



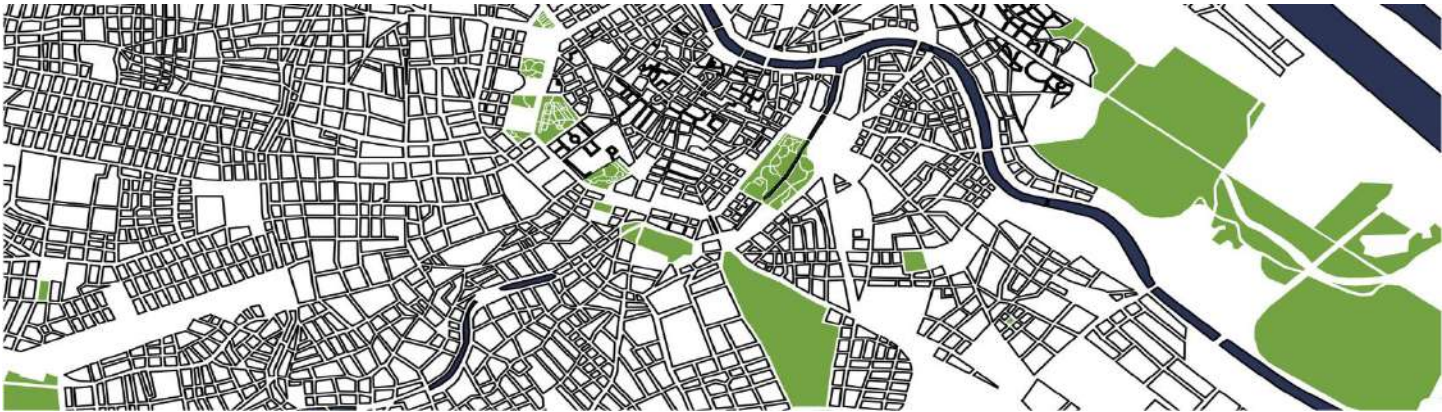
# Sargodha Regional Development Plan

## URBAN PLANNING SECTOR REPORT



**The Urban Unit**

Urban Sector Planning & Management Services Unit (Pvt.) Ltd.



The Urban Unit  
APRIL 2022

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## Abbreviations and Acronyms

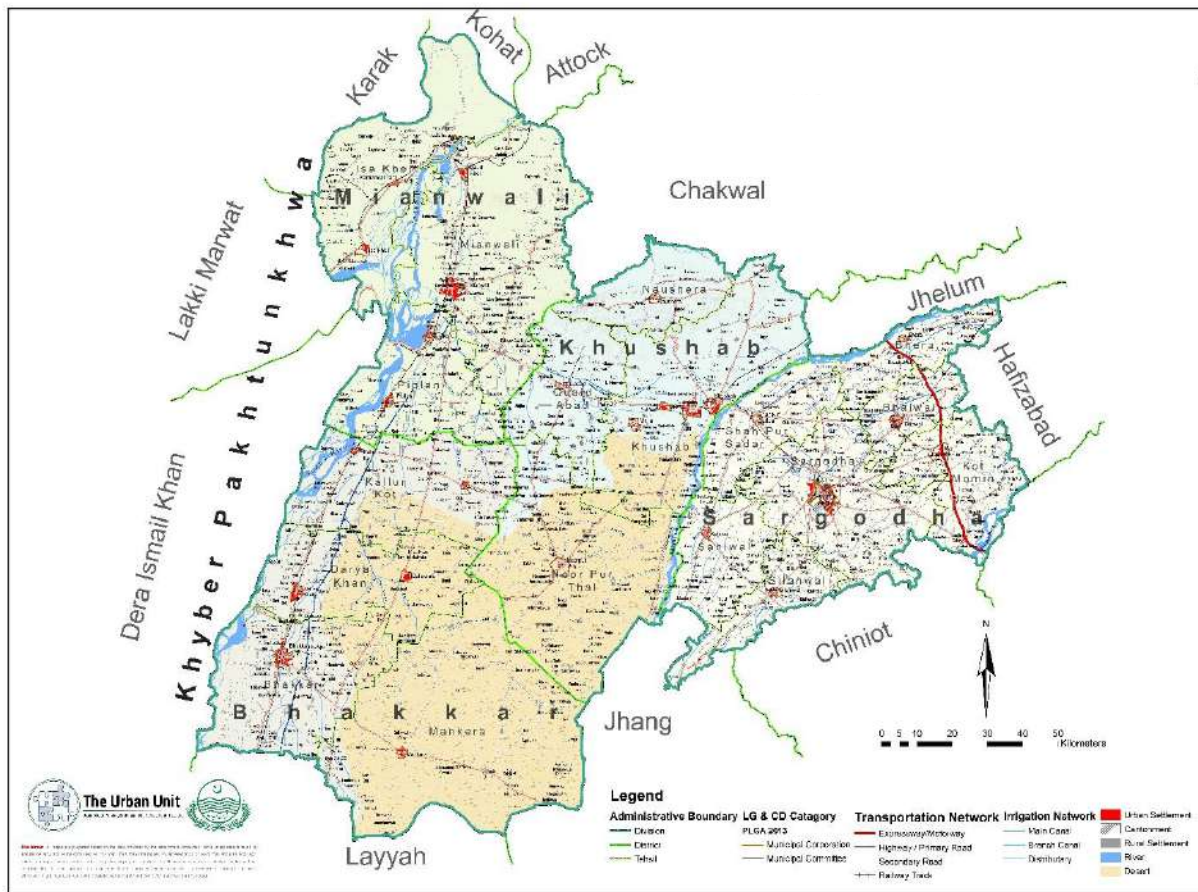
<b>ADP</b>	Annual Development Programme
<b>ADS</b>	Area Development Scheme
<b>GIS</b>	Geographical Information System
<b>LG&amp;CD</b>	Local Government and Community Development Department
<b>ODP</b>	Outline Development Plan
<b>P&amp;D</b>	Planning and Development
<b>PHA</b>	Parks and Horticulture Authority
<b>PHATA</b>	Punjab Housing and Town Planning Agency
<b>PICIIP</b>	Punjab Intermediate Cities Investment Improvement Program
<b>SDA</b>	Sargodha Development Authority
<b>SDZ</b>	Site Development Zone
<b>STS</b>	Site and Services Scheme
<b>TDA</b>	Thal Development Authority
<b>UC</b>	Union Council
<b>WASA</b>	Water and Sanitation Agency

**SECTION I: OVERVIEW**

**1.1. Study Area**

Sargodha Division is located at the Western side of the Punjab province, with two districts - Mianwali and Bhakkar, sharing a border with Khyber Pakhtunkhwa province. This location holds potential for Sargodha as a trading and logistics hub, as Sargodha is placed as a transit point between Punjab and Khyber Pakhtunkhwa – and onwards to Afghanistan.

*Figure 1. Map of Sargodha Division*



**Source: The Urban Unit**

There are a total of 349 Union Councils in the Division, including 22 Urban and 327 Rural UCs. The district wise breakdown of number of union councils is given below in Table 1.

*Table 1. Union Councils in Sargodha Division*

District	Number of Union Councils		
	Total	Urban	Rural
Sargodha	186	22	164
Khushab	48	--	48
Mianwali	51	--	51
Bhakkar	64	--	64
<b>Total</b>	<b>349</b>	<b>22</b>	<b>327</b>

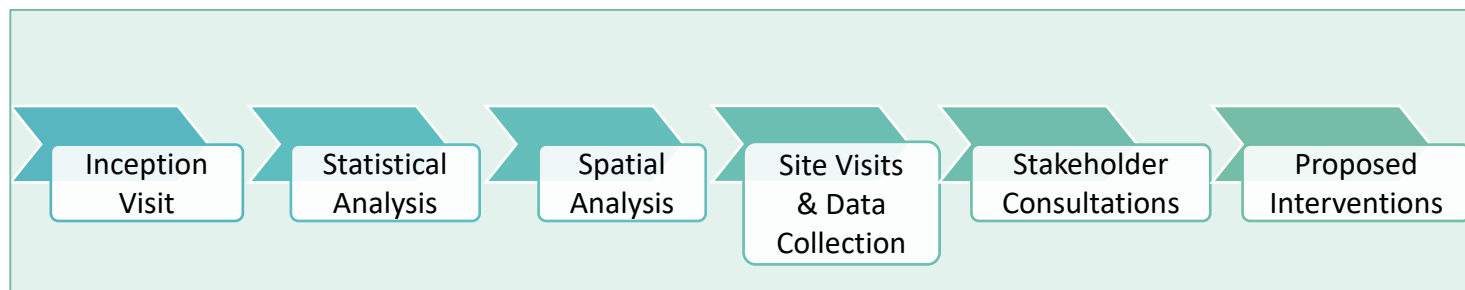
Source: LG&CD Department, Govt. of the Punjab, Lahore

## 1.2. Objectives

1. Perform temporal growth analysis to identify potential land for future growth and identify protected areas to limit haphazard urban sprawl.
2. Review existing planning and institutional structure, identify the loopholes and develop strategy/institutional framework for smooth functioning of developmental activities in the division.
3. Implement a participatory approach in the formulation of urban growth direction and proposed interventions.
4. Make targeted interventions to improve quality of life, urban form, livability of urban centers in the division, with a forward-looking approach.

## SECTION II: METHODOLOGY

*Figure 2. Methodology for Development of Sargodha Urban Planning Sector Plan*



Source: The Urban Unit

### 1. Inception Visit

Arranging an initial regional consultative workshop with representatives to discuss and agree on the objectives and the expected outcomes of the urban planning perspective of regional development within Sargodha division.

### 2. Statistical Analysis

A rigorous and unbiased methodology is adopted for adequate analysis in the report, including use of statistical techniques to estimate future growth and demands in the region.

### 3. Spatial Analysis

Geographic Information System (GIS) and remote sensing techniques are used to analyze spatial trends and complexity of the Division and for developing a set of feasible regional planning proposals for the future.

### 4. Field Visits and Data Collection

After desk review, and statistical and spatial analysis of available datasets, more informed field visits were conducted to collect detailed information on problems and issues faced by the Division.

## 5. Stakeholder Consultations

Consultative workshops were conducted with relevant departments with the aim of further expounding the proposed analytical methods and holding further discussion in order to validate preliminary results. These consultations also give an opportunity for group discussions with local representatives, which is particularly important in the identification of priority projects.

## 6. Proposed Interventions

Consolidation of data analysis, primary data from field visits, and feedback from stakeholders to develop a short, medium, and long term framework for urban planning interventions.

*Figure 3. Field Visits and Stakeholder Consultations*



Left: Meeting with CO, MC Sargodha; Director SDA; ADC Finance Sargodha

Right: Meeting with ADC Revenue, Mianwali



Source: The Urban Unit

Top Left: Visit of Mandi Town Bhakkar and PHATA, regional office Bhakkar

Bottom Left: Review of Spatial Plans at PHATA, regional office Bhakkar

Top Right: Meeting with LG&CD representative, Mianwali

Bottom Right: Meeting with CO, MC Jauharabad; CO, MC Khushab; PHATA representative in Khushab

## SECTION III: POPULATION DEMOGRAPHICS

### 3.1. Population Projection

According to the 2017 Census, Sargodha Division has a total population of 8.2 million. This includes an urban population of 2 million (or 25%) and a rural population of 6.2 million (or 75%).

The district wise population breakdown is detailed below:

*Table 2. Population of Districts in Sargodha Division*

District	Population 1998	Population 2017	Projected Population 2047	Growth Rate
Sargodha	2,665,979	3,696,212	6,183,412	1.73
Khushab	905,711	1,280,372	2,212,523	1.84
Mianwali	1,056,620	1,542,601	2,802,438	2.01
Bhakkar	1,051,456	1,647,852	3,346,914	2.39

**Source: Census, 2017 | Projection Calculation: The Urban Unit**

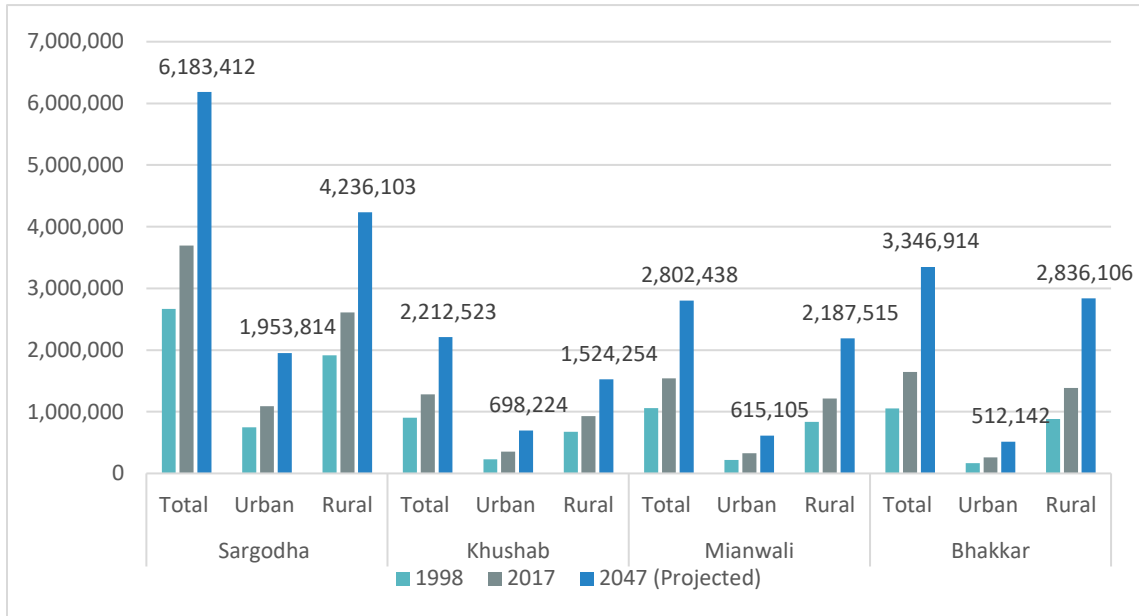
Although Sargodha has the highest population in 2017, and the highest projected population in 2047 – it has the lowest growth rate of 1.73 percent, whilst Bhakkar is the fastest growing district in this region, with a growth rate of 2.39 percent. Khushab has the lowest population in 2017, as well as the lowest projected population in 2047, and a relatively low growth rate of 1.84 percent.

### 3.2. Urban and Rural Population Growth

Sargodha district has the highest urban population of 29% in 2017, and a projected urban population of 32% by 2047. Similarly, Khushab has a high urban population of 28% in 2017, and projected urban population of 32% by 2047. Comparatively, Mianwali has a low urban population of 21% in 2017, which is expected to grow to only 22% by 2047, and Bhakkar has the lowest urban

population of 16% in 2017, which is expected to decline to 15% by 2047 (thus, Bhakkar is the only district with a higher rural population growth rate, than an urban population growth rate).

**Figure 4. Population Distribution of Districts in Sargodha Division**



**Source: Census, 2017 | Projection Calculation: The Urban Unit**

More detailed tehsil wise population breakdown is included below for each district:

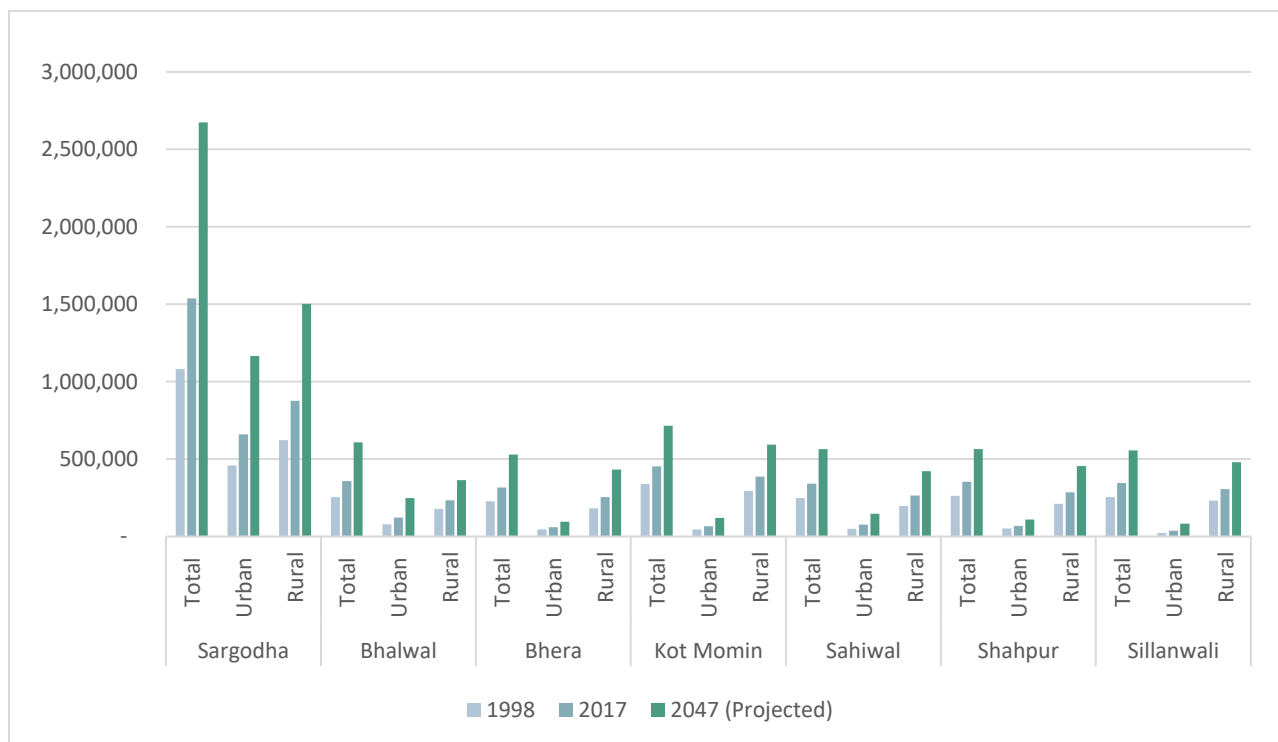
**Table 3. Urban and Rural Population Growth of Tehsils in Sargodha Division**

District	Tehsil	Population 1998	Population 2017	Projected Population 2047	Growth Rate	Urban Population 1998	Urban Population 2017	Projected Urban Population 2047	Growth Rate (Urban)	Rural Population 1998	Rural Population 2017	Projected Rural Population 2047	Growth Rate (Rural)
Sargodha	Sargodha	1,081,459	1,537,866	2,673,183	1.86	458,440	658,208	1,164,516	1.92	623,019	876,944	1,502,052	1.81
	Bhalwal	254,732	357,331	606,658	1.78	77,637	121,957	248,431	2.4	177,095	234,249	363,992	1.48
	Bhera	226,365	315,148	528,770	1.74	44,626	59,953	95,388	1.56	181,739	254,416	431,934	1.78
	Kot Momin	338,790	453,562	715,267	1.53	44,566	65,499	120,046	2.04	294,224	386,479	593,476	1.44
	Sahiwal	247,605	341,247	564,178	1.69	50,497	76,207	145,964	2.19	197,108	264,488	420,811	1.56
	Shahpur	262,747	353,969	564,844	1.57	51,190	68,662	108,922	1.55	211,557	284,663	454,250	1.57
	Sillanwali	254,281	344,465	556,210	1.61	23,076	37,719	81,945	2.62	231,205	306,768	479,503	1.5
Khushab	Khushab	480,109	690,157	1,221,041	1.92	192,963	298,014	591,261	2.31	287,146	392,143	640,717	1.65
	Noorpur	174,683	242,831	408,636	1.75	15,091	19,780	30,284	1.43	159,592	223,051	377,570	1.77
	Nowshera	87,922	117,356	185,070	1.53	8,952	13,753	27,047	2.28	78,970	103,603	159,092	1.44
	Quaidabad	162,997	230,028	396,326	1.83	11,963	21,413	53,666	3.11	151,034	208,615	346,941	1.71
Mianwali	Mianwali	532,156	766,357	1,359,853	1.93	102,721	147,411	260,803	1.92	429,435	618,946	1,101,518	1.94
	Isa Khel	256,497	374,194	677,801	2	43,968	84,561	237,345	3.5	212,529	289,633	471,832	1.64
	Piplan	267,967	402,050	761,082	2.15	73,321	95,840	146,304	1.42	194,646	306,210	625,591	2.41
Bhakkar	Bhakkar	424,488	683,939	1,451,499	2.54	68,896	112,807	245,074	2.62	355,592	571,132	1,205,020	2.52
	Darya Khan	233,410	360,427	715,089	2.31	54,635	80,421	147,829	2.05	178,775	280,006	568,714	2.39
	Kalur Kot	223,676	346,591	691,682	2.33	35,925	52,281	94,422	1.99	187,751	294,310	597,766	2.39
	Mankera	169,882	256,895	493,495	2.2	9,218	14,145	27,818	2	160,664	242,750	464,955	2.19

Source: Census, 2017 | Projection Calculation: The Urban Unit

As Figure 5 shows, while Sargodha tehsil has the highest overall growth rate, and the highest population (both urban and rural) in the district, some smaller tehsils including Sillanwali and Bhalwal, have the highest urban growth rate, of 2.62% and 2.4% respectively. Meanwhile, Sargodha and Bhera are the tehsils with the highest rural growth rate, of 1.81 percent, and 1.78 percent, respectively.

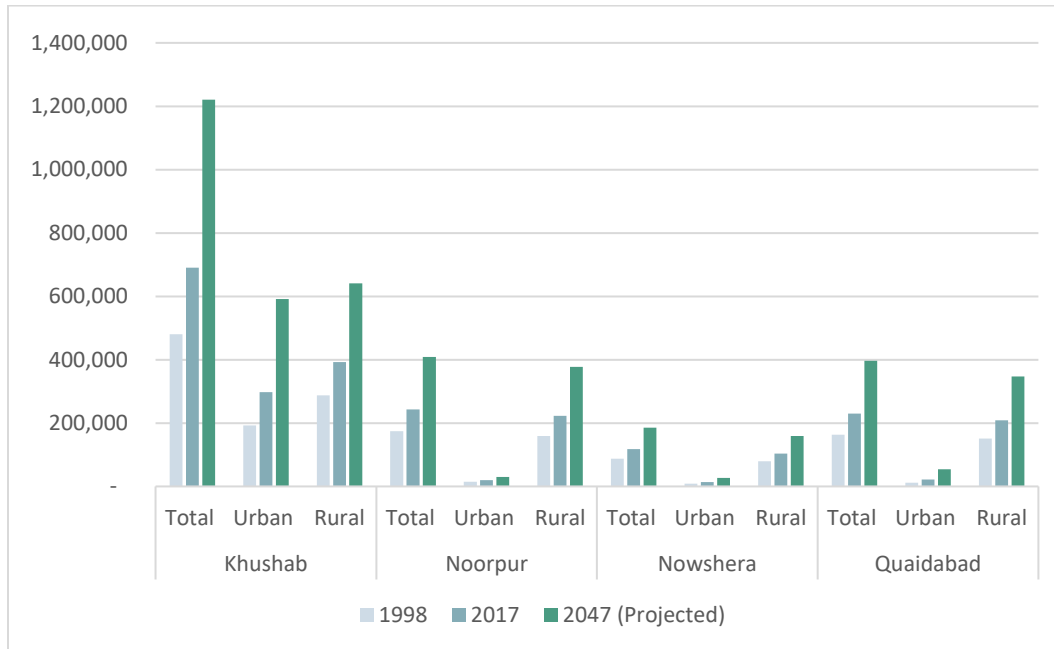
**Figure 5. Population Distribution of Tehsils in Sargodha District**



**Source: Census, 2017 | Projection Calculation: The Urban Unit**

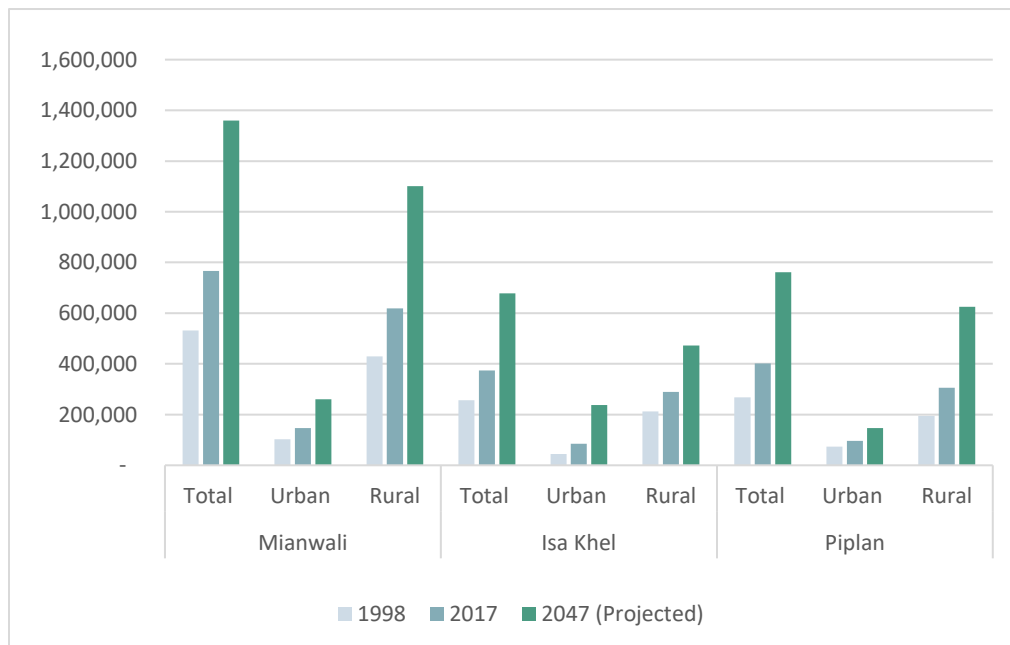
Similarly, Figure 6 shows that while Khushab tehsil has the highest growth rate, and the highest population in Khushab district – it is actually Quaidabad which has the highest urban growth rate of 3.11%. Furthermore, Noopur and Quaidabad, have the highest rural growth rate of 1.77% and 1.71% respectively.

**Figure 6. Population Distribution of Tehsils in Khushab District**



**Source: Census, 2017 | Projection Calculation: The Urban Unit**

**Figure 7. Population Distribution of Tehsils in Mianwali District**

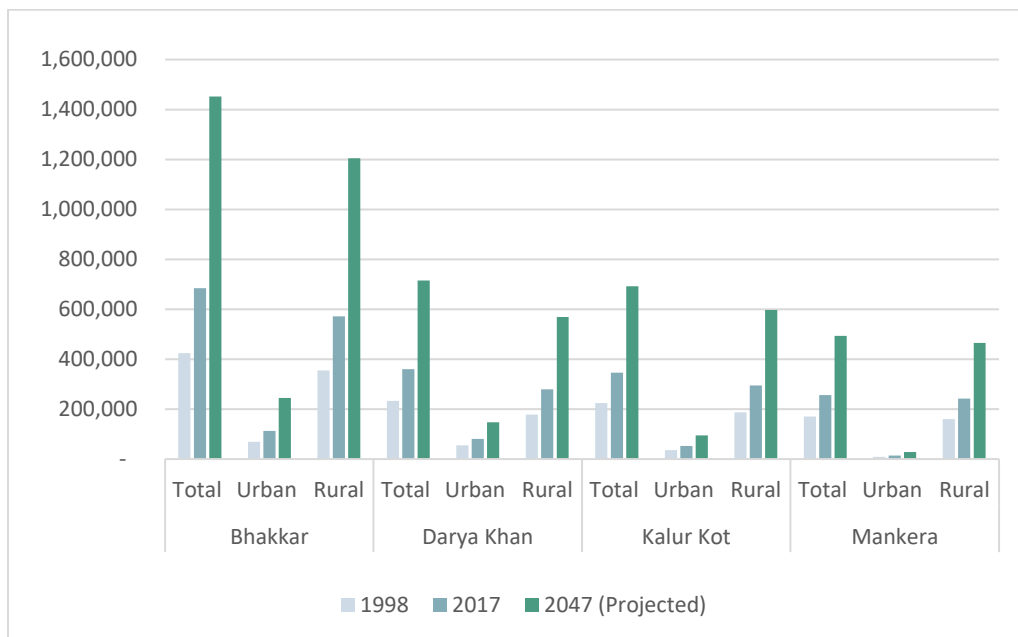


**Source: Census, 2017 | Projection Calculation: The Urban Unit**

In Mianwali district (Figure 7), while Mianwali tehsil has the highest population level, both urban and rural, it has the lowest overall growth rate. Indeed, Piplan tehsil has the highest overall growth rate (2.15%), and the highest rural growth rate (2.41%) whilst Isa Khel has the highest urban growth rate of 3.5%.

In Bhakkar district (Figure 8), Bhakkar tehsil has the highest population levels, both urban and rural, and also the highest overall growth rate (2.54%), as well as urban (2.62%) and rural population growth rate (2.52%).

**Figure 8. Population Distribution of Tehsils in Bhakkar District**



**Source: Census, 2017 | Projection Calculation: The Urban Unit**

With the exception of Bhakkar district, it is the small and intermediate sized tehsils which are expanding at a relatively faster rate, rather than the largest tehsils (in terms of population). Thus, we can expect significant urbanization and resource strain in the long term in urban centers of such Tehsils including Bhalwal, Sillanwali, Quaidabad, and Isa Khel, which requires long term planning.

### 3.3. Classification of Cities based on Population

*Table 4. Classification of Cities/Urban Areas of Sargodha Division, 2017*

District	District Population 2017	District Growth Rate (%) 2017	Cities/Urban Areas	Cities population 2017	Intermediate City	Small Cities	Towns
					0.25 million-1 million	0.1 million-0.25 million	<0.1 million
Sargodha	3,696,212	1.73	Sargodha MC	506,095			
			Sargodha Cantt.	152,113			
			Bhalwal MC	99,762			
			Kot Momin MC	50,818			
			Sahiwal MC	48,286			
			Bhera MC	40,320			
			Sillanwali MC	37,719			
			Jhawarian MC	33,518			
			Farooqa TC	27,921			
			Phularwan TC	22,195			
			Shahpur Saddar MC	20,444			
			Miani TC	19,633			
			Shahpur City TC	14,700			
			Lilliani MC	14,681			
Khushab			Khushab MC	119,426			

	1,280,372	1.84	Jauharabad MC	91,357		
			Hadali MC	53,669		
			Mitha Tiwana MC	33,562		
			Quaidabad MC	21,413		
			Noorpur MC	19,780		
			Nowshera MC	13,753		
<b>Mianwali</b>	1,542,601	2.01	Mianwali MC	118,865		
			Kundian MC	45,647		
			Kamar Mashani MC	36,064		
			Liaquatabad MC	31,307		
			Daud Khel MC	28,546		
			Isa Khel MC	25,560		
			Kala Bagh MC	22,937		
			Harnoli TC	18,886		
<b>Bhakkar</b>	1,647,852	2.39	Bhakkar MC	112,807		
			Darya Khan MC	60,856		
			Kalur Kot MC	29,368		
			Jandawala MC	22,913		
			Dullewala MC	19,565		
			Mankera	14,145		

Source: Census, 2017

Figure 9. Classification of Cities/Urban Areas of Sargodha Division, 2017



Source: The Urban Unit

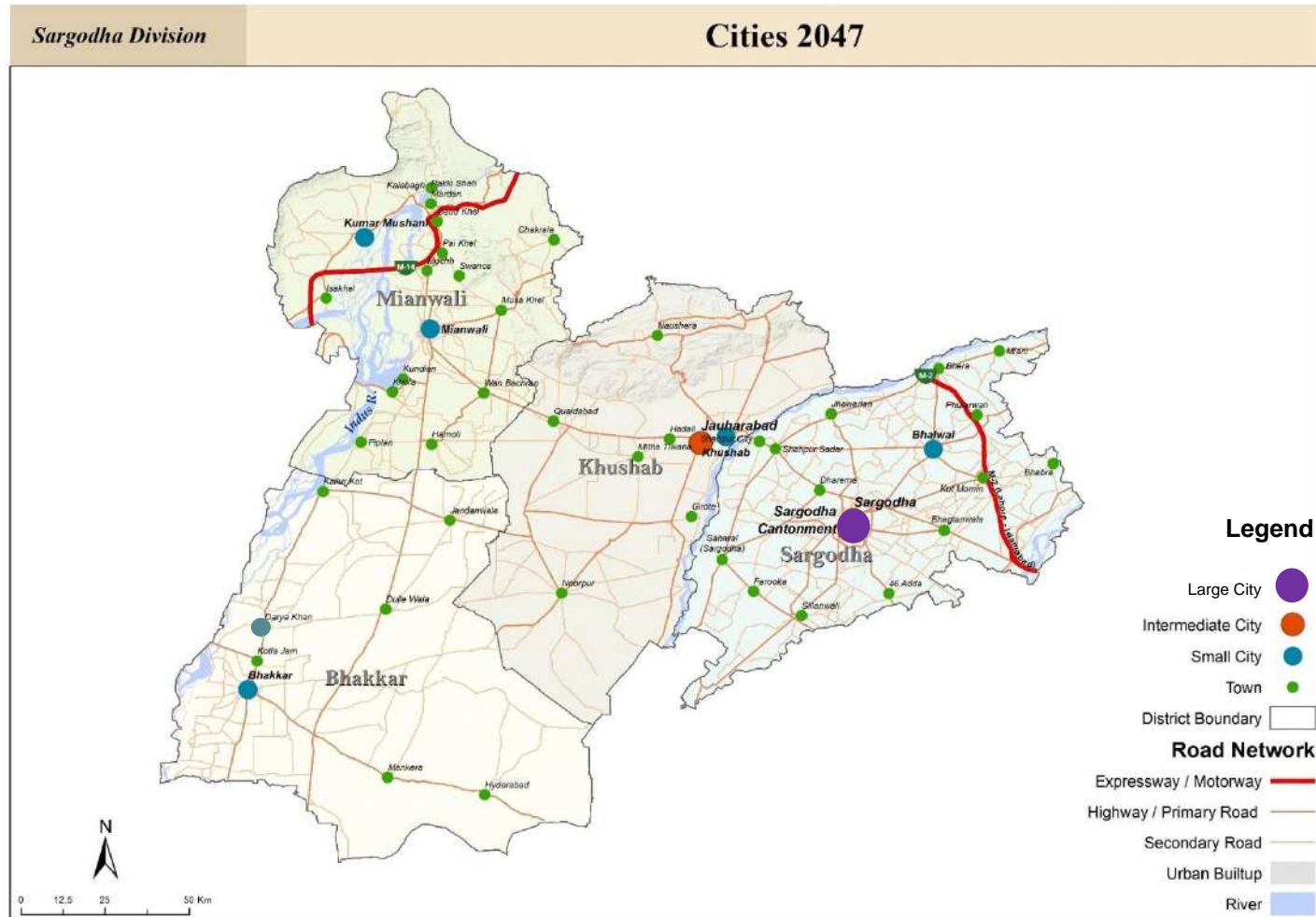
*Table 5. Classification of Cities/Urban Areas of Sargodha Division, 2047*

District	District Population 2047	Cities/Urban Areas	Cities Projected Population 2047	Intermediate City	Small Cities	Towns
				0.25 million-1 million	0.1 million-0.25 million	<0.1 million
Sargodha	3,696,212	Sargodha MC	826,901			
		Sargodha Cantt.	362,820			
		Bhalwal MC	213,587			
		Kot Momin MC	94,796			
		Sahiwal MC	92,214			
		Bhera MC	59,227			
		Sillanwali MC	81,945			
		Jhawarian MC	57,580			
		Farooqa TC	53,479			
		Phularwan TC	36,803			
		Shahpur Saddar MC	32,240			
		Miani TC	37,604			
		Shahpur City TC	19,991			
		Lilliani MC	25,519			
Khushab	1,280,372	Khushab MC	193,980			
		Jauharabad MC	333,430			
		Hadali MC	82,414			

		Mitha Tiwana MC	56,645			
		Quaidabad MC	53,666			
		Noorpur MC	30,284			
		Nowshera MC	27,047			
<b>Mianwali</b>	1,542,601	Mianwali MC	221,080			
		Kundian MC	71,985			
		Kamar Mashani MC	164,554			
		Liaquatabad MC	43,211			
		Daud Khel MC	41,438			
		Isa Khel MC	55,529			
		Kala Bagh MC	46,861			
		Harnoli TC	31,594			
<b>Bhakkar</b>	1,647,852	Bhakkar MC	245,074			
		Darya Khan MC	109,908			
		Kalur Kot MC	47,141			
		Jandawala MC	48,913			
		Dullewala MC	37,917			
		Mankera	27,818			

Source: Census, 2017 | Projection Calculation: The Urban Unit

Figure 10. Classification of Cities/Urban Areas of Sargodha Division, 2047



Source: The Urban Unit

As Table 4 and Figure 9 show, there are no large cities (defined as having population of between 1 million and 10 million) in Sargodha Division in 2017, and only one intermediate city, which is Sargodha itself. However, as Table 5 and Figure 10 show, by 2047, there will be one large city in the division, if we consider Sargodha MC, and Sargodha Cantonment as one city (as they have a continuous urban form), with a collective population of 1,189,721 people. Furthermore, Jauharabad will shift from a small city to an intermediate city and Kamar Mashani, Darya Khan, and Bhalwal will shift from towns to small cities. Thus, these rapidly urbanizing cities will require long term master planning in the future.

## SECTION IV: SPATIAL ANALYSIS OF URBANIZATION TRENDS

## 4.1. Population Density

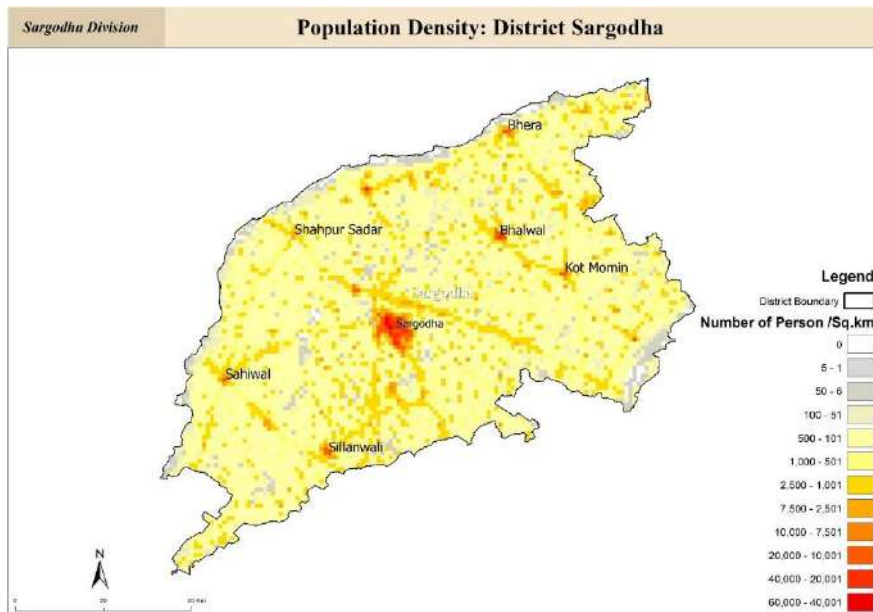
*Table 6. Area and Population Density of Districts in Sargodha Division*

Administrative Unit	Area (Sq. Km.) (Year 2017)	Population Density per Sq. Km. (Year 2017)
<b>Sargodha Division</b>	<b>26,360</b>	<b>309.83</b>
Sargodha District	5,856	631.18
Khushab District	6,511	196.65
Mianwali District	5,840	264.14
Bhakkar District	8,153	202.12

**Source: Census, 2017**

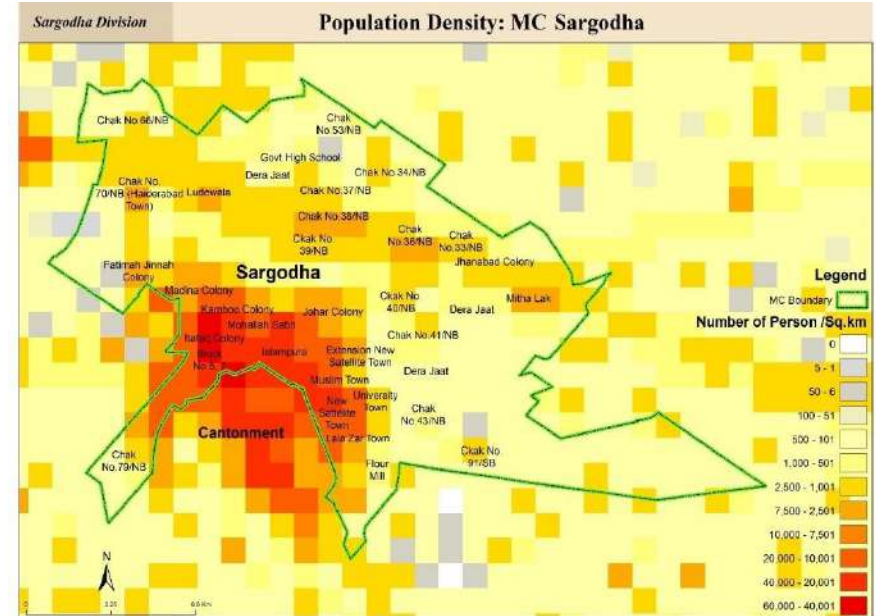
As Table 6 shows, Sargodha district has the highest average population density, while Khushab district had the lowest average population density in the division. The population density distribution maps (based on data from 2014) below also spatially represent this trend, and the highly dense urban clusters in each district, as well as the low-density rural areas can be identified in the maps. Compared to other districts, even outside of the urban centers, the population density in Sargodha district tends to be in the 101 to 500 people per square kilometer, and the 501 to 1000 people per square kilometer range (i.e., the light and medium yellow color code). Comparatively, in other districts, a large amount of the low-density rural regions tend to be in the 6 to 50 people per square kilometer range (i.e., the medium gray color code).

Figure 12. Population Density Distribution of Sargodha District



Source: The Urban Unit

Figure 11. Population Density Distribution of MC Sargodha

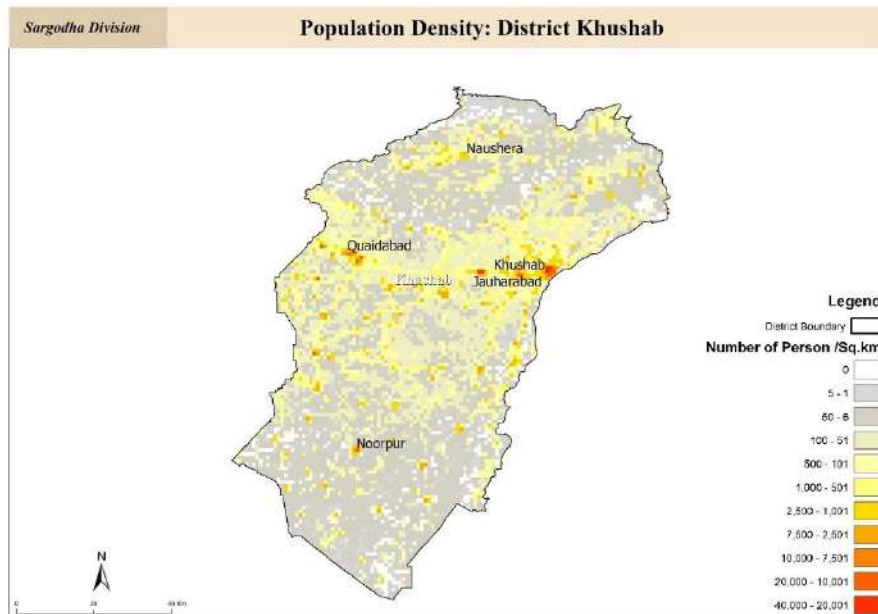


Source: The Urban Unit

Figure 12 shows that the major population clusters in Sargodha district include Sargodha city, Sahiwal, Silanwali, Bhalwal, Kot Momin, Bhera, and Shahpur Sadar. These correspond with the largest cities/urban areas identified earlier. The largest population cluster is in Sargodha MC and the Cantonment area itself, reflecting that the city is a major hub due to its importance as a divisional and district headquarter, and also as a hub of economic activity. Figure 11 shows that most of the densely populated area is in the Cantonment and

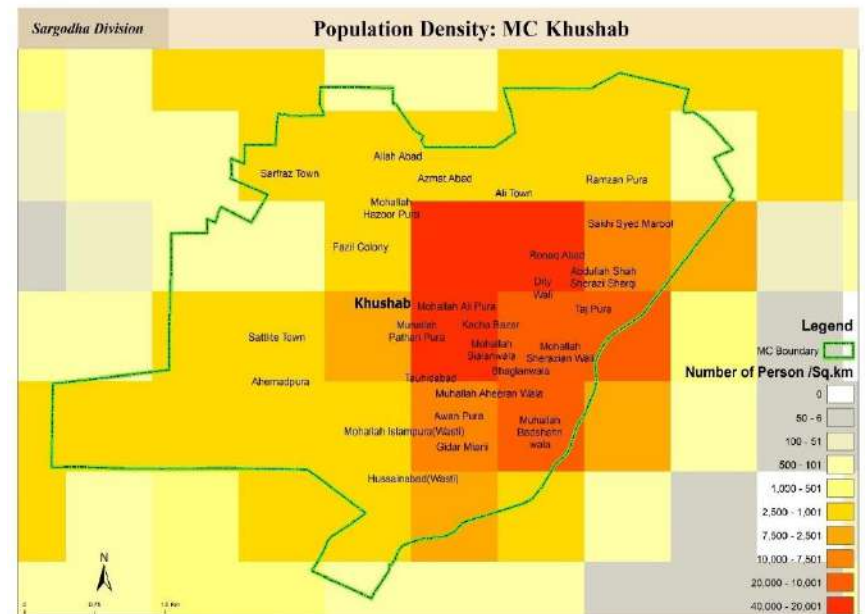
southern region of Sargodha MC, which are the oldest parts of the city. However, some medium density expansion and growth has taken place near the northern boundary of Sargodha MC.

**Figure 14. Population Density Distribution of Khushab District**



**Source: The Urban Unit**

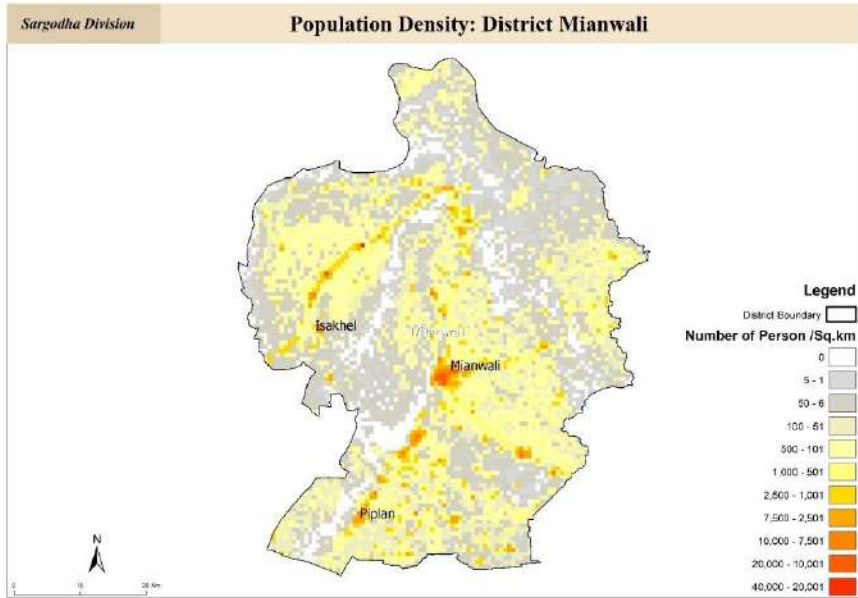
**Figure 13. Population Density Distribution of MC Khushab**



**Source: The Urban Unit**

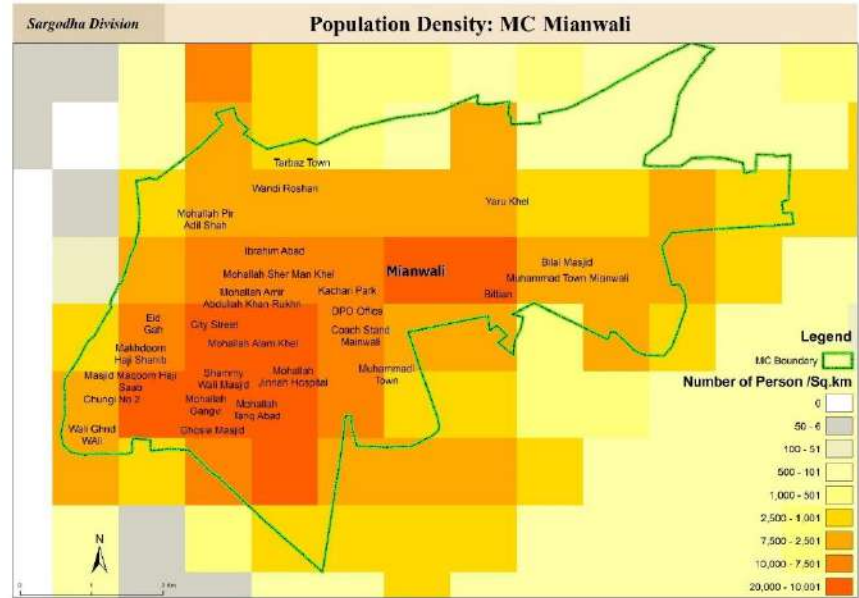
Figure 14 shows that the major population clusters in Khushab District include Khushab MC, Jauharabad, Hadali, Nowshera, Quaidabad, and Noorpur. These correspond with the notable cities/urban areas identified earlier. Figure 13 shows that the most densely populated area in Khushab MC is in the central and eastern region, and these are also among the oldest parts of the city.

**Figure 16. Population Density Distribution in Mianwali District**



**Source: The Urban Unit**

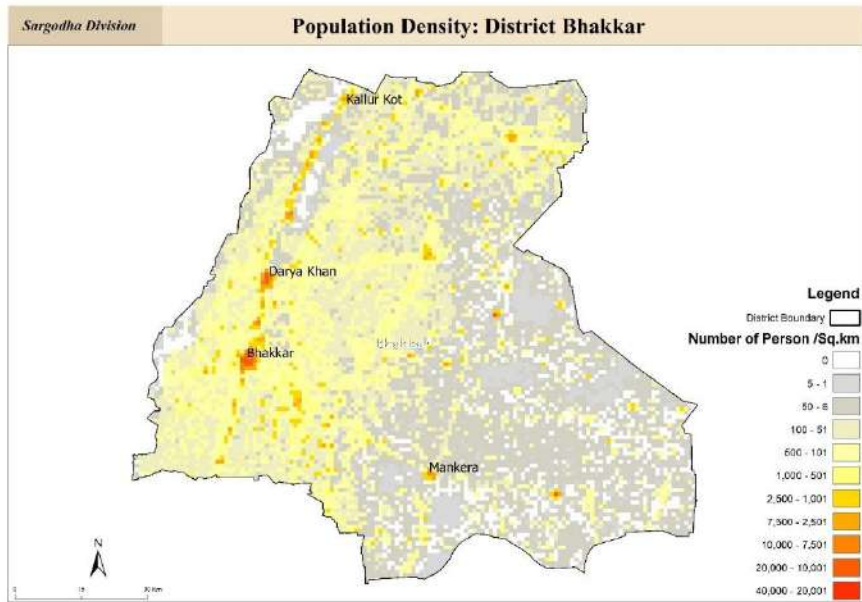
**Figure 15. Population Density Distribution in MC Mianwali**



**Source: The Urban Unit**

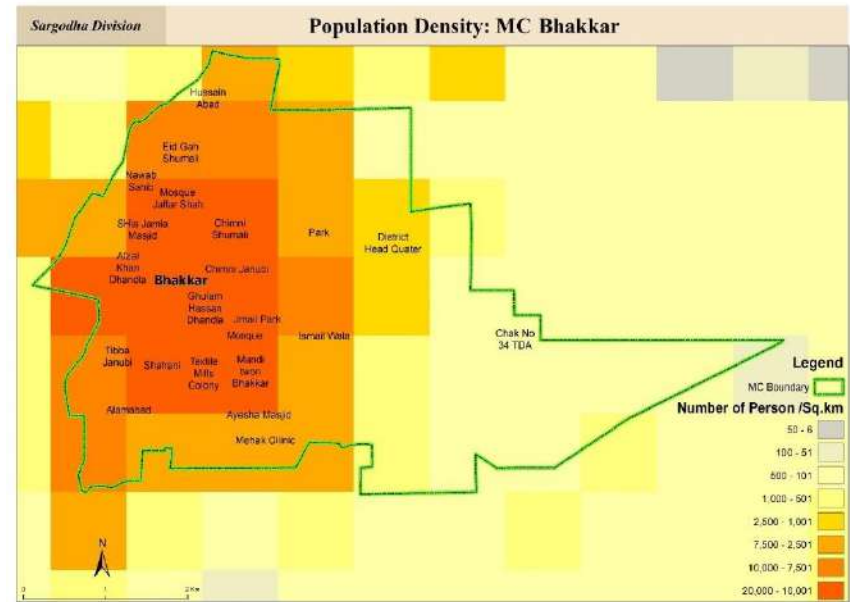
Figure 16 shows that the major population clusters in Mianwali District include Mianwali MC, Piplan, Isa Khel, Kamar Mashani, and Kundian. These correspond with the notable cities/urban areas identified earlier. Figure 15 shows that the two most dense population clusters in Mianwali MC are in the central area and in the southwestern area, and these are also among the oldest parts of the city. However, overall, Mianwali MC has a lower population density, compared to Sargodha MC, and Khushab MC.

Figure 18. Population Density Distribution in Bhakkar District



Source: The Urban Unit

Figure 17. Population Density Distribution in Bhakkar MC

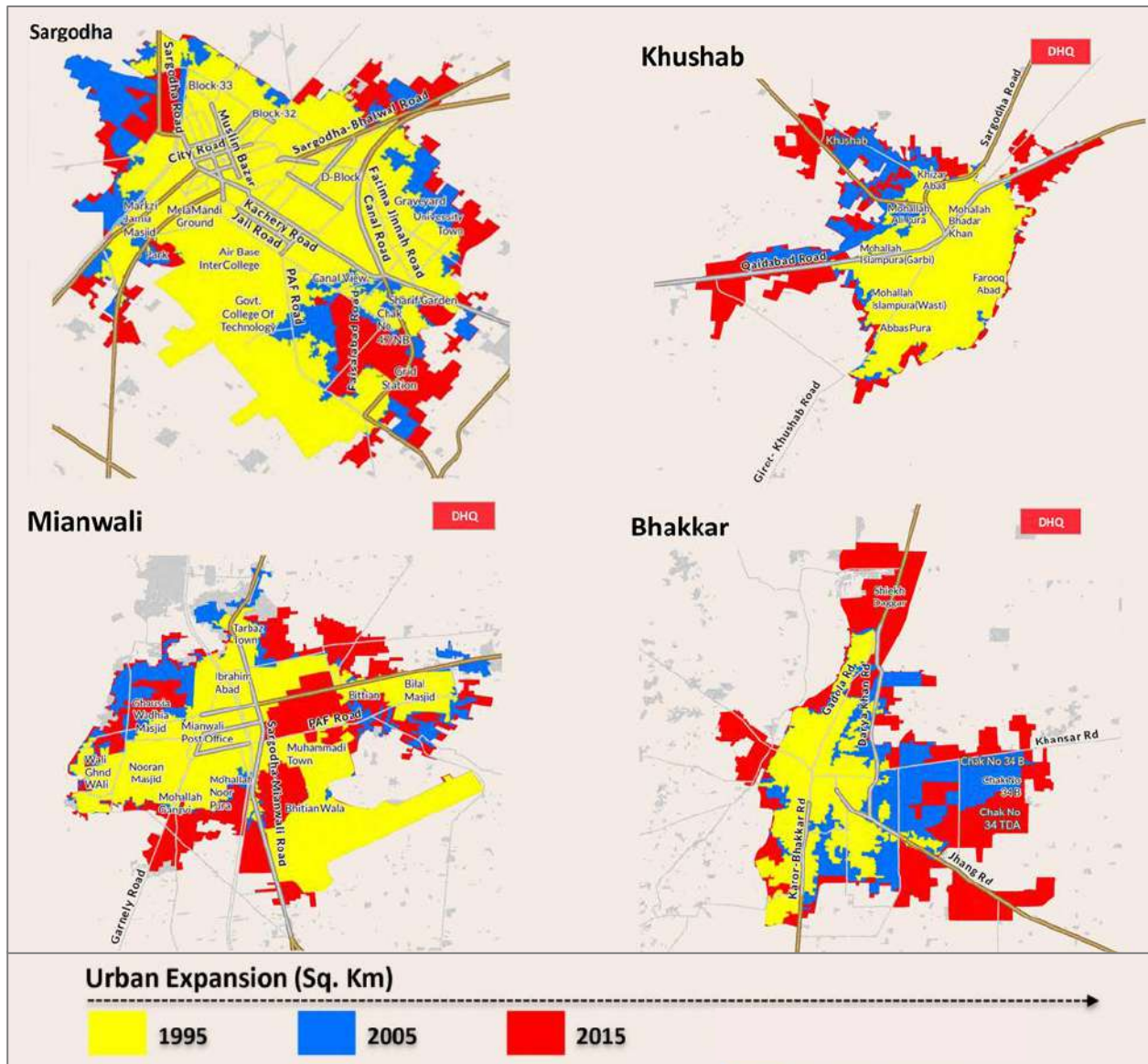


Source: The Urban Unit

Figure 18 shows that the major population clusters in Bhakkar District include Bhakkar MC, Darya Khan, Mankera and Kalur Kot. These correspond with the notable cities/urban areas identified earlier. Figure 17 shows that the most densely populated area in Bhakkar MC is in the central and western region, and these are also among the oldest parts of the city. However, Bhakkar MC has a lower population density, overall, compared to Sargodha MC and Khushab MC.

## 4.2. Built Up Area Expansion

Figure 19. Built Up Area Expansion from 1995 to 2015, in Sargodha MC, Khushab MC, Mianwali MC, and Bhakkar MC



Source: The Urban Unit

Figure 19 shows the increase in built up area across a 20 year time period, from 1995 to 2015, in the four district headquarters. Built up area refers to the area with presence of buildings and

artificial surface, due to human activity including construction, residential development, industry etc. The built up area also represents the functional limits of a city.

In Sargodha MC, major expansion has taken place on the western, eastern and northern edges of the city, and there has been no expansion towards the south as that is bordered by the Cantonment area. Another notable trend is that expansion has taken place alongside major roads, which serves as a pull factor due to the improved accessibility in such areas. In Sargodha MC, expansion has taken place near Sargodha road (west side), Faisalabad and Canal Roads (east side) and Sargodha-Bhalwal Road (north side). Figure 20 shows that the builtup area has increased by 50 percent, from 35.9 sq.km in 1995 to 54.6 percent in 2015, and is further expected to grow to 73.5 sq.km by 2025.

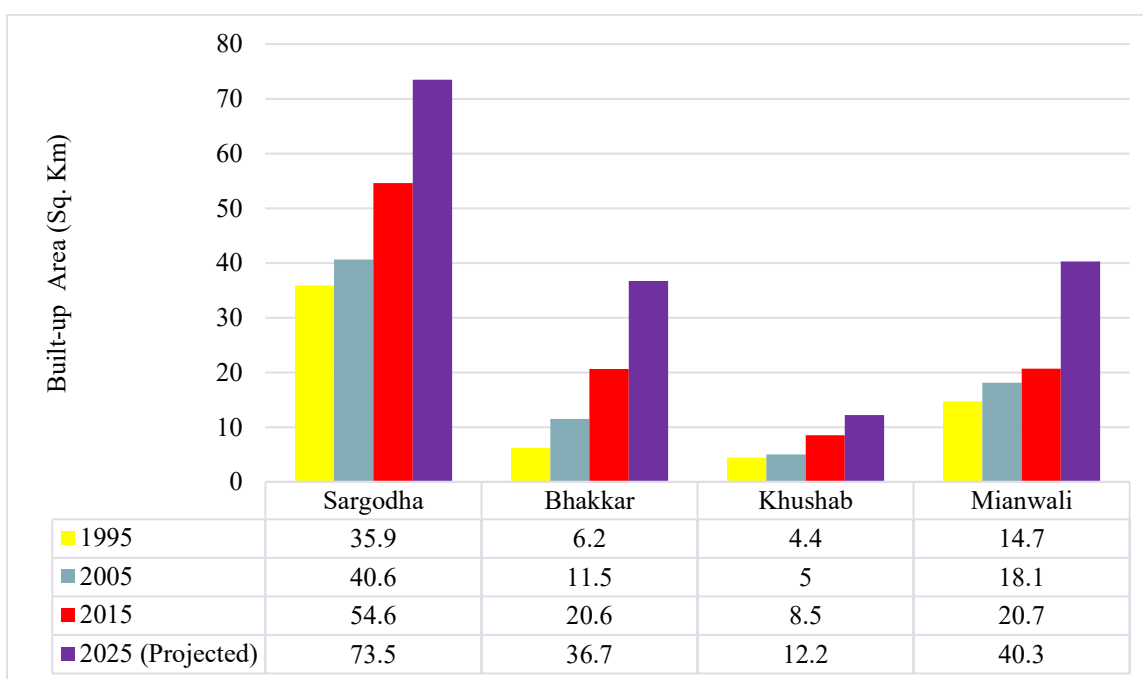
In Khushab MC, we observe the trend of expansion alongside major roads – in this case, expansion has taken place alongside Quaidabad Road (which leads to Jauharabad), and Khushab-Sakesar Road (which leads to Nowshera), along the western side of the city, and alongside Sargodha Road (which leads to Sargodha), along the northern side of the city. Though the total built up area in Khushab is comparatively low, however, the built up area rate of expansion in Khushab is quite rapid, as compared to other district headquarters and has increased by around 92 percent, from 4.4 sq.km in 1995, to 8.5 sq.km in 2015, and is further expected to grow to 12.2 sq.km by 2025.

In Mianwali MC, the built up area expansion has taken place, not just at the edges of the city, but towards its center as well, particularly between 2005 and 2015, and in the form of infill development that has resulted in a more continuous urban form in the core of the urban area. Major expansion has taken place along Sargodha – Mianwali Road, and PAF Road. However, the rate of expansion in Mianwali is comparatively low, and the built up area has increased by around 30

percent, from 14.7 sq.km in 1995 to 20.7 sq.km in 2015, and is expected to expand rapidly post 2015 and grow to 40.3 sq.km by 2025.

In Bhakkar MC, major built up area expansion has taken place to the north and east of the city, particularly along Jhang Road, Darya Khan Road, and Khansar Road. Indeed, Bhakkar MC has expanded at the fastest rate, and the built up area has increased by around 230 percent from 6.2 sq.km in 1995 to 20.6 sq.km in 2015, and is further expected to grow to 26.7 sq.km by 2025.

**Figure 20. Increase in Built Up Area (Sq.Km) in District Headquarters, Sargodha Division**



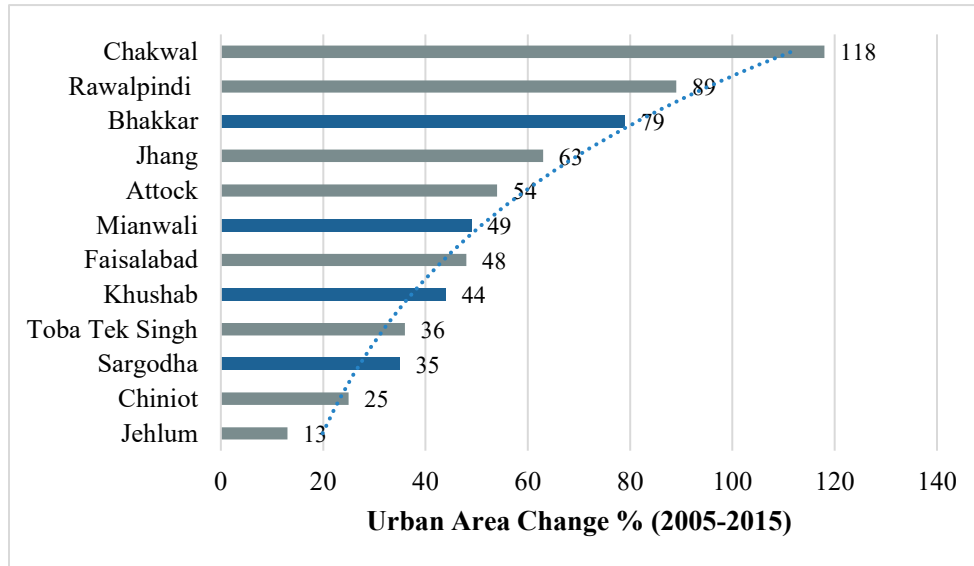
Source: The Urban Unit

### 4.3. Comparative View of Urban Area Expansion

Figure 21 compares the percentage change in urban area (built up extent) between 2005 and 2015, of the district headquarters in Sargodha Division and other cities of Punjab. Bhakkar ranks relatively high, placing before major cities such as Faisalabad and Attock. Furthermore, Khushab and Mianwali are in the medium range, whereas, Sargodha is among the slowest growing cities in Punjab (in terms of urban area expansion). This reflects a Punjab wide phenomenon – that many

small and medium sized cities are expanding at a faster rate, than several large cities, and thus, require long term planning efforts to channel this growth.

**Figure 21. Total Percentage Change in Urban Area (2005-2015)**



**Source: The Urban Unit**

## SECTION V: URBAN PLANNING INTERVENTIONS

### 5.1. History of Urban Planning Interventions

#### Outline Development Plans (ODPs)

The ODPs were developed in the 1970s and onwards for many cities and urban areas in Pakistan.

In Sargodha Division, ODPs were developed for the following cities and urban areas:

- Bhakkar (1992)
- Bhalwal (1992)
- Bhera (1993)
- Darya Khan (1990)
- Jauharabad (1989)
- Khushab (1978)
- Kot Momin (1990)
- Kundian (1991)
- Mianwali (1977)
- Mitha Tiwana (1998)
- Sahiwal (1994)
- Sargodha (1976)
- Sillanwali (2000) – still active, upto 2025

Despite the creation of ODPs for several urban centers in Sargodha division, the implementation of these plans has remained poor. For a start, the built-up area and urban extent has expanded significantly beyond what was envisioned at the time the respective ODPs were finalized (Table 7). Furthermore, it has been a common practice to apply for and approve land use conversions for further development that does not align with the land use planning requirements as laid down by

the ODPs. Thus, over time, the overall growth direction of urban areas has not met the vision and direction laid out by the ODPs. Lastly, with the exception of Sillanwali, all ODPs of urban areas in Sargodha division have expired, and further growth may be considered unplanned.

*Table 7. Planning Interventions in Sargodha Division*

Planning interventions	Sargodha	Khushab	Mianwali	Bhakkar
Land use survey performed	1976	1978	1977	1980
Outline Development Plan	1976-1995	1978-1995	1977-1995	1980-1995
Years since ODP lapsed	27	27	27	27
Urban Area in Acres – ODP	3,285.74	1,648	2,515.61	1,802
Urban Area in Acres (2015)	13,491.95	2,100	6,696.56	5,090.4

**Source: The Urban Unit**

#### Mandi Towns – Thal Development Authority (TDA)

Thal Development Authority (TDA) was created under the Thal Development Act of 1949, in order to develop the Thal desert region, as the Thal Canal Project had increased the development potential of the region and was considered a potential outlet for migration pressures in Upper Punjab, by promoting growth within this region. Until its dissolution in 1969, TDA worked on planning and development of several urban areas in the region. Known as “Mandi Towns”, TDA created masterplans for several urban centers to promote growth and development. Within Sargodha division, the list of Mandi Towns include:

- Mandi Town Bhakkar
- Mandi Town Jauharabad
- Mandi Town Quaidabad
- Mandi Town Liaquatabad

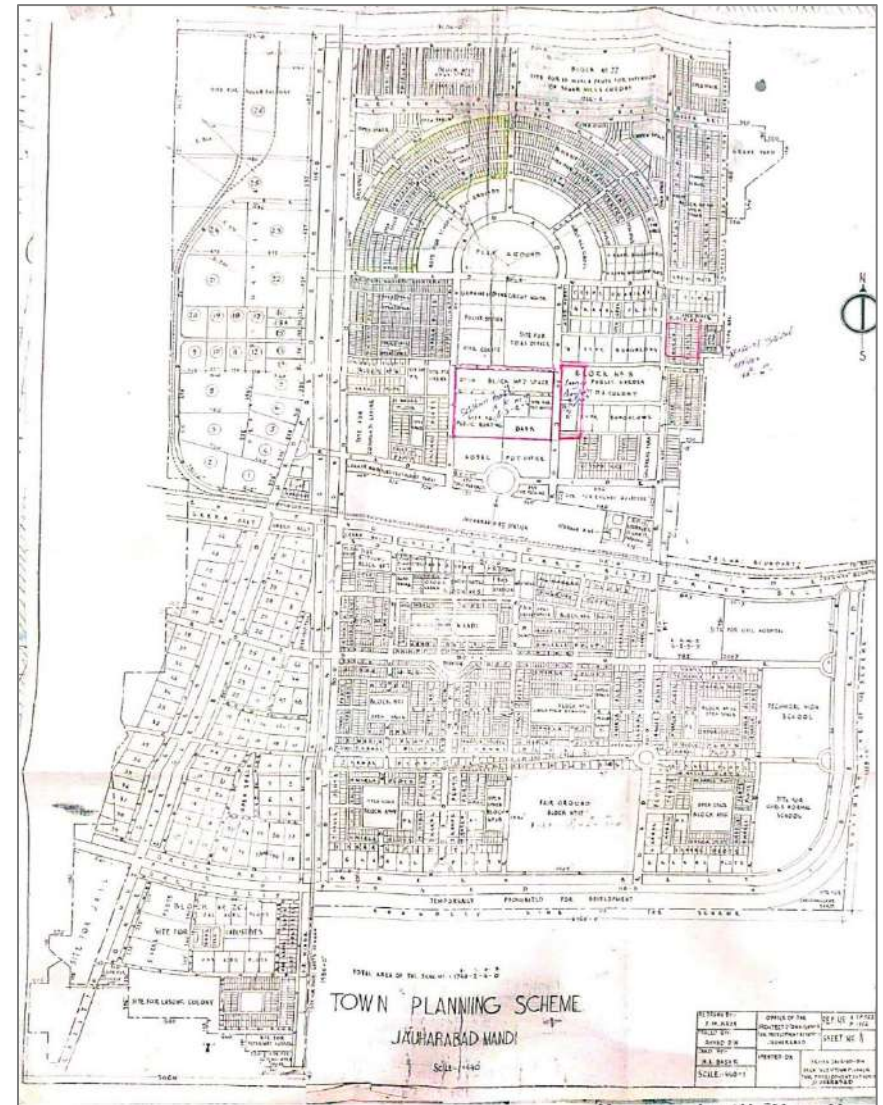
After TDA's dissolution, the lands under Mandi Towns were transferred to Punjab Housing and Town Planning Agency's (PHATA) jurisdiction. While TDA's efforts did help promote planned growth and development in the region, over time the effect of these efforts has diminished. Similar to ODPs, overtime land use conversions have meant that the spirit of these master plans has not been met.

Yet, these planned regions have some advantages for further growth and improvement of urban planning, and design standards. Upon visit to Mandi Town Bhakkar, it was observed that due to comparatively better planning standards (defined road widths, setbacks, open space designations etc.) the area had avoided the level of congestion, and haphazard growth observed elsewhere. However, deterioration of infrastructure, informal dumping sites, encroachment, katchi abadis (that have now been regularized) were also observed. Thus, these areas need continued planning and implementation of planning standards. Furthermore, there are several vacant land parcels, that were earmarked for development of open spaces, yet such development did not materialize after TDA was dissolved. These sites, due to their central location, hold potential for development as vibrant community spaces that can serve as bazaars, event spaces and cultural centers.

Figure 22. Map of Mandi Town, Liaqatabad



Figure 23. Map of Mandi Town, Jauharabad



Source: PHATA, Regional Office Bhakkar

## 5.2. Current Initiatives

### Site Development Zone (SDZ)

A proposed Site Development Zone Structure Plan (with timeframe of 2021-2029) for MC Sargodha was completed in 2021, and identifies proposed residential, commercial, industrial, agricultural zones beyond the current urban extent of the city. The SDZ attempts to ensure that future growth of the city is channeled and directed according to the needs of the city, rather than allowing the current unplanned growth scenario to persist. Indeed, the SDZ is a tool which allows rapidly growing cities to direct growth along planning parameters in the short term. However, the Site Development Zone of MC Sargodha has not yet been formally approved and brought into implementation.

### Punjab Intermediate Cities Investment Improvement Program (PICIIP)

This Asian Development Bank (ADB) funded project aims to improve the efficiency and financial sustainability of intermediate cities and effectiveness of urban services through improvements in water supply, sanitation, sewerage system, sewage treatment, solid waste management, transport infrastructure, public space, and capacity development of urban local governments. PICIIP also aims to introduce integrated urban planning in target cities and Sargodha is one of the cities in Phase II of the project. Currently, in Sargodha, the project is in the data collection and consolidation stage, leading up to the formulation of the Integrated Master Plan (with a timeframe of up to 2050) and identification of sector wise interventions and proposals.

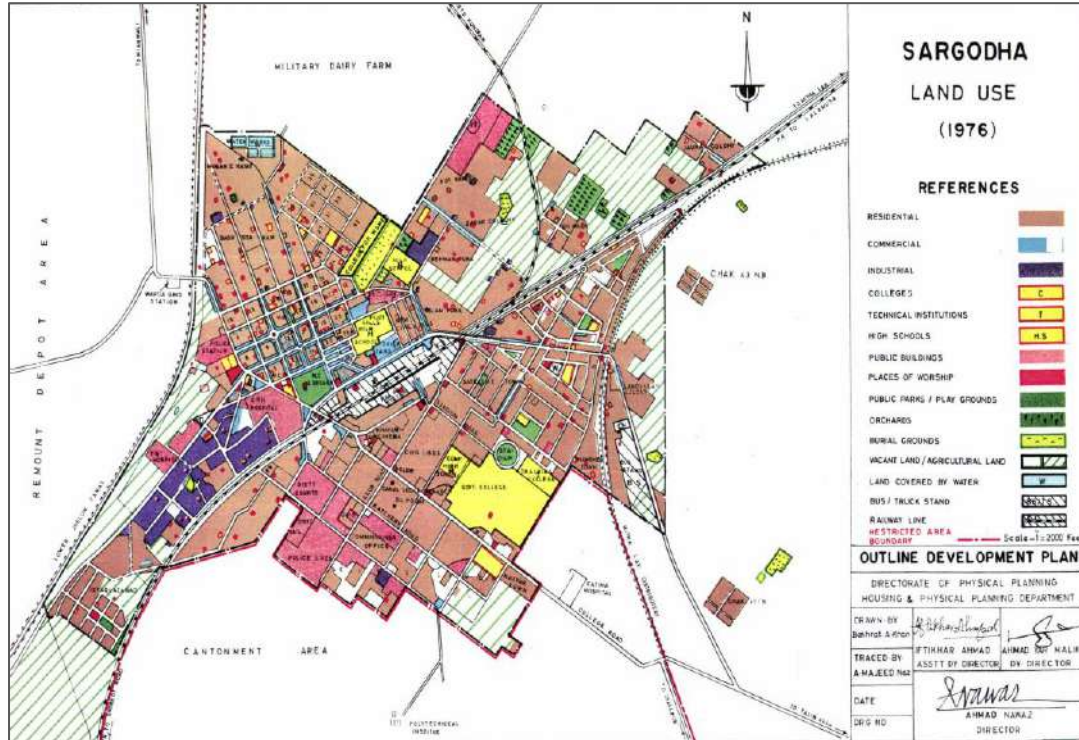
### Master Plans for Urban Local Governments of Punjab

Since 2021, the LG&CD department intends to develop master plans for 154 small to mid-sized cities / urban areas in Punjab, to prevent unplanned growth and promote the development potential of these cities. These would potentially include several urban areas in Sargodha division, including Sillanwali, Sahiwal (Chita), Shahpur Saddar, Bhera, Kot Momin, Bhalwal, Bhakkar, Darya Khan, Kalor Kot, Mankera, Khushab, Quaidabad, Noorpur, Noshehra, Joharabad, Mianwali, Essakhel and Piplan.

### **5.3. Land Use Planning**

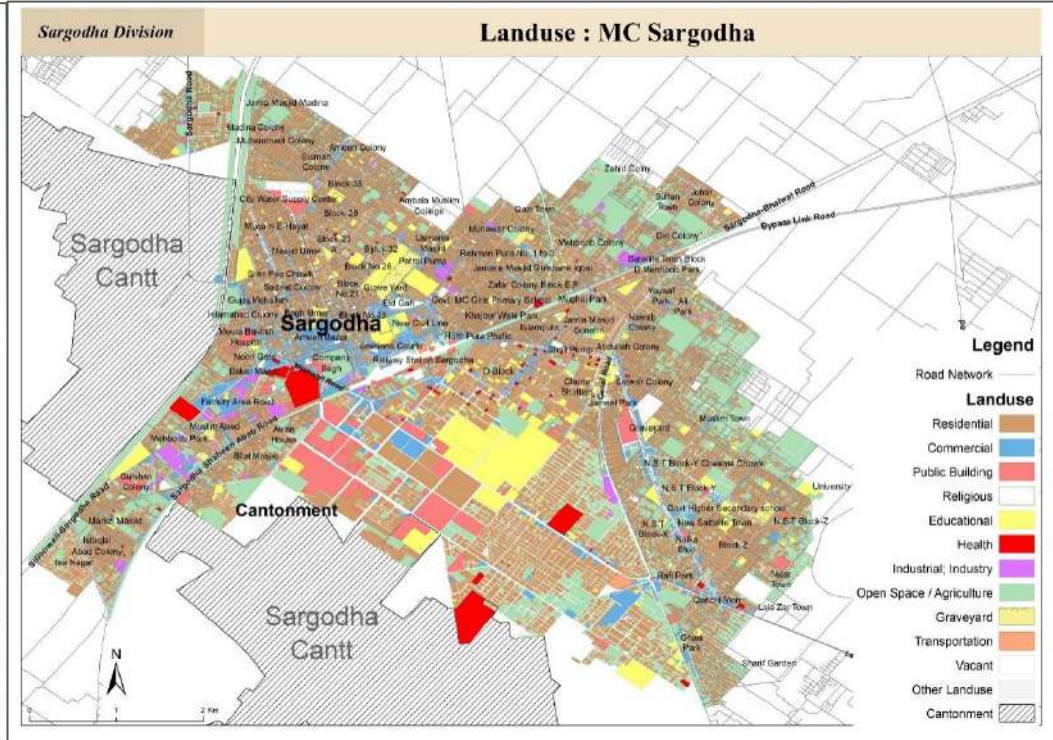
This section will compare the land use mapping of the four district headquarters from the time of ODP formulation, with more recent land use mapping. Major shifts in the land use dynamics and their implications will be discussed.

Figure 24. Land Use of Sargodha MC - 1976



Source: Outline Development Plan, Sargodha

Figure 25. Land Use of Sargodha MC - 2011

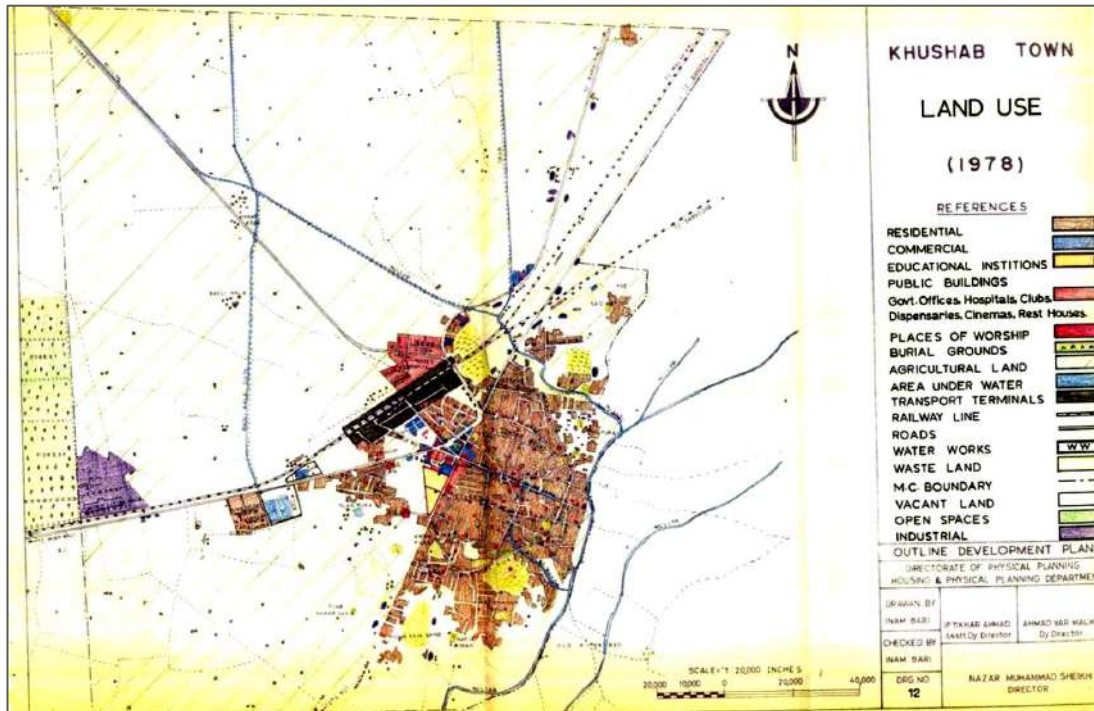


Source: The Urban Unit

The above figures show that industrial land use has diminished (near Factory Area Road, Muslimabad, Mehboob Park – near Cantonment area), while as the city has expanded towards the northern and eastern sides, primarily residential and commercial land uses have increased. Particularly along major roads, the growth of commercial land uses can be observed (due to better accessibility which makes business more viable), whereas the bulk of the urban sprawl and expansion

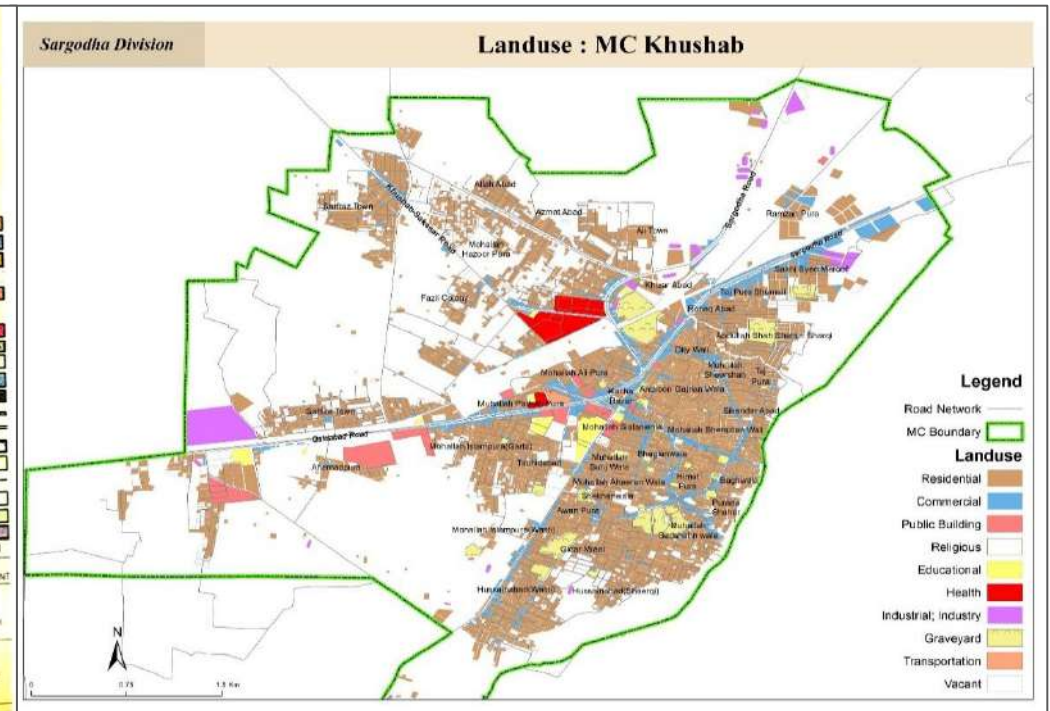
consists of residential uses. Thus, on the northern and eastern edge of the urban extent, pockets of residential use are interspersed with open space / agricultural use, and we can expect the open space/agricultural land to reduce as the city continues to expand and new housing societies emerge.

Figure 26. Land Use of Khushab MC - 1978



Source: Outline Development Plan, Khushab

Figure 27. Land Use of Khushab MC - 2013



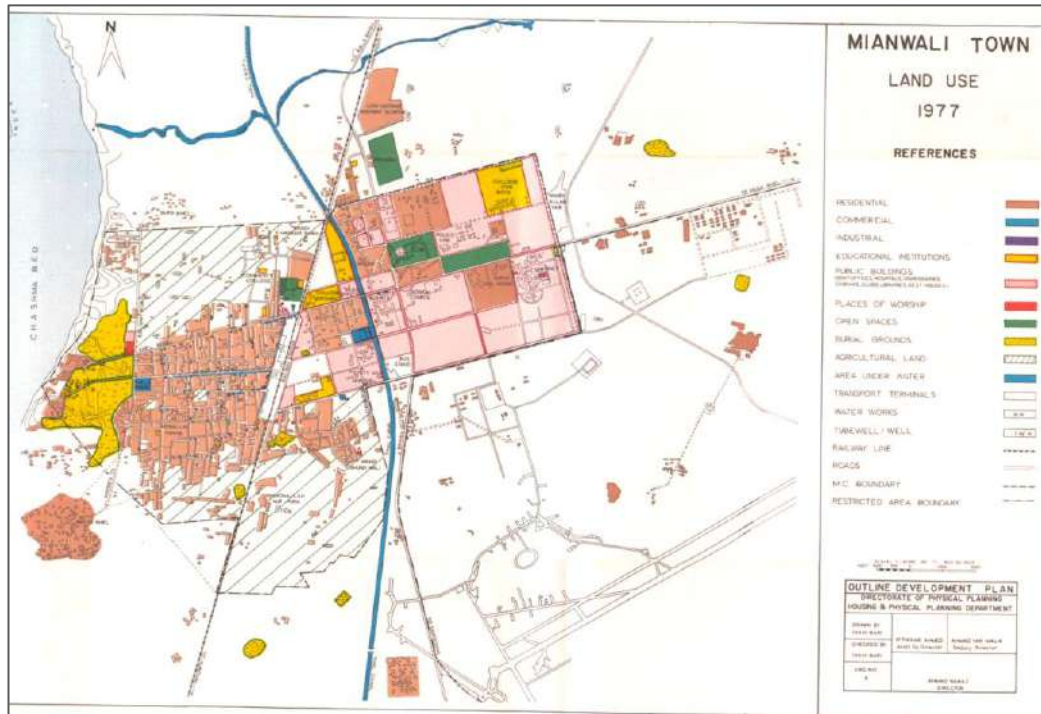
Source: The Urban Unit

The above figures show that as the city of Khushab has expanded, the primary land uses that have increased are residential and commercial. Similar to Sargodha, commercial land use has developed along major roads and corridors, as these areas are attractive due to relatively better access. The city had expanded towards the north and west, with the development of new housing schemes – yet new developments consist of interspersed pockets, and there is no dense and contiguous

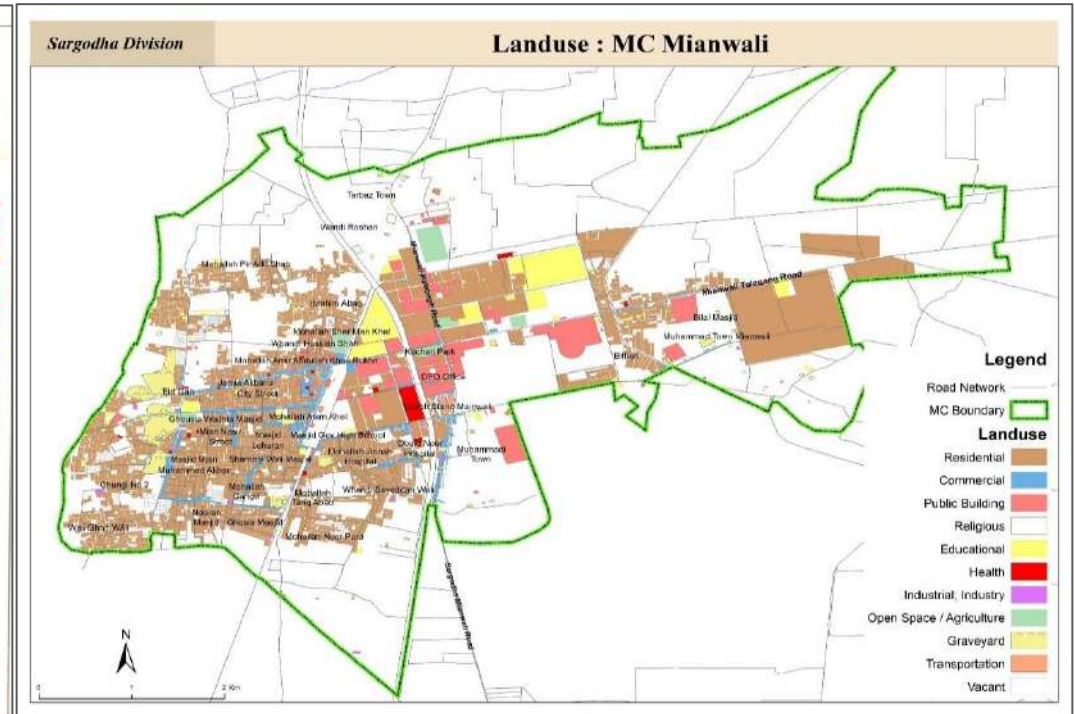
urban form in the more recently developed areas (compared, to the contiguous urban form in the older urban core of the city). This interspersed development will pose challenges for urban service delivery and make accessibility more difficult. At the same time, there is a notable lack of open spaces and parks in Khushab which are essential in all urban areas.

Figure 28. Land Use of Mianwali MC - 1977

Figure 29. Land Use of Mianwali MC - 2013



Source: Outline Development Plan, Mianwali

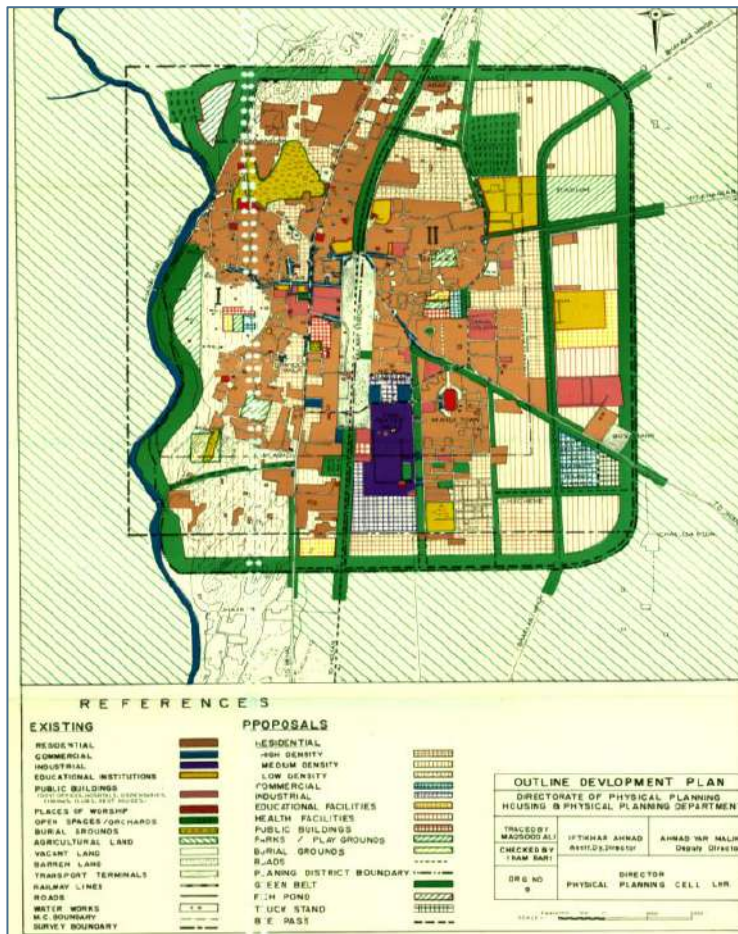


Source: The Urban Unit

The above figures show that as the city of Mianwali as expanded, the primary land uses to increase are residential whereas commercial uses have increased along interior roads of the older urban core of the city. The city had expanded towards the north, southwest and east directions, with the development of new housing schemes – yet new developments consist of interspersed pockets (particularly in the north), and there is no dense and contiguous urban form in the more recently

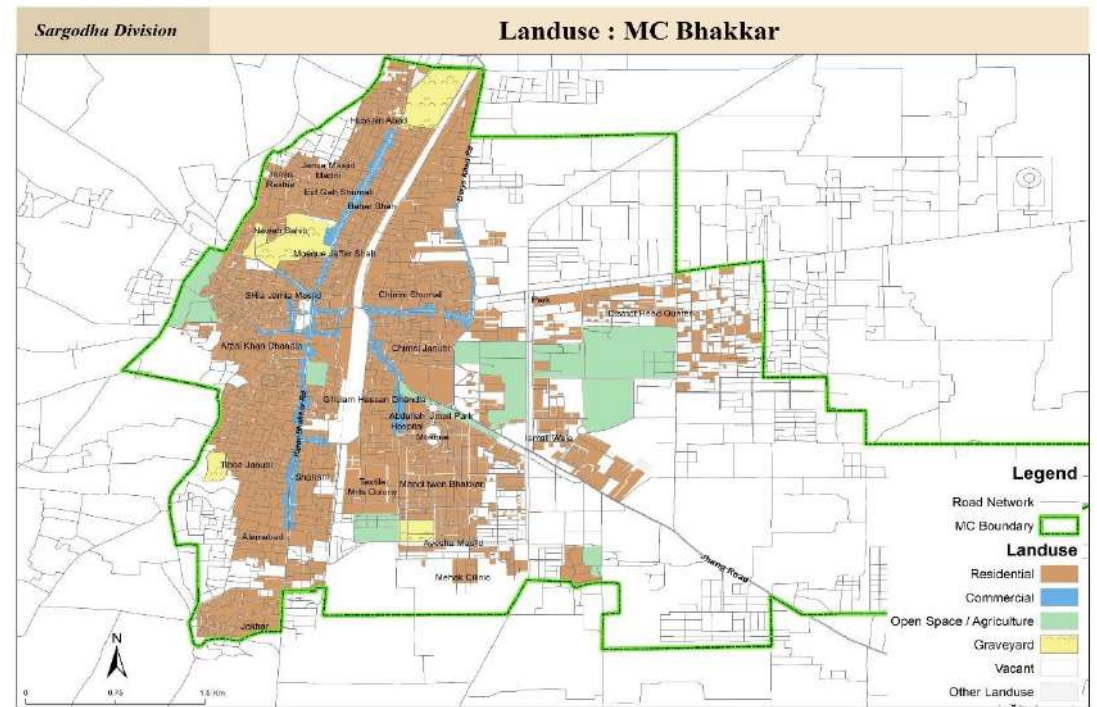
developed areas. This interspersed development will pose challenges for urban service delivery and make accessibility more difficult and thus, targeted infill development projects should be pursued. At the same time, there is a marked lack of open spaces and parks which are essential to all urban areas.

Figure 31. Land use of Bhakkar MC - 1980



Source: Outline Development Plan, Bhakkar

Figure 30. Land Use of Bhakkar MC - 2013



Source: The Urban Unit

The above figures show that Bhakkar has expanded in the northern and eastern sides of the city, and primarily in the form of residential land in the new development. On the eastern side however, considerable agricultural land is still intact, though it may diminish over time.

Commercial uses have increased along the interior roads of the older urban core of the city.

#### 5.4. Capacity Development of Urban Planning Institutions

##### Skilled Human Resource

Stakeholder consultations and data collection from urban local governments revealed that there is low HR capacity and lack of skilled workforce in SDA, across all MCs, and line departments. Currently, there are **1278 vacant posts** in MC Sargodha alone. Furthermore, PHA Sargodha has **82 vacant posts** including key posts of Director (Horticulture), Deputy Director (Horticulture), Assistant Director (Horticulture), Director (Engineering), Deputy Director (Engineering), Assistant Director (Technical), and Assistant Director (Architecture & Landscape). Also, high turnover also impedes skill development and training of workforce.

*Table 8. HR Capacity of MC Sargodha*

Sr. No.	Name of Post	Total Posts	Filled	Vacant
1	Mayor Office	9	5	4
2	Chief Officer office	42	25	17
3	MO(Regulation)	105	43	62
4	MO(S)	1648	650	998
5	MO(I)	261	125	136
6	MO (Planning)	32	16	16
7	MO (Finance)	123	78	45
	Total	2220	942	1278

Source: MC Sargodha

*Table 9. HR Capacity of PHA Sargodha*

Approved Sanctioned Strength of PHA Sargodha		Current Strength of PHA Sargodha		Required	
Officers	23	Officers	7	Officers	16
Staff	304	Staff	16	Staff	66
		TMA Staff	5		
		Daily Paid Staff	217		
<b>Total</b>	<b>327</b>	<b>Total</b>	<b>245</b>	<b>Total</b>	<b>82</b>

**Source: PHA Sargodha**

#### Urban Local Governments / Development Authorities

Sargodha MC is the only urban area in the division with an established Development Authority. However, the biggest challenge for SDA currently is that the declaration of the city area under SDA's jurisdiction has not been notified. Furthermore, stakeholder consultations with urban local governments and representatives of line departments revealed that there are several recurring issues faced across the board such as,

- Weak system for approval and monitoring of new developments leading to illegal developments and encroachments
- Lack of identification of katchi abadis in many MCs and long-term policy for regulation
- Delays in handing and taking over projects
- Lack of development budget

### WASA – Sargodha

While SDA has established the associated agency of PHA in Sargodha, there is also a dire need for a Water and Sanitation Agency (WASA) in the city, as inadequate sanitation infrastructure is one of the most pressing problems facing the city. The formulation of a WASA has been pursued for the last couple of years, but has met with delays and consequently, the WASA has not been established as of yet.

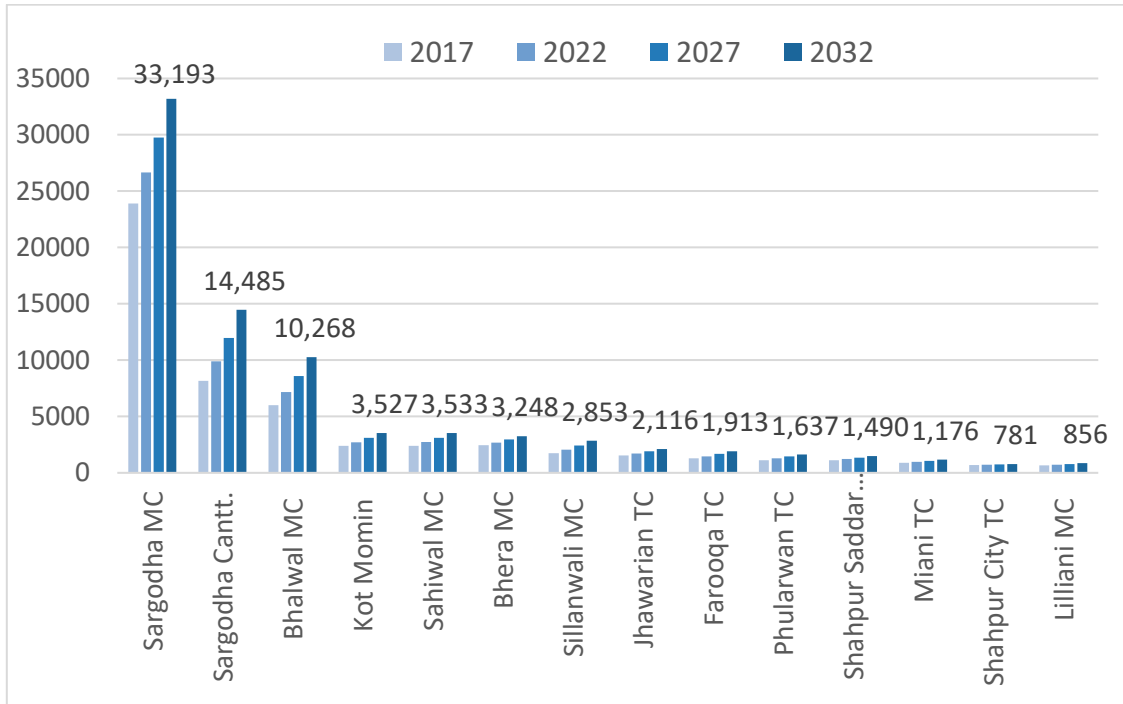
## SECTION VI: HOUSING DEMAND

### 6.1. Projected Housing Deficit

Using Census 2017 data as a baseline, the housing deficit for urban areas in each district has been calculated. Furthermore, housing deficit projection has been calculated in five year intervals, for the next ten years, up to 2032. This approach calculates housing deficit based on three components i) gap between new housing supply and housing demand based on population growth ii) dilapidated housing stock (i.e. katcha houses) that need replacement and iii) shortage due to overcrowding (i.e. greater than 3 people in a room) that represents the additional housing units needed to accommodate currently overcrowded households.

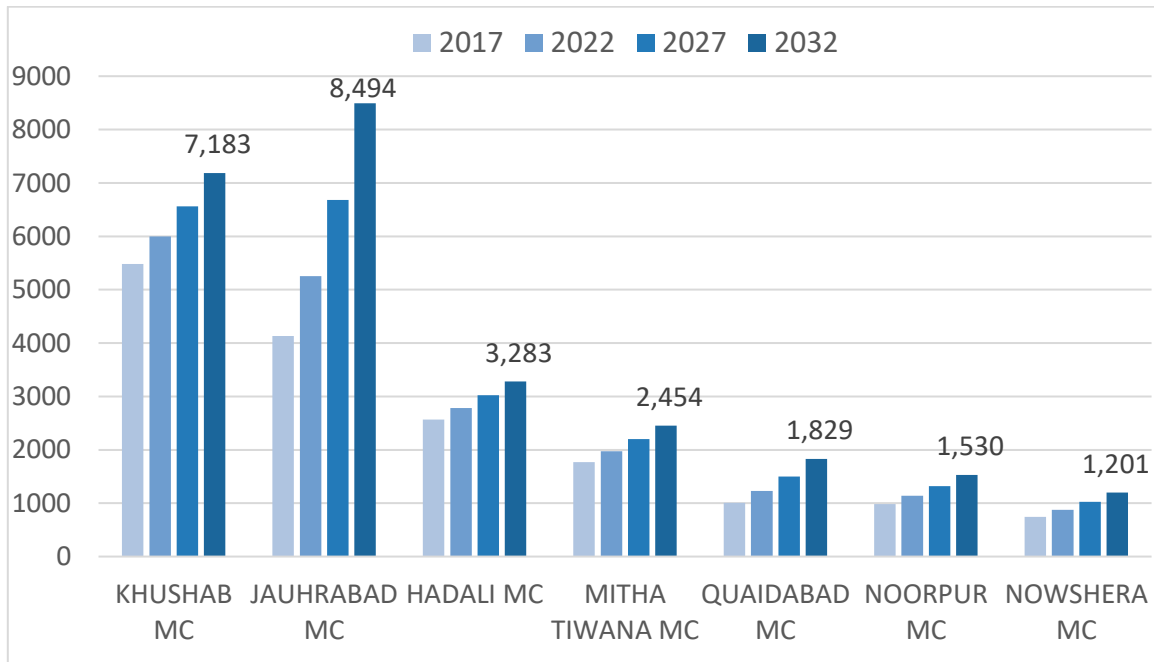
The total housing shortage in the urban areas of Sargodha district is projected to be **81,706 units** by 2032. Figure 32 shows that the majority of housing shortage is concentrated in Sargodha MC and Sargodha Cantt., which makes sense as this is the largest urban area in the region, with significant pull factor and expected population growth, and thus, housing demand will also increase accordingly. However, Bhalwal MC also has relatively high growth rate and earlier was identified as one of the fastest growing urban areas in the division.

**Figure 32. Projected Housing Deficit in Sargodha District**



Source: Census, 2017 | Projection Calculation: The Urban Unit

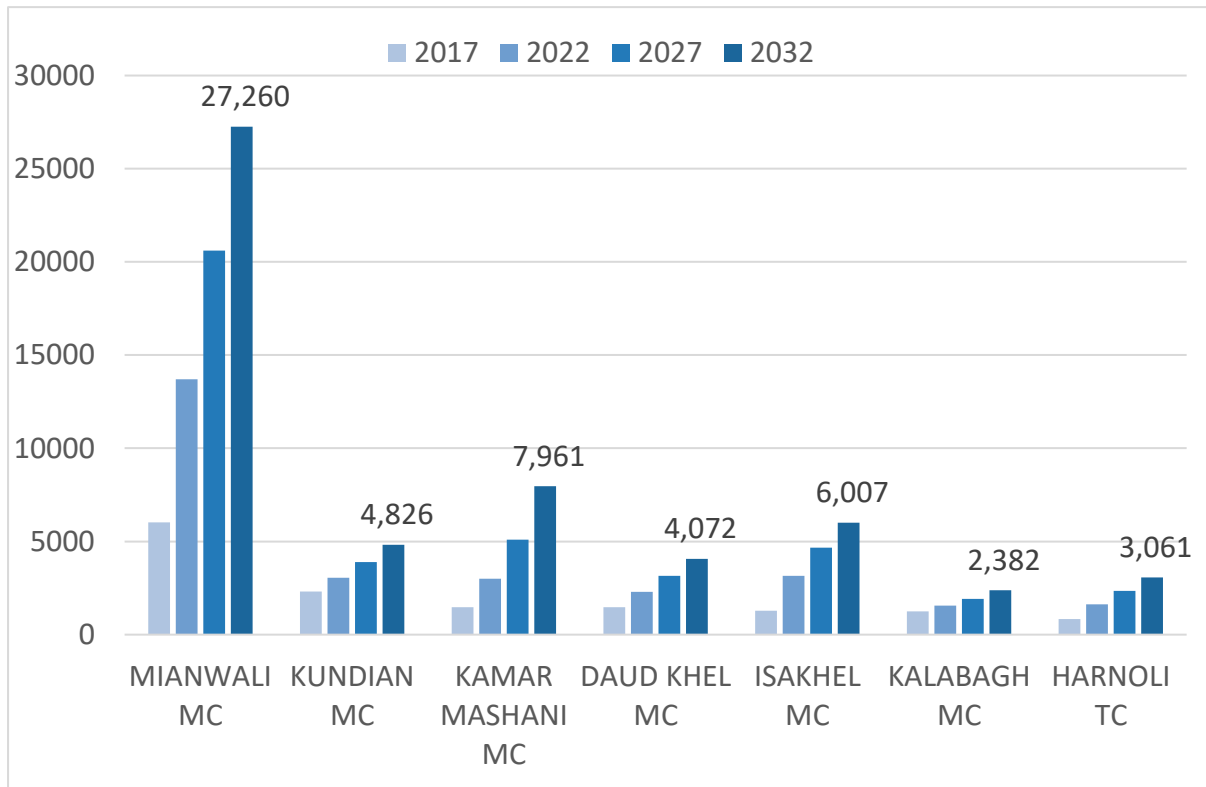
**Figure 33. Projected Housing Deficit in Khushab District**



Source: Census, 2017 | Projection Calculation: The Urban Unit

The total housing shortage in urban areas of Khushab district is projected to be **25, 974 units** by 2032. Figure 33 shows that the majority of housing shortage is concentrated in Jauharabad MC and Khushab MC, which makes sense as these are among the largest urban areas in the region, with significant pull factor and expected population growth, and thus, housing demand will also increase accordingly.

**Figure 34. Projected Housing Deficit in Mianwali District**

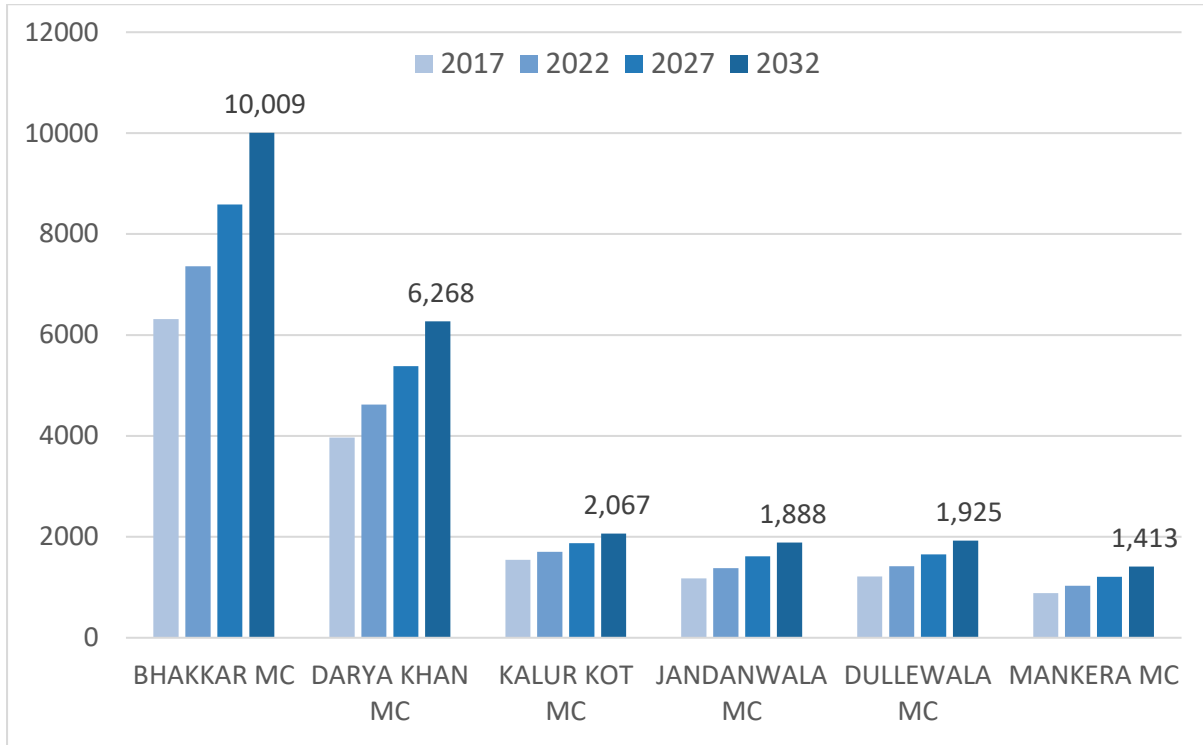


**Source: Census, 2017 | Projection Calculation: The Urban Unit**

The total housing shortage in urban areas of Mianwali district is projected to be **55, 569 units** by 2032. Figure 34 shows that the majority of housing shortage is concentrated in Mianwali MC, which makes sense as it is the largest urban area in the district and among the largest urban areas in the region, with relatively high pull factor and expected population growth, and thus, housing demand will also increase accordingly. Furthermore, Kamar Mashani MC also has

relatively high growth rate and earlier was identified as one of the fastest growing urban areas in the division.

*Figure 35. Projected Housing Deficit in Bhakkar District*



**Source: Census, 2017 | Projection Calculation: The Urban Unit**

The total housing shortage in urban areas of Bhakkar district is projected to be **23, 569 units** by 2032. Figure 35 shows that the majority of housing shortage is concentrated in Bhakkar MC and Darya Khan MC. Bhakkar is the largest urban area in the district and among the largest urban areas in the region, with relatively high pull factor and expected population growth, and thus, housing demand will also increase accordingly. Furthermore, Darya Khan MC also has a relatively high growth rate and earlier was identified as one of the fastest growing urban areas in the division.

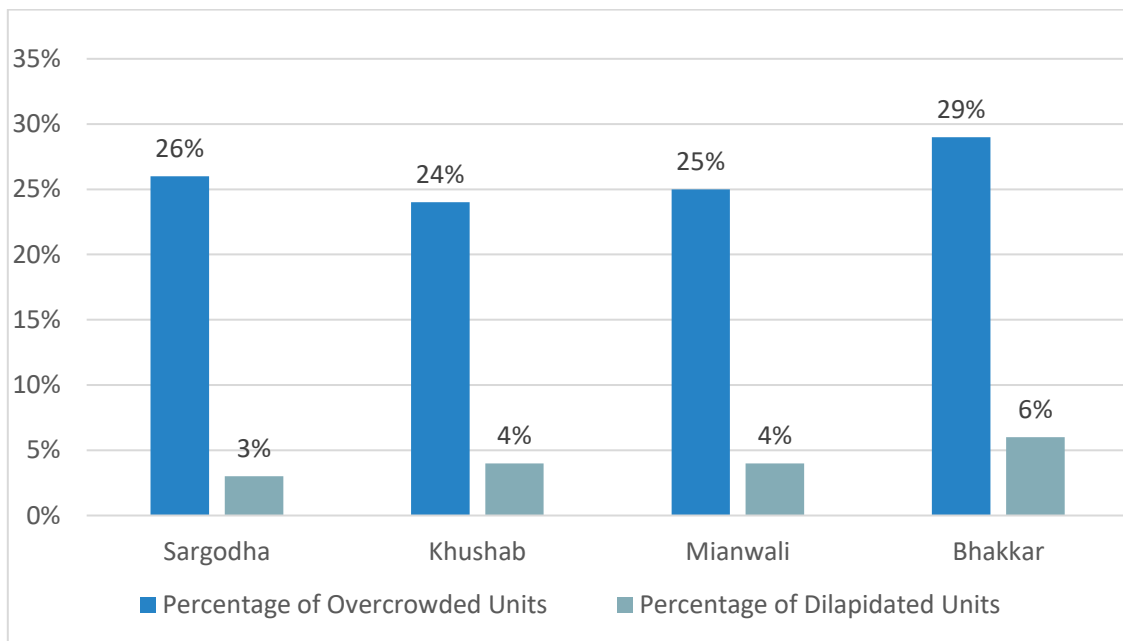
## 6.2. Qualitative Housing Deficit

Not only the quantity, but the quality of the housing stock available is of significance as well.

Thus, qualitative housing can be measured along two parameters – whether the house is in a

dilapidated condition, and whether its residents are living in overcrowded conditions. In both cases, the quality of life would be negatively affected. Dilapidated housing may be defined and measured in a number of ways, but due to data availability, we will consider the type of housing stock i.e., if it is pacca, semi pacca or katcha. Thus, dilapidated units refer to katcha housing stock, that is built from makeshift material such as bamboo, mud, thatch, straw, tin sheets etc. Thus, it does not provide adequate protection. Furthermore, according to accepted norms, overcrowding is defined as when there are more than three people living per room in a housing unit. The percentage of overcrowded units, and dilapidated units, out of total housing stock is represented below at the district level:

**Figure 36. Percentage of Overcrowded and Dilapidated Units, 2017**



**Source: Census, 2017**

### 6.3. Housing Initiatives

Low cost housing schemes have been primarily developed by PHATA, in the form of Area Development Schemes (ADS), 3 Marla Housing Schemes, and Sites and Services (STS) schemes.

*Table 10. List of PHATA Housing Initiatives in Sargodha Division*

Sargodha	Khushab	Mianwali	Bhakkar
<ul style="list-style-type: none"> <li>○ ADS-I Sargodha</li> <li>○ ADS-II, Sargodha</li> <li>○ 3-Marla Housing Scheme, Sargodha</li> <li>○ ADS Bhalwal</li> <li>○ 3-Marla Housing Scheme, Sillianwali</li> <li>○ STS Sargodha</li> </ul>	<ul style="list-style-type: none"> <li>○ ADS-I Jauharabad</li> <li>○ ADS-II Jauharabad</li> <li>○ ADS-III Jauharabad</li> <li>○ 3-Marla Housing Scheme, Jauharabad</li> <li>○ ADS Khushab</li> <li>○ ADS-I, Quaidabad</li> <li>○ ADS-II, Quaidabad</li> <li>○ ADS-III, Quaidabad</li> <li>○ Mandi Town Jauharabad</li> <li>○ Mandi Town Quaidabad</li> </ul>	<ul style="list-style-type: none"> <li>○ ADS Mianwali Phase I &amp; II</li> <li>○ 3-Marla Housing Scheme, Mianwali</li> <li>○ ADS-Liaqatabad</li> <li>○ Mandi Town Liaqatabad</li> </ul>	<ul style="list-style-type: none"> <li>○ ADS-I Bhakkar</li> <li>○ ADS-II, Bhakkar</li> <li>○ 3-Marla Housing Scheme, Bhakkar</li> <li>○ ADS-I, Kallurkot</li> <li>○ ADS-II, Kallurkot</li> <li>○ ADS Darya Khan Phase-I &amp; II</li> <li>○ Mandi Town Bhakkar</li> </ul>

**Source: PHATA**

#### Schemes in Pipeline / Proposed Schemes

Several potential housing schemes have been identified by PHATA and /or under Naya Pakistan Housing Program (NPHP) and these include:

- Area Development Scheme No.3 in Bhakkar

This site was identified in Mandi Town Bhakkar for development of affordable housing under NPHP, however, due to legal dispute and ongoing court case over the land parcel between PHATA and LG&CD department, no further progress has been made.

- Expansion of Area Development Scheme No. 2 in Sargodha
- Area Development Scheme in Sillanwali

ADS-II in Sargodha, and ADS, Sillanwali have been identified by regional PHATA officials as future developments for low cost housing.

Furthermore, the Model Town Housing Scheme is being developed in Sargodha by SDA under PPP mode and includes a set amount of affordable housing units out of the total number of plots being developed. Currently, infrastructure work such as electrification of the scheme are pending.

#### **6.4. Informal Settlements (Katchi Abdis)**

Overall, the division is lacking policy direction for identification and rehabilitation of informal settlements. For example, in Jauharabad MC, the last instance of a Katchi Abadi being regularized took place in 1988 (Noor Colony) and rights were transferred to 35 right holders. Yet, there is no updated information on further informal settlements that may have developed in the city after this time period. Thus, data collection on the number of katchi abadis, and the number of dwelling units that are within informal settlements is completely missing or is incomplete in most urban areas of the division. The notable exception is Sargodha MC, that maintains a list of katchi abadis in the city – there are a total of 21 such identified informal settlements in Sargodha, that comprise of a total of 4,049 dwelling units.

## SECTION VII: URBAN FORM, PUBLIC SPACES AND PARKS

### 7.1. Key Urban Centers

Field visits to key urban centers in each of the four district headquarters were conducted. This included: i) Main Bazaar, Sargodha, ii) Main Bazaar / Katcha Bazaar, Khushab, iii) Sargodha-Mianwali Road adjacent to Larri Adda, Mianwali and iv) Mandi Town, Bhakkar. These sites were selected because they are part of the oldest urban core of the city and attract a high amount of traffic and commercial activity.

*Figure 37. Field Visit to Mian Bazaar, Sargodha*



Congestion



Poor drainage and footpaths



High pedestrian traffic



Haphazard Parking

**Source: The Urban Unit**

*Figure 38. Field Visit to Mian Bazaar / Kacha Bazaar, Khushab*



Congestion



High pedestrian traffic



Poor drainage and footpaths

**Source: The Urban Unit**

While these sites hold potential, they do not meet urban design standards, compliance to which could make them more attractive and pedestrian friendly. The common features of these sites include:

- High pedestrian traffic
- Congestion
- Lack of parking facilities leading to haphazard parking and encroachment; particularly by motorcycles

- Poor drainage infrastructure
- Lack of public wastebins and improper waste dumping
- Lack of adequate signage
- Lack of pedestrian friendly street infrastructure including proper footpaths/sidewalks, benches, shade from trees/greenery

*Figure 39. Field Visit to Sargodha – Mianwali Road, (near Larri Adda, Mianwali)*



Waste disposal



Poor drainage and footpaths



High pedestrian traffic



Haphazard Parking

Source: The Urban Unit

*Figure 40. Field Visit to Mandi Town, Bhakkar*

Waste disposal



Poor drainage and footpaths



Wide roads + encroachment



Undeveloped open spaces

**Source: The Urban Unit**

## 7.2. Parks and Greenbelts

As discussed in Section 5.3 (Land Use Planning), there is a marked lack of open spaces, including parks, recreation outlets, and greenbelts in the urban centers of Sargodha Division and this negatively impacts the quality of life and public health of residents. In recognition of this problem, the district administration, PHA Sargodha, and concerned departments (including LG&CD and Forestry) have identified sites for intervention for further development of parks and greenbelts. These proposals will be discussed in more detail in the Recommendations Section.

## SECTION VIII: URBAN PLANNING INTERVENTIONS

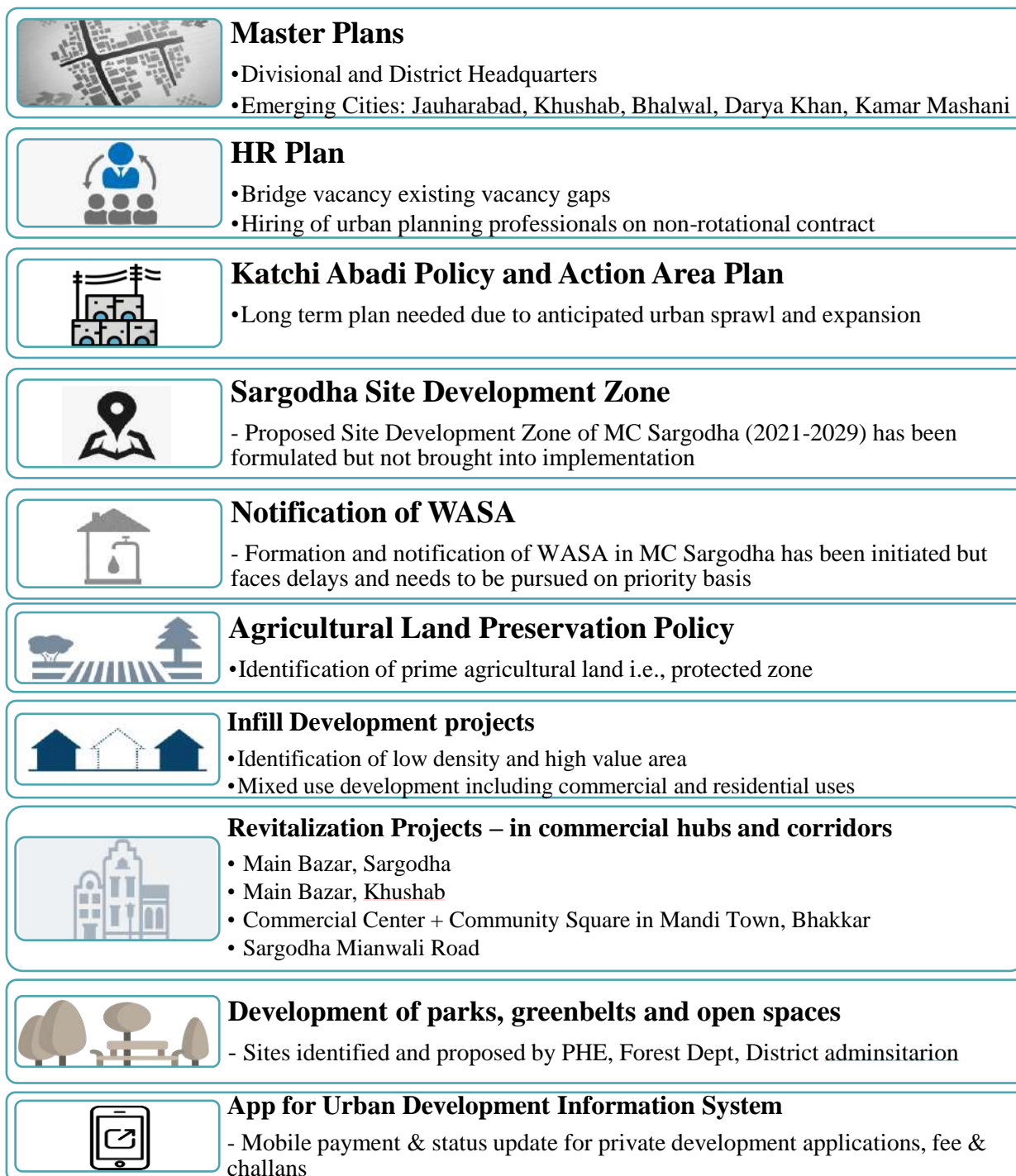
### 8.1. Summary of Key Problems

Based on the data analysis carried out in previous sections, a synthesis of the major problems faced is presented below:

- Haphazard growth and unplanned sprawl in urban areas
- Agricultural land is diminishing due to unbridled growth
- Lack of open spaces, parks, and recreation facilities in urban centers
- Poor urban form and design standards in key commercial areas
- Lack of skilled HR
- Lack of development budget
- Lack of long term policy and data collection on katchi abadis
- Lack of master planning for existing and emerging urban hubs
- Weak system for approval and monitoring of new developments leading to illegal developments and encroachments

### 8.2. Overview of Key Recommendations

The interventions in the urban planning sector are forward looking and focus on developing long term Master Plans for key urban cities in the region. They are also focused on developing policy frameworks and tools for directing future growth, protecting agricultural lands, rehabilitating katchi abadis, formulating urban development information systems, improving urban form and livability through the development of open spaces, and improving economic growth potential through targeted revitalization and infill development projects.

*Figure 41. Summary of Proposed Urban Planning Interventions*

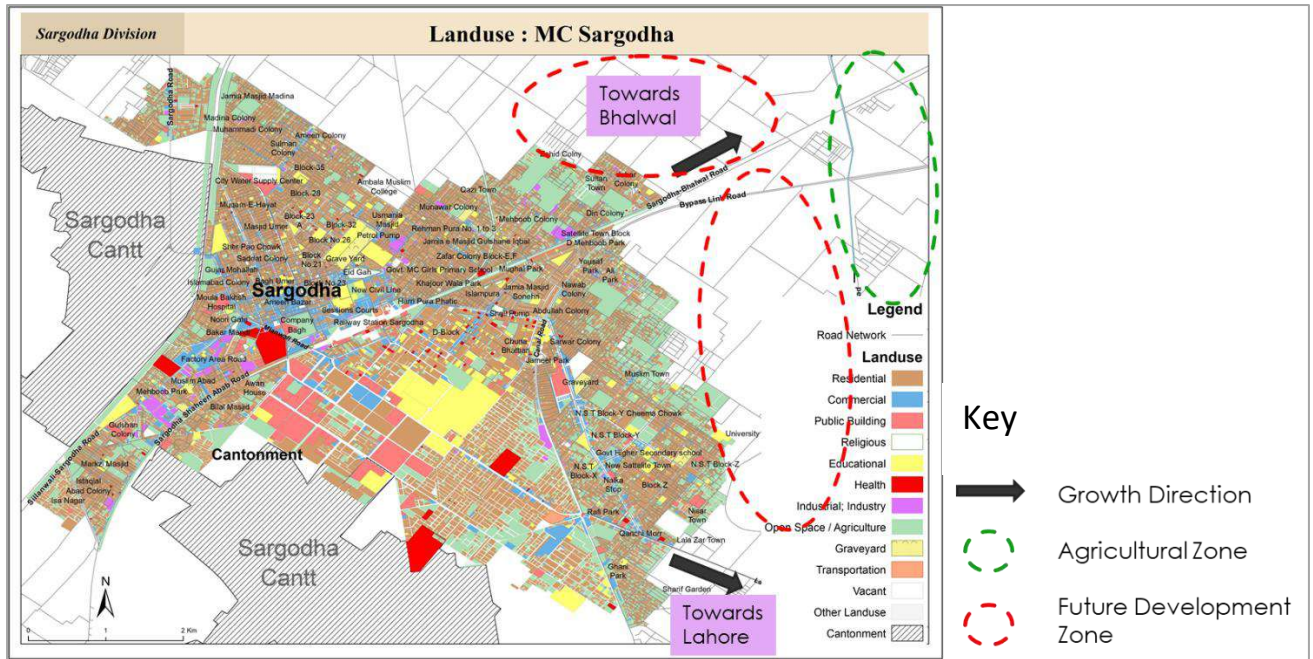
Source: The Urban Unit

### 8.3. Identification of Growth Potential and Agricultural Land Preservation

The districts of Sargodha division are experiencing haphazard urban growth and there is a need to designate areas for future development in the division. Potential areas have been identified

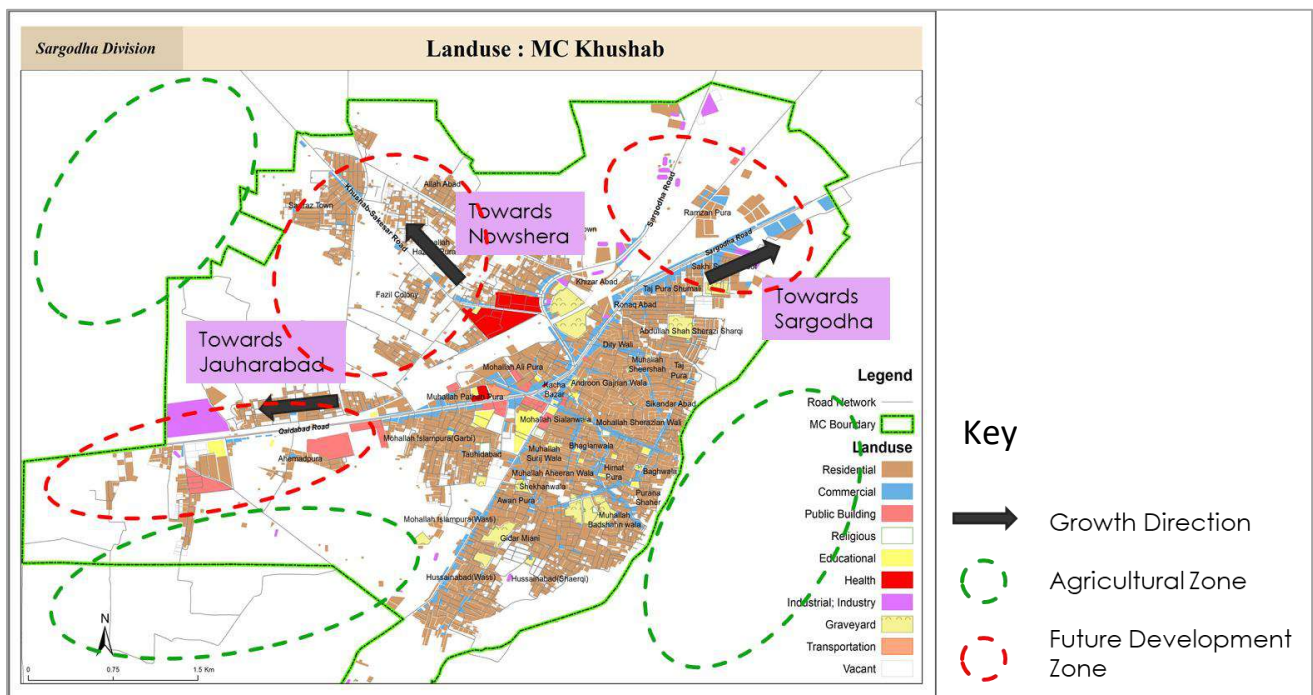
in each district to guide future development and agricultural areas that need protection are also marked.

Figure 42. Future growth potential in MC Sargodha



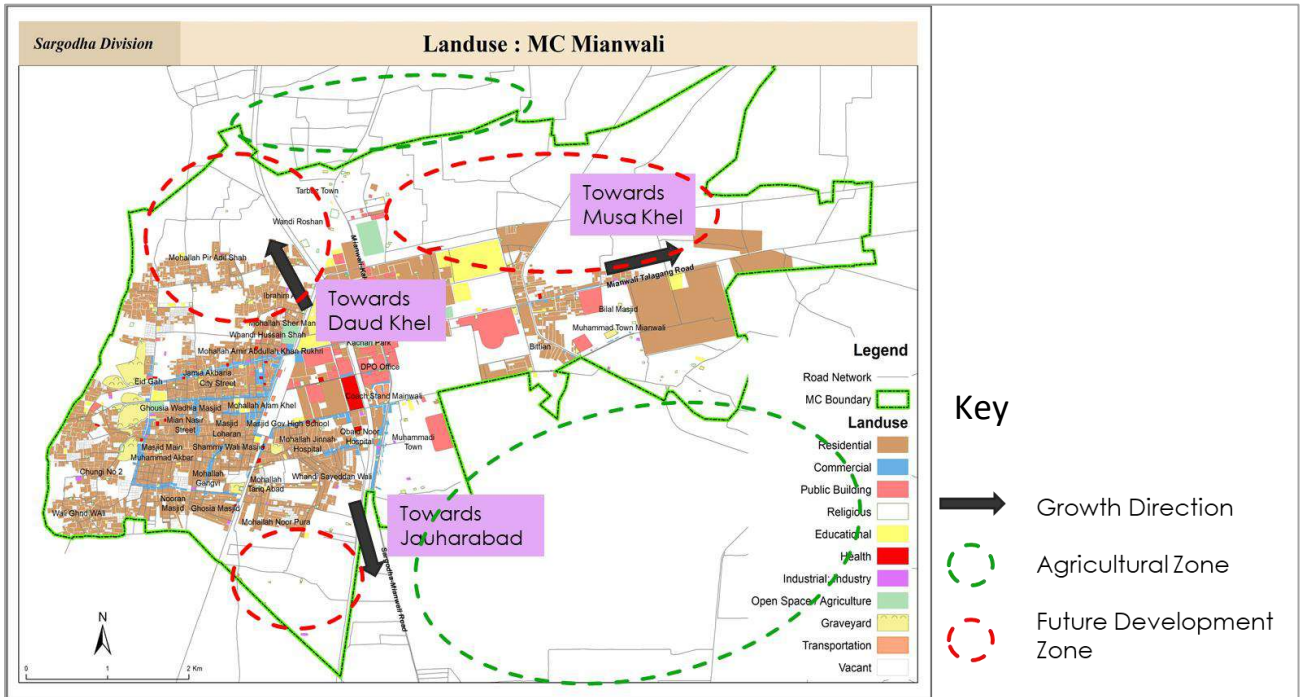
Source: The Urban Unit

Figure 43. Future growth potential in MC Khushab



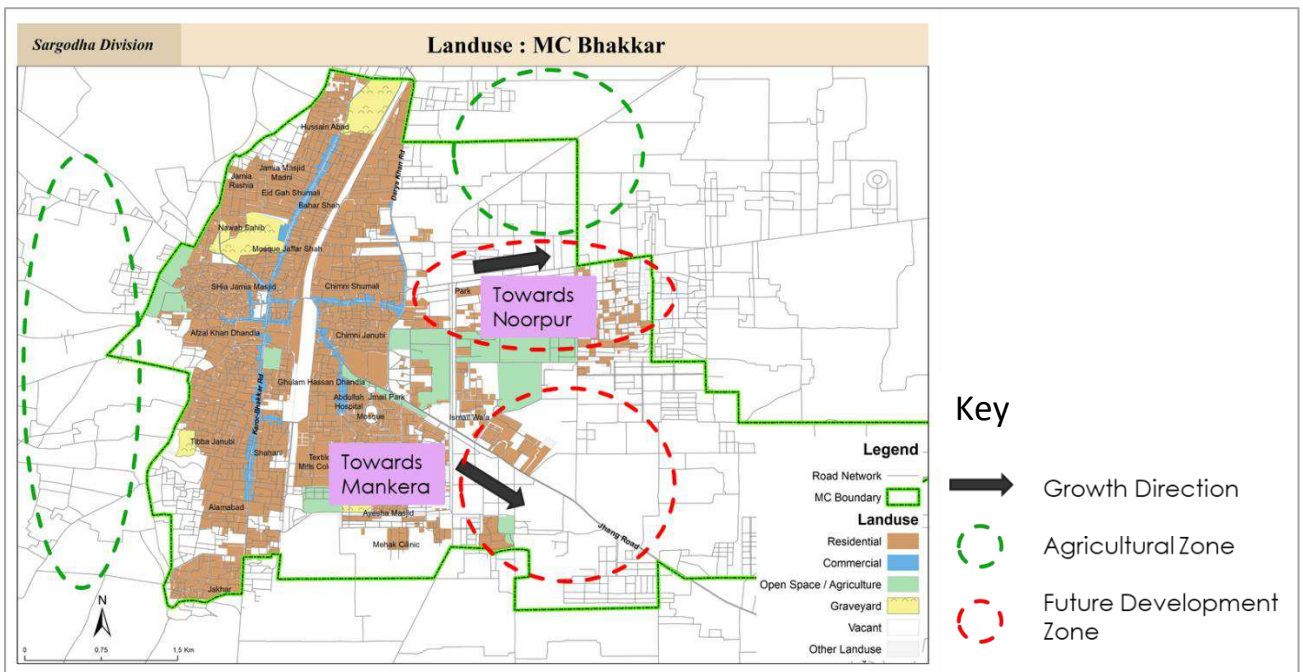
Source: The Urban Unit

Figure 44. Future growth potential in MC Mianwali



Source: The Urban Unit

Figure 45. Future growth potential in MC Bhakkar



Source: The Urban Unit

## 8.4. Revitalization Projects

### 1. Main Bazaar, Sargodha

The old city area of Sargodha, surrounding Gol Masjid, is marked as the central cultural district which needs façade uplift of the buildings, installation of signboards and development of walking infrastructure such as sidewalks. Parking setbacks and parking areas also need to



be established, and street furniture such as benches and seating areas, public bins, and landscaping is needed. Moreover, revitalization of the area is needed in order to establish a pedestrian only local bazaar and food street [for selected hours, and weekends]. This will help boost local businesses and serve as a community space. The proposed cultural district should be part of wider cultural planning for the city at large to reflect the specific cultural, social, and economic needs of the city.

### 2. Main Bazaar / Katcha Bazaar, Khushab

Similarly, the old city area of Khushab, near Kabuli gate, may be developed as a central cultural district which needs façade uplift of the buildings, installation of signboards and development of walking infrastructure such as sidewalks. Parking setbacks and parking areas



also need to be established, and street furniture such as benches and seating areas, public bins, and landscaping is needed. Moreover, revitalization of the area may help establish a central exhibition space, in order to help boost local businesses and serve as a community space.

### 3. Sargodha-Mianwali Road, Mianwali

This corridor, adjacent to Larri Adda, is key route for commute, and generates high economic activity. In order to develop its potential, installation and development of infrastructure including signboards, sidewalks, benches and seating areas, public bins, and



landscaping is needed. Furthermore, a parking plaza should be established in the vicinity. Clean up of informal waste dumping sites is also needed.

### 4. Mandi Town, Bhakkar

As there is undeveloped open space available, this site can be used to develop a commercial plaza, and (open air) community square and park. This will help promote local business e.g., handicrafts, eateries etc. and serve as an entertainment outlet for the community. Site



development should include improving drainage infrastructure, clean up of informal waste dumping sites, uplift of surrounding footpaths, pedestrian infrastructure, and signage, as well as a designated parking area.

## 8.5. Development of Parks and Greenbelts

The following sites have been identified with the help of district administration for the development of open spaces:

*Table 11. Proposed Parks in Sargodha Division*

District	Park Location	Area
Sargodha	Near Langar Wala Bridge, Tehsil Sahiwal	56 Kanal
	Satellite Town Park, Bhalwal	26 Kanal
	River Jhelum Park, Shahpur	20 Kanal
	Mohalla Lakkan Wala, Kot Momin	8 Kanal
	Faoqia Masjid Kot Momin	8 Kanal
Mianwali	Public Park, Opposite General Bus Stand Mianwali City	270 Kanal
	Public Park – Kamar Mashani	4.5 Kanal
	Public Park, Near Assistant Commissioner Office, Piplan	26 Kanal
Khushab	Public Park in Block 12 Jauharabad	17 Kanal
	Public Park in Qaidabad City	15 Kanal
	Block No. 6, Near Jauhar School, Jauharabad	12 Kanal
	Public Park, Noorpur	3 Kanal
	Ghallah Mandi ground, Block No.23, Jauharabad	8 Kanal
	Old sabzi mandi ground, Khushab	5 Kanal
Bhakkar	Abdullah Shahani Park, Mandi Town Bhakkar	28 Kanal
	Kohawar Park, Mandi Town Bhakkar	20 Kanal
	Zaman Wattoo Park, Near DC House Bhakkar	16 Kanal
	Newani Park, Mandi Town Bhakkar	14 Kanal
	Ladies Park, Near Aysha Masjid Mandi Town	10 Kanal

**Source: District Administration**

*Table 12. Proposed Parks in Sargodha City*

Year	Park Location	Area in Kanal
1	Improvement of 32 Block Park	13.2
	Improvement / Beatification of Johar Colony Park	5
	Improvement / Beatification of W Block Park at New Satellite Town	4
	Park at Nehar Colony	7.2
	Park at Highway Colony	2.79
	Iqbal Colony Y Block Park	8.7
	Satellite Town Block B	3
	31 Block Park	8
2	Park Jamia Masjid Ashrafa	6.24
	X Block Park, Near Doha Marriage Hall	7.21
	Park Near Khan Medicos	4.90
	Park Near Galaxy Shoes Store	4.07
	Z Block Park, Jamaiya Masjid Razay Mustaza	5.78
	Park Jamia Masjid Usman-e-Ghani	5.49
	Park at Chaudhary Tarpal Shop	5.10
	Junior Model High School Park	5.00
	Y Block Park, Along DEO Office	5.60
	Park Masjid Farooq-e-Azam	7.80
	Z Block Park Masjid Ali Al Murtaza	5.94
	Salman Colony Park	5.67
	Park Near Govt Ambala Muslims College	5.41
	Block 19 Park	4.58
	Ghusia Masjid Park	5.78
	Park Jamia Masjid Al-Faisal	26.0
	Park Gosha-Noor Ground	12.2
	Park Bypass Link Road, Beside Bismillah Park	8.00
Street No.14, Children Ground Park	8.74	
Z Block Park, Masjid Usman-e-Ghani	8.04	

**Source: PHA, Sargodha**

*Table 13. Proposed Greenbelts in Sargodha City*

<b>Greenbelt Location</b>	<b>Length</b>
Lahore Road Greenbelt	951ft
33 phatak to Gilwala Road Greenbelt	18471ft
Gillwala to Old bridge greenbelt	3937ft
9 Number Chungi Greenbelt	984ft
78 pull to tariqabad Greenbelt	1640ft
Gulberg city road z block	1312ft
In front of graveyard Awan Chowk z block	1017ft
Near Ambala College	997ft
Railway Line Greenbelt Noor Mosque	984ft
28 Block	250ft
25 Block MC School	250ft
Near DPO Office	246ft
Near Assistant Director LG Office	131ft
Near Tiwana Park	98ft
Masood Ziadi Road Greenbelt	98ft
In front of Central model school Tahli Chok	820ft
Inside of Police station Tahli Chok	820ft
Sui gass office road	820ft
Mian road x block	820ft
Back side of graveyard Awan Chowk	820ft
No.2 Road	767ft
27 Block Greenbelt	656ft
Mega Munch Greenbelt	492ft
Session Court Road	364ft
City Hospital Greenbelt	328ft
Near Mosque Shuja	68ft

**Source: PHA, Sargodha**

**SECTION IX: IMPLEMENTATION TIMELINE**

A short, medium, and long term implementation timeline of proposed projects has been provided below, along with cost estimates of the projects:

*Table 14. Timeline of Proposed Projects in Sargodha District*

Department	Timeframe	Description	Cost (PKR Million)
SDA / LG&CD	Short Term	Integrated Master Plan of MC Sargodha [potentially under Preparation of Master Plans for Cities of Punjab initiative if approved	3.35
LG&CD	Short Term	Integrated Master Plan of MC Bhalwal	3.35
LG&CD	Short Term	Integrated Master Plan of MC Kot Momin	3.35
All relevant departments	Short Term	HR Capacity Development – hiring on vacant posts; urban planners	10
LG&CD/ Agriculture/FWF	Short Term	Notification of agricultural land for preservation	8
PHA Sargodha	Short Term	Improvement of 32 Block Park, Sargodha	16.5
PHA Sargodha	Short Term	Improvement / Beatification of Johar Colony Park, Sargodha	3.9
PHA Sargodha	Short Term	Improvement / Beatification of W Block Park at New Satellite Town, Sargodha	8
PHA Sargodha	Short Term	Park at Nehar Colony, Sargodha	9
PHA Sargodha	Short Term	Park at Highway Colony, Sargodha	8
PHA Sargodha	Short Term	Iqbal Colony Y Block Park, Sargodha	7
PHA Sargodha	Short Term	Satellite Town Block B, Sargodha	10
PHA Sargodha	Short Term	31 Block Park, Sargodha	8
PHA Sargodha	Short Term	Park near Langar Wala Bridge, Sargodha	55
PHA Sargodha	Short Term	Satellite Town Park, Bhalwal	25
PHA Sargodha	Short Term	River Jhelum Park, Shahpur	20
PHA Sargodha	Short Term	Mohalla Lakan Wala Park, Kot Momin	8
PHA Sargodha	Short Term	Farooqia Masjid Park, Kot Momin	8
PHA Sargodha	Short Term	Lahore Road Greenbelt	1.636
PHA Sargodha	Short Term	33 phatak to Gilwala Road Greenbelt	15.8
PHA Sargodha	Short Term	Gillwala to Old bridge greenbelt	39.06
PHA Sargodha	Short Term	9 Number Chungi Greenbelt	3.124
PHA Sargodha	Short Term	78 pull to tariqabad Greenbelt	60
PHA Sargodha	Short Term	Gulberg city road z block greenbelt	7.771
PHA Sargodha	Short Term	Greenbelt In front of graveyard Awan Chowk z block	6.567
PHA Sargodha	Short Term	Greenbelt Near Ambala College	4.978
PHA Sargodha	Short Term	Railway Line Greenbelt Noor Mosque	12.804
PHA Sargodha	Short Term	28 Block Greenbelt	1.157
PHA Sargodha	Short Term	25 Block MC School Greenbelt	5.705

PHA Sargodha	Short Term	Greenbelt Near DPO Office	3.179
PHA Sargodha	Short Term	Greenbelt Near Assistant Director LG Office	2.279
PHA Sargodha	Short Term	Greenbelt Near Tiwana Park	2.295
PHA Sargodha	Short Term	Masood Ziadi Road Greenbelt	0.906
PHA Sargodha	Short Term	Greenbelt In front of Central model school Tahli Chok	5.561
PHA Sargodha	Short Term	Greenbelt Inside of Police station Tahli Chok	5.561
PHA Sargodha	Short Term	Sui gass office road greenbelt	5.561
PHA Sargodha	Short Term	Mian road x block greenbelt	1.925
PHA Sargodha	Short Term	Greenbelt Back side of graveyard Awan Chowk	4.907
PHA Sargodha	Short Term	No.2 Road Greenbelt	1.157
PHA Sargodha	Short Term	27 Block Greenbelt	4.459
PHA Sargodha	Short Term	Mega Munch Greenbelt	1.402
PHA Sargodha	Short Term	Session Court Road Greenbelt	3.218
PHA Sargodha	Short Term	City Hospital Greenbelt	1.824
PHA Sargodha	Short Term	Greenbelt Near Mosque Shuja	0.853
LG&CD / SDA	Medium Term	Revitalization of Main Bazar Sargodha	90
LG&CD	Medium Term	Updated Survey of Katchi Abadis and formulation of Katchi Abadi policy and action plan	8
PHA Sargodha	Medium Term	Park Jamia Masjid Ashrafia, Sargodha	22.28
PHA Sargodha	Medium Term	X Block Park, Near Doha Marriage Hall, Sargodha	12.78
PHA Sargodha	Medium Term	Park Near Khan Medicos, Sargodha	3.63
PHA Sargodha	Medium Term	Park Near Galaxy Shoes Store, Sargodha	15.43
PHA Sargodha	Medium Term	Z Block Park, Jamaiya Masjid Razay Mustaza, Sargodha	13.02
PHA Sargodha	Medium Term	Park Jamia Masjid Usman-e-Ghani, Sargodha	14.18
PHA Sargodha	Medium Term	Park at Chaudhary Tarpal Shop, Sargodha	14.13
PHA Sargodha	Medium Term	Junior Model High School Park, Sargodha	4.73
PHA Sargodha	Medium Term	Y Block Park, Along DEO Office, Sargodha	15.2
PHA Sargodha	Medium Term	Park Masjid Farooq-e-Azam, Sargodha	22.28
PHA Sargodha	Medium Term	Z Block Park Masjid Ali Al Murtaza, Sargodha	16.4
PHA Sargodha	Medium Term	Salman Colony Park, Sargodha	3.74
PHA Sargodha	Medium Term	Park Near Govt Ambala Muslims College, Sargodha	22.1
PHA Sargodha	Medium Term	Block 19 Park, Sargodha	2.37
PHA Sargodha	Medium Term	Ghusia Masjid Park, Sargodha	14.76
PHA Sargodha	Medium Term	Park Jamia Masjid Al-Faisal, Sargodha	15.43
PHA Sargodha	Medium Term	Park Gosha-Noor Ground, Sargodha	22.1
PHA Sargodha	Medium Term	Park Bypass Link Road, Beside Bismillah Park, Sargodha	16.6
PHA Sargodha	Medium Term	Street No.14, Children Ground Park, Sargodha	4.65
PHA Sargodha	Medium Term	Z Block Park, Masjid Usman-e-Ghani, Sargodha	4.6
LG&CD	Long Term	App for Urban Development Information System - Mobile payment & status update for private development applications, fee & challans	10

Source: The Urban Unit

*Table 15. Timeline of Proposed Projects in Khushab District*

Department	Timeframe	Description	Cost (PKR Million)
LG&CD	Short Term	Integrated Master Plan of MC Khushab	3.35
LG&CD	Short Term	Integrated Master Plan of MC Jauharabad	3.35
All relevant departments	Short Term	HR Capacity Development – hiring on vacant posts; urban planners	10
LG&CD / Agriculture / FWF	Short Term	Notification of agricultural land for preservation	8
LG&CD	Short Term	Beautification/Rehabilitation of green belts/public parks in Jauharabad, Khushab Noorpurand Naushera and Quaidabad city	80
LG&CD	Short Term	Public Park in Block 12 Jauharabad	10
LG&CD	Short Term	Public Park in Quaidabad City	15
LG&CD	Short Term	Block No. 6, near Jauhar School, Jauharabad	5
LG&CD	Short Term	Public Park, Noorpur	5
LG&CD	Short Term	Ghallah Mandi ground, Block No.23, Jauharabad	5
LG&CD	Short Term	Old sabzi mandi ground, Khushab	5
LG&CD	Medium Term	Revitalization of Main Bazar, Khushab	65
LG&CD	Medium Term	Updated Survey of Katchi Abadis and formulation of Katchi Abadi policy and action plan	8
LG&CD	Long Term	App for Urban Development Information System - Mobile payment & status update for private development applications, fee & challans	10

**Source: The Urban Unit**

*Table 16. Timeline of Proposed Projects in Mianwali District*

Department	Timeframe	Description	Cost (PKR Million)
LG&CD	Short Term	Integrated Master Plan of MC Mianwali	3.35
LG&CD	Short Term	Integrated Master Plan of MC Kamar Mashani	3.35
All relevant departments	Short Term	HR Capacity Development – hiring on vacant posts; urban planners	10
LG&CD / Agriculture / FWF	Short Term	Notification of agricultural land for preservation	8
Forestry	Short Term	Establishment of Bagh-e-Jinnah Mianwali (Phase-I)	49.8
Forestry	Short Term	Establishment of Kamar Mushani Park	TBD
Forestry	Short Term	Establishment of Piplan Park	TBD
LG&CD	Medium Term	Revitalization of Sargodha Mianwali Road	80
LG&CD	Medium Term	Updated Survey of Katchi Abadis and formulation of Katchi Abadi policy and action plan	8

LG&CD	Long Term	App for Urban Development Information System - Mobile payment & status update for private development applications, fee & challans	10
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**Source: The Urban Unit**

*Table 17. Timeline of Proposed Projects in Bhakkar District*

Department	Timeframe	Description	Cost (PKR Million)
LG&CD	Short Term	Integrated Master Plan for MC Bhakkar	3.35
LG&CD	Short Term	Integrated Master Plan for MC Darya Khan	3.35
All relevant departments	Short Term	HR Capacity Development – hiring on vacant posts; urban planners	10
LG&CD / Agriculture / FWF	Short Term	Notification of agricultural land for preservation	8
LG&CD/ FWF	Short Term	Abdullah Shahani Park, Mandi Town Bhakkar	20
LG&CD/ FWF	Short Term	Kohawar Park, Mandi Town Bhakkar	18
LG&CD/ FWF	Short Term	Zaman Wattoo Park, Near DC House Bhakkar	15
LG&CD/ FWF	Short Term	Newani Park, Mandi Town Bhakkar	15
LG&CD/ FWF	Short Term	Ladies Park, Near Aysha Masjid Mandi Town	8
LG&CD	Medium Term	Revitalization Project: Commercial Center + Community Square in Mandi Town, Bhakkar	70
LG&CD	Medium Term	Updated Survey of Katchi Abadis and formulation of Katchi Abadi policy and action plan	8
LG&CD	Long Term	App for Urban Development Information System - Mobile payment & status update for private development applications, fee & challans	10

**Source: The Urban Unit**

<b>Total Cost</b>	<b>1,380 PKR Million</b> <b>1.38 PKR Billion</b>
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