

## TEMPORAL RESIDENTIAL GROWTH OF FAISALABAD CITY

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**Abstract:** Temporal and spatial urban growth indicates the spatial and temporal dimensions of land cover/land use change at the level of the urban landscape. Residential use means activities which are principally associated with housing. Residential area means the area which is designated for residential use as per accepted housing schemes or Master Plan. The residential areas contain housing facilities in the form of detached, semi-detached, town houses and multi storey apartments. These areas shall also include the ancillary land uses necessary for the residents in the neighborhood such as educational, religious, health, recreational and commercial centers. In order to understand the spatial and temporal pattern of residential growth of Faisalabad, which is necessary for future urban planning and policy management, current study of Faisalabad is done.

### Objective

- To understand the radial or linear pattern of growth
- To identify the growth rate of residential area in different time periods
- To describe future growth trends and suggestions for policy makers.

### Origin and Growth of Faisalabad city

The town of Lyallpur established in 1896. It is the third 3<sup>rd</sup> largest city of Pakistan and 2<sup>nd</sup> largest city of Punjab. The name of the city was changed into Faisalabad at 1<sup>st</sup> September 1977 in the honor of king Faisal Bin Abdul Aziz of Saudi Arabia. It is situated 84 miles from Lahore. The rapid growth was experienced by the unprecedented influx for refugees from India after independence. The original plan of Faisalabad was 0.2 sq. miles. Before 1947, Faisalabad was a small beautiful town, but the rapid growth has affected its looks. In 1947, Faisalabad had a population of 71,000 and now it has an estimated population of more than 2 million.

In the period 1941-1951, the population

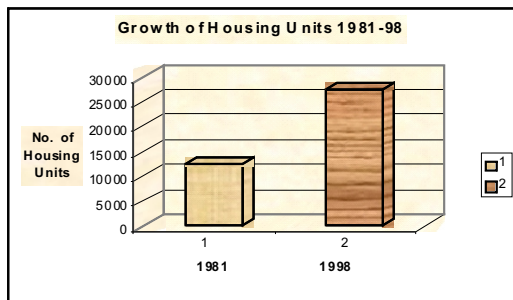
of Faisalabad increased by 155.7 per cent, largely as a result of an influx of refugees from India into the city. The Sikh and Hindu populations were forced to leave the city and their properties were occupied by Muslims coming from India. However, the influx of Muslims was much greater than the Sikh and Hindu populations leaving Faisalabad. Camps for the incoming refugees were set up near the city centre and these eventually became permanent settlements. Almost all these settlements were on agricultural land belonging to the Sikhs. A camp was also set up for the out-going Sikh and Hindu populations, again on agricultural land, around Khalsa College and this developed into *katchi abadis* for the incoming refugees. In addition to the refugee influx, anarchic conditions in the countryside, as a result of the partition of British India, forced many people into the city. (FDA, 1985).

### Housing Growth in Faisalabad

The role of construction and housing sector in economic growth of a country is quite significant. The sector has important forward and backward linkages to a large number of industries.

Housing is a major component of the construction sector, which responds to change in population, change in income, and availability of other profitable investment options. In Faisalabad, there is a huge gap in the supply and demand for housing: currently there is a shortage of 5.5 million units at national level (Pakistan Economic Survey, 2006-7)

**Figure 1:** Growth of Housing units 1980-98

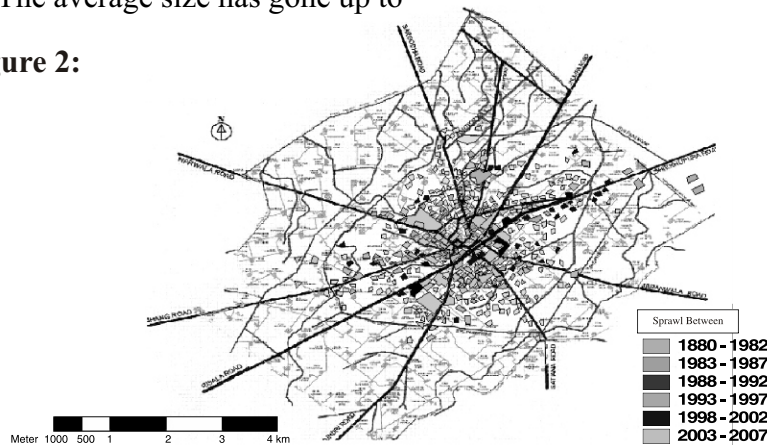


**Source:** Profile of Faisalabad city, urban sector and policy management unit 2008.

**Growth of the Household Size**

Household size is significant indicator to examine the changes in family composition. The non data availability on family size has restricted the analysis, however, the household concept, which for all purposes conveniently represents the concept of family, has been used. The average household size is the simplest indicator of population pressure on housing. The average household size has remained volatile over the 1980-98 periods. The average size has gone up to

**Figure 2:**



7.3 persons per housing unit in 1998 from 3.4 persons in 1980. There are 140 total private housing schemes in Faisalabad. Out of them 68 are approved while 49 are illegal. 13 are under process for approval, 10 are rejected. Total No of Katchi Abadis is 71 and No. of Dwelling Units in katchi abadis are 23664.

**iii) Temporal Growth of residential area in Faisalabad**

The Land under residential area forms major use of the total urban land in Faisalabad. A brief discussion on each phase is given below:

**1. Period before 1983**

107 housing colonies and Mohallas were established before 1983. Most of the housing colonies and Mohallas were in the surroundings of clock tower. Clock tower and its surrounding area were the only business center in this period. The south east and south west part of the city was the well developed then the north east and North West part of the city.

**2. Residential Growth since 1983-1988**

During this period, 43 housing colonies and Mohallas were established. These housing colonies and Mohallas were away from the center. In this period leapfrog type of sprawl was identified. In this period north east part of the Faisalabad city was highly developed then the others surrounding cities.

In the north east part of Faisalabad city 16 residential units were developed. Sargodha Road and Millat Road were well constructed during this period. In south east part of the Faisalabad city 11 residential units while in the south west part of the city only 5 units were developed and in the North West part of the Faisalabad city 10 residential units were developed

### **1. Residential growth since 1988-1992**

During this period 34 housing schemes and Mohallas were established. Both types of sprawl leapfrog and linear pattern was found in this period. Rate of sprawl was high in the north eastern part of Faisalabad city and north west part of the Faisalabad city was lesser extend in this period. In the north east part 16 residential units were developed in a linear pattern along the Canal Road and Shiekhupura Road. In the south east of the city 5 residential units were developed along the Jarawala Road and Satiana Road. In the south west of Faisalabad city 8 residential units in the leap frog pattern were developed.. Only three residential units were found in the north west of the Faisalabad city.

### **2. Residential growth since 1993-1997**

During this period 27 housing colonies and Mohallas developed. Growth rate of housing colonies and Mohallas was high near the center. Whole growth occurred along the major roads and canal in this period. 11 residential units were developed in the north east part of Faisalabad city. All of these developed near the Shiekhupura Road. In the south eastern part of Faisalabad four residential units out of seven were developed along Satania Road while the three residential units were developed near the Sumandri

Road. In the south west of the Faisalabad city six residential were established along the Sumandri Road and three were developed along the Jung Road. Like the other periods growth rate was low in the north western part of the Faisalabad city. Largest Asian katchi abadi Gulam Muhammad abadi was established in this part of the Faisalabad city during this period. Three residential units were found in this part along the Sargodha Road.

### **3. Residential growth since 1998-2002**

In this period only eight housing colonies and Mohallas were established. In the south eastern part of Faisalabad four residential units were developed while in the south western part of the city three residential units were developed. Along the Sargodha Road in the north western part of the city one residential unit was developed.

### **4. Residential growth since 2003-2007**

During this period 144 housing colonies and Mohallas have been developed. The northern extensions along transport routes have increased and enlarged to occupy large areas.

In this period 58 residential units have been developed in the city. Rate of sprawl is high along the Shiekhupura Road. In clustered pattern sprawl is found between the Shiekhupura Road and Jarawala Road. In the south eastern part of the city 30 residential units are found and rate of sprawl is high along the Satiana Road while in the south west of the city 31 residential units developed and rate of sprawl is high along Jhang Road and Rasala Road.

In the North West part of the city 25 residential units area identified and high

rate of sprawl is found along the Sargodha Road. Construction of motorway and better transport facilitates increasing the rate of sprawl along the Sargodha Road. FDA city by FDA in this part is the largest housing scheme which fascinating people due to its location and also investor to facilitate the increasing population of this area.

#### **Housing forecasts of Faisalabad:**

According to surveys conducted by FDA in 1981 and 1985, there were 268181 households living in 195452 dwellings units (1.37 households per unit). For estimating the existing housing shortage, this plan considers the standard family size of 5.5 and targets the provision of one house for each family. Hence the plan forecasts the provision of 13000 houses for meeting the existing shortage as a consequence of dilapidated houses and 12000 houses for annual incremental population.

#### **Land Use Analysis:**

Land use survey of Faisalabad at the time of plan preparation depicts that the largest portion of total surveyed area comprised of residential use i.e. 37.20%. Second one is agriculture and vacant land which comes up to be 18.04% of total area (see table 3.2 for existing area breakup). The proposed areas of various uses in future were also forecasted in the plan, but the logic behind the projection of land use area is not very clear.

Land use	Existing Area (acres)	%	Proposed area (acres)	%	% change
Residential	8334.40	37.2	23218.26	51.50	+14.3

**Source:** (2008). Assessment of urban land development and management practices in five large cities of Punjab, Draft final report. Urban sector, Policy and management unit (2008).

#### **CONCLUSION**

Rate of sprawl is high in Faisalabad city in this period because conditions of roads are very meliorate. Type of sprawl in this period is clustered and linear. The north east part of the Faisalabad is highly affected by sprawl. The north east extensions along the transport routes have increased and enlarged to occupy large area. It is concluded with the advice that housing policies should be focused on reducing the housing backlog rather than aiming for high-quality apartment schemes that are not affordable and do little in the way of increasing supply.

Major residential development issues that are being faced by the inhabitants, city planners and policy makers in Faisalabad are;

- Population Explosion
- Rapid Urbanization
- Urban Sprawl
- Housing Shortage and Urban Poor

#### **Suggestions**

These are based on the findings of this chapter, to suggest policy options so that it can help in improving housing policies.

- To increase and extend the residential area into peri-urban zone.
- Intensify the residential areas and fill up the gaps into compact form, or densification of existing residential areas.
- Regulation of existing residential growth trends.
- Consolidation of vacant developed land.

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