

Master Planning Under Legislative and Organizational Impediments (A Case Study of Lahore)

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Abstract-Lahore, a second largest city of Pakistan and provincial capital of the Punjab is facing problem of in active master planning. Master plans after preparation adorned in shelves and never subjected to enforcement in letter and spirit. Punjab Local Government Ordinance (PLGO) 2001 is a friendly law about Master/Spatial Planning. But due to unrealistic devolution, presence of plethora of organizations; with no onus of making secondary plans to conform master plans and shortage of qualified professionals have made these plans dysfunctional. Commercialization, a new paradigm of changes in land uses put sanctity of master plans at stake. This paper is an attempt to draw attention towards law and organizational holds up which cause spatial/master planning of city in vain. Furthermore, it recommends policy measures suitable for smooth and sustainable Master Planning.

Keywords-Master Planning, PLGO 2001, Tehsil Council, Local Council

I. INTRODUCTION

Planning of urban settlements carried out since start of civilizations. There are different phases and forms of urban planning but most important is the modernistic planning, where a particular form of the plans, generally known as master plans made. The term 'modernist planning' refers to the approach to urban planning that developed in the post-1850 urban industrial period in Western Europe and other advanced capitalist countries. While there are many variations of modernist planning, it generally involves a particular process of producing plans (which was 'top down' and expert led, and regarded as solely a function of government); a particular form of plan (generally known as a master plan, underpinned by a land-use regulatory system); and the promotion of a particular urban form (urban modernism, characterized by mono-functional use areas, low-built densities, movement systems based on the private car, tower blocks and quantities of green open space [i]. Modernistic planning has other forms as well like strategic planning, spatial planning etc. Strategic planning focus

on wider picture and more flexible that master planning. Started from the desired end, it works backward to the existing situation. Spatial planning view urban fabrication beyond tradition land uses to integrate development with other policies and programs which influence nature of places and urban functions. Reference [ii] used metaphor tree to explain master planning, history and evolution explained in 'roots' whereas first fifty years into mid twenty century termed as 'new growth', contemporary plans labeled as 'incorporating branches' of the tree. They argued that twenty century land use has now an intricate combination of design, policy and management.

A. Evolution of Urban Settlement and Land use Planning in South Asia

The evolution of the urban settlement and land use planning in Southern Asia traced about 5000 years ago in the Indus valley civilization. The two towns, discovered as the traces of the Indus valley civilization, namely, Mohenjo-Daro and Harappa are in Pakistan. These cities show how the societal control of that time laid the planned settlements and infrastructure. In the ancient time land use planning was much influenced by mystical considerations. Normally zoning of the activities made keeping in view prominence of religious buildings.

South Asian Cities, despite chronological ruling dynasties, carry imprints of Colonial era and Mughal Heritage. During the Mughal period the scope of the urban development is mainly focused on development of capital cities with their fortified stronghold buildings and military cantonments. It also marked as an era for development of beautiful parks and architecturally rich buildings and planned settlements. The two of the best settlements of that time were Fatehpur Sikri and Shahjahanabad in Delhi built by Mughal Emperor Akbar and shajahan respectively. The great Taj Mahal, a mausoleum of the wife of Emperor Shah Jehan, a wonder of the World was also constructed in the Mughal period.

British colonial rule also left many imprints in the cities of subcontinent. Colonial development characterized into pre twentieth and twentieth century's

development. Pre twentieth century development was distinct because of the residential areas for masters and ordinary people, which thus imparted dual characteristics of the cities. But that separation caused a new urban form to emerge. That urban form imprints remained endured and caused many intermediate settlements development.

From 1920 onwards the process of “mixing” between these regions increased with the rise of a new indigenous middle class who wanted to move out of the dirty, crowded conditions in the old city but could not afford bungalows of the type used by the British. This was then followed by a process of adaptation resulting in the formation of buildings and settlements that have been characterized in the past as a new “indigenous” urban form [iii].

In twentieth century many British planning ideologies imported to subcontinent. The concept of the Garden City was first applied to the planning of the New Delhi and then replicated to many other cities. Sir Patrick Geddes during his stay in India (1915-1920) advocated an integrated planning rather than the comprehensive planning in vogue. Planning of the new towns and development continued to influence by the British Planning system.

B. Historical Development in Lahore

During the era of Mughals Lahore acquired vital importance and became center of activities. Mughals raised Gardens and built architecturally rich buildings. Jahangir's Mausoleum, Shalimar Garden, Badshahi Mosque are model examples of Mughal Architecture. The city confined to only 7 Km radius. In 18th century British conquered that city and added it to their Empire. They then focused on the planning and construction of the infrastructure. The first development they made in Lahore was 'the establishment of the cantonment' for their military setup near the border of Pakistan with India.

In 1861 British constructed Lahore Railway Station to set up link between Lahore and Amritsar. Building such as, Town Hall, General Post Office, Lahore High Court, Government College Lahore are stunning example of British Architecture. Other notable developments include, construction of garden all around the Walled City of Lahore, Montgomery Hall (now Quide-Azam Library), University of the Punjab, Mayo Hospital etc.

C. Historical Perspective of Town Planning Legislations

British impact also visible on the planning and relevant legislation's of the India. The first planning act notified in India was British Town and Country Planning Act 1909 [iv]. After the independence, colonial planning concepts, legislation and institutional framework continued not only to work but also reinforced through import of the new planning

techniques and models. The new town planning act promulgated in 1950 made as British Town and Country Planning Act 1947. This act requires constitution of the municipalities and allied setup to prepare master plans. Furthermore due to the shortage of planning experts, experts invited from west. These experts used concepts and theories of the western land uses planning. British created municipalities in many towns and cities in the middle of the nineteenth century. Initially a person nominated by the Empire governed municipalities but after pressure fierce demand of the Indian politicians, the British decided to convert municipalities into representative bodies, governed by an elected person. But before that they had created Improvement Trusts for planning and execution of the capital projects of their interest. First Improvement Trust was Bombay Improvement Trust. The trust acquired lands under Land Development 1894, subdivide it in plots and develop as per prescribed rules. The plots then sold to the private people and public. However, development of two parallel bodies for planning and development at local level led to frictions due to overlapping functions and the blurring of division of responsibilities.

On 1st May 1862 Municipal Committee for Lahore assumed office. Lahore Improvement Trust established in 1936 when united Punjab enacted Town Improvement Act in 1922. The development of these two concurrent bodies leads to duplication of the function and issues such as fixing of the responsibilities. The friction between these two institutions still exists. The later organization renamed as Lahore Development Authority. Punjab Local Government Ordinance introduced the concept of City District Governments, which merged both the organization into one.

Under Local Government Plan 2000 in Pakistan, a three-tier local government structure established. The three tiers are known as City District Councils and City District Governments, Town Councils and Town Municipal Administrations, Union Councils and Union Administrations. The Town Council is responsible for master plans, zoning, land use and building control, beautification plans and disaster relief, measures to be taken in respect of the poor, development, and proposals for construction of infrastructure and related projects. Town and Union Councils have within respective jurisdictions functions similar to that of the District Councils. At the Union Council level, the functions assigned to Town Councils are implemented in a decentralized manner [v]. In era of post-independence many land uses plans made under different act/laws in Lahore. A summary of these plans highlighted in Table I.

Master planning is generally taken as a tool for development in most of the countries in South Asia. Pakistan with no exception uses master plan for development, especially in big cities. A master plan is a

traditional method for presenting set of land use allocation and control measures in form of a map. This is essentially, a graphical form supported by a written statement of goals and objectives, strategies and financial implications, etc. [vi].

A master plan or a development plan or a town plan may be defined as a general plan for the future layout of a city showing both existing and proposed streets and roads, open spaces, public buildings etc.[vii].

TABLE I
AN OVERVIEW OF POST-INDEPENDENCE LAWS AND PLANS IN LAHORE DIVISION [8]

Post-Independence Period	Plans	Acts/Laws
1947-1959	Different Piecemeal plans and layout for military, No comprehensive plan	Town Improvement Act 1922
1960-1978	Master Plan, Outline Development Plan, Land Use Plan, Zoning Plan	MAO 1960; Land Acquisition (Housing) Act 1973, LDA Act 1975, Development of Cities Act 1976
1979-2000	Structure Plan, Master Plan, Outline Development Plan	Land Acquisition Act 1894, Development of Cities Act 1976, Punjab Local Government Ordinance 1979
2001-2010	Master Plans, Zoning Plans, Land Use Plans, Spatial Plans	PLGO 2001, Land Disposal Act 2002, Land Acquisition Act 1894, Development of Cities Act 1976, PHATA Ordinance, 2002

The process of preparing a master plan is a painstaking and involves high financial resources. Urban Planning in South Asia merely focused on physical planning and civic design. Key economic and social aspects altogether ignored. In South Asia, these Master Plans made and implemented through a set of organizations with least coordination. The Global Report on Human Settlement (2009) quoted that directly or indirectly there are forty-two agencies responsible for the land development activities in Dhaka Metropolitan Area. Out of these forty-two agencies, four are of National level, twenty-eight are sectoral, five are special agencies and five other run at the local level.

Situation of the Pakistan is in conformity with conditions of the Region. A plethora of the organizations is responsible to implement master plans in Pakistan. Organizations, responsible for urban planning carry out their functions independently; egoistically, with minimum coordination and blurred vision. For instance, the Master Plan for Greater Lahore due to lack of statutory and legislative measures put in

shelves for long. In the Province of Sindh, Karachi-2000 Master Plan took eight years to complete and after completion, it could not be adopted or implemented. It is necessary to set development priorities in light of fiscal and administrative/organizational constraints of government that are ultimately responsible for implementation of the plans. Development plans turn in the fiasco if not backed by legislation, organizational setup and dynamic policy.

Master planning is key tool for development of Lahore as per law in force. Active master planning which leads to sustainable growth of the city cannot be achieved without addressing root barriers. In this context, a research to probe into legislative and organization holds up is pertinent to carry out. The paper split into three realizations. Firstly, it focus on historical context and different master plans of the city, it then highlights different barriers to the smooth flow of master planning and at end it suggest policy measures for vibrant master planning.

II. MASTER PLANS IN THE CASE STUDY AREA

Lahore, a primitive city of culture and learning, does not owe long history of master planning. The first master plan in Lahore notified for Government House Area in 1970. It was also called Lahore Municipality (Government House Area) Master Plan.

A. Salient Feature of Lahore Municipality Master Plan

The plan was principally a zoning plan with four categories of uses viz.

- Residential zone
- Business zone
- Open spaces and parks
- Public buildings

Residential and business zones subdivided and subjected to new restrictions and prohibitions according to their plot area. That master plan remained operative for long time and had a definitive authority over conflicting uses of the Master Plan for Greater Lahore. Due to outdated and long restrictions, that plan was violated overwhelmingly.

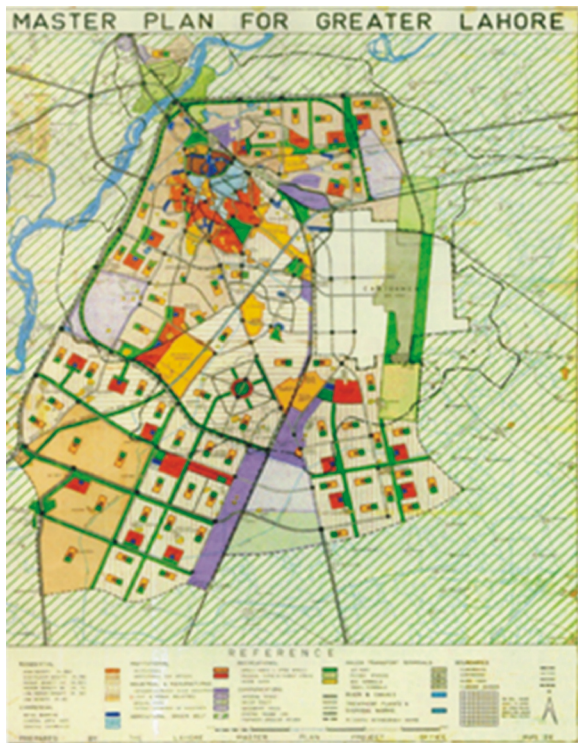


Fig.1. Master Plan for Greater Lahore [ix]

B. Master Plan for Greater Lahore

The second Master Plan, a true reflection of Lahore notified in July, 1972. It was called Master Plan for Greater Lahore. The salient features of Master Plan for Greater Lahore were

a) Zoning of Master Plan

Land uses in the master plan were broadly divided into the following six zones.

- Residential
- Commercial
- Institutional
- Industrial and Manufacturing
- Recreational
- Agricultural Green Belt

Few zones were the mix of any two of the above stated zones, like residential cum commercial, institutional cum offices etc. These zones had two distinct categories of uses namely

- Permitted Uses
- Permissible Uses

First category of uses was clearly allowed in the specified zone where as the second category of uses was acceptable on special appeal if allowed by Planning Authority.

b) Concept of Planning Authority

At that time, agencies responsible for planning and development of Lahore were Lahore Improvement Trust, Lahore Municipal Corporation, Cantonment Board, Model Town Cooperative Society and the

Provincial Government. These agencies had duplication of functions, overlapping powers and could only able to enforce the Master Plan according to their own caprice and understanding. These circumstances accentuated a need that there exist an Authority for explanation and implementation of indistinct uses. It was therefore, proposed that a 'Planning Authority' should be constituted under chairmanship of the Commissioner Lahore Division. The following was members of Planning Authority

- Chairman Lahore Improvement Trust
- Chairman Lahore Municipal corporation
- Executive officer, Lahore Cantonment Board
- Town Planner, Lahore Improvement Trust
- Representative of Town Planning Department
- Chairman of such recognized semi-autonomous societies e.g. Model Town Cooperative society.
- Chairman of concerned District Councils

The constitution of that Planning Authority was also explicitly described in the master plan. Master Plan for Greater Lahore Explained its role as the Planning Authority will give overall guidance on land use development and other related planning matters with the broader framework provided by Lahore Master Plan. The powers to grant relaxations about provisions of Master Plan shall, however, vest with provincial government [viii].

C. Integrated Master Plan for Lahore-2021

The third and current Master Plan is called Integrated Master Plan for Lahore-2021 and was adopted through a resolution passed in District Assembly in 2004. This Master Plan covers the entire District of Lahore and comprises upon six distinct zones namely, residential, commercial, industrial, institutional, educational, agriculture and farming. Soon after preparation of the plan, City District Government's area divided into nine towns from six. This amendment not incorporated in the master plan.

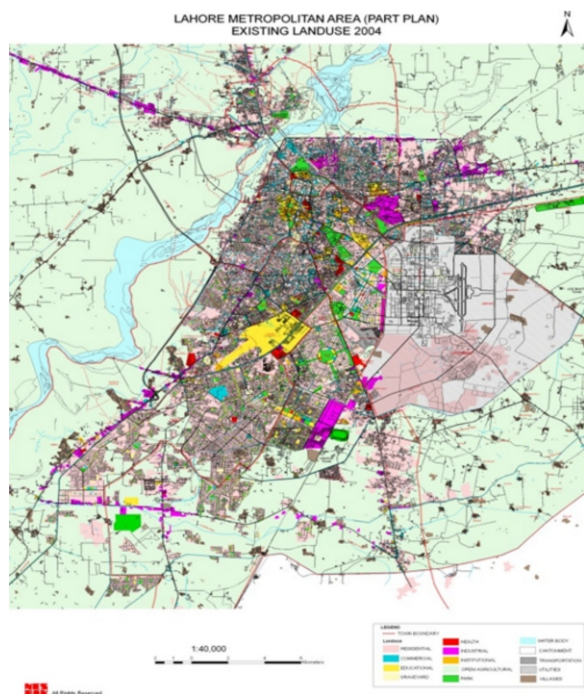


Fig. 2. Integrated Master Plan for Lahore-2021 [x]

Master Plan needed to update accordingly, but lack of interest and bureaucratic hindrances left the task in accomplished. The current master plan composes of 3 volumes of written report, an executive summary of the Plan, and various existing and proposed maps. To check, update or to make changes in the master plan, a master plan committee suggested in the plan requires to be constituted by the City District Government Lahore. The Committee has to advise District Nazim about day-to-day planning issues of Lahore and may also give long-term planning vision for the metropolis. The Committee may headed by District Nazim and should include District Coordination Officer (DCO), relevant Executive District Officers (EDOs), Town Nazims, concerned officials, experienced and eminent Town Planners from the private sector and representatives of various interest groups as its members. The proposed EDO (Spatial Planning and Development) should be the Secretary of the Master Planning Committee [x].

This Master Plan amended twice since its adoption through District Assembly without any recommendation of review commission/committee constituted there in the Master Plan.

III. PROGRESSION OF MASTER PLANNING UNDER LEGAL AND ORGANIZATIONAL SETUP

A. Epoch of Municipal Administration Ordinance 1960

Ever since its first preparation, the master plan (Master Plan for Greater Lahore) adorns shelves and never subjected to enforcement in letter and spirit.

Master Plan for Greater Lahore notified under unproductive cover of legislation. When notified under Municipal Administration Ordinance 1960, the Master Plan lost its usefulness. At present, there is no effective legal power for implementation of Master Plan. Without such statutory cover, master plan would be of little practical value [xi]. The existing statutory powers emanated from the Punjab Town Improvement Act 1922 and Municipal Administration Ordinance of 1960. The Town Improvement Act provided for the control of development only in areas where the Trust Schemes are operative. Municipal Administration Ordinance 1960 was used to prepare master plan for municipal areas only and to prepare site development schemes, where such master plans already prepared and sanctioned.

Municipal Administration Ordinance 1960 didn't recognize master planning as mandatory function of urban local Councils. Furthermore, it was silent about procedure of sanction, review and implementation. The area which was constituted most part of Master Plan fell under jurisdiction of Lahore Municipality, which had no qualified town planning setup. So, massive exercise involving millions of rupees lost credence.

B. Epoch of Punjab Local Government Ordinance 1979

Punjab Local Government Ordinance 1979, friendly replicated shortcomings of Municipal Administration Ordinance 1960 but had not recognized master planning as mandatory function of local councils. Section 74 of the ordinance put function of Master Planning at will and whims of urban local council. The preparation of Master Plan was discretionary for an urban council. Urban council therefore might prepare a Master Plan for its local area, if deemed necessary. The ordinance was silent about direction and about rural councils where guidance of master plans was more needed due to potential of gigantic growth. Violation of Master Plan was not a serious offence and as such violations of plans were frequent. Due to discretionary nature, master planning could not include in priority list and had always considered as a useless exercise. Lethargic attitude of the District Administration was clear, as no single meeting of Planning Authority had convened until 2005. All matters pertained to Planning Authority either had decided by District Administration as per its own perception or deferred for long time.

C. Punjab Local Government Ordinance 2001

Punjab Local Government Ordinance 2001 is first ever gracious law, as far as Master/spatial Planning concern. Under this ordinance spatial/master planning recognized as key function of district as well as tehsil councils. Section 40 of the ordinance empowers, city district governments to approve master, zoning and land use plans for constituent areas. Furthermore approve plans for urban design, urban renewal etc.

Sixth schedule provision 69 of the ordinance, asks local governments to make spatial plans of the areas under their respective jurisdiction [xii].

Violation of master plan is considered as an offense and liable to be punished with imprisonment and a daily fine of Rs 1000/- per day Furthermore disparity of Urban and rural council vanished by creation of Tehsil/Town councils.

D. Organizational Muddle

Organizational setup made under Punjab Local Government Ordinance (PLGO) 2001 for city district governments shown in Fig. 3. Office of EDO municipal service added later through an amendment to rationalize the load of EDO W&S. spatial planning (master planning function) entrusted to EDO Municipal Services. Organizational setup for approval, planning and review of spatial planning has shown in Fig. 4 and 5. Unenthusiastic devolution marred responsive nature of PLGO 2001. It replicates master planning among different government agencies. Managing to keep their independent identity development authorities constitute first organization hold up for smooth enforcement of master plans. It stemmed out due to falsifying between National Reconstruction Bureau and political/bureaucratic elites, endeavored to retain power. At present, there are four organizations, which are working for planning and enforcement of master plans with varying setup and territorial jurisdictions. These are

- Punjab Housing and Town Planning Agency (PHATA)
- Lahore Development Authority
- City District Government through EDO Municipal services
- Town Municipal Administration

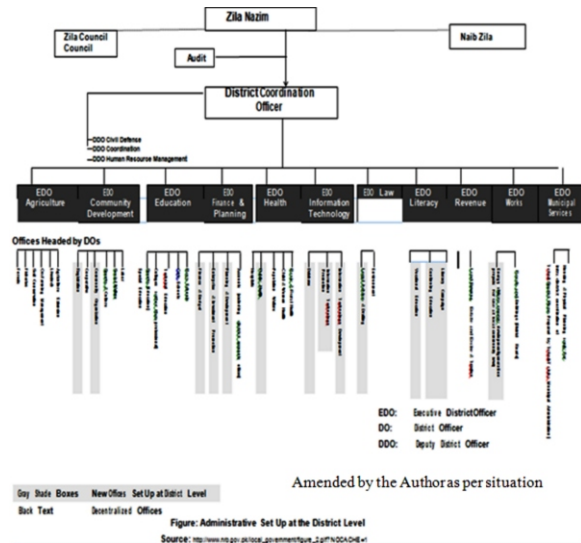


Fig. 3. Organizational Setup of District Government under PLGO-2001

Reference [xiii] quoted that the Punjab Housing and Town Planning Agency (PHATA) prepared 125 outline development plans (ODPs, which are called mini master plans). Furthermore, the Project Management Unit (PMU) of PHATA undertook 'Feasibility Studies and Urban Master Planning of Ten Cities of Punjab through consortium of foreign and local consultants under the World Bank funded 'Third Urban Development Project' [xiv]. The same organizations were also working for enforcement of the master plan prior to promulgation of PLGO 2001 and thus a big blow to spirit and theme of the devolution plan. Bunch of these organizations provides an impetus towards duplication of functions and incoherent enforcement.

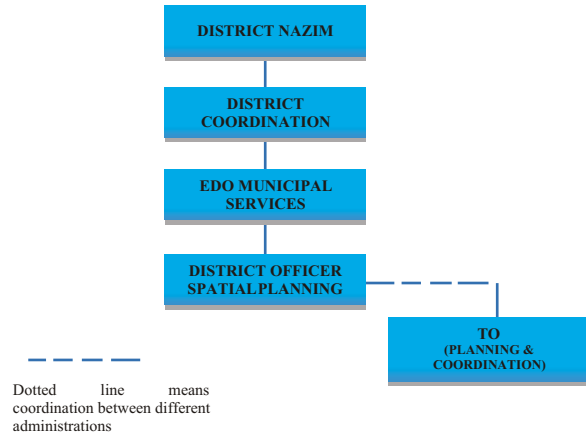


Fig. 4. Organizational Setup for Master Planning under PLGO-2001

Master plan is a broad outline which requires secondary plans to be made in conformity with it. For instance, action area plan, other blowup plans, etc. are tasks to be under by urban councils in the wake of master plan. These plans are vital for enforcement and better understanding of master plan. But multi organizational implementation of master plans makes it a stumbling block for preparation of these plans. No government agency feel onus of making such plans due to overabundance of organizations.

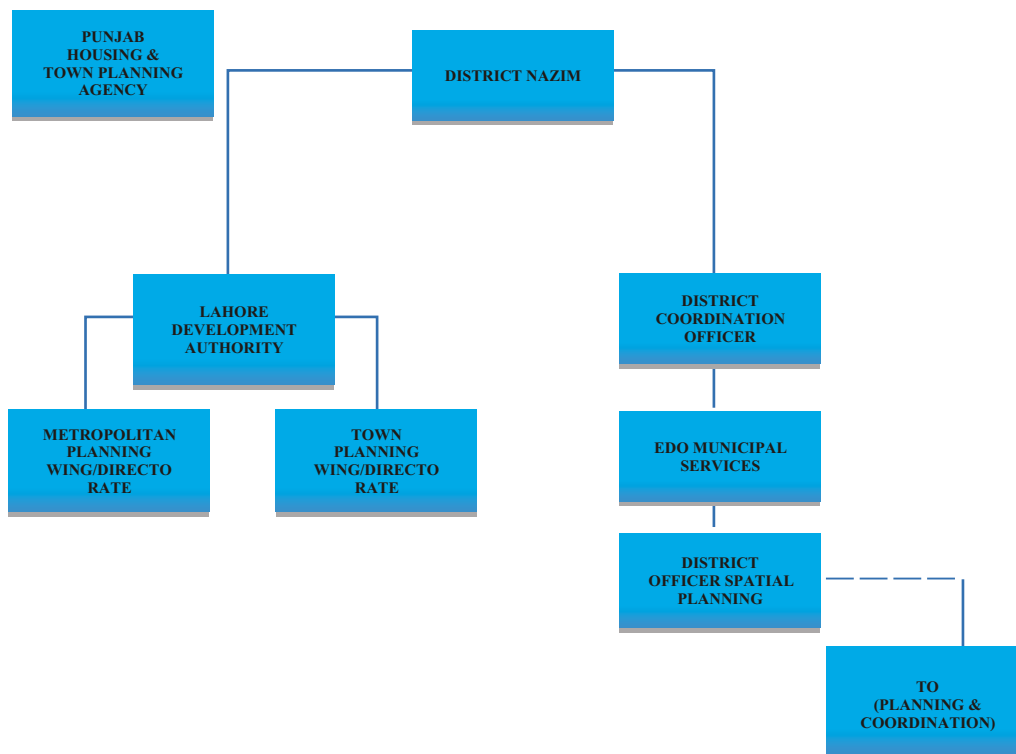


Fig. 5. Existing Organizational Setup for Master Planning

E. Commercialization and Master Planning

In 1993, Government of the Punjab notified change in land use policy (called commercialization policy). It then again, notified in 2001 and 2004 with slight changes. The reason behind to introduce changes in land use policy was expiry of the Master Plan for Greater Lahore. Until expiry, Master Plan for Greater Lahore could not subject to any review or amendment. Furthermore, Planning Authority proposed in the master plan for consideration and approval of proposals for change in land uses could not be congregated. Demand for change in land use was very high and work on new master plan could not be started at expiry of the Master Plan for Greater Lahore. The standing situation had provided an impetus for unauthorized conversion of land uses. Realization of situation and strong political pressure forced Government to notify a policy called Commercialization Policy 1993. That policy had provided foundation for changes in land use on basis specified criteria. The policy had revised with few amendments in 2001.

In 2004, Punjab Local Government and Rural Development Department notified commercialization rules called 'commercialization Rules 2004' with two added notable provisions. Firstly, permission granted only for change in land use from residential to commercial. Secondly, applicant made bound to surrender his set back area in favor of TMA (Town Municipal Administration). In congested areas where provision of setback was not practical, commercialization fee for the setback area had

collected and deposited in special account, which used exclusively for purchase of land for construction of parking plazas. Two commercialization policies, 2001 & 2004, had enforced concurrently, in Lahore for long time. The area under control of Lahore Development Authority dealt with Commercialization Policy 2001, whereas in the remaining area, Commercialization Policy 2004 was applicable. Due to dual policies multifold enforcement problems encountered.

This new paradigm of change in land use put sanctity of the master plan at stake. With an exception, all tehsil/district governments were using this policy as tool of generating revenue. According to the policy, every residential use can convert into commercial with few restrictions as imposed by the commercialization committee. Infact commercialization committees are using powers vested with Planning Authority. Bunch of commercialization committees for Lahore Development Authority, City District Government, H&TP and TMAs created a concurrent system by derailing existing master planning setup and the Authority.

In the year 2009, another change in land-use rules called Land-use Classification and Reclassification Rules 2009 promulgated. These rules are concurrent with the Integrated Master Plan-2021; jeopardize coherence of the land uses. According to the provision 4(1) of these rules [xv], a City District Government or a Tehsil Municipal Administration shall classify the land falling within its geographical limits into the following land use classes:

- (a) Residential;
- (b) Commercial (including institutional);
- (c) Industrial;
- (d) Peri-urban;
- (e) Agricultural; and
- (f) Notified area.

For the purpose of approval these uses are further divided into three distinct categories, namely, permitted uses, prohibited uses and permissible uses. Permissible uses are those uses, which the review commission can allow on special appeal/request.

The notified areas uses are those which a City District Government or a Tehsil Municipal Administration shall make sure for historically significant, environmentally sensitive, public institutional, restricted areas, intercity service areas, etc. The classified land uses are clearly distinct for the built-up areas and approved schemes.

Infect, commercialization introduced due to political will in the wake of outdated status of Master Plan for Greater Lahore. But after adoption of integrated Master Plan for Lahore 2021 and inclusion of spatial planning in business rule of EDO (Municipal Services), there remained no justification of commercialization for at least in Lahore. Furthermore, land uses, like peri-urban areas and notified area are not classified in the master plan. Such classifications thus create conflicts and doubts.

F. Shortage of the Skilled Staff

Despite friendly statutory backup of the PLGO 2001 emerging threats to Master /spatial planning is the shortage of qualified and skilled staff. In Lahore newly created Towns are without services of qualified Town Officer Planning and Coordination T.O (P&C). Situation at Punjab level is more acute as more than 50% of Tehsil councils are without services of qualified TO (P & C).

TABLE II
POSITION OF PLANNERS IN LOCAL GOVERNMENT AND COMMUNITY DEVELOPMENT DEPARTMENT, PUNJAB PROVINCE [16]

Category Period	Total Number of Seats	Number of Planners	Need of Planners
District			
District Officer	36	02	34
Housing and Physical Planning			
Tehsil			
Tehsil/Town	144	65	79
Officer Planning & Coordination			
Union Council Level			
At this level no post of planner exist but planners can be appointed on clusters of union councils present in Province of Punjab			
		Total	113

IV. RESULTS AND DISCUSSION

1. Municipal Administration Ordinance 1960 didn't recognize Master Planning as mandatory function of urban local councils. Furthermore, it was silent about procedure of sanction, review and implementation of Master Plan.
2. Punjab Local Government Ordinance 1979, friendly replicated the short coming of Municipal Administration Ordinance 1960 but had not recognized the Master Planning as mandatory function of the local council. Furthermore, it was silent about Master planning in rural local councils
3. Punjab Local Government Ordinance 2001 is a friendly law as far as Master/spatial Planning concerned. But unenthusiastic devolution marred responsive nature of PLGO 2001. Plethora of organizations provides an impetus towards duplication of functions and incoherent enforcement of the master plan. Under this ordinance spatial/master planning recognizes as key function of districts as well as tehsil Councils.
4. After adoption of integrated Master Plan for Lahore- 2021 and inclusion of spatial planning in business rule of EDO (Municipal Services), there remained no justification of the commercialization, at least in Lahore. Commercialization Rules 2009 thus created a concurrent classifications and increases conflicts and doubts about the land uses in the Integrated Master Plan for Lahore-2021

V. CONCLUSION AND RECOMMENDATIONS

Legal and organizational disorder along halfhearted devolution made master planning dysfunctional. PLGO 2001, with pertinent changes in organizational setup and necessary amendments in rules frames under its umbrella can help to ensure a smooth and active master planning. The following is recommended for improvement in master planning of Lahore.

1. A post of E.D.O (Master Planning) requires to be created. Furthermore devolution of relevant department needs to make sure as per spirit of Punjab Local Government Ordinance 2001. All the existing departments responsible for spatial planning and implementation have to put under sway under EDO (Master Planning) for the smooth planning and implementation.
2. Steps to stop commercialization may be taken and as such commercialization committees need to dissolve. Status of area shall only be changed by approval of review commission/committee as envisaged or made in integrated Master Plan for Lahore 2021.
3. The need for change in land use may be assessed in light of provisions of the master/spatial plan and

recommendation of committee/commission, which is appointed by district governments in connection with master plan.

4. Qualified staff may recruit in all tehsil/towns of the Punjab so that outgrowth of Punjab Local Government Ordinance 2001 towards spatial/master planning should use fully to help communities.
5. Task of blowup and other secondary plans may entrust to EDO master planning with sufficient staff of devolved departments.

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