

Vision for LDA Roads/Segments of Roads Allowed or Disallowed for Commercial Use

Pursuant to the Land Use (Classification, Reclassification & Redevelopment) Rules, 2009, a notification categorizing the roads/segments of roads of Lahore which were declared commercial by LDA, from time to time, into allowed and disallowed, has been issued (the "Notification"). This vision document is not part of the Notification. It is not a legal document, nor is intended to be used as such. The public is encouraged to read the Notification by visiting www.lda.gov.pk or obtaining printed copy from LDA Office. In case of any conflict between this document and the Notification, the latter shall prevail.



Lahore Development Authority
Lahore - Pakistan



Introduction

Like any urban area, traditionally Lahore Metropolitan has performed a wide range of functions; shelters, security, social interaction, and the sale and purchase of goods and services are among a few. The relative importance of each of these functions has changed over time, and such changes have created new demands for land, floor-area space, infrastructure and a provision of range of accompanying facilities.

Towns and cities change over time, and this process of change is both inevitable and may be viewed as beneficial. It is inevitable because the operation of the political, economic and social systems constantly generate new demands and present fresh opportunities for economic progress and civic improvement. The very existence of these forces of change creates opportunities to adjust and improve the condition of urban areas.

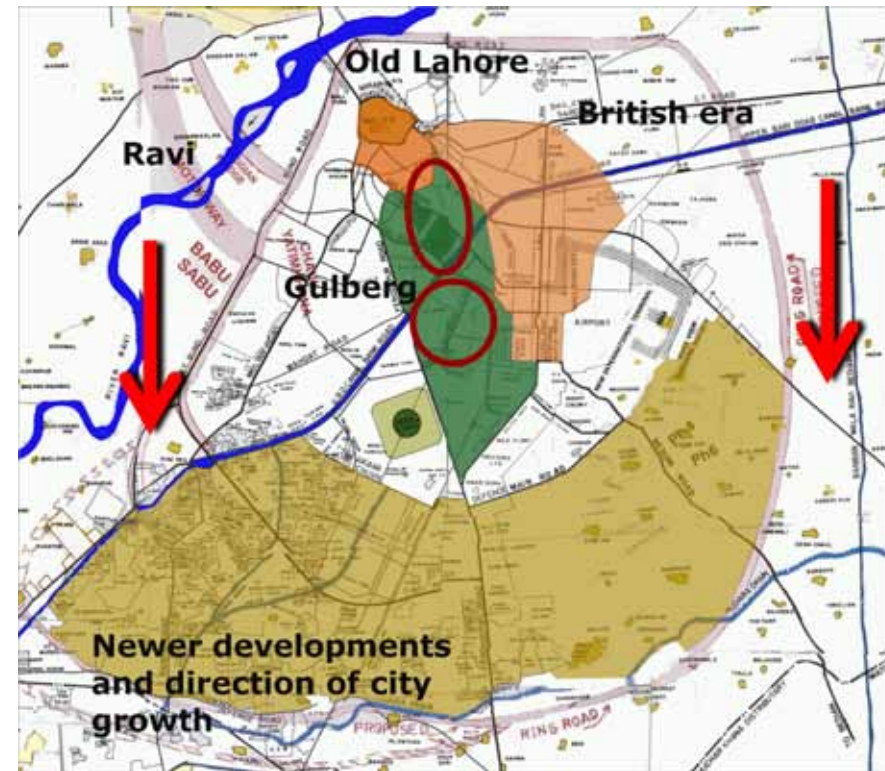
Shift of Commercial Growth Focus

Historically, the core of commercial activity or the Central Business District of Lahore had been The Mall Road and its environs like Edgerton Road and McLeod Road. This area not only had the infrastructure support but was also the terminus of roads from most of the surrounding localities.

This center did not reach its full potential due to a multiplicity of reasons; the primary one being the inability of the building regulations to keep pace with the fast and changing growth pattern of the city.

Moreover, due to the presence of River Ravi and the international border on the North and West; Lahore's growth has been mostly towards the South, which has geographically shifted the center of the city. The eccentric growth towards South has also transferred the commercial focus to number of neighborhood centers, particularly to Gulberg. Unfortunately, instead of regenerating the commercial centers/areas to

absorb the influx of commercial activity, a passive approach was adopted for the development of these areas and as a result ribbon development has been prevalent in the city for more than two decades.



Consequences of Eccentric Growth

The consequences of the aforementioned growth trends were not anticipated by the city planning authorities. As the neighborhood centers were not equipped to deal with the size and scale of this commercial expansion, the developers capitalized on the situation and bigger, cheaper, more visible plots along the roads were commercialized.

Commercial activity in a city, just like any other land-use, residential, industrial or institutional, needs to be regulated. The ribbon commercial development that is currently rampant in Lahore is extremely detrimental to the urban structure. Roads instead of being channels of movement become congested and undue load is put on infrastructure which is not designed to handle such activity.

The present state of affairs in Lahore's built environment can be broadly attributed to following causes, which have been extant for the past two decades:

- Lack of Urban Planning and Design
- Narrow Regulation Focus rather than Strategic City Design Focus
- Ad-hoc Decisions; no clear long term planning vision
- Growth outpacing Management

Lahore Development Authority (LDA) has a clear comprehension of the challenges it is facing and is committed to substitute policies and practices which are damaging to the urban spatial and economic and fabric structure of the city with the ones which are modern, business-friendly and in line with international best practices of urban design and city planning. This process involves extensive urban studies for which a clear programme has been chalked out.

Some of the Background Concerns for the Notification

The Notification is proposed to remain in force for a maximum of 12 months for Main Roads within CBD (proposed) and 24 months for the rest of the city.

There were several major concerns while formulating the basis for the Notification of which the salient ones are;

- 2009 Rules required the listing of, among others, 58 roads/segments of roads commercialized by LDA from time to time, and in the absence of such exercise, commercial activity in Lahore was being affected.
- The Notification primarily serves as a 'stepping stone' for the permanent land-use plans for Lahore. The foremost concern is that no irrevocable damage is caused to the future long term land-use policy of the city. The guidelines in this Notification are essentially conservative and restrictive as the sole purpose of this document is to facilitate the transition to the "Final Vision" and in the meantime allow for controlled commercial growth of the city.
- The scope of the Notification is limited to the 58 declared roads/segments of roads only. It is recognized that a comprehensive strategy for the city will have a wider range than these roads/segments of roads.

For details please refer to the notification which may be obtained from LDA website or their offices.

Some of the Factors Considered for the Notification

The basic approach was to take holistic view of the city, instead of the concerned road in isolation and then the road itself in the context of its adjacent areas to decide about the land-use conversion.

The impact of land-use conversion was studied not only on the roads but on the entire neighborhood and areas in its vicinity, in particular; and the city, in general.

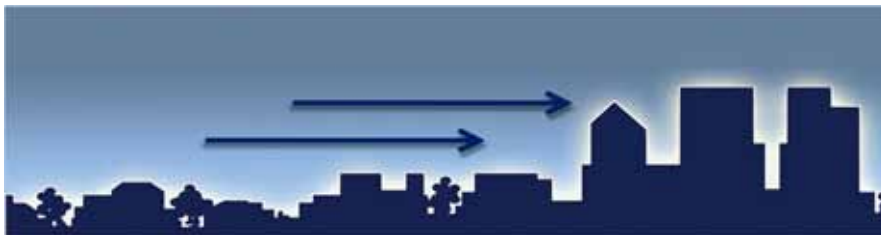
Each one of the declared 58 roads/segments of roads have been carefully evaluated on a number of parameters including, but not limited to the following:

- Its position/location in the city roads network
- The linkages served by the said road, the beginning and terminus
- Location and frequency of traffic choke points
- The volume of traffic (wherever the data was available)
- Nature and quality of urban spatial, social and economic structure existing on it
- Adjacent land-uses
- Proximity, condition and potential of any commercial centers
- Transportation and residential patterns and so forth
- Existing converted commercial properties on the road, their frequency and percentage
- Vacant undeveloped land in proximity to the road

Along with the aforementioned, one of the factors in formulating the Notification was the 'design potential' of each street, in view of its, among others, width, location in the city, termini and aesthetic value, that is what kind of urban public realm is possible on the road with proper civic design and what are necessary steps, including the best land-uses and street character conducive to achieve that ideal and make that road a vibrant, attractive public space.

The Guiding Principles

The major focus of the Notification is to encourage capital back into commercial centers and allow for proper economic growth; however where it is imperative only then roads can be commercialized.



Roads are channels of movement in the city and this primary function takes precedence over all others. Rampant unplanned uses that add unanticipated and unplanned for traffic on the roads only serve to create congestion and this has to be avoided at all costs.

Lists of Roads/Segments of Roads notified by LDA

List A – Commercial Use Allowed (Roads or Segments of Roads)

A1 Complete Road with definite design parameters and with a list of disallowed activities

- 1 Jail Road (Ghous ul Azam Road)
- 2 Main Boulevard. Gulberg
- 3 M.M. Alam Road, Gulberg
- 4 Segment of Hali Road, Gulberg. Property #136 & 64 E-1 Gulberg 3 to property # 114 & 73 E-1 Gulberg 3.
- 5 Stadium Road, Shara-e-Noor Jehan, Gulberg
- 6 The Mall Road (Sharah-e-Quaid-e-Azam)
- 7 Tariq Road Link M.M. Alam Road
- 8 Road Behind Liberty Market
- 9 Firdaus Market Road
- 10 Link Road Main Market (Shezan Side)
- 11 Link Road Main Market (Auriga Side)
- 12 Segment of Ghalib Road (Chen One Road)
- 13 Part of Road Civic Center Garden Town
- 14 Model Town Link Road
- 15 Al-Madina Road, Township
- 16 Bagrian Road
- 17 Main Boulevard Samanabad

A2 Segments of Roads and/or limited uses

Following segments of roads are allowed for commercialization. However, properties already commercialized on permanent basis on these roads will have no effect.

- 1 Maulana Shaukat Ali Road
Akbar Chowk to Link Road and beyond to railway crossing:
Property numbers 48 10-B1 Quaid-e-Azam Town and 855 D Block Faisal Town to Railway Crossing.
- 2 Main Boulevard, Shadman
Property numbers 95 Shadman to property numbers 73 Shadman. (Eastern site)
- 3 Main Boulevard, Garden Town
Only Plot number 1 Aibak Block to 3-A Aibak Block & plot number 13 Babar Block.
- 4 College Road, Gulberg
Property numbers 9 and 10 Block K Gulberg 2 to property numbers 6-H and 24-H Gulberg 2.
- 5 Park Road, Ali Zeb Avenue, Gulberg
Only property 1 J Block to 6 J Block Gulberg 3.
- 6 Abul Hasan Isfahani Road, Faisal Town
Only property numbers, 30, 31, 32, 33, & 34 Block B Faisal Town.
- 7 Zafar Ali Road, Gulberg 5
Property numbers 7-A to property numbers 41 Zafar Ali Road Gulberg 5.
- 8 Link M.M. Alam Road, T Block Gulberg-2
Property numbers 9 to property numbers 14 T Block Gulberg-2
- 9 Shadman Part of Race Course Road
Property numbers 6 Shadman to property number 1 Shadman.

- 10 Link Road Main Boulevard Garden Town
Property numbers 13, 14, 47, 48, 80 to 85 Babar Block New Garden town.
- 11 Wahdat Road
Ferozepur Road to property number 69 C New Muslim Town.
- 12 Ferozepur Road, UBD Canal To Railway Crossing
Property numbers 25 Tipu Block, New Garden Town and 2-L Block Gulberg 3 to Model Town entrance Crossing.

List B – Commercial Use Not Allowed

No activity other than residential is to be allowed on these roads, as it would be severely detrimental not only at the neighborhood level but a large section of the city might also be affected. These adverse affects will be in the form of added noise and air pollution in residential areas, urban decay in designed commercial centers, encroachment on green belts, and unnecessary load on infrastructure which is not designed to handle the added traffic; to name a few.

- 1 Main Boulevard, Shadbagh
- 2 Main Boulevard, Sabzazar Scheme
- 3 Main Boulevard, Gulshan-e-Ravi
- 4 Tollinton Market Road, Shadman
- 5 Poonch Road, Samanabad
- 6 Campus Bridge Road, Garden Town
- 7 Qazi Eesa Road, Faisal Town
- 8 Shabbir Usmani Road, New Garden Town
- 9 Shah Jillani Road
- 10 Main Boulevard, PIA Scheme
- 11 Main Boulevard, Maulana Shaukat Ali Road to Shaukat Khanum

- Hospital
- 12 Main Boulevard, Johar Town (Canal Road Link)
- 13 Main Boulevard, Johar Town (Doctor Hospital Link)
- 14 By-pass Road Johar Town (Expo Center)
- 15 Khayaban-e- Jinnah Road
- 16 Canal Bank Road
- 17 Link Raiwind – Aitchison Scheme Road
- 18 Raiwind Road
- 19 Moulana Shaukat Ali Road (from Canal Bank Road to Jinnah Hospital - Property Nos. 1-E MA Joher Town and 513 A, Faisal Town; Jinnah Hospital to Shauq Chowk – Property Nos. 1-E MA Joher Town and 513-A Faisal Town to 253-E Johar Town and 919-C, Faisal Town; Shauq Chowk to Akbar Chowk – Property Nos. 253-E, M A Joher Town and 919 C Block, Faisal Town to 1-A Joher Town and 802 C Block Faisal Town)
- 20 Main Boulevard, Shadman (Nallah Drain to Shah Jamal Round About – Property No. 468 Shadman to Property No. 15 Shah Jamal; East Side from Jail Road to Nallah Drain (opp. Shadman Market) – Property No. 96 Shadman-I to Property No. 123 Shadman I)
- 21 Wahdat Road (Faiz Road Intersection to Multan Road – Property Nos. 70-C, New Muslim Town to 714, Kamran Block, Allama Iqbal Town and Plot No. 1, Hadayatullah Block, Mustafa Town)
- 22 Ferozepur Road (UBD Canal to Kalma Chowk Intersection – Property Nos. 1 Abu Bakar Block to 103 Garden Block, New Garden Town; Model Town Entrance Crossing to Railway Crossing).
- 23 Abul Hassan Isphahani Road, Faisal Town except Property No. 30 to 34, Block B, Faisal Town and the area of Kotha Pind which are expressly mentioned in List A.



- 24 Main Boulevard Garden Town except Property No. 1 Aibak Block to 3-A Aibak Block, and 13-Babar Block, New Garden Town, and FB1 to FB6, Usman Block New Garden Town which are expressly mentioned in List A.
- 25 Park Road, Ali Zeb Avenue, Gulberg except Property Nos. 1J Block to 6 J Block, Gulberg III which are expressly mentioned in List A.
- 26 Link Main Boulevard, Garden Town except Property Nos. 13, 14, 47, 48, 80 to 85 Babar Block, New Garden Town which are expressly mentioned in the List A.

Special Cases

The following roads present special cases; a comprehensive study, analysis and verification will be carried out on these roads in the next 3 months.

- 1 Approach Road Tajpura
- 2 Approach Road Shadbagh
- 3 Sher Shah Road Gujjarpura
- 4 Main Boulevard, Allama Iqbal Town
- 5 College Road Township
- 6 Hamdard Jail Road
- 7 Gurumanget Road, Gulberg
- 8 Ferozepur Road, Railway Crossing to Hadiara Drain
- 9 Multan Road
- 10 Defence Road



List A – Commercial Use Allowed (Roads or Segments of Roads)

A1 Complete Road with definite design parameters and with a list of disallowed activities

Main roads within the Proposed New Central Business District

The following roads are proposed to comprise the hub of the commercial and economic activity in Lahore. A plot by plot strategy for proposed land-use is being prepared for the roads falling in this category; which in conjunction with the Urban Regeneration and Transport Policy is likely to help define a high density, commercially viable, compact and green Central Business District for the city.

- 1 Ghaus Al Azam road (Jail Road)
- 2 Main Boulevard, Gulberg
- 3 M.M. Alam Road, Gulberg
- 4 Hali Road, Gulberg from property number 136 & 64 E-1 Gulberg 3 to property number 73& 114 E-1 Gulberg 3.
- 5 Stadium Road, (Shahra-e-Noor Jehan) Gulberg
- 6 Shahra-e-Quaid-e-Azam (Mall Road)

1. Ghaus Al Azam Road (Jail Road): Qurtaba Chowk to Sherpao Bridge

Property number 453A Shadman to 6-H Gulberg 2



Description:

Jail Road is a primary traffic artery in Lahore; it forms the link between the old part of the city and the new; it houses important civic, education and recreational activities.

Focus of Development:

- Large corporate offices, healthcare establishments, automobile and furniture showrooms to complement the existing land use.
- Jail Road is likely to form one edge of the proposed new CBD. Once the boundaries of the proposed CBD are finalized, Jail Road may be considered for special concessions in terms of development parameters to attract investors for large scale

commercial projects especially multi-unit dwellings; like apartments, maisonettes, penthouses and so forth.

- A complete plot by plot strategy will be proposed after completion of the detailed urban study of this road.

2. MAIN BOULEVARD GULBERG: Jail Road to Ferozpur Road

Property number 72 & 18 Main Gulberg to 1 & 59 Block L Gulberg III & 75 block L Gulberg-III



Description:

Main Boulevard is an important transit route and commercial center; it is already developing as a main retail road for Lahore. The Main Boulevard Gulberg is one of the primary links to the suburbs in the city's Southwest.

Lahore's eccentric growth has geographically made the Gulberg area the center of Lahore and Main Boulevard its most visible promenade.

Focus of Development:

- Development of a high density commercially viable business zone to be encouraged.

- Proposed as one of the main retail center of Lahore and designed as a grand promenade with impressive civic amenities and comprehensive tree plantation.
- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.
- A complete plot by plot strategy will be proposed after completion of the detailed urban study of this road.

3. M.M. ALAM ROAD: Main Boulevard to Ali Zeb Road

Property number 28 K Block Gulberg 2 and 29 K Block Gulberg 2 to Property number 29 Block C3 Gulberg 3 and 110 B3 Gulberg 3



Description:

This road is an important urban venue and it already has a unique standing within the city of Lahore, with the potential to become an excellent public space. Restaurants, large boutiques and salons, and corporate offices currently dominate this area.

Focus of Development:

- Restaurants, high end fashion outlets and large boutiques, furniture showrooms, personal grooming and beauty salons.

- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth are likely to be encouraged.
- The final road design is likely to encourage developments with active street level frontages, for instance roadside cafes, large shop front windows opening directly on the road, and high number of pedestrians.

4. HALI ROAD: (Segment)

Property number 136 & 64 E-1 Gulberg 3 to property number 114 & 73 E-1 Gulberg 3.



Description:

This road is the extension of the commercial zone at the Main Market, and forms a twin with M.M. Alam Road in terms of traffic strategy and proposed tram route. The whole of Hali Road needs special attention due to its origin in Main Market commercial node.

Focus of Development:

- Corporate, multi-unit residential and large showrooms.
- Retail activity likely to be discouraged.
- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.

5. STADIUM ROAD (Shara-e-Noor Jehan): From Stadium Round About Gulberg to Gurumanget Road Crossing

Property number 1 Block E2 and 63 Block E1 Gulberg 3 to Property number 28 & 27 Industrial Block Gulberg 3



Description:

This road forms the link between the proposed M.M. Alam – Hali Road Transport Loop and is likely to benefit from the same transport and parking design initiative.

Focus of Development:

- A mix of large scale retail and corporate offices, with a sizeable portion dedicated to high density residences in the form of apartments.

- Coffee houses with active frontages are likely to be encouraged.
- Ample allowance likely to be provided to pedestrian traffic for road segment from Hussain Chowk to Gurumanget road.
- Proposed new schemes may link this road to good public transport system as well as ample parking facilities.
- No Parking on public property is likely to be allowed as this road is proposed to have access to the 'park and ride' project being considered by LDA.
- Multi-unit dwellings likely to be encouraged with possible incentives for developments proposing apartments and penthouses and so forth.

6. THE MALL ROAD: UBD Canal Road to Mian Mir Bridge

Property numbers 237 to 307 Upper Mall Scheme



Description:

No road in Lahore can rival the Mall, its cultural importance, the quality of architecture on it, its political social and economic status and above all its sheer iconic value for Lahore cannot be overstated.

The combination of ribbon commercialization and absence of a proper framework to allow development within limits of archaeological byelaws has led to the formation of several underdeveloped hinterlands on the Mall Road. These areas present unique opportunities to developers for large scale projects.

Focus of Development:

- The Upper Mall Road area is already developing as a prime corporate zone; several major banks have their head offices in the area. The same trend is proposed to be encouraged.
- Retail activity, whether small or large, to be discouraged
- Multi-unit dwellings likely to be encouraged with possible incentives for developments proposing apartments and penthouses and so forth.
- A complete plot by plot policy for this road will be issued after completion of the detailed urban study of this road.



List A – Commercial Use Allowed (Roads or Segments of Roads) Cont.

A1 Complete Road with definite design parameters and with a list of disallowed activities

Roads where complete commercialization is allowed, within specified parameters and with a list of disallowed activities.

- 1 Tariq Road Link M.M. Alam Road
- 2 Road Behind Liberty Market
- 3 Firdaus Market Road
- 4 Link Road Main Market (Shezan Side)
- 5 Link Road Main Market (Auriga Side)
- 6 Chen One Road
- 7 Part of Road Civic Center Garden Town
- 8 Model Town Link Road
- 9 Al-Madina Road, Township
- 10 Bagrian Road
- 11 Main Boulevard Samanabad

1. TARIQ ROAD LINK MM ALAM ROAD

Property number 75 Blok C2 and 86 C2 Gulberg 3 to 9 C2 and 10 C2 Gulberg 3



2. ROAD BEHIND LIBERTY MARKET

Property number 19-B Block D1 Gulberg 3 to 89 Block C2 Gulberg 3



Description:

These two roads originate from the Liberty Market area and are a natural extension of the same commercial activity; neither is a transit artery and hence the added traffic due to commercialization is unlikely to adversely affect any major city routes. The existing ROW seems adequate for the current traffic load.

Focus of Development:

- Encouragement of impulse shopping and related activity like high scale fashion outlets, salons, juice and coffee corners with ample provision for outdoor seating.
- Developments with a part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.
- Prime candidates for pedestrian priority areas; however complete pedestrianization may not be feasible due to the presence of some corporate offices and excessive length of the roads.
- No Parking on public property likely to be allowed.

3. FIRDOUS MARKET ROAD

Properties 1, Block J to 37 Block J Gulberg-III



Description:

Currently comprising of only 4 properties, a typical small scale neighborhood level shopping area exists here. There is sizeable residential population in the vicinity to support this activity.

Focus of Development

- Neighborhood level shops and small scale commercialization are likely to continue on this road.

4. LINK MAIN MARKET -1 (Shezan Side)

Property number 12-F Block to 42 F Block Gulberg 2



5. LINK MAIN MARKET -2 (Auriga Side)

11Block F & 39 Block G Gulberg 2 to 12 Block G and 44 D Block G Gulberg 2



Description:

Both these roads are in the vicinity of Main Market commercial zone.

Focus of Development:

- These roads are likely to become the extension of the commercial zone, to exist at Main Market precinct.
- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.

6. CHEN ONE ROAD Gulberg

Properties 93 E1, 114 E1 to 74 E1, 124 E1 Gulberg III



Description:

This area comprises only 4 plots and is developing into the IT retail hub for the city, traffic mismanagement and parking, especially for motorcycles, is a major problem.

Focus of Development:

- Conflicting uses to be avoided and activities complementing the existing ones to be encouraged.
- This road is proposed to be unidirectional, collecting traffic leading from Main Boulevard.
- Appropriate traffic management exercise proposed to be conducted.
- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.

7. PART OF CIVIC CENTER, Garden Town

Properties 5 to 6A Civic Center Garden Town



Description:

At present this area lies of the periphery of an under-utilized commercial center. These 3 plots are currently lying vacant.

Focus of Development:

- Proposed to be made part of the major commercial zone around the Barkat Market/Civic Center Garden Town.
- Planned to reinforce the Civic Center Commercial zone.

MODEL TOWN LINK ROAD



Description:

This road is an important urban venue which is vibrant and full of commercial and economic activity. Currently this area is mismanaged and chaotic, it has the potential of becoming an excellent public space; it requires good traffic and civic design.

Focus of Development:

- Small scale retail oriented activities proposed to be encouraged.
- Proper parking areas (structures) proposed to be developed on, or in the immediate vicinity of, this road.
- Major traffic management exercise needs to be conducted. Proposed to be redesigned so that it is democratic to all kinds of traffic.

8. AL MADINA ROAD, Township

Property numbers 35 10-B-1 and 59 1-B1 to 150 13- B1 to 418 6-B-1 Township



Description:

The majority of the buildings on this road are shop-houses and neighborhood level shops. This road has considerable right of way and is a transit route for wagons and buses. There is a high residential density to support the formation of a neighborhood level center.



General view of the road condition



9. BAGRIAN ROAD, TOWNSHIP

Property numbers 626 3-C1 and 730 2-D-1 Quaid e Azam Town to property numbers 398 6-C2 and 1175 2-D2



Description:

On Bagrain road almost 100% of residential land-use has been converted to commercial. The road has a wide green median which is getting encroached due to unplanned commercial activity.



General view of the road condition



10. MAIN BOULEVARD, SAMANABAD

Property numbers 22 and 76 Multan Road Street Scheme to
Property numbers 110 and 114 Main Samanabad



Focus of Development:

- Restrictive FAR and height limit proposed to minimize congestion.
- The undeveloped nearby civic center is likely to be developed as a vibrant mixed use neighborhood with commercial activity as well as affordable high density housing.

Description:

This road is the main boulevard of a robust residential area and currently overrun by small scale neighborhood level commercial activity.

Adjoining roads like Poonch road are succumbing to the same trend.

Focus of Development:

Promotion of commercial activity for fairly sizeable residential population.

A2 : Segments of Roads and/or limited uses

Following segments of roads are allowed for commercialization. However, properties already commercialized on permanent basis on these roads will not be effected.

- 1 Maulana Shaukat Ali Road
Akbar Chowk to Link Road and beyond to railway crossing: Property numbers 48 10-B1 Quaid-e-Azam Town and 855 D Block Faisal Town to Railway Crossing.
- 2 Main Boulevard, Shadman
Property numbers 95 Shadman to property numbers 73 Shadman. (Eastern site)
- 3 Main Boulevard, Garden Town
Only Plot number 1 Aibak Block to 3-A Aibak Block & Plot number 13 Babar Block.
- 4 College Road, Gulberg
Property numbers 9 and 10 Block K Gulberg 2
to property numbers 6-H and 24-H Gulberg 2.
- 5 Park Road, Ali Zeb Avenue, Gulberg
Only Property 1 J Block to 6 J Block Gulberg 3.
- 6 Abul Hasan Isfahani Road, Faisal Town
Only Property numbers, 30, 31, 32, 33, & 34 Block B Faisal Town.
- 7 Zafar Ali Road, Gulberg 5
Property numbers 7-A to Property numbers 41 Zafar Ali Road Gulberg 5.
- 8 Link M.M Alam Road, T Block Gulberg-2
Property numbers 9 to Property numbers 14 T Block Gulberg-2
- 9 Shadman Part of Race Course Road
Property numbers 6 Shadman to Property number 1 Shadman.
- 10 Link Road Main Boulevard Garden Town
Property numbers 13, 14, 47, 48, 80 to 85 Babar Block New Garden town.
- 11 Wahdat Road
Ferozpur Road to Property number 69 C New Muslim Town.
- 12 Ferozpur Road, UBD Canal to Railway Crossing
Property numbers 25 Tipu Block and 2-L Block Gulberg 3 to Model Town entrance Crossing.

1. MAULANA SHAUKAT ALI ROAD: UBD Canal to Railway Crossing



This road is divided into parts by the usage character which changes along its considerable length of approximately 5.5 kilometers.

Maulana Shaukat Ali road is a major transit artery in the city and forms the primary link to Johar Town, Quaid-e-Azam Town and Township housing communities along with several others. Congestion on this important transit route is proposed to be minimized and ribbon development discouraged in most of the segments on this road. Several sizeable commercial centers lie in the vicinity of this road and those areas are likely to be developed as an alternative to ribbon commercial development.

The following segments exist due to physical boundaries created by traffic and roads:

- **Segment -1: Canal Bank Road to Jinnah hospital to Property numbers 1-E MA Johar Town and 513-A Faisal Town**
No commercial activity zone.
Description: One side of Jinnah Hospital and the hostels dominate this segment. A junkyard and second hand furniture sellers are currently squatting in the vacant plot near the Faisal Town Roundabout.
Focus of development: No commercial activity allowed as any congestion is not only likely to compromise high speed access to a major health care facility but also may create a major choke point on a vital city distributory leading to Johar Town and Township residential areas. The green belt in this area is proposed to be restored and more saplings planted.
- **Segment – 2: Jinnah Hospital to Shauq Chowk: Property numbers 1-E MA Johar Town and 513-A Faisal Town to 253-E Johar Town and 919-C Faisal Town**
No Commercial activity zone.
Description: Currently several 1 Kanal houses have been converted into small retail outlets. Most of the activity is corner shops, small showrooms and pharmacies.
Focus of Development: Any use other than residential is proposed to be discouraged in order to reinforce commercial zones in Johar town and Faisal Town.
- **Segment – 3: Shauq Chowk to Akbar Chowk: Property numbers 253-E MA Johar Town and 919 C Block Faisal Town to 1-A Johar Town and 802 C Block Faisal Town**
No Commercial activity zone.

Description: Currently several 1 Kanal houses have been converted into small retail outlets. Most of the activity is corner shops, small showrooms and pharmacies.

Focus of Development:

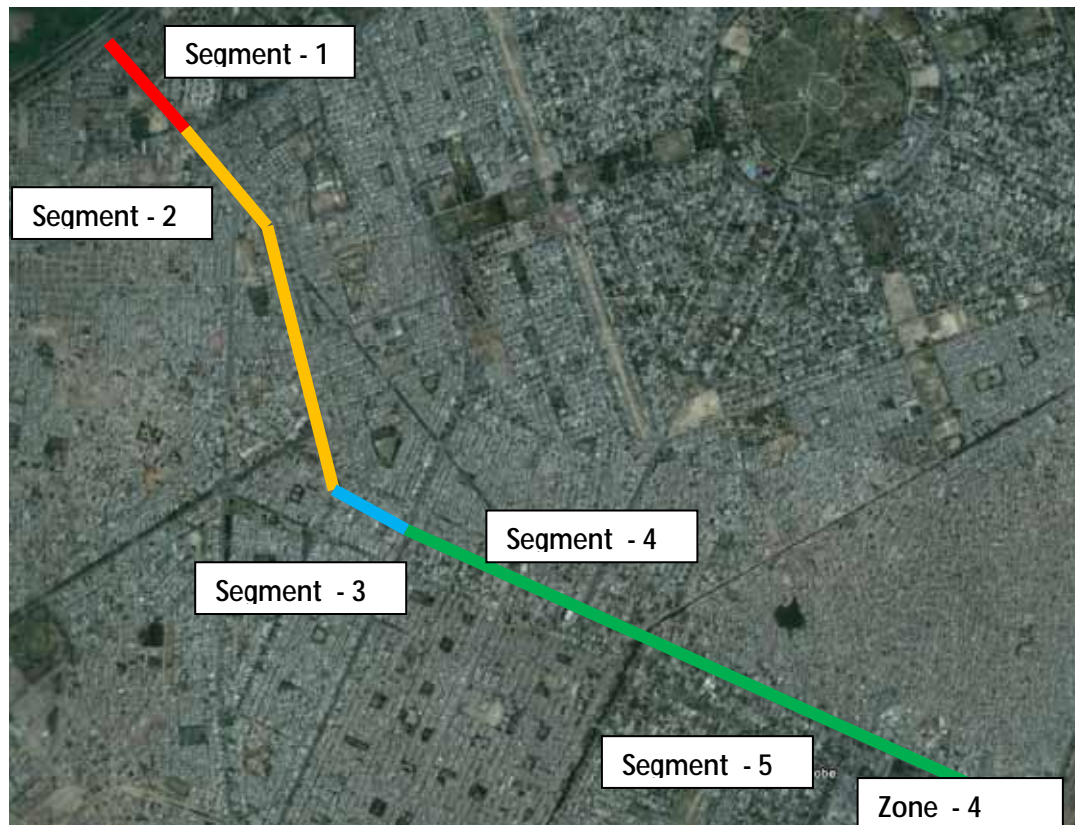
Residential usage of this road will be encouraged.

- Segment-4 and 5: Akbar Chowk to Link Road and beyond to railway crossing: Property numbers 48-10-B1 Quaid-e-Azam Town and 855 D Block Faisal Town to Railway Crossing

Commercial Activity Allowed

This segment may exist as an extension of Model Town Link Road commercial area. Retail outlets, however, proposed to be discouraged as Model Town Link Road is proposed to remain the focus of such activity.

Approximate representation of the aforementioned segments:



2. MAIN BOULEVARD, SHADMAN: Jail Road to Shahjamal Roundabout

Property number 95 Shadman and 96 Shadman to Property numbers 15 Shahjamal & 13 Shahjamal



Description:

The designated commercial zone of Shadman Market is falling into decay due to the ribbon commercial development on the subject road.

This road is a major transit route to robust middle class housing areas of Shadman and Shah Jamal; and any road congestion is proposed to be avoided. Similarly erosion of the urban residential fabric due to unplanned commercial development is likely to be curtailed.

Focus of Development:

The development focus of this road is proposed to be residential with possible incentives to make it high density. The Shadman area has good

access to civic amenities like hospitals, parks and transport schemes and may become a prime residential community on the edge of the proposed new CBD.

Shadman Market area to be made major commercial zone; a smaller secondary zone is likely to be considered around the market area to accommodate activities displaced from the road.

The Following 3 segments have been created on the road:

Segment -1: Nallah Drain to Shah Jamal Roundabout; Property numbers 468 Shadman to property numbers 15 Shahjamal

No Commercial Activity allowed.

Segment- 2: East side from Jail road to Nallah Drain (opp. Shadman Market); Property numbers 96 Shadman-1 to property numbers 123 Shadman-1

High Density Residential Focus

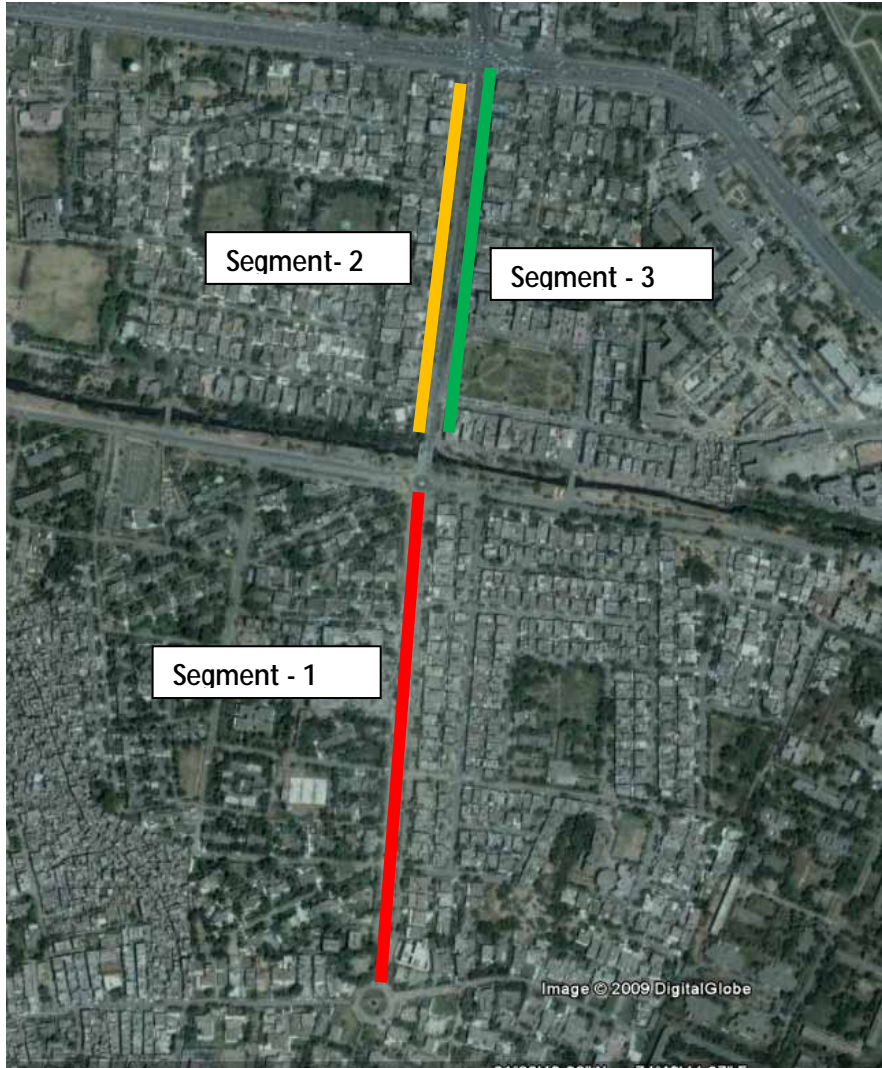
Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.

Segment -3: West Side Jail Road to Nallah Drain (Market Side): Property numbers 95 Shadman to property numbers 73 Shadman

Partial Commercial Zone

Property numbers 95 to 88 Shadman and 75, 74, 73 Shadman commercialized as extension of the commercial zone at Shadman Market.

Approximate representation of the aforementioned segments:



3. MAIN BOULEVARD GARDEN TOWN

Property numbers 103 Garden Block and 1 Tipu Block to Property numbers 6-FB Usman Block and 10 Aibak Block New Garden Town



Description:

The case of Main Boulevard Garden Town is no different from several boulevards in Lahore where unplanned ribbon development is creating congestion on the road and the designated commercial center is falling into decay.

This road is also a major transit route to several housing colonies in the South of Lahore and takes heavy traffic load; any more congestion on this road is likely to have adverse affect on a large section of the city.

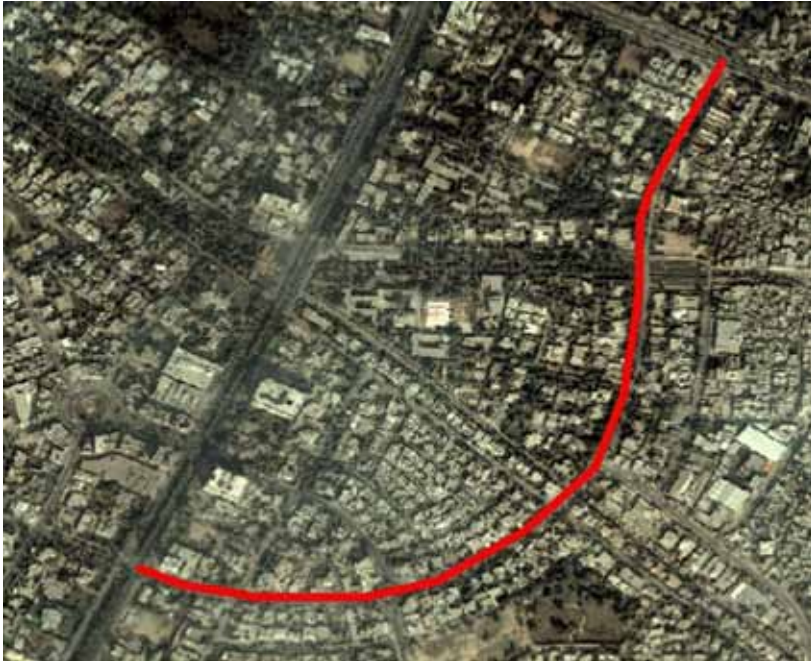
Focus of Development:

- Primary Commercial focus to be redirected towards the designated Civic Center i.e. Barkat market.
- Commercial activity on the road to be curtailed.
- Barkat Market Area to be expanded to accommodate activities displaced from the road.

Only the following properties are proposed to be commercial on the road
Plot no 1 Aibak Block to 3-A Aibak Block Plot number 13 Babar Block

4. COLLEGE ROAD, GULBERG

Property numbers 9 and 10 Block K Gulberg 2 to property numbers 6-H and 24-H Gulberg 2



Description:

The land use of this road changes considerably along its length, the tangible markers present on the road like the Mini Market roundabout and the drain nallah form boundaries to the change in usage pattern. One end near the Main Boulevard is dominated by larger boutiques and the part of the road next to Sherpao Bridge is predominantly residential

Focus of Development:

- College road is proposed to be divided into segments that reflect the already existing boundaries on the road; the objective is to

introduce complementary uses on each segment so as to avoid chaos and congestion.

The Following 3 segments are proposed on the road:

Segment - 1: Main Boulevard Gulberg to Mini Market roundabout; Property numbers 9 and 10 Block K Gulberg 2 to Property numbers 15 L Block Gulberg 2 and Mini Market area.

Commercial Retail Focus zone

Segment - 2: Mini Market Roundabout to Gurumanget Road crossing property numbers 16 L Block and 167 P Block to Property numbers 1 & 32 Block Q and 29 L Block Gulberg 2.

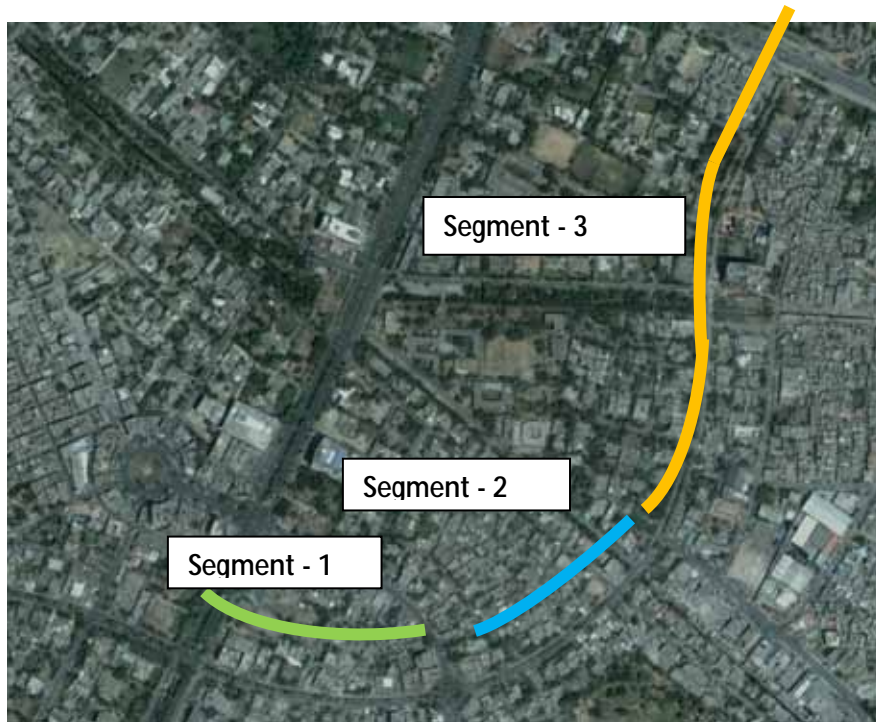
Partial Commercial and Transition Zone

Segment - 3: Gurumanget Road to Sherpao Bridge: Property numbers 2 & 31-Q Gulberg 2 to property numbers 6-H and 24-H Gulberg 2.

High Density Residential Focus

High density residential zone proposed.

Approximate representation of the aforementioned segments:



5. PARK ROAD (ALI ZEB ROAD) GULBERG: Jinnah Bridge to Graveyard Intersection Property numbers 14 J and 25 B3 Gulberg 3 to property number 21 G Gulberg 3



Description:

A major distributory in the city which takes heavy traffic, this road needs careful planning so that any congestion of this route is avoided. Firdous Market is already a thriving commercial center on this road.

Focus of Development:

- Only the properties 1 J Block to 6 J Block Gulberg 3, are allowed for a change of land-use from residential to commercial, all the remaining properties on the road are proposed to be kept strictly residential.

- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth may be encouraged.

6. ABUL HASSAN ISPHAHANI ROAD, FAISAL TOWN

Property numbers 1-A Faisal Town and 19-L Model town extension to Property numbers 802-C Faisal Town and 855-D Faisal Town



Description:

This road is the shared boulevard of Faisal Town and Model Town extension. International Market, Model Town extension and Civic Center Faisal Town exist in close vicinity to the road. Majority of the commercial activity on the road is either in the Kotha Pind area or in the illegally converted flats. The green belt on the road is also being encroached upon due to unplanned commercial activity. The illegal conversion of the flats on the ground floor is not only leading to congestion but is also causing decay in the upper flats due to erosion of the residential zone.

Focus of Development:

- The illegal commercial activity in the flats to be immediately curbed.

7. ZAFAR ALI ROAD, GULBERG

Property numbers 7-A to Property numbers 41 Zafar Ali Road Gulberg 5



8. LINK MM ALAM T BLOCK, GULBERG

Property numbers 9 to Property numbers 14 T Block Gulberg 3



9. SHADMAN PART OF SHARA-E-AIWAN-E-TIJARAT (RACE COURSE ROAD)

10. Property numbers 6 Shadman to Property number 1 Shadman



Description: Zafar Ali Road, T Block Link M.M. Alam road and Shadman part of Race Course Road; all have the unique advantage of overlooking large green public parks which makes them prime residential real estate.

These roads are also not the sites of large scale commercial retail or corporate office developments.

Focus of development: Only the following activities are proposed to be allowed on these roads:

- Developments with a major part of the building as multi-unit dwellings for instance apartments, maisonettes, penthouses and so forth likely to be encouraged.
- Consolidation of land parcels will be encouraged.
- Only the ground floor allowed for permitted facilities.
- Service industry offices not exceeding 25 employees. These can include graphic designer, architects, management consultants, lawyers and so forth. Banks, Customer Care Centers, Mobile Phone Franchises, Billing Centers and Complaint cells are not allowed.
- Clinic and Poly clinics having up to 4 consultants on one premise. Diagnostic centers and small procedure theaters are allowed as part of this facility. No inpatient facility is to be allowed apart from a small recovery room.

11. CIVIC CENTER LINK ROAD, GARDEN TOWN

Property numbers -1 Civic Center and 13 Babar Block to Property numbers 17 Shershah Block and 124 D Babar Block New Garden Town



Description:

This road is one of the roads that connects the Garden Town residential area with its Main Boulevard.

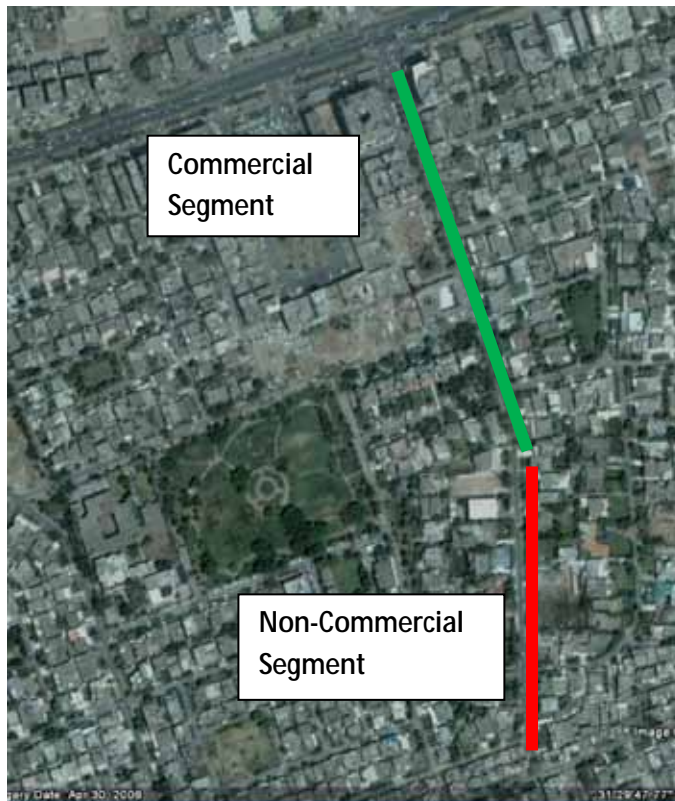
Focus of Development:

The area of the road adjacent to the Barket Market proposed to be commercialized to reinforce the commercial zone. Except for the properties expressly allowed for commercial land use, the remainder of the road likely to remain strictly residential.

The area of the road adjacent to the Barket Market proposed to be commercialized to reinforce the commercial zone. For this reason only

properties numbers 13, 14, 47, 48, 80 to 85 Babar Block New Garden Town proposed to be allowed for a change of Land use to commercial

Approximate Representation of the Segments



11. WAHDAT ROAD

Ferozpur Road to Multan Road Crossing



Description:

Wahdat Road is a primary artery in Lahore and the change of land-use to commercial needs careful evaluation. It links Ferozpur Road with Multan Road and runs through several important residential communities and hence takes high traffic load. The portion of the road next to Ferozpur road is already a busy commercial area.

Focus of Development:

There are at least 2 major commercial centers in close proximity to Wahdat Road. One of the two, The Kareem Block shopping area is fairly large and has good provision for parking. Most of the commercial activity is proposed to be directed towards such shopping centers.

The portion of the road running through the New Muslim Town and Allama Iqbal Town areas is predominantly residential yet small retail and general stores have started appearing on the road. This trend is proposed

to be reversed before any more unplanned commercialization contributes to the congestion on the road.

There are 2 segments proposed on the road which are as follows:

Segment - 1 Ferozpur Road to Property number 69 C New Muslim Town (Muslim Town Morr)

Commercial activity allowed. This segment is proposed to become the natural extension of the commercial activity at the adjacent Ferozpur road.

Segment - 2 Faiz Road intersection to Multan Road. Property numbers 70 C New Muslim town to 714 Kamran Block Allama Iqbal Town and plot number 1 Hedayatullah Block Mustafa Town

No Commercial activity allowed.

Approximate representation of the aforementioned segments.



12. FERROZEPUR ROAD

UBD Canal to Railway Crossing



Description:

Ferozpur Road is one of the most important arterial roads in Lahore. Currently it is also home to an extremely busy commercial area yet the character of this road changes markedly along its length especially after the UBD Canal crossing the intensity of commercial activity decreases.

Focus of Development:

Construction of a major commercial center, Zaid Center, is currently underway on Ferozpur road which promises about 6 million sq.ft. of premium retail, corporate and residential space. Unplanned commercial activity on the road is likely to adversely affect the success of this area.

The following segments are proposed on this road.

Segment -1 UBD Canal to Kalma Chowk Intersection: Property numbers 1 Abu Bakar Block to 103 Garden Block Garden Town

No further commercialization: This area is already extremely congested due to the presence of Hameed Latif Hospital and Marriage Halls and any further commercial activity would completely choke this area. Focus of commercial development is proposed to be shifted towards the proposed Zaid Center.

Segment – 2: Kalma Chowk Intersection to Model Town: Property numbers 25 Tipu Block and 2-L Block Gulberg 3 to Model Town entrance Crossing

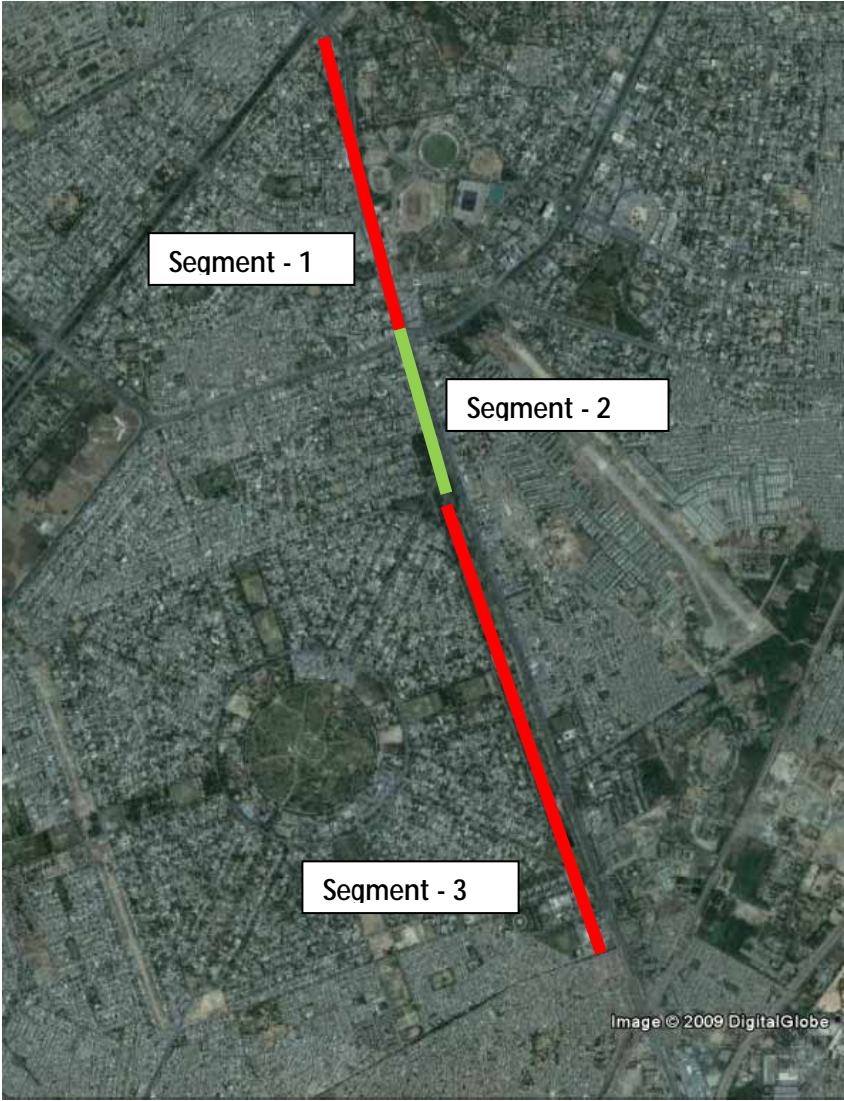
Partial commercial Zone:

The view of the Model Town Park; adjacent to J block Model Town is proposed to be opened up to the road and the petrol pumps and small shops relocated.

Segment – 3: Model Town entrance Crossing to Railway Crossing

No further commercialization.

Approximate representation of the aforementioned zones



List B

- 1 Main Boulevard Shadbagh
- 2 Main Boulevard Sabzazar Scheme
- 3 Main Boulevard Gulshan-e-Ravi
- 4 Tollinton Market Road Shadman
- 5 Poonch Road, Samanabad
- 6 Campus Bridge Road Garden Town
- 7 Qazi Eesa Road, Faisal Town
- 8 Shabbir Usmani Road, new Garden Town
- 9 Shah Jillani Road
- 10 Main Boulevard PIA Scheme
- 11 Main Boulevard, Johar Town
- 12 Johar Town Doctor's Hospital Rd
- 13 Main Boulevard, Johar Town (Shaukat Khanum Link)
- 14 By-pass Road Johar Town (Expo Center)
- 15 Khayaban-e-Jinnah Road
- 16 Canal Bank Road
- 17 Link Raiwind – Aitchison Scheme Road
- 18 Raiwind Road



1. MAIN BOULEVARD SHADBAGH

Property numbers 194 and 131 Shadbagh to Property numbers 193 and 253 Shadbagh



Description:

An excellent urban venue, with a robust middle class residential population. A large segment of the population here is either pedestrian, bicycle or motorcycle user; yet the road design does not reflect this.



Predominantly residential area



Small scale commercial activity

Focus of Development:

- A sizeable planned commercial area exists on this road and all commercial activity is proposed to be focused there.
- An area for hawkers and seasonal/festival markets is likely to be allocated.
- Additional Commercial Area may be developed in front of the commercial area park.
- Roads proposed to be redesigned to be democratic to all kinds of traffic.
- The linear park present in the neighborhood is proposed to be properly redesigned to become an attractive public space.

2. MAIN BOULEVARD, SABZAZAR SCHEME

Property numbers 1-A H and 1080 to property 1-A Sabzazar



Focus of Development:

This road can again become an excellent residential area; the road has sufficient width and a wide green median. High density residential units may also be proposed here after further evaluation of the precinct.

Description:

There is ribbon development on the road and the designated commercial center is underutilized. This trend is proposed to be reversed and the business-related activity redirected towards the Civic Center.



The Commercial Center



Ribbon development on the road

3. MAIN BOULEVARD, GULSHAN – E – RAVI SCHEME

Property numbers 10, and 11 Multan Road Street Scheme to property numbers 1-K and 5-J Gulshan e Ravi Scheme.



Description:



A tire shop next to residence



The green median losing vegetation due to excessive cross pedestrian traffic

A classic case of boulevard encroachment where there is ample development potential in the civic center yet ribbon development is

taking place. The ribbon development is proposed to be curtailed and the Civic Center commercial zone to be reinforced.



The commercial center with ample parking space

Focus of Development:

- Original residential character is proposed to be restored.

4. TOLLINTON MARKET ROAD, SHADMAN

Property numbers 445 and 446 Shadman to Property numbers 394 and 453A Shadman



Description:

The primary function of this road is to serve as by-pass from Ferozpur road to Jail Road. This road is proposed not be commercialized; added traffic and activity generated by commercialization especially at road corners is likely to lead to traffic congestion.

It forms part of a robust residential precinct; hence the sanctity of this area is proposed to be conserved.

Focus of Development:

Commercial activity is likely to be not allowed beyond Tollinton Market.

5. POONCH ROAD, SAMANABAD

Property numbers 841 and 908 134 Acre Scheme Samanabad to Property numbers 2 and 20 Poonch Road Street Scheme



Description:

Another residential street through a wholesome middle class housing area; Poonch Road is succumbing fast to ribbon commercialization. This trend proposed to be stopped and reversed.

Focus of Development:

The main boulevard of Samanabad area is commercialized and that is proposed to remain the focus of the entire commercial activity for this precinct.

6. CAMPUS BRIDGE ROAD, GARDEN TOWN

Property number 26 Ahmed Block to Property number 5 Usman Block New Garden Town



Description:

This road is a small but vital link in the city road network.

Focus of Development:

- Extremely important transit route in the city with a very high vehicle count and unobstructed transit takes priority over any other function.
- High speed access to Sheikh Zaid Hospital.
- Existing robust housing area to be respected.

7. QAZI EESA ROAD, Faisal Town

Property numbers 34-A/ B and 36 C1 to Property numbers 956-B Block and 955-B Block & 751-C Block Faisal Town



Description:

There is a generous green median on the road which is currently being eroded due to traffic and parking caused by commercial activity. This median can become an exceptional public space and linear park.

The Faisal Town commercial center existing on this road is severely underutilized and is falling into further decay owing to this commercialization.

Focus of Development:

- Existing commercial center to be revived.
- Development incentives likely to be proposed for the commercial centre.
- Potential to develop as an extremely attractive public space with correct policy and civic design.

8. SHABBIR USMANI ROAD

Property numbers 11 Aibak Block Garden Town to Property numbers 513A Block Faisal Town Scheme (opposite Jinnah Hospital)



Description:

A secondary artery in the city, this road gets heavy rush hour traffic as well as taking load from UBD on the university side. The road has potential to develop as a pleasant, democratic venue.

Focus of Development:

- Congestion to be minimized to provide high-speed access to Jinnah Hospital.
- Barkat market to be promoted as commercial centre.

9. SHAH JILLANI ROAD, Township

Property numbers 270 2-C1 Quaid e Azam Town to 622 5-D1 Quaid-e-Azam Town



Description: A wide residential street with generous green median.



Focus of Development:

An extremely large undeveloped area lies next to this road, which is proposed to be developed by the city authorities, either on its own or through Public-Private Partnership, Joint Ventures or any such arrangement(s). Unplanned Commercialization is likely to be curtailed.

10. MAIN BOULEVARD, PIA Scheme

6 B1 and 18 A1 PIA Scheme to 19 F and 240 D PIA Scheme



Description: A main boulevard in a new housing scheme.



Focus of Development:

- Properly designed commercial center exists in the housing scheme which is to be promoted and all commercial activity proposed to be directed towards it.

11. MAIN BOULEVARD, Johar Town

Property numbers 264 E and 40 A Johar town to 920 R1 and 7 R3 Johar Town



12. MAIN BOULEVARD M A Johar Town (Canal Road Link)

Property numbers 1 G4 and 76 G2 to 864 R1 and 37 RI



13. MAIN BOULEVARD, Johar Town (Doctor's Hospital Link)

Property numbers 472 G 3 and 1 M, M. A. Johar Town to 148 G1 and 24 G1 M A Johar Town



14. BY PASS ROAD, Johar Town

Property numbers 83 J1 and 28 A K Block MA Johar Town to 422 J3 and 512 K MA Johar Town



15. KHAYABAN-E-JINNAH ROAD

From Shaukat Khanum Hospital to Raiwind Road Crossing



Description:

Road numbers 11 to 15 are all located in or near Johar Town area. Johar Town has a sizeable commercial center which is currently under-utilized. Johar Town also has an allowance for an expo center which promises to be the commercial epicenter of this area.

Focus of Development:

- Ribbon commercialization proposed to be prohibited.
- Designated commercial centers to be promoted.
- Congestion to be minimized.

16. CANAL BANK ROAD



17. LINK RAIWIND AITCHISON RD



18. RAIWIND RD: Thokar Niaz Beg to Bhubatian Chowk



Description:

Road numbers 16 to 18 all have large undeveloped land parcels located on them.

Focus of Development:

- Ribbon commercialization to be curtailed.
- Proper development policies with focus on nodal commercial zones to be formulated.

Special Cases

The following roads present special cases; the problem in these areas is not just land-use conversion.

1. Approach Road Tajpura
2. Approach Road Shadbagh
3. Sher Shah Road Gujjarpura
4. Main Boulevard, Allama Iqbal Town
5. College Road Township
6. Hamdard Jail Road
7. Gurumanget Road, Gulberg
8. Ferozepur Road, Railway Crossing to Hadiara Drain
9. Multan Road
10. Defence Road



1. SHERSHAH ROAD GUJJARPURA



Description:



The major problem facing this area is urban uplift and environmental degradation.

The change of land-use issue is secondary and will only be addressed after complete study and analysis of the data has been conducted.

2. APPROACH ROAD TAJPURA



Description:



There is ample opportunity in terms of available land for creating a proper commercial zone to complement the existing high density population area, but as with the previous case these issues can only be addressed after a more comprehensive study.

3. APPROACH ROAD SHADBAGH



Description:



- Detailed further studies required.
- Commercialization suspended while studies are being carried out.

4. MAIN BLVRD ALLAMA IQBAL TOWN

Property numbers 1 Jahanzeb Block and 9 Block Industrial (Muslim) to Property numbers 1 Asif Block and 1 College Bock Allama Iqbal Town



Description:

This road is an important distributory in the city; it links Wahdat Road to Multan Road and takes high volume of traffic. Unregulated commercialization is causing congestion on the road. At the same time the Moon Market Commercial area is falling in to decay.

Focus of Development:

- Likely to have a commercial zone in view of the large number of permanent commercial units.
- Detailed further studies required.
- Commercialization suspended while studies are being carried out.

5. GURUMANGET ROAD, GULBERG

Property numbers 31,32 Block Q Gulberg-II to Property numbers 240 Block A3 & 39 Industrial Gulberg 3



Description:

Gurumanget road has wide range of activities on it ranging from retail to hotels and marriage halls to small scale manufacturing and full scale industrial lots.

Focus of Development:

- This road is likely to form one edge of the proposed CBD.
- Transport initiatives likely to be initiated in the proposed CBD may impact the traffic structure.
- Detailed further studies required.

- Commercialization suspended while studies are being carried out.
- Eastern Industrial side to remain industrial as the industrial lots present a unique opportunity to propose large scale developments next to the city center.

6. HAMDARD JAIL ROAD, TOWNSHIP

Property numbers 65 1C2 to Property number 57 A1 Township



- The wide road shoulder currently has very few trees and a major plantation initiative may be undertaken.
- A few high density commercial pockets with restrictive use likely to be planned.
- Detailed further studies required.
- Commercialization suspended while studies are being carried out.

Description:

This road has an ample land-bank available and the potential to be developed as a very attractive public space.



Focus of Development:

7. COLLEGE ROAD

Property numbers 1 & 48-10-B1 to Property numbers 2 and 26-2-C1
Quaid-e-Azam Town



Description:

The ground reality of this road is exceptionally problematic as the number of illegal commercial establishments is very large and all efforts at regularization have been unsuccessful so far.

Focus of Development:

- Commercial zone likely to be proposed.
- Detailed further studies required.
- Commercialization suspended while studies are being carried out.
- Hazardous activities like marble factories proposed to be relocated.

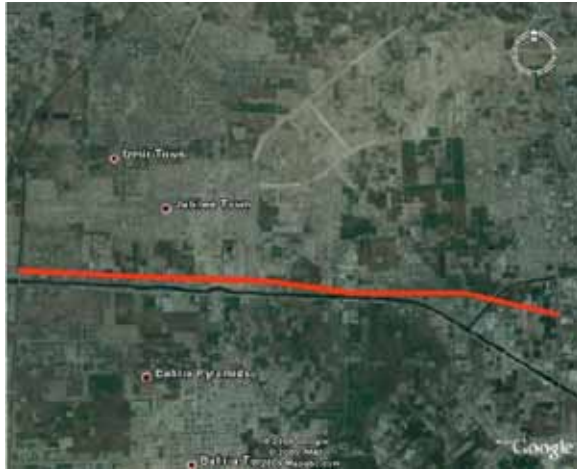
8. FERROZEPUR ROAD: Railway crossing to Hudiyara Drain



9. MULTAN ROAD



10. DEFENCE ROAD FROM RAIWIND ROAD TO MULTAN ROAD



Description:

Roads number 8 to 10; Portion of Ferozpur Road, Multan Road and Defence Road require a comprehensive development policy encompassing not only land-use but also transport and infrastructure development strategy.

Focus of Development:

- Commercial activity in the form of high density centers or zones.
- Detailed further studies required.
- Commercialization suspended while studies are being carried out.