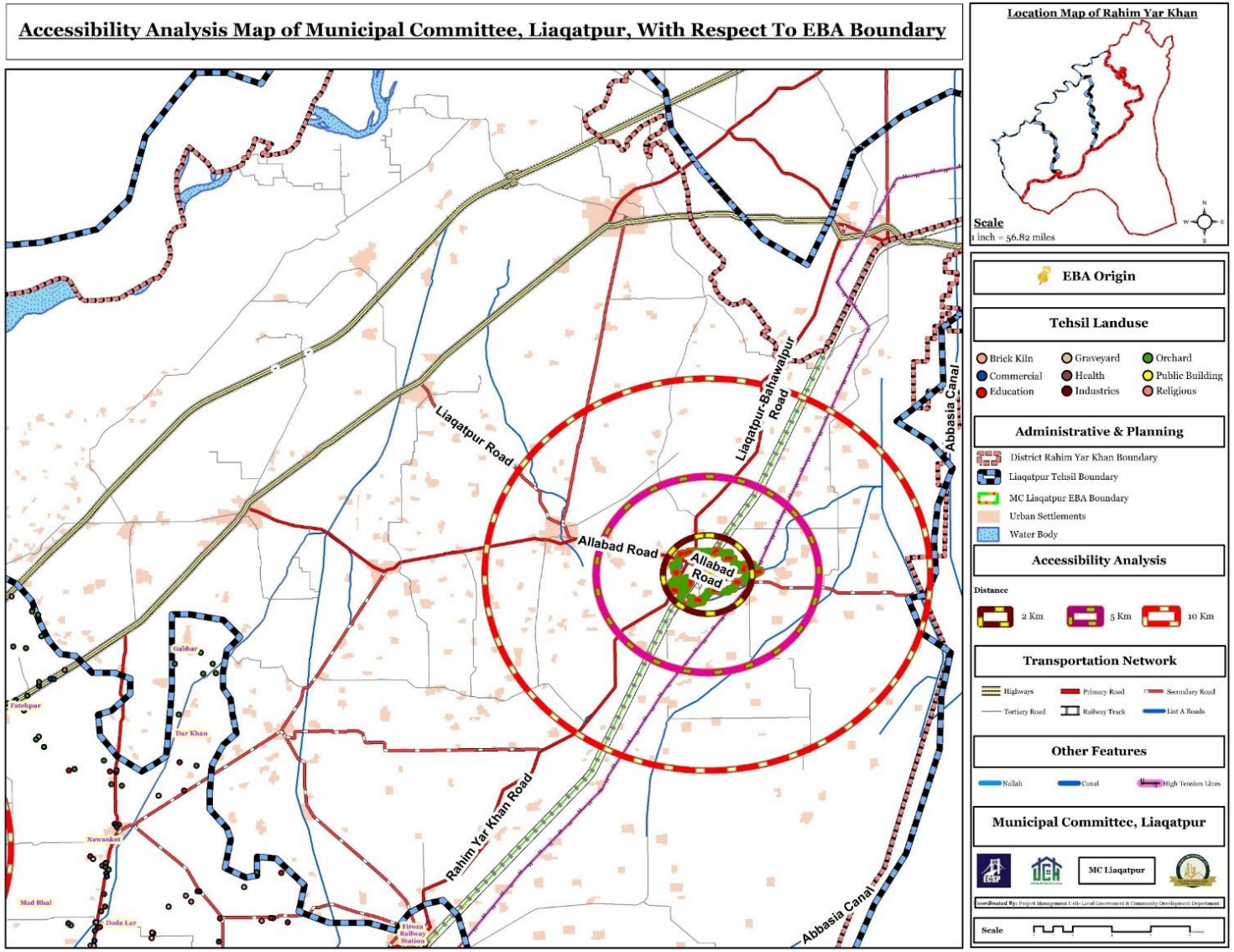
The accessibility analysis has been done in such a way that two roads which are connected with each other somewhere within MC Boundary are taken and three buffers of 2km, 5km, and 10km were marked within and surrounding MC boundary. Within these buffers residential settlements and main POIs including public buildings, educational institutions, commercial establishments, health facilities, religious institutions, graveyards, disposal facilities and parks have been identified as mentioned in the below table.

Table 3-55: Accessibility Analysis of Municipal Committee Liaquatpur w.r.t. Established Built-up Area (EBA)

Range (Distance)	Public Building	Education	Com	Health	Religious	Graveyard	Disposal	Park
2 KM	29	58	155	19	56	8	0	5
2 KM – 5 KM	0	0	9	0	4	3	0	0
5 KM – 10 KM	0	3	6	1	0	6	0	0

This trend indicates that the availability of public facilities in EBA MC Liaquatpur is extremely high within 2 kilometres of the MC boundary. However, as the distance from the MC boundary increases, the availability of public facilities significantly decreases, suggesting that there has been a lack of investment in public transport, infrastructure and development in more distant areas.

Map 28: Accessibility Analysis of Municipal Committee Liaquatpur

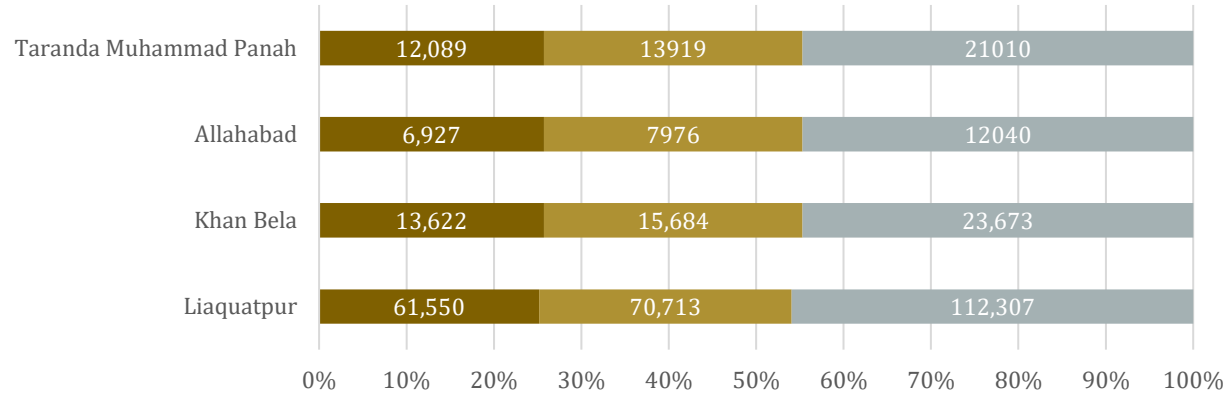


Source: Devised by Consultant

3.18.4 Population Projection of Established Built-up Areas (EBA) in Tehsil Liaquatpur

The population estimation is carried out for the EBAs in Tehsil Liaquatpur using the population from urban block census data. The graph and table below show the results.

Graph 4: Population Projection of Established Built-up Areas (EBA) in Tehsil Liaquatpur



	Liaquatpur	Khan Bela	Allahabad	Taranda Muhammad Panah
EBA Population 2017	61,550	13,622	6,927	12,089
EBA Population 2023	70,713	15,684	7976	13919
EBA Population 2043	112,307	23,673	12040	21010

EBA Population 2017 EBA Population 2023 EBA Population 2043

Source: Calculated by Consultant from PBS Census 2017

3.18.5 Density Analysis and Future Area Requirement

The population growth projections indicate a gradual increase in Tehsil Liaquatpur. By 2023, the estimated total population is 108,292, with MC Liaquatpur contributing significantly as the largest EBA. The overall growth rate average around 2.08% across these EBAs. Looking towards 2043, the collective population is expected to increase to 169,030, requiring more areas to accommodate this growth. Liaquatpur city, in particular, will face considerable growth, reaching an estimated population of 112,307 by 2043 (almost equal to the tehsil population in 2023). This necessitates an additional area of approximately 608 acres for various land uses to accommodate this increase.

Table 3-56: Density Calculations of Tehsil Liaquatpur

Description	Values	Unit
Area of all EBAs of MCs and urban settlements in Tehsil Liaquatpur	3,375	Acres
Population (2023) of all EBAs of MCs and urban settlements in Tehsil Liaquatpur	108,292	People
Current average population density in selected EBAs	32	Persons/Acre
Desired density	40	Persons/Acre

Source: Calculated by Consultant

3.19 Site Development Zone (SDZ) Structure Plan of Municipal Committee Liaquatpur

3.19.1 Population Projection

In 2017, a population of EBA was 61,550 persons. With a growth rate of 2.43% and EBA area of 1,612 acres, a population of 71,087 is estimated to be living there in 2023. The existing population density is calculated as 44 persons per acre (PPA). It is projected that in 2043, the population would rise to 114,903. Keeping in view the scarcity of urban land and diminishing agricultural areas, it is decided to accommodate the incremental population of 43,816 at higher density of 75 PPA. Thus, an area of 584 Acres will be needed to accommodate the incremental population during the next 20 years. This increase in population density will certainly help in

curbing urban sprawl and lead to a relatively compact development. Several other land use zones have also been provided to complement the residential zones and provide major allied facilities to the residents of Liaquatpur. It is estimated that EBA will grow to 2,319 Acres by the year 2043. Based on the population density analysis, the following table delineates the area requirement for the residential and other land use zones provided for MC Liaquatpur.

Table 3-57: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Liaquatpur

	Description	Statistics
A	Area of EBA (2023)	1,612 acres
B	EBA Population (2017)	61,550
C	Growth Rate	2.43%
D	EBA Population 2023	71,087
E	EBA 2023 Density (Persons Per Acre (PPA))	44
F	Projected Population 2043	114,903
G	Incremental Population to be accommodated (F-D)	43,816
H	Proposed Density 2043 (PPA)	75
I	Required Area of Residential SDZ (G/H)	584 acres
J	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Road Areas	591 acres
K	Proposed Area of Other Land use Zones	116 acres
L	Area of EBA 2043 (A+J+K)	2,319 acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

Source: Calculated by the Consultants using population from the PBS Census Report, 2017

3.19.2 Proposed Site Development Zone (SDZ)

The table shows overall area and percentages of the residential, commercial, and other land use zones.

Table 3-58: Proposed Site Development Zone (SDZ) in Liaquatpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area
Residential Zones	591	83%
Commercial Zones	76	11%
Other Land use Zones	40	6%
Total area of proposed New Zones	708	100%

Note: All land use zones include areas of settlements existing within the new zones and proposed structure roads. Source: Devised by Consultant

3.19.2.1 Proposed Residential Zones

In response to the evident growth trends in Liaquatpur, particularly towards Northeast, East, West and Southwest directions till 2023 due to Railway Road flyover and better road condition, a strategic plan has been devised. The plan entails the establishment of 5 residential zones along key arteries such as Channi Goth Road, Ahmedpur Road, Chak 19/A Road, Muzammil Shaheed Road, Khanpur Road and Allahabad Road at a total area of 591 acres including built-up areas of existing settlements.

Table 3-59: Proposed Residential Zones in Liaquatpur

Land Uses	Area (Acres)	Percentage of the Total Proposed Area	Symbology
Residential Zones	591	83%	

Source: Devised by Consultant

3.19.2.2 Proposed Commercial Zones

The commercial zones are proposed after considering several factors including market trend, land use trend along main roads, infrastructure, road network and compatibility of land uses. Five new commercial zones have been proposed in the SDZ of Liaquatpur, four adjacent to northern residential and institutional/judicial complex zones and another along southern residential zone. The proposed commercial zones shall promote opportunities of business and shopping for the residents of new zones and provide a relief to the increasing congestion of old existing commercial area.

Table 3-60: Proposed Commercial Zones in Liaquatpur

Land Uses	Area (Acres)	Symbology
commercial Zones	75.90	

Source: Devised by Consultant

3.19.2.3 Proposed Other Zones

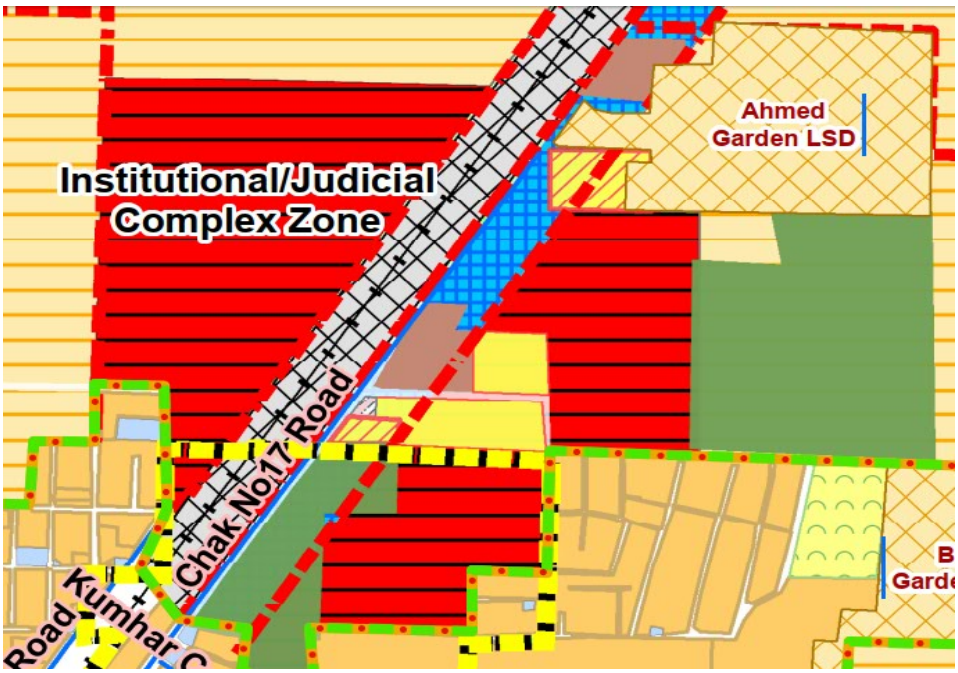
Two Institutional/Judicial Complex Zones have been proposed as deemed to be necessary for the functioning of Liaquatpur as future hub for sustainable urban living and provide higher order public amenities to the residents of entire tehsil. The Zones cover an area of 40.36 acres and is strategically located on the northern side, near the proposed residential zone on Channi Goth Road. This complex is designed to house essential governmental and judicial functions, aiming to improve the efficiency and accessibility of public services. By centralizing these activities, the zone will enhance coordination between institutions and ensure that essential services are readily available to the community. Additionally, the development of this zone will support the city's growth by creating a central hub for professional and civic engagement, contributing to a well-organized and responsive governance system.

Table 3-61: Proposed Other Zones in Liaquatpur

Land Uses	Area (Acres)	Symbology
Institutional/Judicial Complex Zone	40.36	

Source: Devised by Consultant

Figure 3-32: Proposed Institutional/Judicial Complex Zones- Municipal Committee Liaquatpur



Source: Devised by Consultant

3.19.3 Proposed Structure Plan Roads

Following a thorough process that commenced with the proposing of structure plan roads to shape the overall city layout and envision growth patterns for the years ahead. By initially delineating these roads, the consultant laid the structural framework for the city. This comprehensive approach involved proposing a Ring Road, Bypass Road and other structure roads, with each element carefully integrated into a cohesive plan.

In addressing the existing road network challenges in the MC area of Liaquatpur, the proposed plan prioritizes the enhancement of connectivity through the introduction of a ring road, proposed bypass road, intercity corridors and structure plan roads. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. Within the established built-up area, the Right of Way (ROW) for major connections will be maintained. The proposed structure plan outlines primary, secondary, and local roads, each with designated ROWs. Structure Plan Roads are designed to provide access to all proposed zones, alleviating congestion in central city areas. A Ring Road and link roads aim to enhance overall connectivity within the city, while multiple structure plan roads with varying ROWs are proposed to optimize future traffic circulation. This comprehensive approach anticipates and addresses the evolving transportation needs of Liaquatpur.

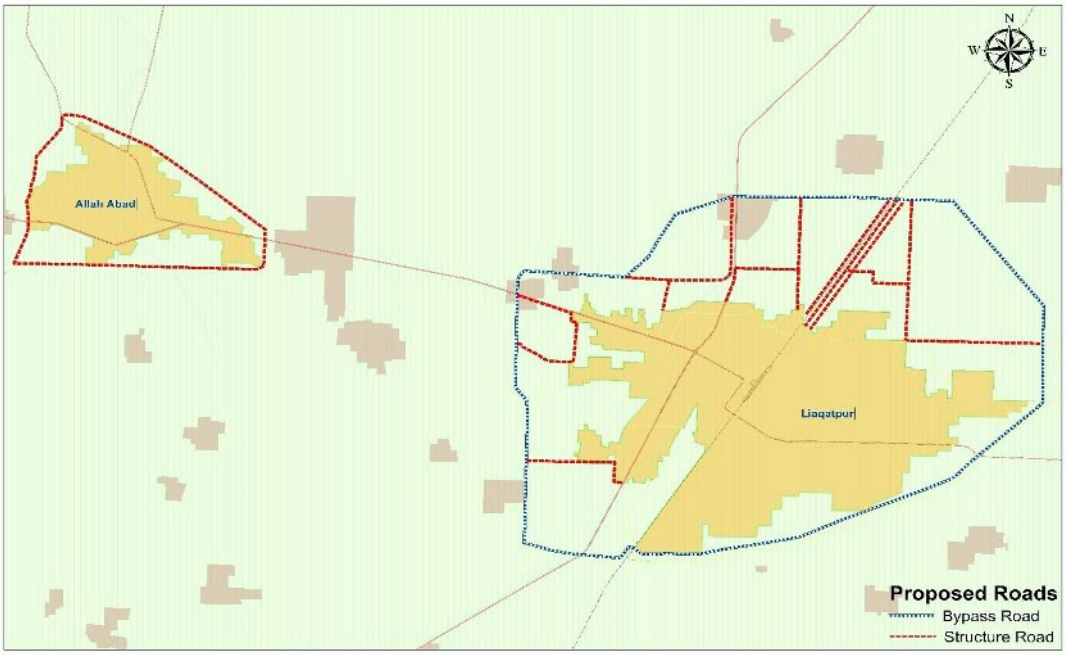
Table 3-62: Proposed Structure Plan Road of Liaquatpur

Proposed Road Network	Width
Ring Road	200 ft
Proposed Roads (Secondary Roads)	80 ft
Existing Road Widening (Secondary Roads)	60 ft

Source: Devised by Consultant

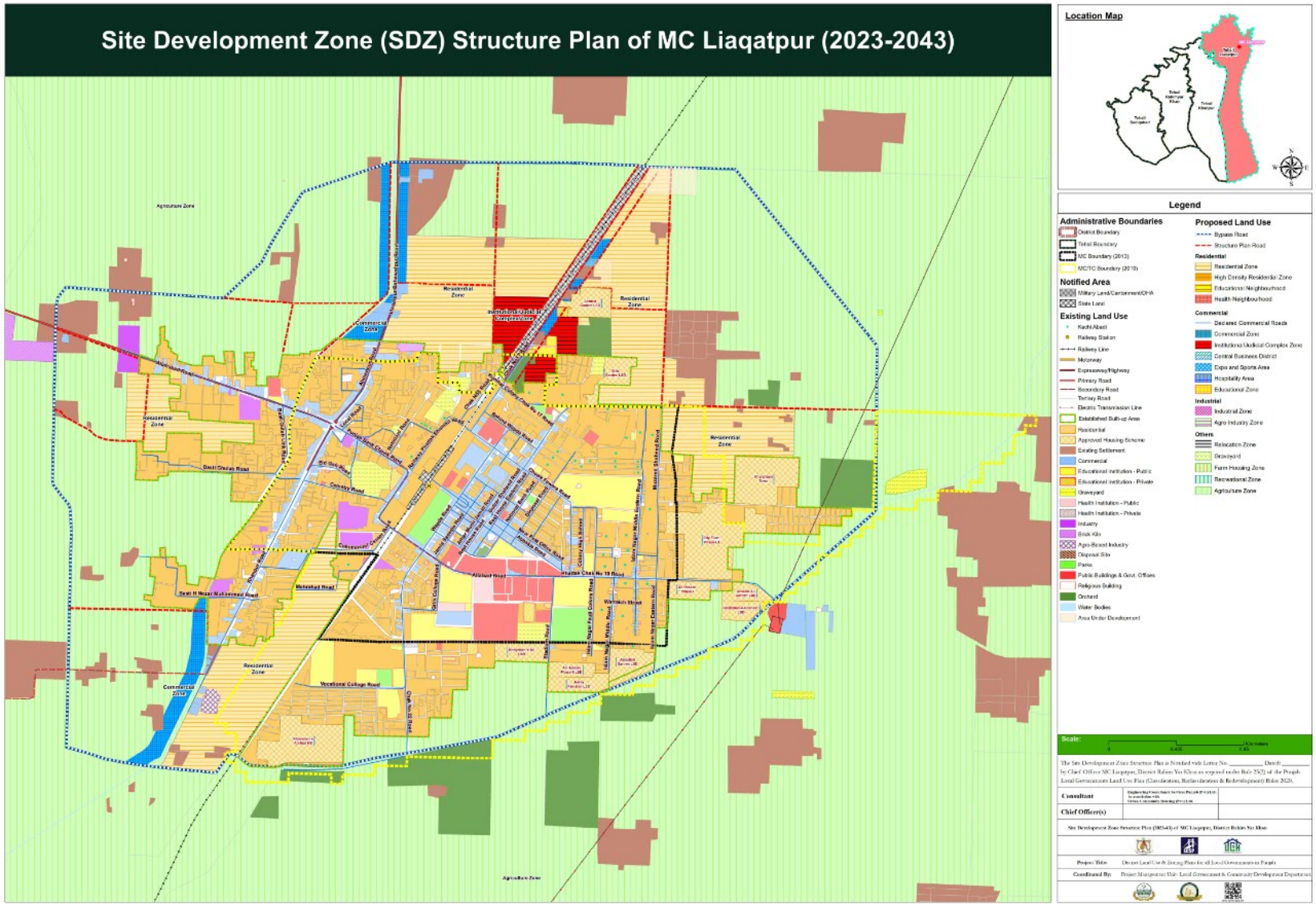
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-33: Proposed Structure Plan Roads of Liaquatpur



Source: Devised by Consultant

Map 29: Site Development Zone (SDZ) Structure Plan of Municipal Committee Liaquatpur



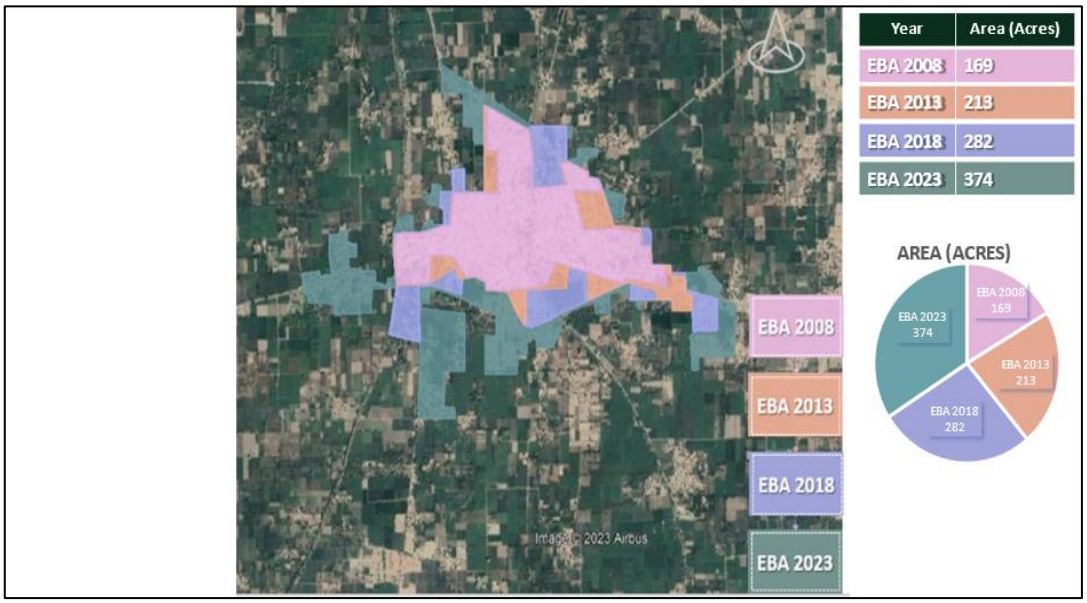
Source: Devised by Consultant

3.20 Allah Abad Urban Settlement

3.20.1 Growth Trend Analysis

Allah Abad exhibited gradual growth over the observed period. Beginning at 169 acres in 2008, it increased by 25.89% to 213 acres by 2013. Subsequently, the area expanded to 282 acres in 2018, marking a 32.39% rise from 2013. The growth rate then escalated to 54.96% from 2018 to 2023, increasing the area of EBA to 437 acres.

Figure 3-34: Growth Trend Analysis of Established Built-up Area (EBA) Allah Abad



Source: Devised by Consultant

3.20.2 Area Requirement for Future

In the current scenario of 2023, the EBA Allahabad spans over 374 acres, accommodating a population of 7,976. The Growth Rate, standing at 2.08% contributes to a density of 22 persons per acre (PPA). In 2043, the anticipated population is expected to reach 12,040 necessitating an expansion of the EBA during the next 20 years. To accommodate the incremental population of 4,064 at the same density, Residential Site Development Zones (SDZs) of 184 acres area shall be required. Based on the population density analysis, the table below delineates the area requirement for the residential zone for EBA Allah Abad.

Table 3-63: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Allah Abad

	Description	Statistics
A	Area of EBA (2023)	374 Acres
B	Growth Rate	2.08%
C	EBA Population 2023	7,976
D	EBA 2023 Density (Persons Per Acre (PPA))	22
E	Projected Population 2043	12,040
F	Incremental Population to be Accommodate (E-C)	4,064
G	Proposed Density 2043 (PPA)	22
H	Required Area of Residential SDZ (F/G)	184 Acres
I	Proposed Area of Residential SDZs Including Already Built up and proposed Structure Roads Areas	218 acres
J	Proposed Area of Other Land use Zones	Nil
K	Area of EBA 2043 (A+I+J)	592 acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.20.3 Proposed Residential Zones

The residential zones are proposed on three sides of EBA Allahabad to cater the need of residents. The zones are proposed in a compact form with EBA boundary that align with the growth trend analysis as well as with land cover analysis. These are accessible from Liaquatpur Road, Allahabad Road and Khan Bela Road. The cumulative area of these zones is 218 acres including existing built-up areas.

3.20.4 Proposed Structure Plan Roads

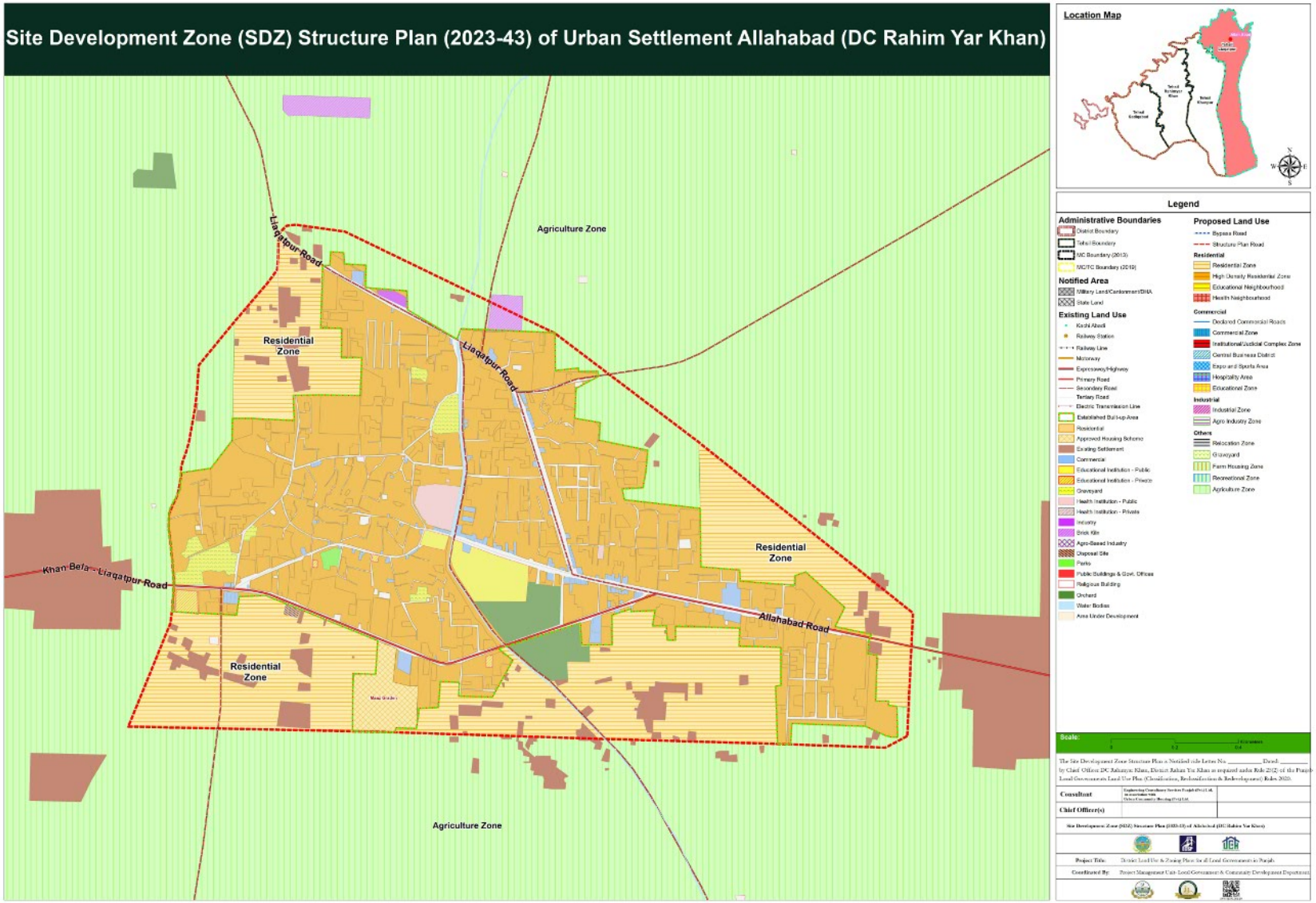
In addressing the existing road network challenges in Allah Abad, the proposed plan prioritizes enhancing connectivity by introducing a structure plan road and upgrading the current infrastructure. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. The Right of Way (ROW) for major connections will be maintained within the established built-up area. Secondary roads are designed to provide access to all proposed zones, alleviating congestion in central areas. This comprehensive approach anticipates and addresses Allah Abad evolving transportation needs.

Table 3-64: Proposed Structure Plan Road of Allah Abad

Allah Abad Proposed Structure Plan Roads	
Proposed Road Network	**Width**
Existing Road Widening (Primary Roads)	60 ft
Proposed New Roads (Secondary Roads)	80 ft

Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Map 30: Site Development Zone (SDZ) Structure Plan of Allah Abad



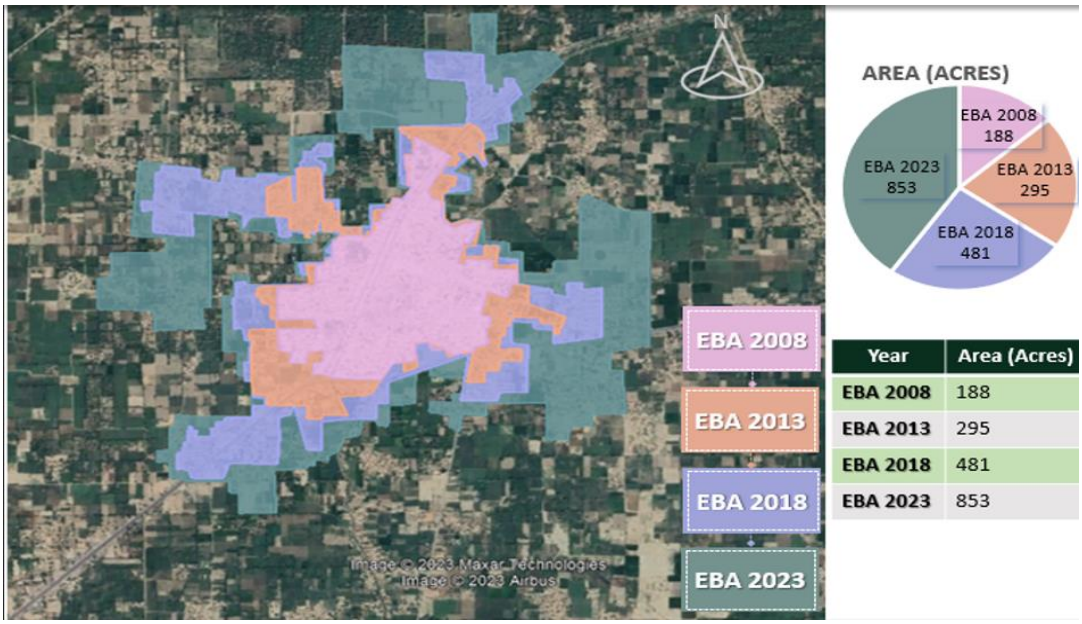
Source: Devised by Consultant

3.21 Taranda Muhammad Panah Urban Settlement

3.21.1 Growth Trend Analysis

The Established Built-Up Area (EBA) of Taranda Muhammad Panah has a significant and consistent expansion over the observed years, reflecting substantial urban development. Starting at 188 acres in 2008, the area of EBA increased to 295 acres by 2013, marking a 56.91% growth. The growth rate continued to accelerate, with the EBA expanding to 481 acres by 2018, signifying a 63.39% increase from 2013. However, the most remarkable surge was witnessed by 2023, as the area surged to 653 acres, showcasing a substantial increase from 2018.

Figure 3-35: Growth Trend Analysis of Established Built-up Area (EBA) Taranda Muhammad Panah



Source: Devised by Consultant

3.21.2 Area Requirement for Future

In the current scenario of 2023, the EBA Taranda Muhammad Panah spans over 653 acres, accommodating a population of 13,919. The growth Rate, standing at 2.08% contributes to density of 22 persons pe acre (PPA) by 2023. In 2043, the anticipated population surge is expected to reach 21,010 necessitating an expansion of the EBA during the next 20 years.

In response to this forecasted growth, there is a requirement for residential site development zones (SDZs) at an area of 322 acres. This strategically allocated area aims to address the residential needs arising from the projected demographic growth in Taranda Muhammad Panah. Based on the population density analysis, the below delineates the area requirement for the residential zone for EBA Taranda Muhammad Panah.

Table 3-65: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Taranda Muhammad Panah

	Description	Statistics
A	Area of EBA (2023)	653 Acres
B	Growth Rate	2.08%
C	EBA Population 2023	13,919
D	EBA 2023 Density (Persons Per Acre (PPA))	22
E	Projected Population 2043	21,010
F	Incremental Population to be Accommodated (E-C)	7,091
G	Proposed Density 2043 (PPA) 20% Higher than Existing	22
H	Required Area of Residential SDZs (F/G)	322 Acres

	Description	Statistics
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	325 Acres
J	Proposed Area of Other Land use Zones	Nil
K	Area of EBA 2043 (A+I+J)	978 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.21.3 Proposed Residential Zones

Four residential zones are proposed on all the four sides of EBA Taranda Muhammad Panah to cater the needs of residents. The zones are proposed in a compact form with EBA boundary that align with the growth trend analysis as well as with land cover analysis. These zones are accessible from Taranda Muhammad Panah Road, National Highway 115 and National Highway N-5. The cumulative area of these zones is 315.42 acres including existing built-up areas.

3.21.4 Proposed Structure Plan Roads

In addressing the existing road network challenges in Allah Abad, the proposed plan prioritizes enhancing connectivity by introducing a structure plan road and upgrading the current infrastructure. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. The Right of Way (ROW) for major connections will be maintained within the established built-up area. Secondary roads are designed to provide access to all proposed zones, alleviating congestion in central areas. This comprehensive approach anticipates and addresses Allah Abad evolving transportation needs.

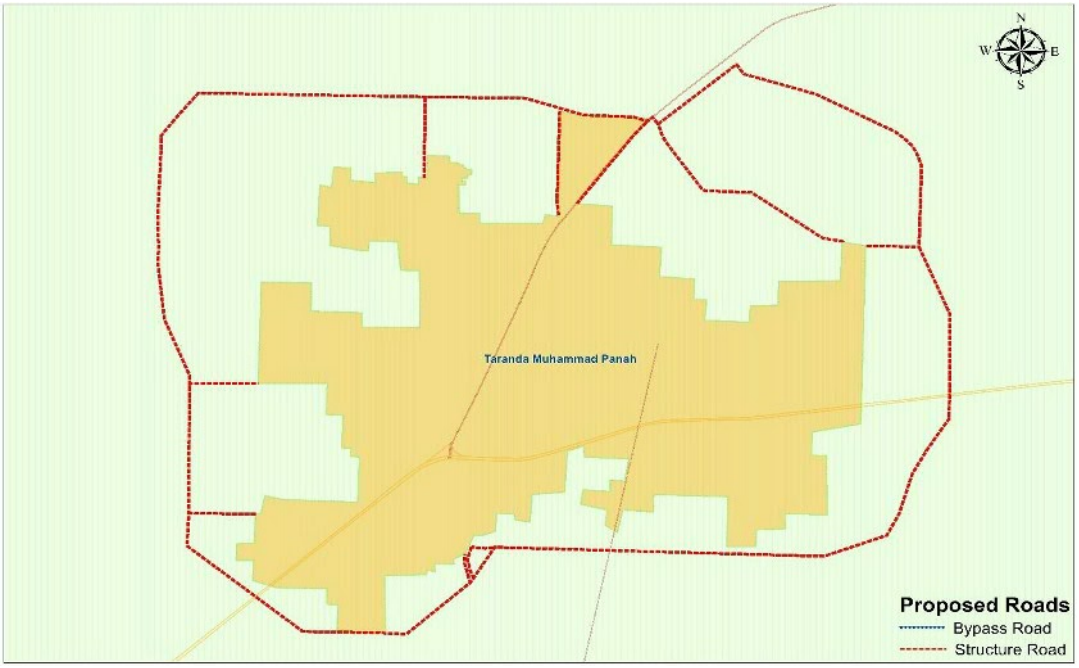
Table 3-66: Proposed Structure Plan Roads of Taranda Muhammad Panah

Proposed Road Network	Width
Existing Road Widening (Primary Roads)	60 ft
Proposed New Roads (Secondary Roads)	80 ft

Source: Devised by Consultant

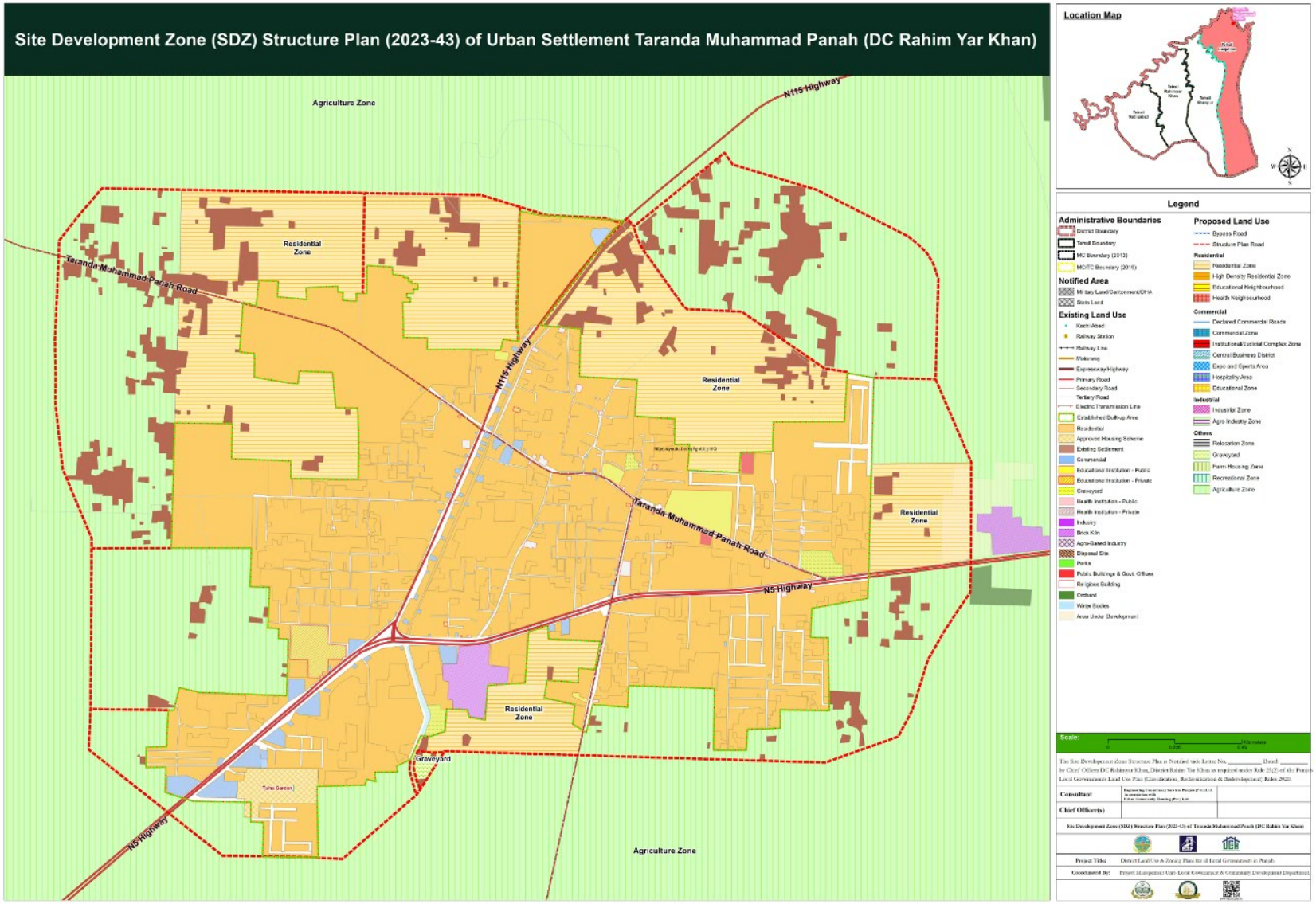
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-36: Proposed Structure Plan Roads of Taranda Muhammad Panah



Source: Devised by Consultant

Map 31: Site Development Zone (SDZ) Structure Plan of Taranda Muhammad Panah



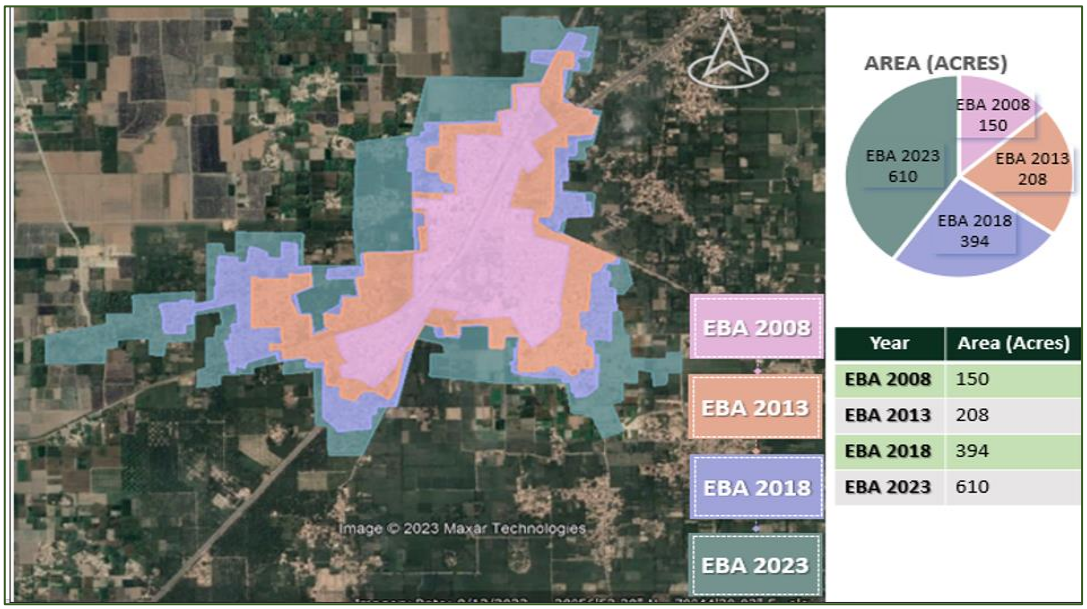
Source: Devised by Consultant

3.22 Khan Bela Urban Settlement

3.22.1 Growth Trend Analysis

Khan Bela experienced substantial growth, especially from 2013 to 2018. Starting at 150 acres in 2008, it increased by 38.67% to 208 acres by 2013. The growth rate surged to 89.42% from 2013 to 2018, with the area expanding to 394 acres. By 2023, the EBA area reached 736 acres, indicating a further growth. The declining growth rate still demonstrates significant expansion but at a moderated pace.

Figure 3-37: Growth Trend Analysis of Established Built-up Area (EBA) Khan Bela



Source: Devised by Consultant

3.22.2 Area Requirement for Future

In the current scenario of 2023, the EBA Khan Bela accommodates a population of 15,684 at a density of 22 persons per acre (PPA). In 2043, the anticipated population surge is expected to reach 23,673 at a growth rate of 2.08%, necessitating an expansion of the EBA during the next 20 years. Hence, Residential Site Developments (SDZs) covering 307 acres of area shall be needed to accommodate the incremental population. Based on the population density analysis, the table below delineates the area requirement for the residential zone for EBA Khan Bela.

Table 3-67: Future Area Requirement for Residential Site Development Zone (SDZ) of Established Built-up Area (EBA) Khan Bela

	Description	Statistics
A	Area of EBA (2023)	736 Acres
B	Growth Rate	2.08%
C	EBA Population 2023	15,684
D	EBA 2023 Density (Persons Per Acre (PPA))	22
E	Projected Population 2043	23,673
F	Incremental Population to be Accommodated (E-C)	7,989
G	Proposed Density 2043 (PPA) Approx. 20% Higher than Existing	26
H	Required Area of Residential SDZs (F/G)	307 Acres
I	Proposed Area of Residential SDZs Including Already Built up and Proposed Structure Roads Areas	310 Acres
J	Proposed Area of Other Land use Zones	28 acres
K	Area of EBA 2043 (A+I+J)	1,074 Acres

Note: The proposed areas of residential and other land uses zones include the areas of settlements already existing within the new zones and proposed structure plan roads.

3.22.3 Proposed Site Development Zone

3.22.3.1 Residential Zones

The residential zones are proposed on the northern and southern sides of EBA Khan Bela to cater the need of residents. The zones are proposed in a compact form with EBA boundary that align with the growth trend analysis as well as with land cover analysis. These zones are accessible from Shaidani Sharif-Khan Bela Road, National Highway N-5 and Khan Bela-Liaquatpur Road. The cumulative area of these zones is 310 acres including existing built-up areas.

3.22.3.2 Commercial Zones

To meet the need of commercial activities the consultant has also proposed two commercial zones with the total area of 28.21 acres. The zones have been proposed along major road, national highway N-5 Road which will allow the easy access to various amenities and services. The zone intends to accommodate commercial (including Institutional) activities in which all permitted commercial as per "The Punjab Local Government Land Use Plan Rules, 2020" will be allowed.

3.22.4 Proposed Structure Plan Roads

In addressing the existing road network challenges in Khan Bela, the proposed plan prioritizes enhancing connectivity by introducing a structure plan road and upgrading the current infrastructure. The strategic plan ensures improved access to existing land uses by establishing well-connected road networks. The Right of Way (ROW) for major connections will be maintained within the established built-up area. Secondary roads are designed to provide access to all proposed zones, alleviating congestion in central areas. This comprehensive approach anticipates and addresses Khan Bela evolving transportation needs.

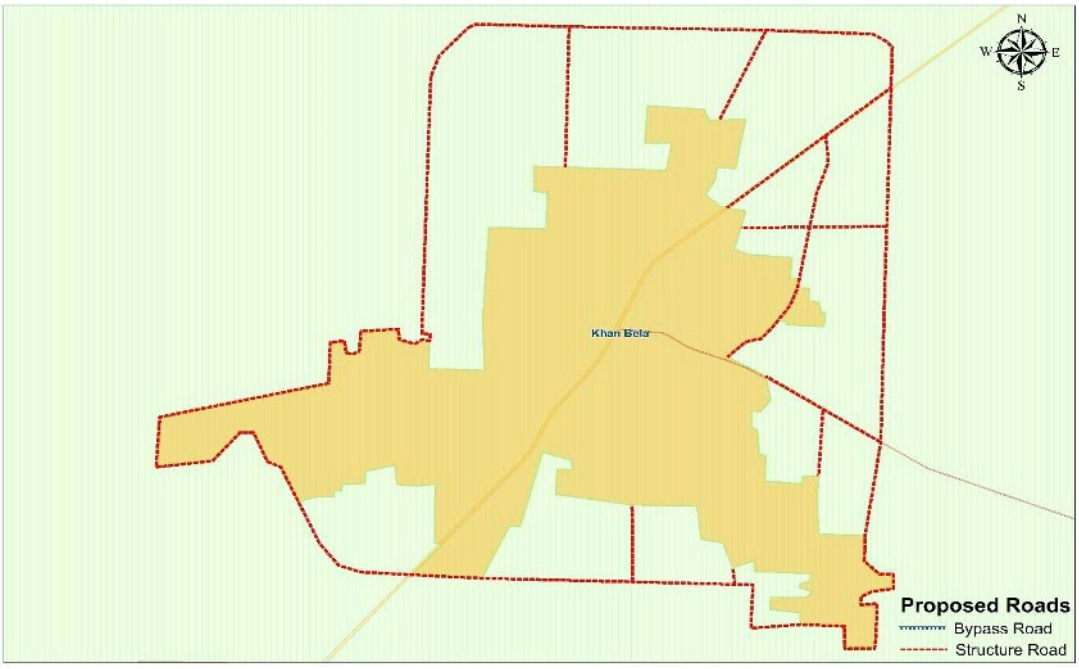
Table 3-68: Proposed Structure Plan Roads for Khan Bela

Proposed Road Network	Width
Existing Road Widening (Primary Roads)	60 ft
Proposed Roads (Secondary Roads)	80 ft

Source: Devised by Consultant

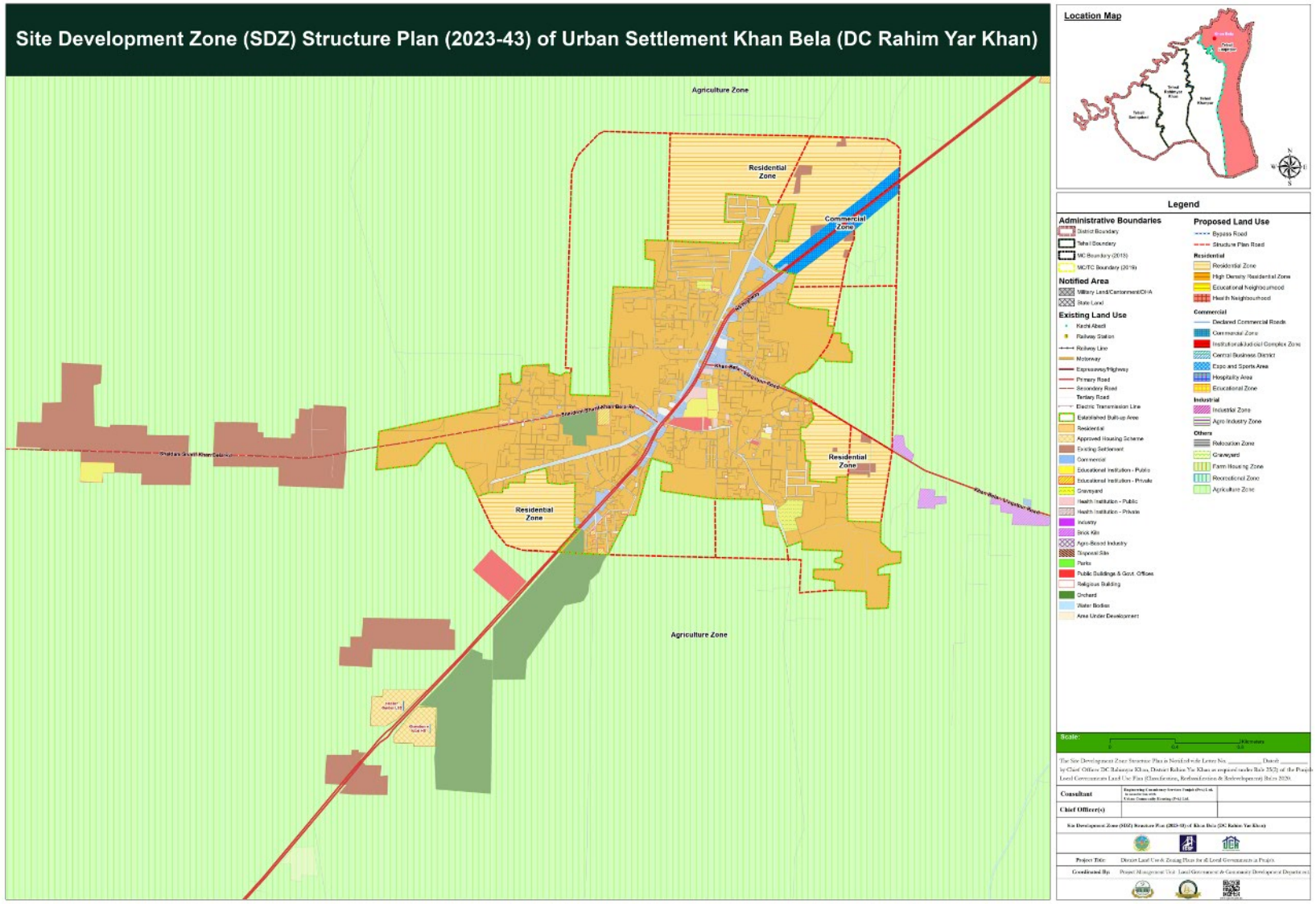
Note: The comprehensive list of proposed structure plan roads has been provided under section 5.3.2. of proposed structure plan roads.

Figure 3-38: Proposed Structure Plan Roads of Khan Bela



Source: Devised by Consultant

Map 32: Site Development Zone (SDZ) Structure Plan of Khan Bela



Source: Devised by Consultant

CHAPTER 4

REVIEW & INTEGRATION OF DECLARED COMMERCIAL ROADS



CHAPTER 4
REVIEW AND INTEGRATION OF ROADS

4.1 Introduction

The cities in Developing countries like Pakistan, are experiencing rapid urban growth, leading to the increase in population with unchecked commercialization. To cater the needs of increased population, conversion of residential land use into commercial activities with or without official consent of the authority is increasing, causing unfavorable impacts on adjacent land uses in general and residential neighborhoods especially. To address this issue, the Punjab provincial government introduced the Punjab Land Use Rules 2020, which aim to establish a systematic framework for guiding and regulating urban growth. These regulations categorize commercialization into List-A and List-B roads, designated List-A for sanctioned commercial activities, and halting any further commercial development on List-B roads. However, despite these efforts, urban growth in Punjab continues to spiral out of control.

This unregulated expansion has resulted in several issues, including a severe shortage of parking spaces, leading to on-street parking and traffic congestion. The rapid proliferation of commercial establishments has reduced road capacity, exacerbating traffic problems and environmental issues like increased energy consumption and pollution. Furthermore, it has strained urban infrastructure, ill-prepared for rapid population growth. Recognizing the need for more effective control, local governments initiated a review of List-A roads based on the Land Use Plan Rules 2020 and Standing Instructions dated September 17, 2022. This review involved a comprehensive evaluation of List-A and B roads in Rahim Yar Khan.

4.2 Guidelines for Notified Commercial (List-A) Roads

According to the Punjab Local Governments Land Use Plan (Classification, Reclassification, and Redevelopment) Rules 2020, the procedure for review of notified List-A & List B roads for enlistment of commercial roads, the criteria for selection of these roads, scrutiny and review of the listed roads by the District Planning & Design Committee (DPDC) and notification of List-A & B roads by the concerned Local Government (LG). As per chapter III of Land Use Rules 2020:

Rule 12: Enlistment of Roads

- The Planning Officer shall within thirty days, after the commencement of the rules, make a proposal to enlist roads or segments of roads to be declared permitted or frozen for commercialization as List-A roads and list-B roads.
- On the request of a local government for extension of period mentioned in the sub-rule (1), the Secretary may, after having himself satisfied that the local government has sufficient cause for not complying with the provisions of sub-rule (1) and for the reasons to be recorded in writing, extend the period.
- The Planning Officer shall conduct survey of the listed roads and identify the properties legally or illegally converted to commercial use.
- The Chief Officer shall send proposed List-A roads and List-B roads to District Planning and Design Committee for scrutiny and clearance.
- The District Planning and Design Committee shall review and scrutinize the listed roads or segments of roads and:
  - assess the feasibility for enlistment of List-A roads and continuation of existing List-A roads as commercial;
  - may split the List-A roads into different segments clearly indicating the starting and ending point having GPS coordinates keeping in view the dominant land uses;
  - may shift the List-A roads into List-B and vice versa if deemed expedient after undertaking assessment and review;

- may identify any restrictions to be imposed on any of the selected road'-·regarding minimum size of plot, type of commercial activity, building height, building line or any other design parameters; and
- issue recommendations to a local government for enlistment and notification of roads.

- The District Planning and Design Committee may consider the following factors for deciding the future use of the listed roads:

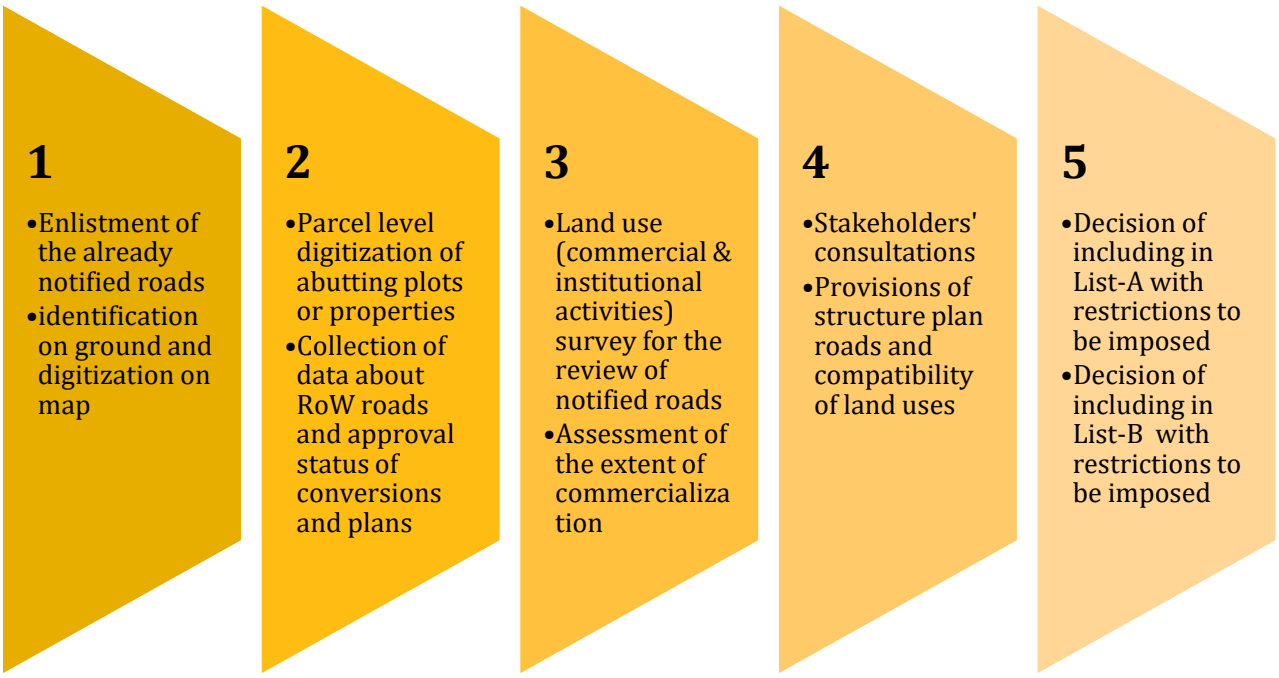
Factors considered for future use of roads

a. The potential for upgradation of serving road network;
b. potential for upgradation of existing infrastructure;
c. traffic Impact assessment;
d. trend of changes in the existing land uses;
e. market demand for change of land use in the area;
f. compatibility with adjoining land uses; and
g. consultation with the stakeholders.

4.3 Approach and Methodology

This section includes the approach and methodology adopted by the consultant for reviewing the List-A roads as per the Land Use Rules 2020. In regard to this the following methodology was adopted for the review of listed roads and making decisions of whether to be retained in in List-A or List B.

Figure 4-1: Methodology of Reviewing Listed Roads



The above steps are explained in the following paragraphs.

4.3.1 Enlistment of the Declared Roads

The consultant team have visited the relevant departments to obtain the list of roads or segment of roads declared as commercial in the study area in consultation with Project Management Unit, LG&CDD. Subsequently, the Consultant has acquired the respective Notifications regarding the List of Roads/ Segment of Roads/ Declared Commercialization within the jurisdiction of tehsil Rahim Yar Khan.

The List-A roads has been identified and digitized on the map with starting and ending points, while the Right of Way of each road obtained from the relevant office that also has been demarcated and cross-checked during the field survey. After demarcating the listed roads, the parcel level digitization has been performed on the abutting plots or properties; where the existing depth of the properties are marked as per the satellite imagery. The maps

of each road have been prepared containing the starting and the ending point of each road with all the abutting plots or properties digitized for field survey.

4.3.2 Field Survey for the Review of Notified Commercial (List-A) Roads

For the review of the notified List-A and List B roads, the parcel level commercial survey along the abutting properties has been conducted, in which the consultants collected all the available information from the abutting properties along the commercialized roads.

The land use category of type of commercial activity were also noted such as, hotels, restaurants, commercial shops, offices, manufacturing shops, grocery stores, shopping malls etc. Afterwards, the maps have been prepared contain all the data collected from the field surveys.

4.3.3 Assessment and Recommendations for the Notified Commercial (List-A) Roads

The assessment of each listed road has been carried out after the detailed analysis of each commercial road, under provisions of Punjab Land Use Rules 2020 and give recommendations. The Consultant has identified any restrictions to be imposed on any of the selected roads regarding minimum size of plot, type of commercial activity, building height, building line or any other design perimeters.

4.4 Review of Notified Commercial (List-A) Roads

A thorough examination and evaluation are carried out for List-A roads in accordance with the previously mentioned land use regulations. The criteria and methodology for the review process for each placement are outlined below.

Road segments situated within established built-up areas (EBA) undergo analysis to determine whether they should remain under "List-A" or be converted to "List B". Following discussion and agreement among the professional team members, the road segments within EBA are assessed based on the trend of commercialization. The degree of commercialization serves as the criterion for determining the review mechanism.

Roads with commercial properties exceeding 50 percent will continue as List-A Road, considering the prevailing commercialization trend and market demand. Additionally, roads with commercial percentages between 25-50% will be evaluated for their potential, market demand, and surrounding land use. If these roads remain under List A, design parameters including recommended setbacks has been proposed.

The third criterion pertains to roads where commercialization trends fall below 25 percent. Such roads undergo a detailed review using multi-criteria analysis as outlined in Chapter III, Section 12(6) of the PLG Land Use Plan (Classification, Reclassification, and Redevelopment) Rules 2020. Six criteria are utilized for assessment, drawing from various sources including secondary data, land use change trends, field observations, stakeholder consultations, and planner insights. Evaluations are recorded against each criterion, ranging from very low to very high. The following list of criteria aligns with the Land Use Rules 2020. After analyzing the road segments based on the measures discussed above a decision-based criteria have also been established.

4.4.1 Municipal Committee Rahim Yar Khan

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List A) Roads is shown in below table.

Table 4-1: List of Notified Commercial (List A) Roads - Municipal Committee Rahim Yar Khan

Sr. No.	Road Name	Starting Point	End Point	Width of Road (In Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Base ment	Parking	Proposed
1	Abbasia Banglows Main Road	Noshehra Minor Road	Naizi Colony	17'	List-A	26.40%	5	As Per Laws	As Per Laws	As Per Laws	List-A
2	Abbasia Town Road	Shahbazpur Road	End of Road / Basti Haji Ahmad	20'	List-A	95%	5	As Per Laws	As Per Laws	As Per Laws	List-A
3	Abu Dhabi Road Via Askari Chowk Dari Sangi	Underpass Dawood Pul	Canal Bank Sadiq Canal	20'	List-A	95.20%	5	As Per Laws	As Per Laws	As Per Laws	List-A
4	Adam Sahaba Road (Both Sides)	Circular Road	Manthar Road	20	List-A	44.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
5	Airport Road	Khanpur Road	Shahab Town Main Road	20	List-A	74%	5	As Per Laws	As Per Laws	As Per Laws	List-A
6	Al-Hamra Road / Punjab Bank	Khanpur Road	Dera Wali Muhammad	20	List-A	86.70%	5	As Per Laws	As Per Laws	As Per Laws	List-A
7	Ameen Garh Road	Khanpur Road	End Gulshan e Ravi	20	List-A	74.40%	5	As Per Laws	As Per Laws	As Per Laws	List-A
8	APWA Club Road	Abu Dhabi Road	Limit M.C	20	List-A	93.30%	5	As Per Laws	As Per Laws	As Per Laws	List-A
9	Aqab New Ghalla Mandi Road	Gulshan Bakery	Gulshan e Iqbal	20	List-A	8.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
10	Aziz Abad Road	Jugno Chowk	Sadiq Canal Bank	20	List-A	74%	5	As Per Laws	As Per Laws	As Per Laws	List-A
11	Baba Ghareeb Shah abadi bazar Road	Askari Chowk	Zafar Colony	20	List-A	74.40%	5	As Per Laws	As Per Laws	As Per Laws	List-A
12	Baghdad Colony Main Road	Slaughter House Airport Road	Disposal MC Ghousia Colony	20	List-A	15.60%	5	As Per Laws	As Per Laws	As Per Laws	List-A
13	Basti Kumharan Main Road	Shahbazpur Road	Bypass Road	20	List-A	75%	5	As Per Laws	As Per Laws	As Per Laws	List-A
14	Behind Peprikea, Trust Colony Road	Shahbazpur Road	Jamia Masjid Umer Farooq	20	List-A	70%	5	As Per Laws	As Per Laws	As Per Laws	List-A
15	Bhatta Colony Road	Main Road Chak 72 NP	Jamia Masjid Umer Farooq	20	List-A	14.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
16	Bindoor road	Katcha Sadiq Abad Road	Jamal Town	20	List-A	5.30%	5	As Per Laws	As Per Laws	As Per Laws	List-A
17	Businessman Colony Road	Chen One Apwa Club Road	Al Hamra Road	20	List-A	56%	5	As Per Laws	As Per Laws	As Per Laws	List-A
18	Bypass Road	Belgium Chowk	via People Colony Chowk to Millat Road	20	List-A	74%	5	As Per Laws	As Per Laws	As Per Laws	List-A
19	Café Debono Road	Khanpur Road	Chak No 111 P East End of Road	22	List-A	99.40%	5	As Per Laws	As Per Laws	As Per Laws	List-A

Sr. No.	Road Name	Starting Point	End Point	Width of Road (In Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Base ment	Parking	Proposed
20	Central Business District. (circular road, Faisal road, Noshehra Minor and inner CBD Roads)	Jalandhar Sweets Khanpur Road	Aziz Abad	24	List-A	21.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
21	Chak No 110 P Road	Shahbazpur Road	Safeeda Ground	24	List-A	26.30%	5	As Per Laws	As Per Laws	As Per Laws	List-A
22	Chak No 72 NP Main Road	Adda Khanpur	Bhatta Colony till Railway Line	25	List-A	21.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
23	Chak No. 105/P Road	Shahbazpur Road	Graveyard	25	List-A	97%	5	As Per Laws	As Per Laws	As Per Laws	List-A
24	Church Road	Shirt & Tie Shop Apwa Club Road	Al-Hamra Road	25	List-A	11%	10	As Per Laws	As Per Laws	As Per Laws	List-A
25	Club Road	Shahbazpur Road	Bheel Nagar	25	List-A	28.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
26	Colony Haji Muhammad via Hospital Road	Circular Road	End Dastgheer Colony No. 2	25	List-A	74%	10	As Per Laws	As Per Laws	As Per Laws	List-A
27	Colony Haji Muhammad via Hospital Road	Canal Bank Aadam Sahaba	Basti Noor e Wali	30	List-A	74%	10	As Per Laws	As Per Laws	As Per Laws	List-A
28	Dastgheer Colony Main Road	Rainbo Cinema Road / Imam Barghaah Hussainia	Niazi Colony	25	List-A	94%	10	As Per Laws	As Per Laws	As Per Laws	List-A
29	Dastgheer Colony No.2 Sar Sabaz Ali Shah Main Road	Sana Medicare (Dr. Iffat)	Shahid Bakery (Mustafa Market)	30	List-A	74%	10	As Per Laws	As Per Laws	As Per Laws	List-A
30	Dilbar Shah Mazzaar Road	Ranger Office	Sadiq Canal	30	List-A	18.80%	10	As Per Laws	As Per Laws	As Per Laws	List-A
31	DPO Office Road	Khanpur Road	MC Limit	30	List-A	74%	10	As Per Laws	As Per Laws	As Per Laws	List-A
32	Fire Brigade Road	Abbasia Town	Byepass Road	30	List-A	74%	10	As Per Laws	As Per Laws	As Per Laws	List-A
33	Girls College Road	Madrassa Tajweed ul Quran	Masjid DC Office	30	List-A	67.90%	10	As Per Laws	As Per Laws	As Per Laws	List-A
34	Girls High School Chak No 72 NP	Zaka Clinic Hospital Road	Masjid DC Office Abu Dhabi Road	30	List-A	75.30%	10	As Per Laws	As Per Laws	As Per Laws	List-A
35	Gulmerg Road -1	Al-Kidmat Foundation Club Road	Muhammad Akbar House	30	List-A	86.40%	10	As Per Laws	As Per Laws	As Per Laws	List-A
36	Gulmerg Road-2	Chowk Sui Gas	Bypass Road	30	List-A	74%	10	As Per Laws	As Per Laws	As Per Laws	List-A

Sr. No.	Road Name	Starting Point	End Point	Width of Road (In Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Base ment	Parking	Proposed
37	Gulshan Bakery Road	Katcha Sadiq Abad Road	Labour Colony	30	List-A	17.40%	10	As Per Laws	As Per Laws	As Per Laws	List-A
38	Gulshan E Arjmand Zone	Katcha Sadiqabad Road	Basti Noor e Wali	30	List-A	83.70%	10	As Per Laws	As Per Laws	As Per Laws	List-A
39	Gulshan e Umar Main Road	Abu Dhabi Road	Gate Iqbal Villas (LSD)	30	List-A	29.40%	10	As Per Laws	As Per Laws	As Per Laws	List-A
40	Habib Colony Main Road	Abbasia Flyover	Aadam Sahaba Canal	30	List-A	72.80%	10	As Per Laws	As Per Laws	As Per Laws	List-A
41	Hanifa Colony Road	Khanpur Road	Chak No. 110 P	30	List-A	23%	15	As Per Laws	As Per Laws	As Per Laws	List-A
42	Hospital Road	Gulshan e Iqbal	Saleem Garden	30	List-A	1.00%	15	As Per Laws	As Per Laws	As Per Laws	List-A
43	Hospital Road (City Center Chowk via Gate SZH)	Airport Road	End of Mehmood Colony	30	List-A	100%	15	As Per Laws	As Per Laws	As Per Laws	List-A
44	Hussian Abad Road Old Thana C Division Road	Circular Road	Airport Road	33	List-A	90.20%	15	As Per Laws	As Per Laws	As Per Laws	List-A
45	Iqbal Nagar Chak No 111 P East Main Road	Bypass Road	MC Limit	34	List-A	68.90%	15	As Per Laws	As Per Laws	As Per Laws	List-A
46	Islamia Colony Main Road	Hospital Road /Clinic Dr Abdul Waheed	Abu Dhabi Road	37	List-A	68.60%	15	As Per Laws	As Per Laws	As Per Laws	List-A
47	Jamal Town Road	Bon Fire Pizza Shop	Karachi Ice-cream	37	List-A	27.40%	15	As Per Laws	As Per Laws	As Per Laws	List-A
48	Jinnah Park Street No.10 & 5	Iqbal Memorial Hospital	R.Y.K Diagnostic Center / Hospital Road	40	List-A	33.30%	15	As Per Laws	As Per Laws	As Per Laws	List-A
49	Katcha Sadiq Abad Road	APWA Club	7/8 Officer Colony	40	List-A	75.60%	15	As Per Laws	As Per Laws	As Per Laws	List-A
50	Khanpur Road	Kothi Dr. Ahmad	Dilbar Shah Town	40	List-A	98.10%	15	As Per Laws	As Per Laws	As Per Laws	List-A
51	Laghari Road	Shahbazpur Road	End of Town	40	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A
52	Main Bazaar Chak 72 NP	Chand Karyani Colony Haji Muhamamd	Abul Haye Pharmacy	43	List-A	73%	15	As Per Laws	As Per Laws	As Per Laws	List-A
53	Main Road Abbasia pull	Aziz Public Model School Colony Haji Muhamad	Mehmood Hospital via Hospital Road	43	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A
54	Main Road Abbasia Town	Nishat Cinema Pul	Gulmerg Chowk	46	List-A	73%	15	As Per Laws	As Per Laws	As Per Laws	List-A
55	Main Road Ali Park	Circular Road	Pul Noor e Wali to Limit MC	50	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A

Sr. No.	Road Name	Starting Point	End Point	Width of Road (In Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Base ment	Parking	Proposed
56	Main Road Aslam Town	Pul Noshera Minor	Habib Colony	50	List-A	100%	15	As Per Laws	As Per Laws	As Per Laws	List-A
57	Main Road Canal Avenue	Masjid Faizan e Madina	Aadam Sahaba Road	50	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A
58	Main Road Canal Avenue	Abbasia Flyover	Wall Unilever	50	List-A	73%	15	As Per Laws	As Per Laws	As Per Laws	List-A
59	Main Road Gulshan e Ravi	DPO Office	Gate Police Line	52	List-A	41.70%	15	As Per Laws	As Per Laws	As Per Laws	List-A
60	Main Road Khawaja Banglows	Abu Zhabi Road	Pattan Manara Chowk (M.Ali Garden)	55	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A
61	Main Road Mian Town via Muslim School	M.C. Nursery	Clinic Dr. Khawaja Aness Koreja Hospital Road	60	List-A	73%	15	As Per Laws	As Per Laws	As Per Laws	List-A
62	Main Road Mud Darbari Road	City Center Chowk	Gate Sheikh Zayed Hospital	60	List-A	55.10%	15	As Per Laws	As Per Laws	As Per Laws	List-A
63	Main Road Shafi Town / Abadi	Chowk Pathanistan	Thali Chowk	60	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A
64	Main Shanawaz Colony Road	DC Office Masjid Chowk	Al-Huda School M.C Limit	60	List-A	73%	15	As Per Laws	As Per Laws	As Per Laws	List-A
65	Makhdoom Altaf Road (Sadiq Canal Both Side)	Circular Road Opposite Haydri Trust	Hassan Colony Road till Graveyard	60	List-A	59%	15	As Per Laws	As Per Laws	As Per Laws	List-A
66	Mao Mubarik Road	Gate Police Line	Sadiq Canal	60	List-A	91.30%	15	As Per Laws	As Per Laws	As Per Laws	List-A
67	Medical College Road/ Stadium Road	Al-Falah Bank	Club Road	60	List-A	18.40%	20	As Per Laws	As Per Laws	As Per Laws	List-A
68	Mehmood Colony Main Road	National Bank	Club Road	60	List-A	17.40%	20	As Per Laws	As Per Laws	As Per Laws	List-A
69	Milat Road	Sadiq Club Gate	Paprika Restaurant	60	List-A	65.90%	20	As Per Laws	As Per Laws	As Per Laws	List-A
70	Model Town Road	Phatak Noor E Wali	MC Limit	66	List-A	42.90%	20	As Per Laws	As Per Laws	As Per Laws	List-A
71	Model Town Road	Chowk Pathanistan	Area Limit M.C	66	List-A	42.90%	20	As Per Laws	As Per Laws	As Per Laws	List-A
72	Model Town Road	Tahli Chowk	Limit MC	66	List-A	42.80%	20	As Per Laws	As Per Laws	As Per Laws	List-A
73	Model Town Road	wireless pull	Askari Chowk / Abu Dhabi Road	66	List-A	42.70%	20	As Per Laws	As Per Laws	As Per Laws	List-A
74	Model Town Road Behind Iqbal Complex	Pul Adda Khanpur	Pul Dari Sanghi to MC Limit	66	List-A	13.90%	20	As Per Laws	As Per Laws	As Per Laws	List-A

Sr. No.	Road Name	Starting Point	End Point	Width of Road (In Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Base ment	Parking	Proposed
75	New Officers Colony Road	Turn Over Head Bridge	Basti Peer Shaeedan MC Limit	66	List-A	25.50%	20	As Per Laws	As Per Laws	As Per Laws	List-A
76	New Officers Colony Road	Railway Track	Zafar Abad Road	70	List-A	33.30%	20	As Per Laws	As Per Laws	As Per Laws	List-A
77	New Officers Colony Road	Underpass Unilever	Chowk Pathanistan	75	List-A	33.30%	20	As Per Laws	As Per Laws	As Per Laws	List-A
78	Niazi Colony Road	Chowk Pathanistan	Coca Cola Factory Limit MC	77	List-A	63%	20	As Per Laws	As Per Laws	As Per Laws	List-A
79	Noor e Wali Main Road	City Pul	Adda Khanpur	80	List-A	60.90%	20	As Per Laws	As Per Laws	As Per Laws	List-A
80	Noshera Minor Manthar Road (Both Sides)	School Bazaar Pul	Jail Chowk	80	List-A	92.30%	20	As Per Laws	As Per Laws	As Per Laws	List-A
81	Noshera Minor Road (Both Sides)	Khanpur Adda	Al-Haseeb Filling Station Limit MC	80	List-A	92.30%	20	As Per Laws	As Per Laws	As Per Laws	List-A
82	Pattan Manara (Hassan Colony Road)	Bypass Road	Noor e Wali Pul	80	List-A	50.50%	20	As Per Laws	As Per Laws	As Per Laws	List-A
83	Qartaba School Road	Abbasi CNG	Under Pass Abbasia pul	80	List-A	60.70%	20	As Per Laws	As Per Laws	As Per Laws	List-A
84	Rainbo Cinema Road Via Hussaini Amam Barghah to Hassan Colony Road	Al-Maida Shop	Trust Colony Chowk	80	List-A	85%	20	As Per Laws	As Per Laws	As Per Laws	List-A
85	Sadiq Club Road	Khan Veterinary Gulzar e Madina Masjid	Haji Anwar Ali Ansari House / DPO House Chowk	80	List-A	14%	20	As Per Laws	As Per Laws	As Per Laws	List-A
86	Safeeda Ground Road Chak 72 NP	Chalaan Wala Pul	Wireless Pul	90	List-A	56%	Not Required	As Per Laws	As Per Laws	As Per Laws	List-A
87	Saleem Garden Road	Wirless Pul	Atta Kaleem Colony MC Limit	90	List-A	70.80%	5	As Per Laws	As Per Laws	As Per Laws	List-A
88	Sarbhori Road	Adda Khanpur	Punjnand Petroleum Bypass Road	110	List-A	70.80%	20	As Per Laws	As Per Laws	As Per Laws	List-A
89	Shahab Town Road	Abbasia Pull	Railway station, Belgium Chowk, Wireless Pull, School Pul city pull to AbbsiaPul	100	List-A	20%	15	As Per Laws	As Per Laws	As Per Laws	List-A
90	Shahbaz pur Road	Pull Baba Ghareeb shah / By pass	Darbar Ghareeb Shah	20	List-A	90.70%	10	As Per Laws	As Per Laws	As Per Laws	List-A

Sr. No.	Road Name	Starting Point	End Point	Width of Road (In Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Base ment	Parking	Proposed
91	Shahi Road	Ghalla mandi Back side gate	MC Limit	66	List-A	89.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A
92	Sheikh Baber Market / Link Road Noshehra Minor	Jamia Farooq Mosque	Bake House	60	List-A	99.20%	20	As Per Laws	As Per Laws	As Per Laws	List-A
93	Slaughter House Road	Lamis Marquee	MC Limit	30	List-A	97.30%	15	As Per Laws	As Per Laws	As Per Laws	List-A
94	Sohail Market area	Noshehra Minor	Adam Sahaba	20	List-A	89.50%	15	As Per Laws	As Per Laws	As Per Laws	List-A
95	Sui Gas Road	Abu Dhabi Road	MC Limit	66	List-A	53.30%	15, 10	As Per Laws	As Per Laws	As Per Laws	List-A
96	Taj Garh Road	Noshehra Minor	Habib Colony	50	List-A	85%	15	As Per Laws	As Per Laws	As Per Laws	List-A
97	Thali Road	Challan Wala Pul	Aslam Street/ Ghous pur	50	List-A	73%	15	As Per Laws	As Per Laws	As Per Laws	List-A
98	Trust Colony Road Via Nursery Ground (Both Side)	Chowk Pathanistan	Thali Road, Shahbaz Pur Road	60-30’	List-A	44.40%	15	As Per Laws	As Per Laws	As Per Laws	List-A
99	Trust Colony Road Via Nursery Ground (Side 1)	Chowk Pathanistan	Thali Road, Shahbaz Pur Road	30-60'	List-A	24.10%	10	As Per Laws	As Per Laws	As Per Laws	List-A
100	Wapda Road	ABC Travel Concepts	MEPCO RYK	25-50	List-A	100%	10	As Per Laws	As Per Laws	As Per Laws	List-A
101	Old Post Office Road	Akbar Masjid	Kam Poultry Service	40	List-A	85%	10	As Per Laws	As Per Laws	As Per Laws	List-A
102	Railway Road	School Bazar Road	Adda Khanpur (Total Parco Petrol Pump)	50	List-A	73%	10	As Per Laws	As Per Laws	As Per Laws	List-A

4.4.2 Municipal Committee Taranda Sawai Khan

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List-A) Roads is shown in below table.

Table 4-2: List of Notified Commercial (List-A) Roads - Municipal Committee Taranda Sawai Khan

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Baseme nt	Parking	Propose d
1	79/P Road	Chenab Autos	Ghousia Steel Works	25’	List-A	58.60%	5	As Per Laws	As Per Laws	As Per Laws	List-A
2	Cinema Road	Chenab Autos	EPI Center RHC TS Khan	25’	List-A	87.90%	5	As Per Laws	As Per Laws	As Per Laws	List-A

3	Danish School Road	Gold GYM	EPI Center RHC TS Khan	35’	List-A	41.70%	10	As Per Laws	As Per Laws	As Per Laws	List-A
4	New Orion Public School Road	Bus Stop, Taranda Sawai Khan	New Orion Public School	15’	List-A	77%	5	As Per Laws	As Per Laws	As Per Laws	List-A
5	Iqra Public School Road	Bus Stop, Taranda Sawai Khan	Iqra Public School	15’	List-A	44.40%	5	As Per Laws	As Per Laws	As Per Laws	List-A
6	Local Road	Bus Stop, Taranda Sawai Khan	Iqra Public School	20’	List-A	21.40%	5	As Per Laws	As Per Laws	As Per Laws	List-A
7	Taranda Railway Road	Taranda Railway Station	Government Boys High School	40’	List-A	74.30%	10	As Per Laws	As Per Laws	As Per Laws	List-A
8	Rahim Yar Khan Road	Govt Girls High School	Al Ameen Foods	40’	List-A	67%	10	As Per Laws	As Per Laws	As Per Laws	List-A

4.4.3 Municipal Committee Kot Samaba

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List-A) Roads is shown in below table.

Table 4-3: List of Notified Commercial (List-A) Roads - Municipal Committee Kot Samaba

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
1	Aslam Abad Road	Rahim Yar Khan Road	Tariq Abbas Memorial Children and Surgical Hospital	25’	List-A	90.00%	5	As Per Laws	As Per Laws	As Per Laws	List-A
2	Bago Bahar Road	Rahim Yar Khan Road	Park Zain Villas	40’	List-A	52.80%	10	As Per Laws	As Per Laws	As Per Laws	List-A
3	CBD Road	Rahim Yar Khan Road	Mian Wali Road	25’	List-A	100.00%	5	As Per Laws	As Per Laws	As Per Laws	List-A
4	Mianwali Qureshian Road	Kot Samaba Rd	Chak No 8	40’	List-A	76%	10	As Per Laws	As Per Laws	As Per Laws	List-A
5	Slaughter House Road	AL-Khaleeq Public Model High School Ahmed Abad	Master Mureed Hussain	25’	List-A	76.10%	5	As Per Laws	As Per Laws	As Per Laws	List-A
6	Rahim Yar Khan Road	PSO - Ittehad Filling Station	Iron store	40’	List-A	86.70%	10	As Per Laws	As Per Laws	As Per Laws	List-A
7	Railway Station Road	AL-Khaleeq Public Model High School Ahmed Abad High school	Saeed Glass & Hardware Kot Samaba	20’	List-A	85.30%	5	As Per Laws	As Per Laws	As Per Laws	List-A

4.4.4 Municipal Committee Khanpur

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List-A) Roads is shown in below table.

Table 4-4: List of Notified Commercial (List-A) Roads - Municipal Committee Khanpur

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
1	Modal Town Road	Nawan Kot Chowk	Darkhwasti Chowk	77'	List-A	98.20%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
2	By Pass Road	Nawan Kot Chowk	Deen Pur Chowk	77'	List-A	94.30%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
3	By Pass Road	Nawan Kot Chowk	Pakistan Chowk	77'	List-A	50%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
4	Nawan Kot Road	Nawan Kot Chowk	MC Boundary	77'	List-A	40.60%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
5	Shahi Road	Pakistan Chowk	Choungi Labane	77'	List-A	78.90%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
6	Shahi Road	MC Chowk	Deen Pur Chowk	77'	List-A	40.60%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
7	Link Road	Aqab DSP House	Mondi Minor Road	30'	List-A	78.90%	7'	As Per Laws	As Per Laws	As Per Laws	List-A
8	Mondi Minor Road	Dowaba Pull	Under Pass	75'	List-A	94.50%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
9	Bago Bahar Road	Golden Phatak	MC Boundary	77'	List-A	40.60%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
10	Naz Cinema Road	City Phatak	Bago Bahar Road	40'	List-A	78.90%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
11	Jatki Basti Road	Bago Bahar Road	Sherin Canal	30'	List-A	97.90%	7'	As Per Laws	As Per Laws	As Per Laws	List-A
12	Jindan Shah Road	Golden Phatak	BTM Phatak	30'	List-A	46.30%	7'	As Per Laws	As Per Laws	As Per Laws	List-A
13	Shahi Road	Pakistan Chowk	MC Boundary	77'	List-A	79.50%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
14	Zahir Pir Road	Deen Pur Chowk	MC Boundary	50'	List-A	70.50%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
15	Airport Road	Deen Pur Chowk	Sherin Canal	35'	List-A	72.80%	7'	As Per Laws	As Per Laws	As Per Laws	List-A
16	Rahim Yar Khan Road	Deen Pur Chowk	MC Boundary	77'	List-A	65.90%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
17	Central Public School Road	Dowaba Pull	Sherin Canal	50'	List-A	33.30%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
18	Rahman Colony Main Road	By Pass Road	Abbasia Canal	40'	List-A	42.30%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
19	Gharib Abad Road	Chowk Hamid Kamal	Sultan Nagar	50'	List-A	45.10%	15'	As Per Laws	As Per Laws	As Per Laws	List-A
20	Bago Bahar Road	Golden Phatak	Chowk Taj Garden	77'	List-A	40.60%	15'	As Per Laws	As Per Laws	As Per Laws	List-A

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
21	Railway Road	Hashmat Chowk	Razi Chowk	50'	List-A	78.90%	15'	As Per Laws	As Per Laws	As Per Laws	List-A

4.4.5 Municipal Committee Zahirpir

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List-A) Roads is shown in below table.

Table 4-5: List of Notified Commercial (List-A) Roads - Municipal Committee Zahirpir

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
1	Chachran Road	Khursheed -e- Millat Chowk	Tc Limit	77'	List-A	97.90%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
2	Thana Road	Thana	Chowk Missanab	77'	List-A	46.30%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
3	Ghaus pur Road	MCB Bank	Benazir Road	30-77'	List-A	79.50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
4	Benazir Road	Khawaja Ghulam Fareed Chowk	Tc Limit	132'	List-A	70.50%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
5	Old KLP Road	Muhammad Nawaz Khan Chowk	Khawaja Ghulam Fareed Chowk	110'	List-A	72.80%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
6	KLP Road	Sukka Petroleum Service	Tc Limit	220'	List-A	65.90%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
7	Commerical Zone 1	Chachran Road To Thana Road	Railway Station to Chachran Road	20'-30'	List-A	33.30%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
8	Fareedi Bazar Road	Chachran Road	Railway Road	66'	List-A	42.30%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
9	Girls Degree College Road	Old KLP Road	Old Railway Station	66'	List-A	45.10%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
10	Makhan Bela Road	Chachran Road	Tc Limit	30'-66'	List-A	40.60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
11	6-L Raaj Minor	Chachran Road	Girls Degree colllege	30'	List-A	78.90%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
12	Commerical Zone 2	Ghouse Road	Chachran	20'-30'	List-A	97.90%	5'	As Per Laws	As Per Laws	As Per Laws	List-A

4.4.6 Municipal Committee Liaquatpur

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List-A) Roads is shown in below table.

Table 4-6: List of Notified Commercial (List-A) Roads - Municipal Committee Liaquatpur

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
1	Allah Wala Chowk Towards Allah Abad Road Urban Limit	Allah Wala Chowk	Muslim Cotton Factory	60'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
2	Allah Wala Chowk Towards Khanpur Road Urban Limit	Allah Wala Chowk	Qazi Petroleum	150'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
3	Allah Wala Chowk Towards Ahmed Pur Road Urban Limit	Allah Wala Chowk	Al Sadiq Petroleum	150'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
4	Allah Wala Chowk Towards Punjab Bank Chowk Road Urban Limit	Allah Wala Chowk	Punjab Bank Chowk	110'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
5	Punjab Bank Chowk Towards Railway Phattak Shumali Road Urban Limit	Punjab Bank Chowk	Railway Phattak Shumali	40'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
6	Punjab Bank Chowk Towards Railway Phattak Janubi Road Urban Limit	Punjab Bank Chowk	Railway Phattak Janubi	110'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
7	Rehmani Road Towards Urban Limit	Rehmani Road	Railway Phatak Shumali Road	40'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
8	Railway Phattak Shumali Towards Village 5(Haider Nagar & Balouch Colony) & Others Road	Railway Phattak Shumali	Village 5 Road	40’	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
9	General Bus Stand Towards Eid Gah	General Bus Stand	Eid Gah	70'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
10	Eid Gah Toward Railway Station Road	Eid Gah	Railway Station Road	25'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
11	Eid Gah Toward (Cemetry Road)	Eid Gah	Cemetry Road	25'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
12	Cemetry Road Toward Katchery Road (Punjab Bank Via Railway Phatak Janubi Road)	Cemetry Road	Katchery Road	25’	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
13	Mehrabad Toward Model City Housing Scheme Enterance	Mehrabad	Moded City Housing Scheme Enterance	25'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
14	New Mehrabad To Basti Haji Nazar Muhammad Waseer Start	New Mehrabad	Basti Haji Nazar Muhammad Waseer	25'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
15	Main Khanpur Road (Rahim Yar Khan Engineering Workshop) Toward Basti Ghulab Waseer	Main Khanpur Road (Rahim Yar Khan Engineering Workshop)	Basti Ghulab Waseer	25'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
16	Railway Phatak Janubi Road Towards (Sattar Trade Center/Golden Commercial Center)	Railway Phatak Janubi Road	Khan Pur Road Via (Sattar Trade Center/Golden Commercial Center)	50'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
17	Railway Phatak Janubi Towards Chak No. 19 Roads	Railway Phatak Janubi	Chak No. 19 Roads	110/66’	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
18	Railway Phattak Shumali Toward Fowara Chowk	Railway Phattak Shumali	Fowara Chowk	100'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
19	Milad (Qayyum Pump) Chowk Towards (Main Road Chak No. 20) Chak No.22 Road	Milad Chowk	Chak No.22 Road	70'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
20	Milad (Qayyum Pump) Chowk Towards Wapda Road (Near Power House Office	Milad Chowk	Wapda Road	80'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
21	Rest House Road (After Mc Office) Toward Chowk Ghantta Ghar	Rest House Raod	Chowk Ghantta Ghar	50'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
22	Chowk Ghantta Ghar Towards Kumhar Colony (Gulzar Shaheed) Chowk	Chowk Ghantta Ghar	Kumhar Colony Chowk	80'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
23	Chowk Ameen Hotel to Park Road	Chowk Ameen Hotel	Park Road	35'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
24	Chowk Ghanta Ghar Toward Shakuria Chowk	Chowk Ghanta Ghar	Shakuria Chowk	100'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
25	Alvi Plaza Towards Park Road	Alvi Plaza	Park Road	35'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
26	Amin Hotel Toward Girls High School Chowk	Amin Hotel	Girls High School Chowk	35'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
27	Chowk Post Office Road Via Chowk Naqshbandi Towards Meat Market (Power House Road	Chowk Post Office Road Via Chowk Naqshbandi	Meat Market (Power House Road	30'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
28	House Of Attar Munir Jamali (Old Post Office Road) Toward Ghalla(Sabzi) Mandi Road	House Of Attar Munir Jamali	Ghalla(Sabzi) Mandi Road	30'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
29	Behind Rest House Eastern Road Towards Boys Degree College Road (Wapda Road	Behind Rest House Eastern Road	Boys Degree College Road (Wapda Road	30'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
30	Chowk Ghanta Ghar (Abbasia Road) Towards Chowk Fowara	Chowk Ghanta Ghar (Abbasia Road)	Chowk Fowara	80'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
31	Shakuria Chowk Toward Dai Mai Wala Chowk	Shakuria Chowk	Dai Mai Wala Chowk	30'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A
32	Dai Mai Wala Chowk	Dai Mai Wala Chowk	Railway Station Chungi	100'	List-A	10'	As Per Laws	As Per Laws	As Per Laws	List-A
33	Jamia Saeedia Road (Near Nadra Office) Towards Chowk Karmaanwalwali Mosque	Jamia Saeedia Road (Near Nadra Office)	Karmaanwali Mosque	40'	List-A	5'	As Per Laws	As Per Laws	As Per Laws	List-A

4.4.7 Municipal Committee Sadiqabad

The detail analysis of each notified commercial road has given in the form of summarized table which includes the basic information regarding existing situation of commercial activities as well as the review/analysis and recommendations for the Notified Commercial (List-A) Roads is shown in below table.

Table 4-7: List of Notified Commercial (List-A) Roads - Municipal Committee Sadiqabad

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
1	Main Rasheed Abad Road	Pull Rasheed Abad	Mc Limit	23'	List-A	19.50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
2	Chandrami Road	Chungi No. 7	Mc Limit	66'	List-A	17.60%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
3	Chak 166/P Road	Canal Road	Mc Limit	30'	List-A	14.10%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
4	Chak 166/P Road- 2	Moran Road/Lunda Phatak	Azan City	30'	List-A	12.50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
5	Manthar Road	Pippal wale Chowk	Mc Limit	80'-100'	List-A	99.20%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
6	Tilla Road	Tilla Adda	Mc Limit	80'-100'	List-A	100%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
7	Zamindara Housing Road	Iqra Colg toTilllu Road	Iqra City	30'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
8	Main Road Tibbi Bagha war	Tillu Road	Basti Tibbi Baghawar	20'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
9	Main Road Madrassa Hakeem Sher Muhammad	Tillu Road	Madrasa Hakeem Sher Muhammad	23'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
10	Main Road tibbi Qadir Abad	Tillu Road	Tibba Qadir Abad	20'	List-A	60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
11	Main Road Basti Kamdar	Tillu Road	Bilal City Gate	24'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
12	Chak 156-P Road	Sahi Pump to Tillu Road	Mc Limit	44'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
13	Tibba Balochan Road	Manthar Road	Tibba Balochan	18'-30'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
14	Stadium Road	Manthar Road	Tillu Road	80'	List-A	97.70%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
15	Main Road Aziz Abad	Stadium Road	Aziz Abad	18'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
16	Basti Mian Sahb Road	Manthar Road	Madarsa Qari Hassan	15'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
17	Main Aslam Town Road	Manthar Road	Aslam Town	17'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
18	Main Sahi Town Road 1	Manthar Road	Sahi Town	30'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
19	Main Sahi Town Road 2	Manthar Road	Sahi Town	30'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
20	Muslim Colony Main Road 1	Tillu Road	Muslim Clony	35'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
21	Muslim Colony Main 2	Tillu Road	Muslim Clony	35'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
22	Main Road Indus Town	Tillu Road	Mukbtar Corporation	20'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
23	Saim Nala Road	Manthar Road	MC Limit	30'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
24	Main Road Muslim Colony	Stadium Road/PSO Pump	Muslim Colony	30'	List-A	100%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
25	Moran Road	Chowk Lunda Phatak	MC Limit	88'	List-A	100%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
26	Sadiqabad Bypass Road	Lunda Phatak	MC Limit	66'	List-A	9.10%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
27	Chak 165-P Road	Canal Bank	Chak 165/P	22'-30'	List-A	66%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
28	Canal Bank Road	Pull cafe Sajawal	M.C Limit /Kacha Shahi Road	60'	List-A	49.70%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
29	Abid Colony Main Street 1	Canal Bank	Abid Colony Street	20'	List-A	4.10%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
30	Abid Colony Main Street 2	Canal Bank	Abid Colony Street	20'	List-A	3.60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
31	Akbar Town Main Street	Canal Bank	Nisar Town/ Akbar Town	25'	List-A	11.10%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
32	Laghari Colony Street 1	Canal Bank	Ghulam Rasool Colony	17'	List-A	8.20%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
33	Laghari Colony Street 2	Canal Bank	Ghulam Rasool Colony	16'	List-A	20.60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
34	Mazhar Fareed Colony Road	Hospital Road	Mazhar Fareed Colony Tanki	18'	List-A	90.70%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
35	Main Road Mazhar Fareed Colony	Mazhar Fareed Colony Tanki	Mujahid Coloney	66'	List-A	100%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
36	Main Bashir Street	Ghulam Rashool Colony	Javed Colony	55'	List-A	6.80%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
37	Mujahid Colony Road 1	Mujahid Colony Chowk	Mujahid Coloney Street No6	18'	List-A	75.80%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
38	Mujahid Colony Road 2	Kacha Shahi Road	Mujahid Coloney	20'	List-A	21.40%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
39	Kacha Shahi Road	Hospital Chowk	MC Limit	84'	List-A	89.90%	10'	As Per Laws	As Per Laws	As Per Laws	List-A

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
40	Meher Abad Road West Side	Rehman Pump Chowk	Railway Line	65'	List-A	76.40%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
41	Main Haq Town Road 1	Over Head Bridge	Haq Town	25'	List-A	15.40%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
42	Main Haq Town Road 2	Rehman Pump Chowk	Haq Town	25'	List-A	50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
43	Canal Bank Road Both Sides	Pull Zorkot	MC Limit	84'	List-A	50%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
44	Sultan Town Main Road	Canal Bank	Sultan Town	24'	List-A	36.60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
45	Ahmad Pur Lamma Road	Chungi No 10	MC Limit	75'	List-A	82.30%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
46	OLD KLP Road	MC Limit Lahore Side	MC Limit Karachi Side	81'-100'	List-A	93.70%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
47	Syed Town Main Street	OLD KLP Road	Syed Town	20'	List-A	34.80%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
48	Main Street Madinah Colony	OLD KLP Road	MC Limit	20'	List-A	72.50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
49	Main Street Waraich Town	OLD KLP Road	Waraich Town	22'	List-A	35.70%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
50	Main Street1 Arain Colony	OLD KLP Road	Mandi Minor Road	12'	List-A	60.30%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
51	Main Street 2 Arain Colony	OLD KLP Road	Street No 11	20'	List-A	47.10%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
52	Main Road Municipal Town	Mandi Minor Road	Illyas Colony	20'	List-A	26%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
53	Arif Town Main Street 1	OLD KLP Road	Street 9 Arif Town	20'	List-A	15.80%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
54	Arif Town Main Street 2	Mandi Minor Road	Street 1 Arif Town	20'	List-A	64.60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
55	Shahid Colony Street No 1,2,3	Ashraf Pump- Old KLP Road	Shahid Coloney Main Street	20'	List-A	33%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
56	Main Street Shahid Colony	OLD KLP Road	Shahid Coloney	17'	List-A	60.40%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
57	Jamaluddin Wali Road	Ghousia Chowk	MC Limit	66'	List-A	87.40%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
58	Main Street 2 Shahid Colony	Jamal Din Wali Road	Shahzad Coloney	15'	List-A	92%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
59	Mandi Minor Road	OLD KLP Road	Mandi Minor Road	61'	List-A	60.30%	10'	As Per Laws	As Per Laws	As Per Laws	List-A
60	Main Road 1 Itefaq Town	Kacha Shahi Road	Qurban Kiryana Chowk	16'	List-A	17.10%	5'	As Per Laws	As Per Laws	As Per Laws	List-A

Sr #	Name of Road	Starting Point	End Point	Width of Road (in Feet)	Status of Road	Existing Commercial Activity on Road (%age)	Min Set Back (ft.)	Max Height	Basement	Parking	Proposed
61	Main Road 2 Itefaq Town	Kacha Shahi Road	Cheema Town	20'	List-A	86.40%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
62	Main Street Kareem Town	Kacha Shahi Road	Street No 8 Kareem Town	20'	List-A	50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
63	Main Road Cheema Town	OLD KLP Road	Cheema Town	25'	List-A	44.20%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
64	Main Road Aliyas Colony	Jamal Din Wali Road	Hafeez Town	20'	List-A	70.70%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
65	Al Noor CNG Road	Jamal Din Wali Road/Al Noor CNG	Al Shareef City	30'	List-A	18.30%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
66	Main Street Fatta Katta	Chowk Satellite /JDW Road	Sahi Town	16'	List-A	29.60%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
67	Main Street Rehmani Town	Jamal Din Wali Road	Iqra College	27'	List-A	37.80%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
68	Latif Abad Main Street 1	Jamal Din Wali Road	Hafeez Town	25'	List-A	39.20%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
69	Mujahid Colony Street 1,2,3	KLP/Kacha Shahi Road	Mujahid Coloney	20'	List-A	11.90%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
70	Sabzi Mandi Road	Jamal Din Wali Road	Sabzi Mandi	30'	List-A	48%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
71	City Area Commerial Zone	Chungi no 7	Canal Road Chowk Rasheedabad	20’	List-A	50%	5'	As Per Laws	As Per Laws	As Per Laws	List-A
72	Mir Fazil Market /Pakistan Areade Zone	Ghousia Chowk	Jamal Din Wali Road OLD KLP Road	25’	List-A	56%	5'	As Per Laws	As Per Laws	As Per Laws	List-A

CHAPTER 5

DISTRICT LAND USE AND ZONING PLAN



CHAPTER 5
DISTRICT LAND USE AND ZONING PLAN

5.1 District Land Use & Zoning Plan

The District Land Use & Zoning Plan is a comprehensive, holistic, and integrated plan for the Rahim Yar Khan District that not only strengthen economic, social, and physical development between rural-urban and urban-urban areas, but it also fosters sustainable growth and resilience within the whole district. This comprehensive plan involves a thorough process, with a detailed mapping of existing features, while outlining proposed development zones Right of Way for disaster management, particularly for flood control. Simultaneously, a thorough assessment of the district's main roads has been undertaken, analyzing their width, capacity, and condition to identify areas needing improvements and potential future expansions. Moreover, the consultant also proposes recommendations for Right of Way notifications, considering future needs and the practicality of their implementation. This approach will ensure that the plan not only addresses immediate infrastructure needs but also anticipates future requirements, forming the groundwork for a resilient, well-connected, and strategically developed district poised for sustainable growth and enhanced disaster preparedness. The plan will include the following components.

5.2 District Connectivity

The assessment of district connectivity in Rahim Yar Khan involves evaluating the geographical spread with respect to dominant functions within the district. These functions encompass various sectors crucial to the district's economic and social fabric, thereby providing a holistic view of its development landscape. Specifically, in Rahim Yar Khan, the dominant functions revolve around administrative, tourism, and commerce sectors. Administrative functions are cantered in areas serving governmental and bureaucratic needs, while tourism and commerce sectors focus on promoting tourism destinations and facilitating commercial activities respectively.

Within the district, different areas exhibit varying degrees of specialization in economic activities. For instance, in Iqbalabad, Sunny Pull, Feroza, Fatehpur Kamal, Khan Bela, Allahabad, and Taranda Muhammad Pannah, agriculture takes precedence, with these areas primarily dedicated to agricultural activities such as cultivation and farming.

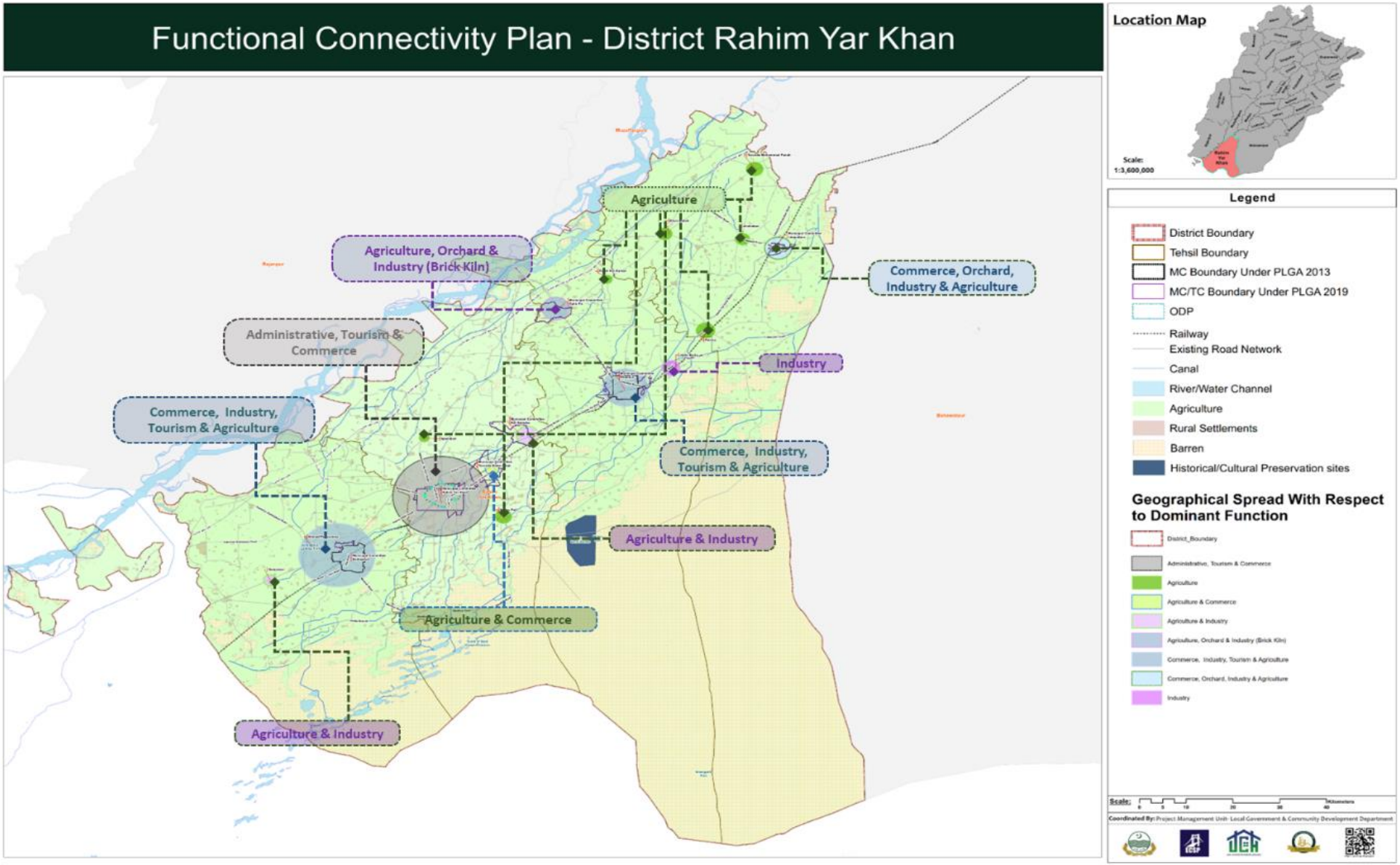
In Taranda Sawai Khan, a unique blend of agricultural activities and commercial activities is observed, indicating a convergence of economic pursuits. Similarly, in Kot Samaba and Sanjarpur Nao, agricultural activities intersect with industrial operations, showcasing the coexistence of these sectors.

In Zahirpir, a diverse economic landscape emerges with areas dedicated to agriculture, orchards, and brick kilns operating concurrently. This diversity underscores the district's economic resilience and adaptability.

Khanpur and Sadiqabad stand out as areas where commerce, industry, tourism, and agriculture converge, reflecting a multifaceted economic landscape. Similarly, in Liaquatpur, a mix of commercial activities, orchards, industrial operations, and agricultural pursuits characterizes the economic fabric, highlighting the district's economic diversity.

In addition to assessing connectivity based on dominant functions, the district's overall connectivity is evaluated through the identification of intercity corridors spanning the entire district. These corridors are strategically identified to facilitate efficient transportation and connectivity between major cities within the district. The proposed intercity corridors aim to enhance accessibility and streamline transportation networks, ensuring seamless connectivity across Rahim Yar Khan district. By identifying and optimizing these corridors, the district can unlock its full economic potential and foster sustainable development.

Map 33: Functional Connectivity Map of District Rahim Yar Khan



Source: Developed by Consultant, 2024

5.3 Proposed Roads

To ensure well integrated development, vacant land within the Established Built-up Area (EBA) boundary were identified for infill residential, commercial, and other land uses while Site Development Zones (SDZs) were marked contiguously with the EBA boundary. Structure Plan Roads are proposed as major corridors which will carry traffic towards the existing road network and establish connectivity with Central Business District (CBD), healthcare and education facilities, civic hospitality and mixed-use zones. For this purpose, several unpaved roads/existing revenue paths 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.

5.3.1 Bypass / Ring Roads

To overcome the traffic congestion in the central parts of Rahim Yar Khan District, the seven bypass roads have been proposed. These bypass roads are designed to facilitate smooth traffic flow around the cities, thereby alleviating the heavy vehicular pressure on the major roads. By providing alternative routes for through traffic, these bypass roads will not only enhance accessibility but also improve the overall urban mobility within the city. These strategic locations of bypasses shall significantly contribute to reducing travel time, enhancing safety of road users, and promoting a more efficient transportation network throughout the district.

Table 5-1: Proposed Bypass

Name	Length (km)	ROW	Start X	Start Y	End X	End Y
BP1-2043	44.98	220 ft	70.36113866	28.36353142	70.36113866	28.36353142
BP6-2043	30.35	220 ft	70.14063119	28.26170957	70.14066094	28.26168170
BP3-2043	24.98	220 ft	70.62055343	28.66969978	70.62055343	28.66969978
BP5-2043	15.61	220 ft	70.46575344	28.56167789	70.46575344	28.56167789
BP7-2043	12.24	220 ft	70.52703226	28.79334729	70.52698786	28.79338676
BP4-2043	9.88	220 ft	70.46575344	28.56167789	70.46575344	28.56167789
BP2-2043	6.61	220 ft	70.40077820	28.48481805	70.40077820	28.48481805

5.3.2 Proposed Structure Plan Roads

The proposed structure plan road network across the entire District Rahim Yar Khan, ranging from SP1 to SP102, forms an integral part of the transportation infrastructure. These roads serve as secondary connectors, linking the primary roads and establishing an integrated transportation network. This network will play a significant role in enhancing mobility of the residents, and facilitating better access to essential services and markets, thereby facilitating the district's overall infrastructure and socio-economic growth.

Table 5-2: Proposed Structure Plan Roads of District Rahim Yar Khan

Sr.#	Name	Length (km)	ROW	Start X	Start Y	End X	End Y
Municipal Committee Rahim Yar Khan							
1.	SP1-2043	0.34	80 ft	70.24930270	28.43275202	70.25266231	28.43203904
2.	SP2-2043	0.80	80 ft	70.36043458	28.37480162	70.36111171	28.38186272
3.	SP3-2043	0.88	80 ft	70.32662268	28.44702448	70.32336229	28.43968877
4.	SP4-2043	0.92	80 ft	70.35974298	28.42648573	70.36911209	28.42667427
5.	SP5-2043	1.07	80 ft	70.28950710	28.40869606	70.28261734	28.40124354
6.	SP6-2043	1.08	80 ft	70.36024031	28.41178653	70.35009915	28.41000995
7.	SP7-2043	1.29	80 ft	70.31794066	28.45758697	70.30477935	28.45736095
8.	SP8-2043	1.35	80 ft	70.28972403	28.46287027	70.29003431	28.45072993
9.	SP9-2043	1.53	80 ft	70.35387115	28.40452714	70.36943105	28.40484982
10.	SP10-2043	1.73	80 ft	70.36959274	28.39524384	70.35194107	28.39501191
11.	SP11-2043	1.85	80 ft	70.33359526	28.44855547	70.33397608	28.46516031
12.	SP12-2043	1.95	80 ft	70.27462553	28.45826235	70.27258903	28.44082684
13.	SP13-2043	2.02	80 ft	70.25084592	28.41331490	70.27140145	28.41363752

Sr.#	Name	Length (km)	ROW	Start X	Start Y	End X	End Y
14.	SP14-2043	2.08	80 ft	70.27487794	28.39491781	70.25369255	28.39438907
15.	SP15-2043	2.23	80 ft	70.27144692	28.46205907	70.28678653	28.44816387
16.	SP16-2043	2.51	80 ft	70.33788511	28.44438818	70.35834177	28.45786259
17.	SP17-2043	2.62	80 ft	70.33375921	28.36128170	70.33353202	28.38482935
18.	SP18-2043	2.64	80 ft	70.30994930	28.44661410	70.30180406	28.46422110
19.	SP19-2043	2.66	80 ft	70.29033543	28.38326120	70.31743461	28.38419909
20.	SP20-2043	2.69	80 ft	70.30273492	28.43999180	70.30113854	28.46337563
21.	SP21-2043	2.75	80 ft	70.31796445	28.44671874	70.31790375	28.47148486
22.	SP22-2043	2.76	80 ft	70.30516751	28.35892645	70.31805167	28.38024130
23.	SP23-2043	2.90	80 ft	70.36943105	28.40484982	70.36111171	28.38186272
24.	SP24-2043	3.13	80 ft	70.27904081	28.43747531	70.25127962	28.45123346
25.	SP25-2043	3.19	80 ft	70.36024031	28.41178653	70.35926956	28.44047806
26.	SP26-2043	3.24	80 ft	70.34972274	28.39326878	70.34998133	28.41891323
27.	SP27-2043	3.46	80 ft	70.25774567	28.37993348	70.28122607	28.40267882
28.	SP28-2043	3.79	80 ft	70.36048436	28.40463521	70.35749173	28.43797135
29.	SP29-2043	4.01	80 ft	70.34465792	28.38897433	70.38136915	28.38055727
30.	SP30-2043	4.16	80 ft	70.29262312	28.44639802	70.33359526	28.44855547
31.	SP31-2043	4.97	80 ft	70.29018045	28.35793131	70.29825697	28.40079057
32.	SP32-2043	10.73	80 ft	70.27897853	28.37665851	70.38146761	28.37501133
Municipal Committee Taranda Sawai Khan							
1.	SP33-2043	0.26	80 ft	70.39864223	28.47593705	70.39604114	28.47595433
2.	SP34-2043	0.28	80 ft	70.39863796	28.47866691	70.39576611	28.47857141
3.	SP35-2043	0.32	80 ft	70.40868392	28.47771247	70.41148655	28.47624158
4.	SP36-2043	0.34	80 ft	70.40738113	28.47336111	70.41082053	28.47340543
5.	SP37-2043	0.35	80 ft	70.40048971	28.47367916	70.40059105	28.47057088
6.	SP38-2043	0.39	80 ft	70.39776741	28.47377211	70.39657693	28.47051692
7.	SP39-2043	0.46	80 ft	70.40393730	28.47476939	70.40403988	28.47064255
8.	SP40-2043	0.72	80 ft	70.40685218	28.47715233	70.40740379	28.47070416
9.	SP41-2043	0.96	80 ft	70.39740096	28.47290818	70.40721312	28.47312203
10.	SP42-2043	1.21	80 ft	70.40675056	28.47832958	70.40711804	28.48901595
Municipal Committee Khanpur							
1.	SP43-2043	0.17	80 ft	70.62607625	28.62664094	70.62732030	28.62765794
2.	SP44-2043	0.21	80 ft	70.63045315	28.65081435	70.63172326	28.64946388
3.	SP45-2043	0.26	80 ft	70.63193016	28.62673255	70.63007907	28.62506289
4.	SP46-2043	0.38	80 ft	70.69155724	28.65181768	70.69516278	28.65294107
5.	SP47-2043	0.53	80 ft	70.65624820	28.62569421	70.65617702	28.63046378
6.	SP48-2043	0.73	80 ft	70.66045399	28.62573083	70.65784571	28.63175559
7.	SP49-2043	0.86	80 ft	70.65176584	28.62502428	70.65314277	28.63262015
8.	SP50-2043	0.88	80 ft	70.63213567	28.67946152	70.63374333	28.67193773
9.	SP51-2043	0.94	80 ft	70.62581902	28.67950617	70.62985967	28.67180007
10.	SP52-2043	0.98	80 ft	70.67512998	28.67488242	70.66512667	28.67490806
11.	SP53-2043	1.01	80 ft	70.69060706	28.66137755	70.68033277	28.66138594
12.	SP54-2043	1.16	80 ft	70.68777461	28.63147779	70.67594683	28.63144380
13.	SP55-2043	1.24	80 ft	70.66387160	28.67643529	70.65615145	28.68533376
14.	SP56-2043	1.25	80 ft	70.68762309	28.63676610	70.68664956	28.64793484
15.	SP57-2043	1.41	80 ft	70.69473978	28.65601183	70.68038705	28.65591355
16.	SP58-2043	1.48	80 ft	70.68985945	28.63418883	70.67728386	28.64019274
17.	SP59-2043	1.56	80 ft	70.67068463	28.66250533	70.66512667	28.67490806

Sr.#	Name	Length (km)	ROW	Start X	Start Y	End X	End Y
18.	SP60-2043	1.73	80 ft	70.62041516	28.65192502	70.63683792	28.65387436
19.	SP61-2043	1.82	80 ft	70.63205242	28.66308742	70.62128456	28.65013741
20.	SP62-2043	1.94	80 ft	70.66169787	28.66932206	70.68149485	28.66932924
21.	SP63-2043	2.14	80 ft	70.63416275	28.67447738	70.65343636	28.67033221
22.	SP64-2043	2.27	80 ft	70.64779049	28.68484407	70.64763587	28.66441883
23.	SP65-2043	2.28	80 ft	70.68211110	28.64699067	70.68347096	28.62646755
Municipal Committee Kot Samaba							
1.	SP66-2043	0.57	80 ft	70.48064468	28.54706259	70.47490764	28.54602811
2.	SP67-2043	0.67	80 ft	70.47335156	28.55525783	70.47323517	28.56132128
3.	SP68-2043	0.74	80 ft	70.45769380	28.54906325	70.46484430	28.55093920
4.	SP69-2043	1.02	80 ft	70.47466921	28.53964279	70.47158398	28.53323790
5.	SP70-2043	1.08	80 ft	70.46483787	28.53321744	70.46469338	28.54290161
6.	SP71-2043	1.36	80 ft	70.47183001	28.53955498	70.45800764	28.53911510
Municipal Committee Liaquatpur							
1.	SP72-2043	0.33	80 ft	70.93697518	28.94664527	70.93640354	28.94369869
2.	SP73-2043	0.62	80 ft	70.92765244	28.93852235	70.92183693	28.94019149
3.	SP74-2043	0.73	80 ft	70.95471179	28.94803677	70.96098422	28.94696709
4.	SP75-2043	0.97	80 ft	70.93250153	28.94678006	70.94241275	28.94682386
5.	SP76-2043	1.00	80 ft	70.94269604	28.94467384	70.94988294	28.94801557
6.	SP77-2043	1.14	80 ft	70.92765244	28.93852235	70.92175754	28.94474773
7.	SP78-2043	1.15	80 ft	70.92328242	28.92895476	70.93298312	28.92717694
8.	SP79-2043	1.20	80 ft	70.94991871	28.94419113	70.94986963	28.95498319
9.	SP80-2043	1.34	80 ft	70.96090928	28.94158934	70.97465294	28.94170109
10.	SP81-2043	1.41	80 ft	70.94241345	28.94680729	70.94293530	28.95479592
11.	SP82-2043	1.49	80 ft	70.95076808	28.94371279	70.95886518	28.95508315
12.	SP83-2043	1.49	80 ft	70.96090928	28.94158934	70.96099995	28.95503612
13.	SP84-2043	1.62	80 ft	70.95959576	28.95502087	70.95075094	28.94264116
14.	SP85-2043	1.62	80 ft	70.96012443	28.95472865	70.95127956	28.94234897
Municipal Committee Sadiqabad							
1.	SP86-2043	0.41	80 ft	70.08552964	28.28208704	70.08546794	28.28578399
2.	SP87-2043	0.68	80 ft	70.15258025	28.27469479	70.15900523	28.27701966
3.	SP88-2043	0.97	80 ft	70.10894894	28.28786189	70.10976758	28.29549939
4.	SP89-2043	0.98	80 ft	70.14249908	28.26995154	70.14063119	28.26170957
5.	SP90-2043	1.03	80 ft	70.14526540	28.33068842	70.13699249	28.33516801
6.	SP91-2043	1.06	80 ft	70.11330063	28.33768531	70.12346623	28.34073568
7.	SP92-2043	1.07	80 ft	70.10130039	28.32796641	70.11217308	28.32810732
8.	SP93-2043	1.13	80 ft	70.10451414	28.28467646	70.09674711	28.28976903
9.	SP94-2043	1.20	80 ft	70.08309978	28.32217613	70.09247432	28.31527383
10.	SP95-2043	1.78	80 ft	70.10900239	28.26445234	70.11242276	28.27958720
11.	SP96-2043	2.06	80 ft	70.14708389	28.28281658	70.14674668	28.30135504
12.	SP97-2043	2.63	80 ft	70.11368993	28.29148570	70.09304153	28.27643889
Municipal Committee Zahir Pir							
1.	SP98-2043	0.79	80 ft	70.51043204	28.82260925	70.51551943	28.81707969
2.	SP99-2043	0.83	80 ft	70.53752180	28.80843149	70.53205715	28.81411241
3.	SP100-2043	0.93	80 ft	70.53436299	28.81173850	70.54132339	28.81112085
4.	SP101-2043	1.05	80 ft	70.52417058	28.80241048	70.52704011	28.79348373
5.	SP102-2043	1.24	80 ft	70.53045006	28.81249657	70.53888390	28.82078370

Figure 5-1: Proposed Structure Plan Roads of Municipal Committee Rahim Yar Khan

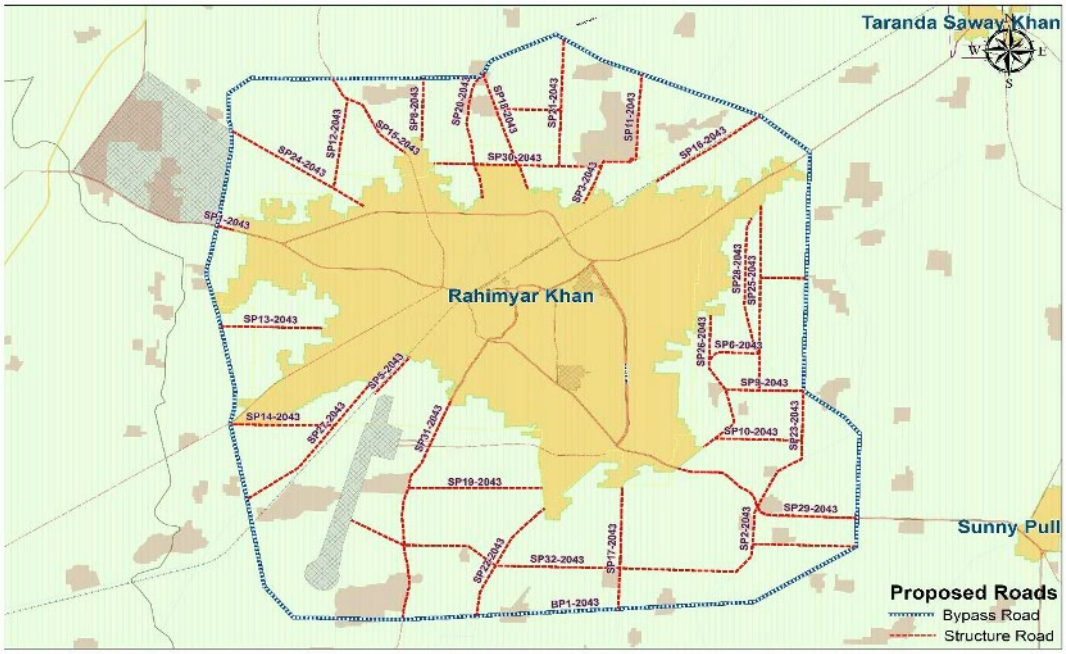


Figure 5-2: Proposed Structure Plan Roads of Municipal Committee Taranda Sawai Khan

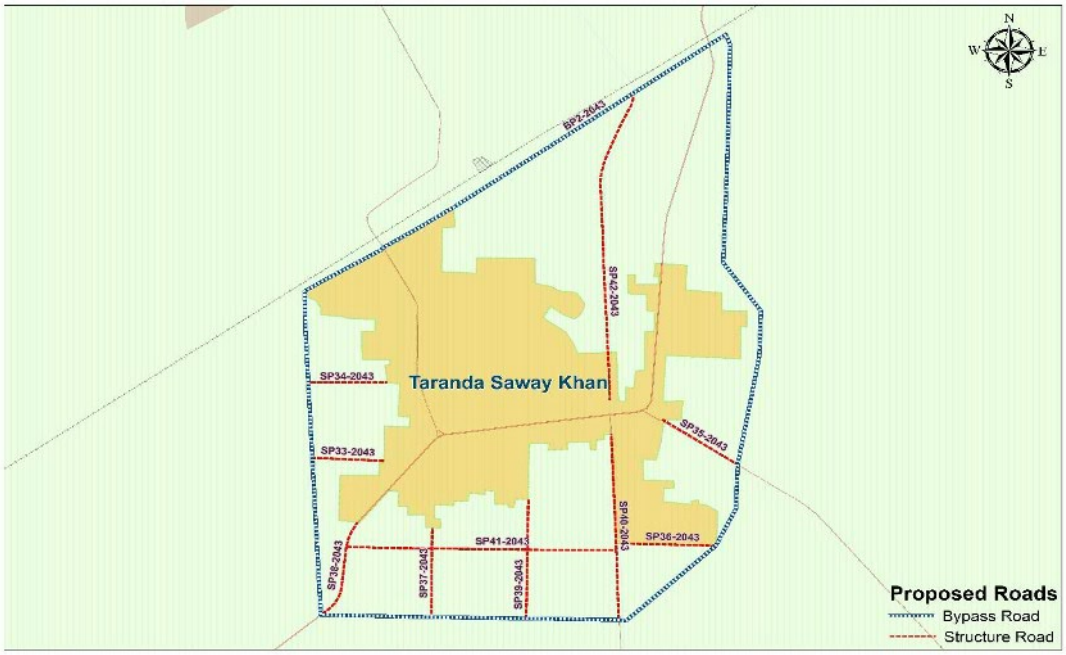


Figure 5-3: Proposed Structure Plan Roads of Municipal Committee Khanpur

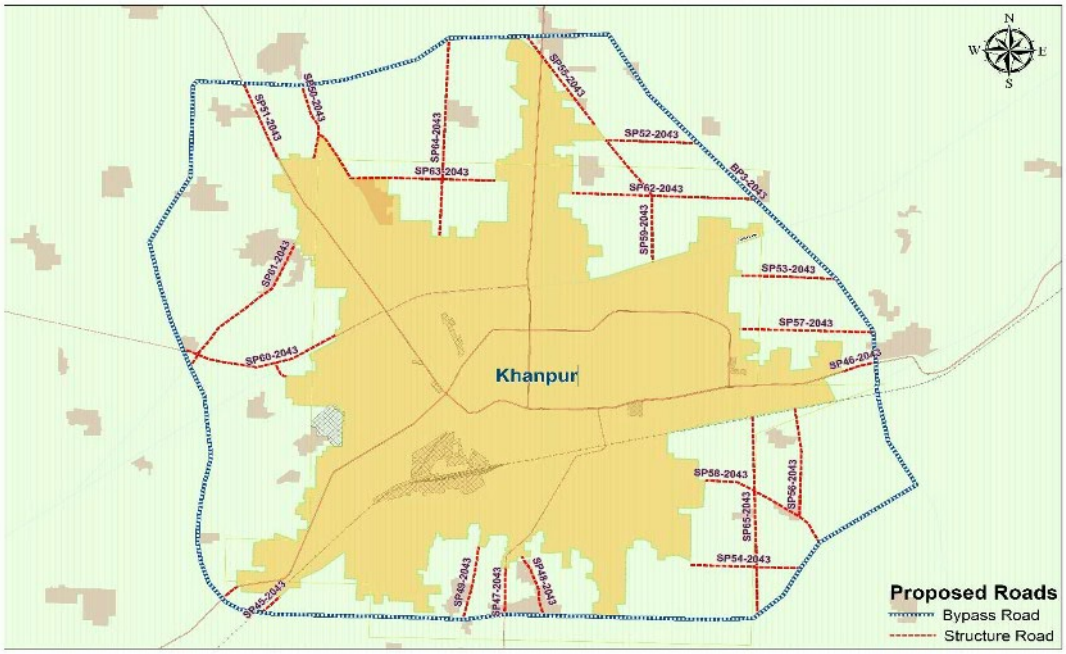


Figure 5-4: Proposed Structure Plan Roads of Municipal Committee Kot Samaba

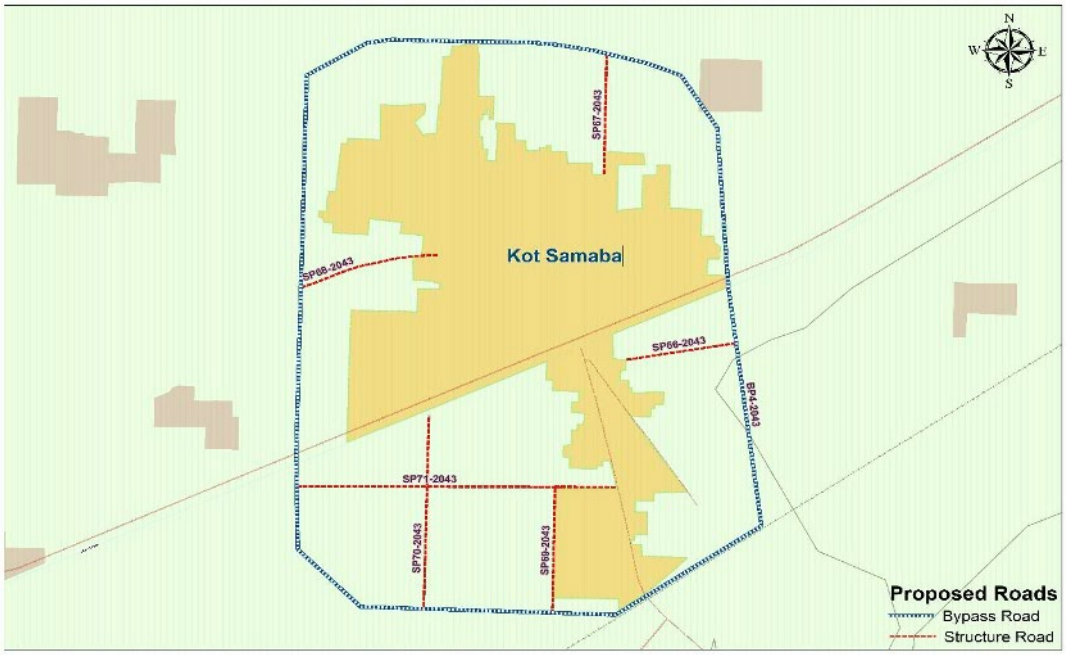


Figure 5-5: Proposed Structure Plan Roads of Municipal Committee Liaquatpur

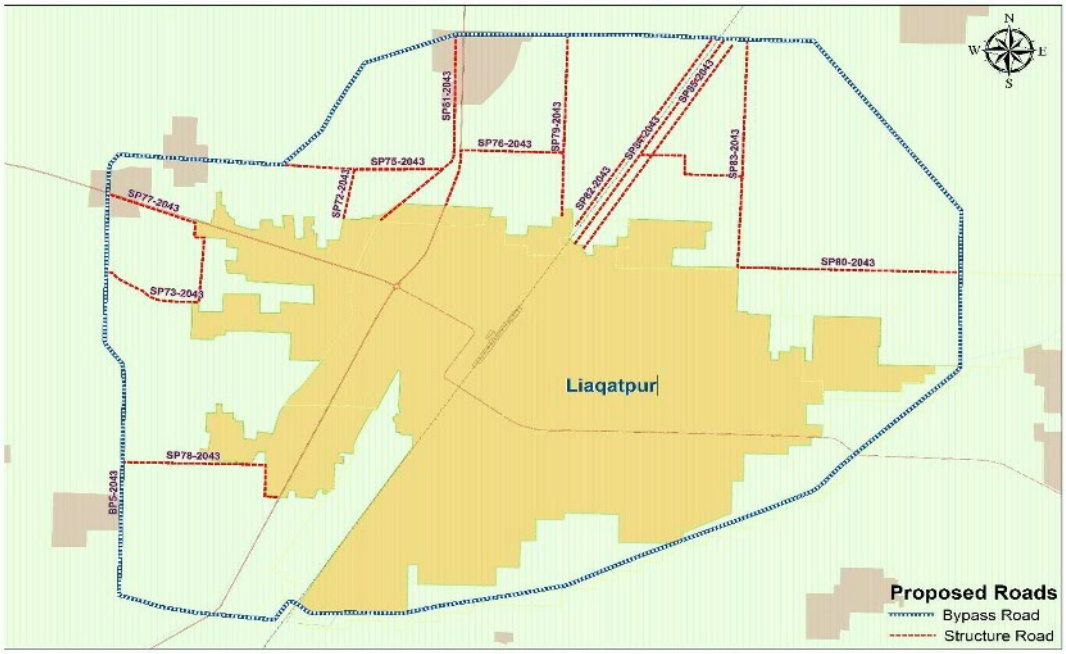


Figure 5-6: Proposed Structure Plan Roads of Municipal Committee Sadiqabad

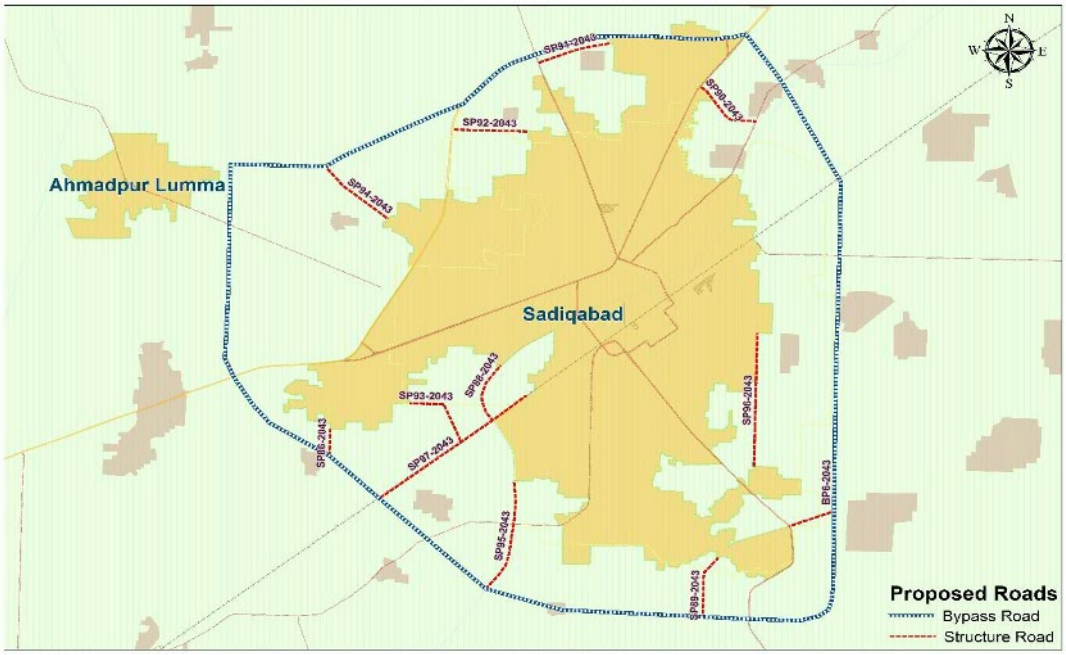


Figure 5-7: Proposed Structure Plan Roads of Municipal Committee Zahir Pir

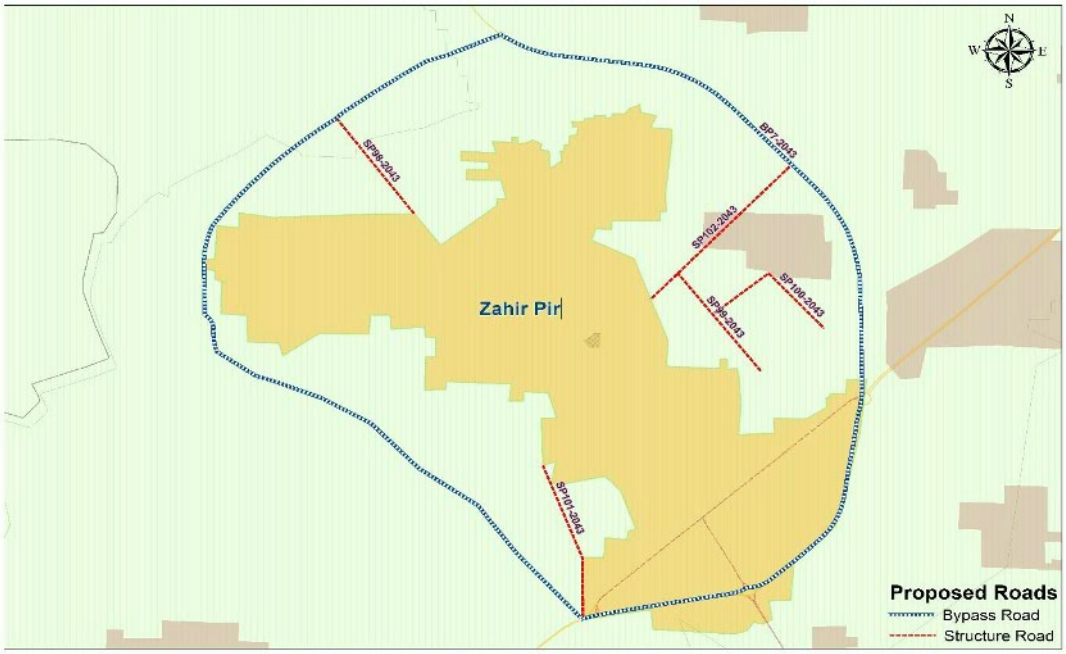


Table 5-3: Proposed Structure Plan Roads

Sr.#	Name	Length (km)	ROW	Start X	Start Y	End X	End Y
Urban Settlement Iqbalabad							
1.	SP103-2043	7.20	60 ft	70.26521860	28.55271243	70.26524150	28.55265624
2.	SP104-2043	0.45	60 ft	70.26631631	28.55069760	70.26172898	28.55052566
3.	SP105-2043	0.63	60 ft	70.26553487	28.53640248	70.26958189	28.53425415
4.	SP106-2043	0.41	60 ft	70.26185943	28.54008061	70.26602684	28.54011688
5.	SP107-2043	0.52	60 ft	70.26500364	28.54010302	70.26179805	28.53638866
6.	SP108-2043	0.60	60 ft	70.26176380	28.54669007	70.26786348	28.54674880
7.	SP109-2043	0.20	60 ft	70.27687298	28.54571167	70.27482639	28.54571699
Urban Settlement Sunny Pull							
11.	SP111-2043	8.25	60 ft	70.41908014	28.37002023	70.41908014	28.37002023
12.	SP112-2043	0.72	60 ft	70.41408062	28.37914041	70.40677081	28.37910708
13.	SP113-2043	1.07	60 ft	70.41758824	28.38363136	70.40671280	28.38355182
14.	SP114-2043	0.29	60 ft	70.40903348	28.38356884	70.40902876	28.38095309
Urban Settlement Ahmedpur Lamma							
1.	SP115-2043	8.24	60 ft	70.04522149	28.32563145	70.04522149	28.32563145
Urban Settlement Sanjarpur							
1.	SP116-2043	0.86	60 ft	69.97225000	28.24557721	69.96661620	28.24829669
Urban Settlement Jetha Bhutta							
1.	SP117-2043	9.82	60 ft	70.74785515	28.70093099	70.74785515	28.70093099
2.	SP118-2043	0.46	60 ft	70.75321919	28.69689967	70.75666067	28.69973361
3.	SP119-2043	0.55	60 ft	70.74874593	28.69693287	70.75209374	28.70084753
4.	SP120-2043	1.23	60 ft	70.74046851	28.68652216	70.74033194	28.69757954
5.	SP121-2043	1.01	60 ft	70.74046851	28.68652216	70.73344696	28.69304166
6.	SP122-2043	0.31	60 ft	70.75089451	28.67847177	70.75086885	28.67571511
7.	SP123-2043	0.28	60 ft	70.75156743	28.67855812	70.75447243	28.67849961
8.	SP124-2043	0.36	60 ft	70.73705432	28.67793232	70.73424627	28.67582804
Urban Settlement Fatehpur Kamal							

Sr.#	Name	Length (km)	ROW	Start X	Start Y	End X	End Y
1.	SP124-2043	6.24	60 ft	70.62761099	28.86280993	70.62761099	28.86280993
2.	SP125-2043	0.46	60 ft	70.62623493	28.86773946	70.63097749	28.86777879
3.	SP126-2043	0.26	60 ft	70.62079352	28.86489053	70.62078510	28.86489740
4.	SP127-2043	0.03	60 ft	70.61688771	28.87164842	70.61657261	28.87163839
5.	SP128-2043	0.67	60 ft	70.62762207	28.86777421	70.62627969	28.86280691
6.	SP129-2043	0.22	60 ft	70.62078926	28.86503638	70.62288730	28.86492556
7.	SP130-2043	0.42	60 ft	70.62959860	28.87157798	70.62962186	28.86778059
8.	SP131-2043	0.26	60 ft	70.61929484	28.86986846	70.61665088	28.86973420
9.	SP132-2043	0.25	60 ft	70.62475258	28.87418059	70.62475584	28.87643430
10.	SP133-2043	0.20	60 ft	70.62268171	28.87426620	70.62475258	28.87418059
11.	SP134-2043	0.15	60 ft	70.61458459	28.86891267	70.61463190	28.86758889
12.	SP135-2043	0.10	60 ft	70.61665088	28.86973420	70.61668233	28.86896923
13.	SP136-2043	0.16	60 ft	70.62052507	28.86325001	70.62220819	28.86327328
14.	SP137-2043	0.30	60 ft	70.62762207	28.86777421	70.62758453	28.87048078
15.	SP138-2043	0.15	60 ft	70.62064377	28.86381517	70.62219462	28.86380696
Urban Settlement Allahabad							
1.	SP139-2043	6.90	60 ft	70.89618897	28.94673852	70.89618897	28.94673852
Urban Settlement Taranda Muhammad Panah							
1.	SP140-2043	8.08	60 ft	70.92142075	29.10321454	70.91084963	29.10750795
2.	SP141-2043	0.34	60 ft	70.90153479	29.10824023	70.90160005	29.10519025
3.	SP142-2043	0.44	60 ft	70.91041860	29.10759600	70.90773473	29.10442693
4.	SP143-2043	0.93	60 ft	70.91084963	29.10750795	70.91837295	29.10333909
5.	SP144-2043	0.00	60 ft	70.91837295	29.10333909	70.91838477	29.10330172
6.	SP145-2043	0.21	60 ft	70.91929103	29.10319148	70.92142075	29.10321454
7.	SP146-2043	0.09	60 ft	70.90403727	29.09143915	70.90496410	29.09144460
8.	SP147-2043	0.14	60 ft	70.90403727	29.09143915	70.90417100	29.09027109
9.	SP148-2043	0.12	60 ft	70.90378993	29.09115173	70.90404896	29.09009051
10.	SP149-2043	0.45	60 ft	70.90690820	29.10798055	70.90702252	29.10391693
11.	SP150-2043	0.26	60 ft	70.89539925	29.09239634	70.89272799	29.09234995
12.	SP152-2043	0.27	60 ft	70.89530975	29.09730395	70.89256483	29.09719950
13.	SP152-2043	1.60	60 ft	70.92142075	29.10321454	70.91084963	29.10750795
Urban Settlement Khan Bela							
1.	SP153-2043	12.25	60 ft	70.72899743	28.97694098	70.72899743	28.97694098
2.	SP154-2043	0.91	60 ft	70.74086922	28.96969712	70.74799930	28.97500064
3.	SP155-2043	0.59	60 ft	70.74288440	28.96265058	70.74815434	28.96001261
4.	SP156-2043	0.47	60 ft	70.74037811	28.97339093	70.74231464	28.97724459
5.	SP157-2043	0.09	60 ft	70.74188620	28.95373503	70.74175479	28.95451916
6.	SP158-2043	0.36	60 ft	70.73730553	28.95377229	70.73714081	28.95702562
7.	SP159-2043	0.66	60 ft	70.73357409	28.97117580	70.73349534	28.97711811
8.	SP160-2043	0.64	60 ft	70.74804518	28.96914020	70.74152264	28.96887284
9.	SP161-2043	1.20	60 ft	70.74114805	28.96339684	70.74515857	28.97288774
10.	SP162-2043	0.32	60 ft	70.74542907	28.95849584	70.74550861	28.96133469
Urban Settlement Feroza							
1.	SP163-2043	9.46	60 ft	70.82450073	28.77609285	70.82450073	28.77609285
2.	SP164-2043	0.36	60 ft	70.80822447	28.75998500	70.80824448	28.75674287

Figure 5-8: Proposed Structure Plan Roads of Urban Settlement Iqbalabad

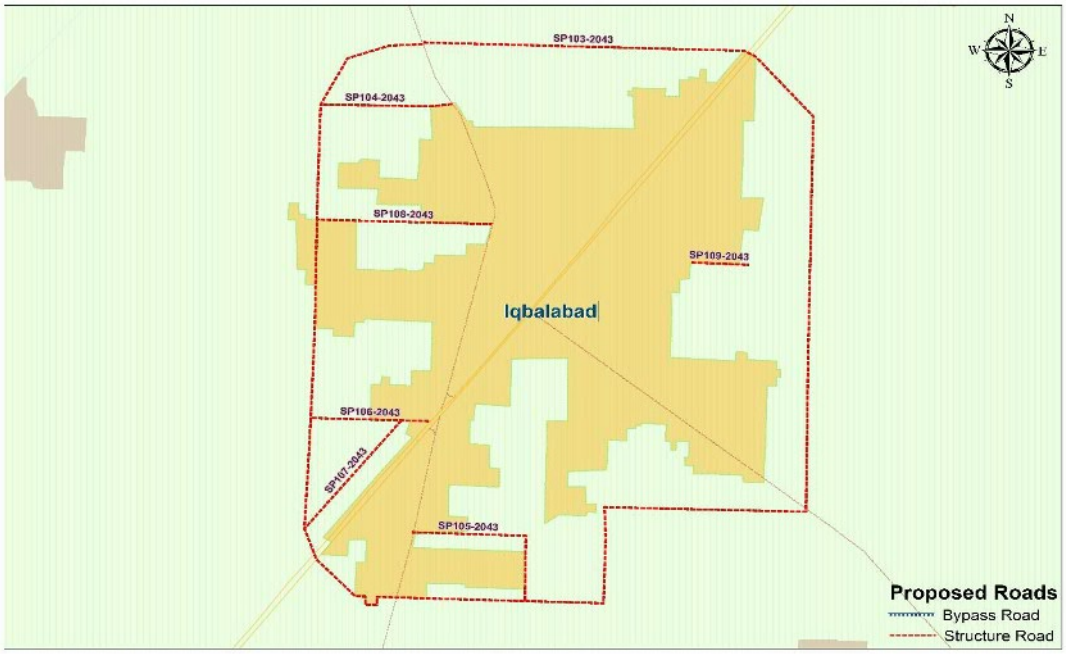


Figure 5-9: Proposed Structure Plan Roads of Urban Settlement Sunny Pull

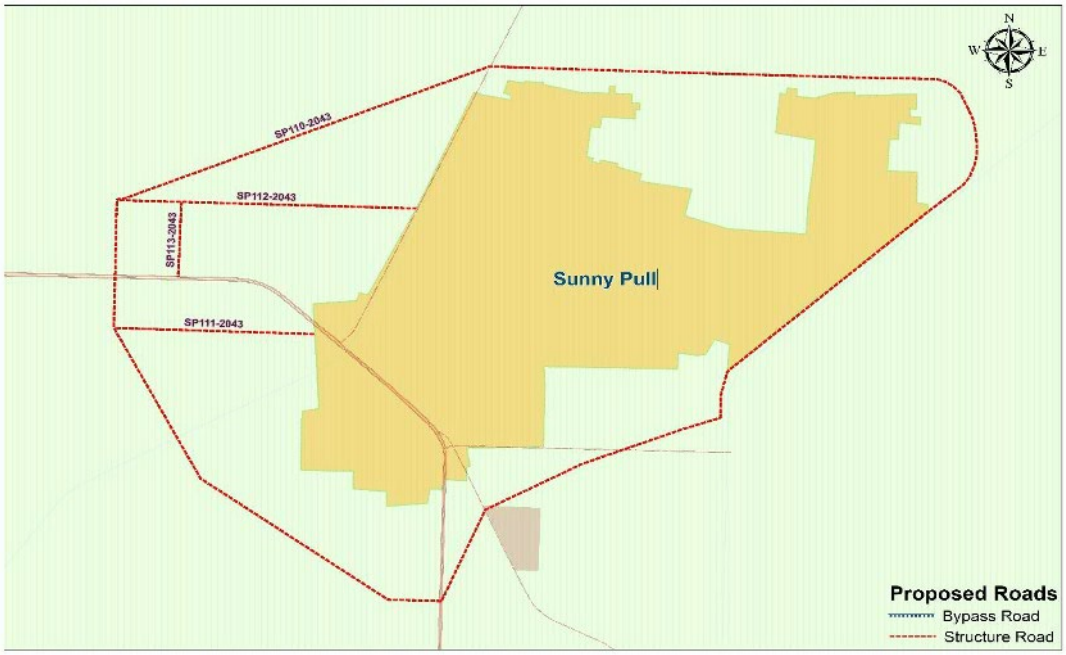


Figure 5-10: Proposed Structure Plan Roads of Urban Settlement Ahmedpur Lamma

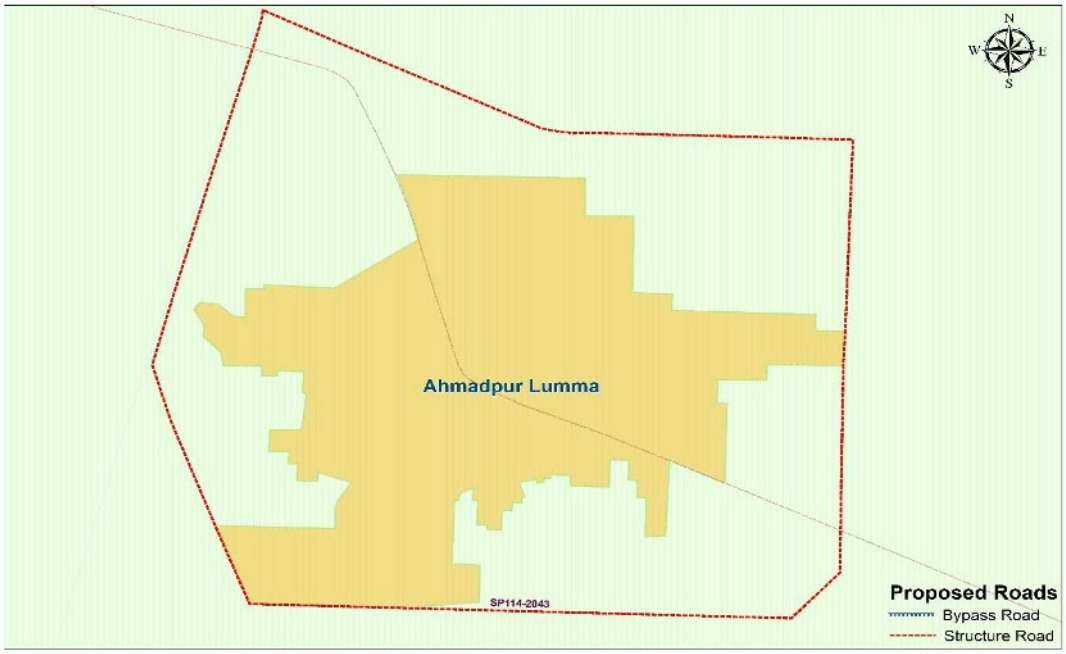


Figure 5-11: Proposed Structure Plan Roads of Urban Settlement Sanjarpur

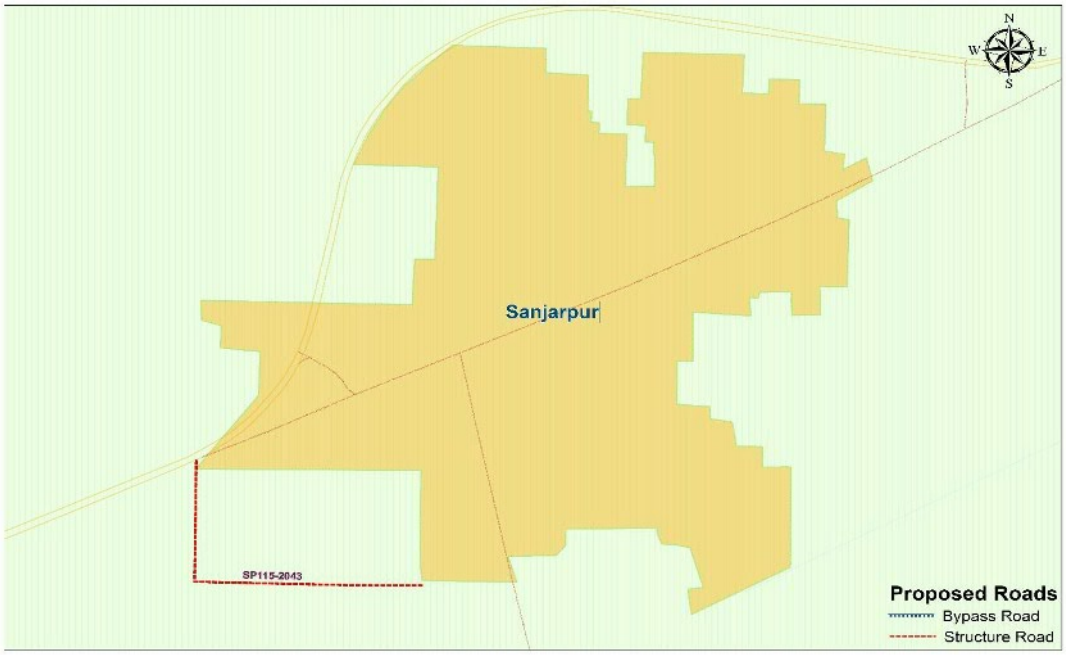


Figure 5-12: Proposed Structure Plan Roads of Urban Settlement Jetha Bhutta

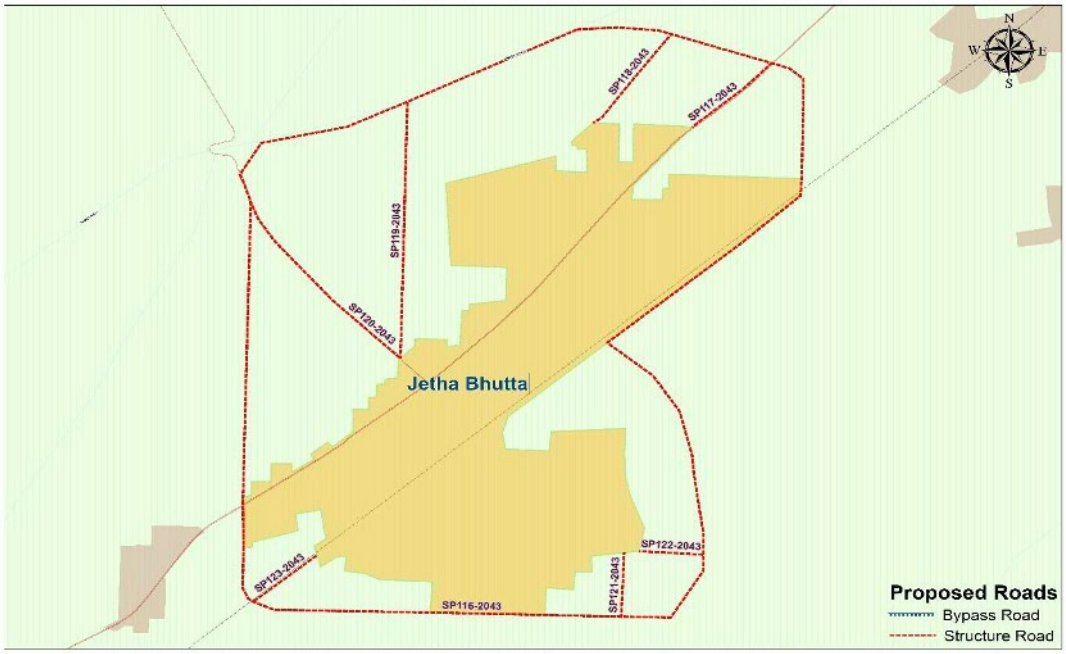


Figure 5-13: Proposed Structure Plan Roads of Fatehpur Kamal

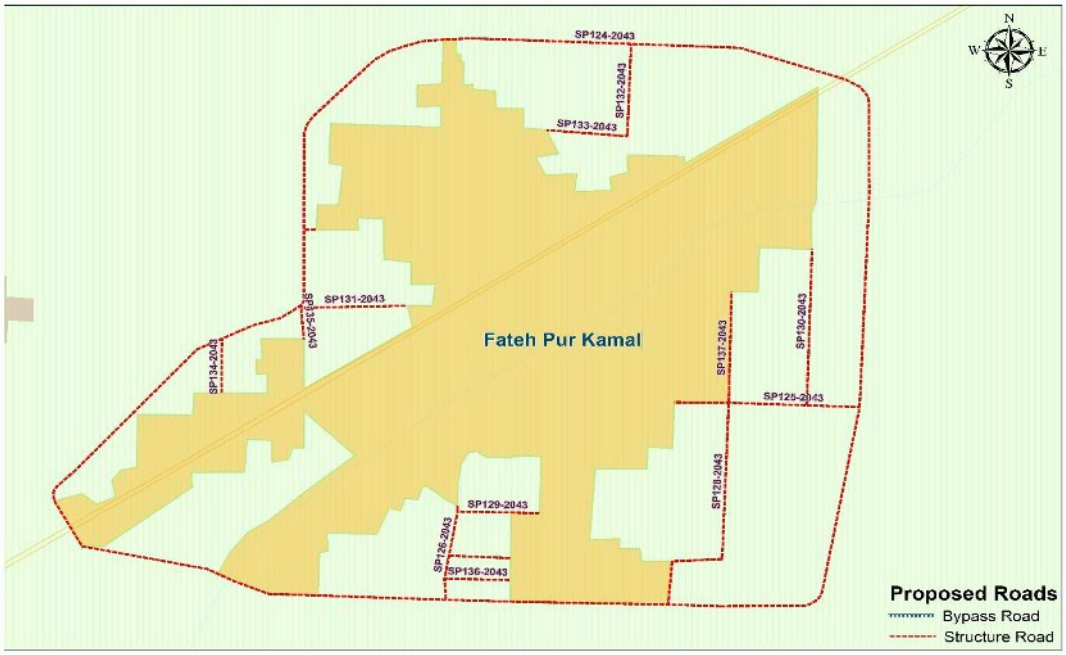


Figure 5-14: Proposed Structure Plan Roads of Urban Settlement Allahabad



Figure 5-15: Proposed Structure Plan Roads of Urban Settlement Taranda Muhmmad Panah

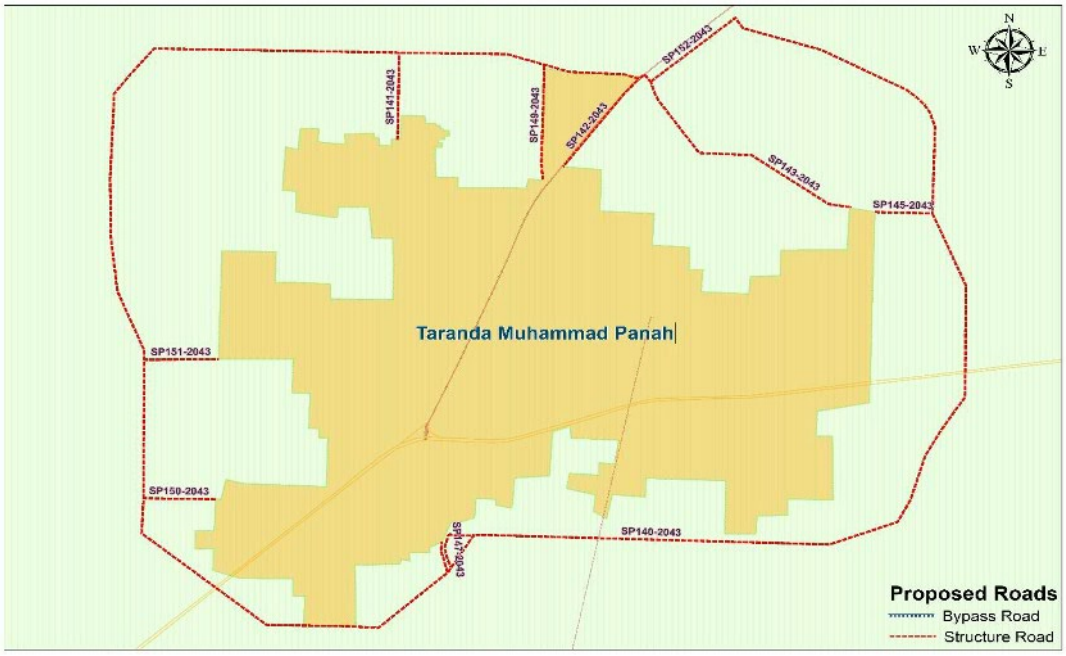
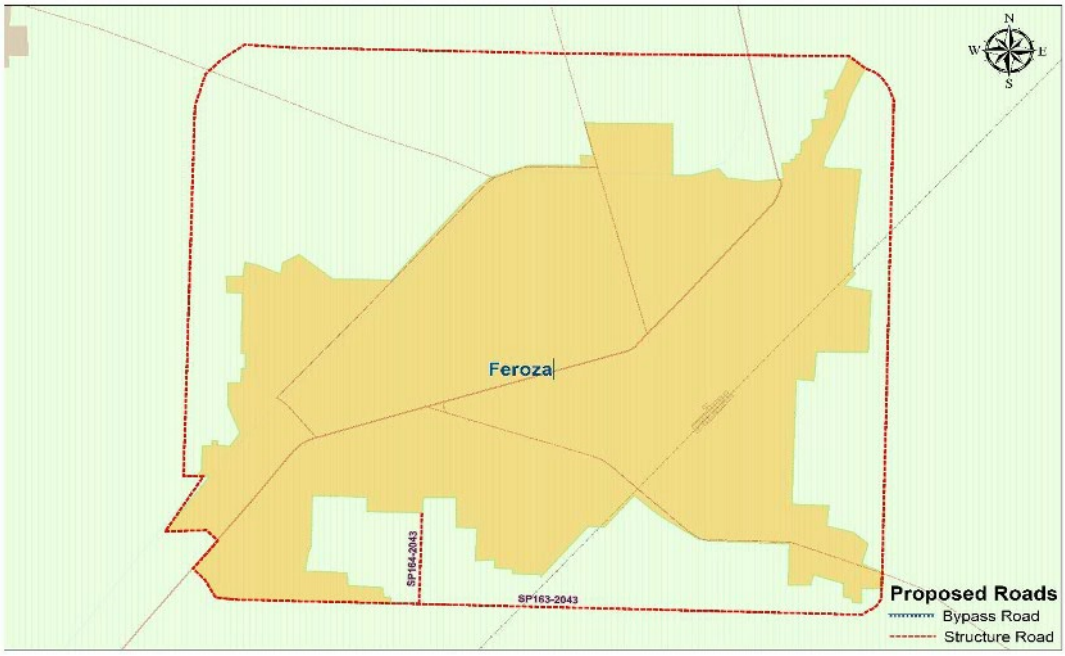


Figure 5-16: Proposed Structure Plan Roads of Urban Settlement Khan Bela



Figure 5-17: Proposed Structure Plan Roads of Urban Settlement Feroza



5.4 Drainage Network's Right of Ways

In the district of Rahim Yar Khan, the presence of flood drainage channels within the project area poses a significant concern. These water bodies, along with other canals or Nullahs, play a pivotal role in the region's natural ecosystem. However, encroachments along these features have contributed to haphazard development and urban sprawl, exacerbating the risk of flash floods in surrounding areas. To address this issue and safeguard the natural integrity of the region, detailed mapping and demarcation of the right of way (ROW) for Nullahs and drains are essential counteractive measures. According to the revenue record, areas are identified where existing drainage channels traverse through proposed zones. To mitigate the risk of encroachment and ensure effective flood management, buffers are introduced along each hierarchy of water bodies. In adherence to the river protection act, a buffer zone of 50 feet (ft.) is proposed on both sides of Nullahs and drains, resulting in a 100-feet Right of Way (ROW) around these water features. This proactive approach aims to prevent

unauthorized construction and encroachment, thereby preserving the natural flow of water channels and reducing the likelihood of flash floods. Through meticulous mapping and demarcation efforts, the district seeks to establish a comprehensive strategy for managing its water resources sustainably and enhancing resilience against flood-related risks.

5.5 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.

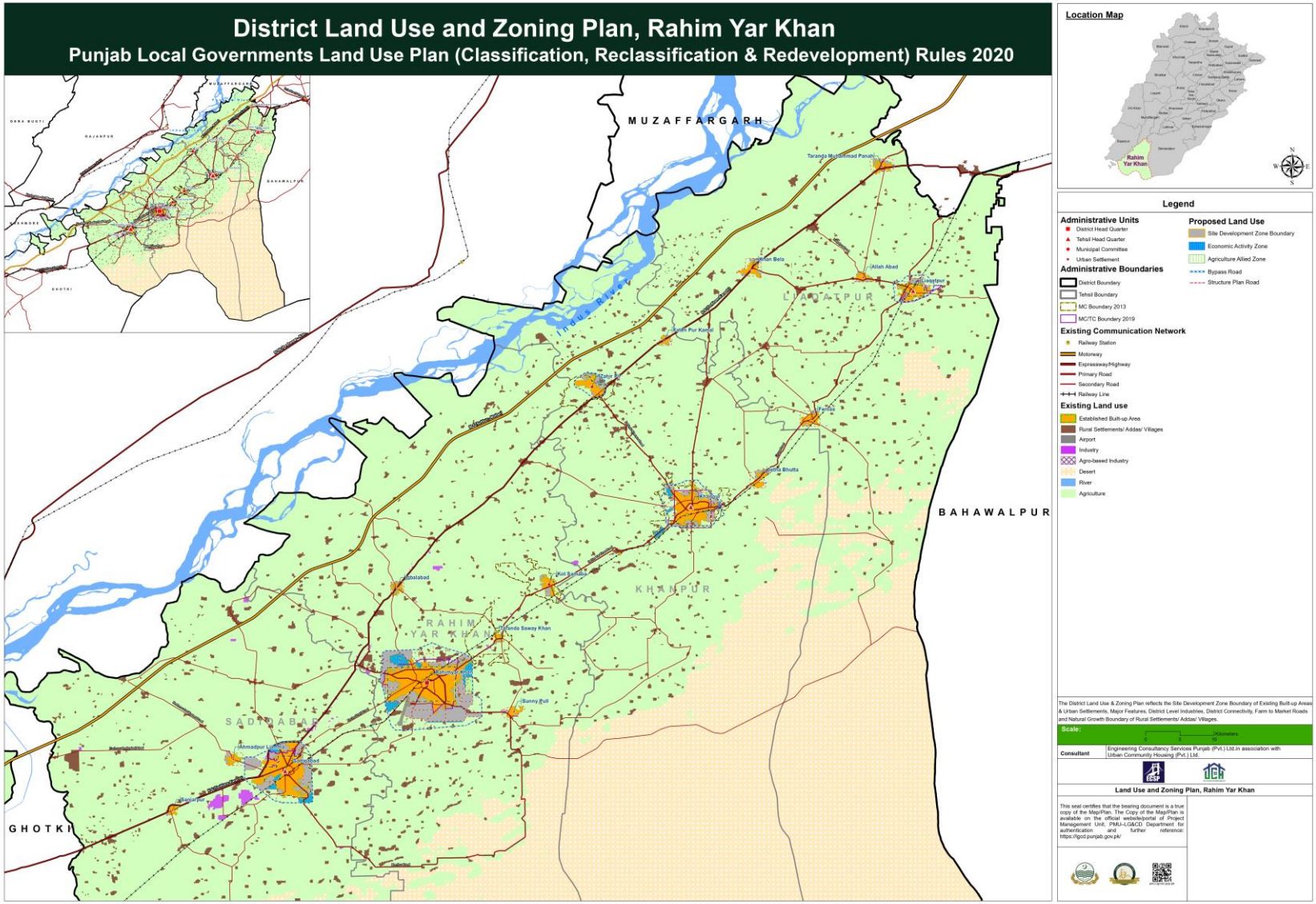
This plan consolidates Established Built-up Areas (EBAs), Site Development Zones (SDZs), and delineated growth boundaries for settlements across the district. It covers the Site Development Zone (SDZ) Structure Plans for seven Municipal Committees (Rahim Yar Khan, Sadiqabad, Khanpur, Liaquatpur, Kot Samaba, Taranda Sawai Khan, and Zahirpir) and ten urban settlements, including Fatehpur Kamal, Feroza, Jetha Bhutta, Sajanpur 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 34: District Land Use & Zoning Plan of Rahim Yar Khan



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/