

CHAPTER 16

PHYSICAL PLANNING AND HOUSING

Pakistan is the fastest urbanising country at present and would be the most urbanized in South Asia by 2025. Economic Survey (2013-2014) has estimated that, about 72.5 million people (38.5 per cent) reside in urban areas of Pakistan and this proportion is expected to reach the level of 50 per cent by 2025. Although, Pakistani cities contribute overwhelmingly to government revenues, yet they are failing to deliver basic services to many of their residents. The unplanned and haphazard growth of cities and regions in Pakistan is taking place unabated. Major challenge is lack of urban policy and planning framework to manage urbanization. According to UN-HABITAT's State of the Cities Report 2012/13, a high proportion of urban population (35.5 million) of Pakistan lives in informal settlements (slums/squatters/ Katchi Abadis). Therefore, investment in basic urban services (water supply, sanitation, drainage, etc.) is essential to enhance the productivity dividend of urban living vis-à-vis sustained growth. This situation calls for special efforts to secure benefits of urbanisation.

The Vision 2025 aims to transform our urban areas into creative, eco-friendly, sustainable and smart cities through improved governance, effective urban planning, efficient local mobility infrastructure (mass transit systems) and better security measures. The 11th Five Year Plan (2013-2018) also envisages balanced and sustainable urban and regional development across Pakistan.

Performance review 2014-15

An amount of Rs10 billion was allocated to different ministries, divisions and departments as well as to the provinces for implementation of Urban Development Programs. Major allocations were made to water supply and sanitation, construction of government offices, residential buildings, and housing projects. The projects were mainly executed by Pak-PWD, CDA, ERRA, Pakistan Rangers, FC, G-B Scouts. It is expected that Rs 9 billion would be spent by end of this fiscal year.

Provision of affordable housing to low income groups is a priority of the present government. In this context, the Prime Minister announced a mega housing programme 'Apna Ghar Scheme ' under which 1000 clusters of 500 houses each will be developed for low income families throughout the country. The execution of the project is entrusted to Apna Ghar Company Limited under Ministry of Housing and Works. The proposed house comprises two-rooms (covered area of 415 Sq.ft). The price of the house is Rs1 million. Land required for construction of houses under this scheme has been indentified / allocated in Lahore, Jhelum, Charsadha, Bannu, Lakki Marwat, Dera Ismail Khan, Gilgit, Skardu, Gwadar and Quetta by the respective provincial governments.

During the year 2014-15, the Pak-PWD has launched 149 projects worth Rs. 50,138 million, while 16 projects have been completed. Important projects include New Secretariat Block at F-5, NAB head quarters Building G-5, Petroleum House G-5 and Islamabad High Court Building G-5. While,

the CDA has initiated work on a number of projects i.e. Construction of Family suites for Members of Parliament, Speaker House, Federal Ombudsman Office, etc.

The Islamabad Capital Territory (ICT), under the Ministry of Interior, has initiated projects relating to water supply, sanitation, drainage, office buildings and residential accommodations for government employees. Besides, schemes pertaining to rural uplift, water supply, sewerage, were launched under MDGs program in various rural areas of Islamabad. Construction of Police Station at Sector I-16 and renovation/up-gradation of other police stations was also undertaken. Special attention has been devoted to security related infrastructure keeping in view the prevailing wave of terrorism in the country. Office buildings, barracks and accommodation facilities for Police and other Civil Armed Forces i.e. Pakistan Rangers, FC, GB Scouts, have been constructed in different parts of the country. Besides, the FBR has constructed Tax Facilitation Centres for tax payers across Pakistan. In addition to this, Ministry of Foreign Affairs has completed an additional block to cater for more offices.

Outlook 2015-16

It is planned to complete all on-going development projects where sufficient physical and financial progress has been achieved in the last fiscal year. Efforts will be made to introduce preparation of PC-II for all projects for carrying out feasibility study, proper design, environmental impact assessment and detailed cost estimates to avoid cost and time over run during project implementation. Subsequently, PC-I will be prepared based on detailed feasibility and cost estimated for completion within stipulated time. Besides, policy guidelines for construction of government buildings, water supply and sanitation schemes will be formulated for standardized design and specifications. Reforms in housing and works, construction industry and civic management will be initiated for benefits of urban populace. In this regard, task force for construction industry will be constituted to formulate recommendations to boost the private sector and construction industry.

Sustainable urban development, based on urban planning that promotes youth participation, gender equality, balanced territorial development; strengthened resilience to climate change and natural disasters; the upgrading and prevention of slums; and provision of housing, basic services and land tenure security, access to safe, affordable, accessible and sustainable transport and access to safe public spaces and services to all; will be promoted. The prime objective would be to use methods, such as national urban plans and policies, that link current urban development with future needs, and that

The seventh World Urban Forum 2014 has proposed a new urban agenda for all countries of the world that can overcome the challenges of lack of adequate legal framework and planning, which leads to the relentless expansion of cities, intensive energy use, alarming and dangerous climate change impacts, multiple forms of inequality and exclusion and increased difficulties in providing decent work for all. This agenda aim to promote an urbanization model that is people-centred based on 'Cities for Life'. The new urban agenda requires new technologies, reliable urban data and integrated, participatory planning approaches to respond both to present challenges and emerging needs of the future.

are solidly grounded in the fundamental principles of equity, justice and human rights. Further. participatory and inclusive local governance that empowers all inhabitants; recognise key contributors of various levels of government, including regional, sub-regional and municipal level; strength formal coordination mechanism; defines joint responsibilities; and each level of government with the necessary resources and incentives to carry out their respective roles effectively would be encouraged.

Programmes 2015-16

An allocation of Rs12,851 million has been made for the physical planning and housing sector programmes to be implemented by various ministries, divisions the departments as per following details;

Completion of important ongoing projects

The ongoing projects where more than 50 per cent physical progress has been achieved in the last year will be encouraged to complete the project by June, 2016. Mega projects will also be given due consideration for early completion i.e. S-III, K-IV, Lyari Expressway Resettlement Project, Quetta water supply project, New Secretariat Block, Secretariat Mosque, Model Police Stations in ICT, Rapid Response Force Headquarters for ICT, Barracks for ASF, MDGs schemes, Water supply scheme for Rawalpindi city.

PC-II for the government buildings

In order to avoid cost and time over run for all construction projects, Sponsors and execution agencies will be requested to first get approval of feasibility study, design, elevation, façade of the buildings along-with detailed cost estimates and environmental impact assessment through a PC-II before start of actual construction. The construction will be allowed after approval of a PC-I prepared on the basis of PC-II. In addition, monitoring mechanism will be strengthening for early completion of projects.

Establishment of Pakistan Urban Planning and Policy Centre

Establishment of Pakistan Urban Planning and Policy Centre under the auspices of Planning Commission is an attempt to anchor the subject of 'urban development' at the national level for consolidating efforts for a better urban future for Pakistan. Pakistan Urban and Regional Planning & Policy Centre will initiate reforms and innovation in urban development in collaboration with the provinces. This centre will launch all initiatives required for implementation of new urban agenda for Pakistan i.e. National Spatial Policy and National Land Use Plan to provide guidelines for optimal utilization of land resources. Besides, research on urban issues and capacity building program for urban planners and experts will also be launched.

Prime Minister's Apna Ghar Scheme

Ministry of Housing and works intend to start construction work on different locations where the land has been acquired under Apna Ghar Scheme.

Gwadar Port Green and Smart City Master Plan

Gwadar Port Smart City Master Plan would be prepared through engagement of international consultants. Gwadar Development Authority will execute the project. Besides, water supply transmission line and distribution schemes in Gwadar city will also be launched to cater for water demand of industrial and commercial activities envisaged under CPEC corridor.

Civic Reforms in Islamabad Capital Territory

A project will be initiated in ICT for introducing civic reforms in Islamabad city and its suburbs. A study will be carried out for preparation of a Peri-Urban Development Plan of ICT to check haphazard development activities in rural areas of Islamabad. ICT administration will be strengthened through establishment of Urban and Regional Development Planning Directorate

for ensuring proper development as well as building control in ICT. Besides, efforts will be made to undertake revision of existing master plan of Islamabad city through CDA.

Establishment of Bureau of Infrastructure Development

Efforts will be made to establish Bureau of infrastructure development for enhanced private sector participation with modalities for public- private partnerships in the management of infrastructure and framework to provide improved and efficient water supply and other services.