

# REGULARIZATION OF UNAUTHORIZED COLONIES



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## Ultimately preparation of Master Plan of Kabul (2031 AD)

For officials of Kabul Municipality for Japanese International Cooperation Agency Oct. 2013

Note: - This presentation is meant only for education purposes and has no concern with the government of any country.

### GIFT OF ALLAH (GOD)



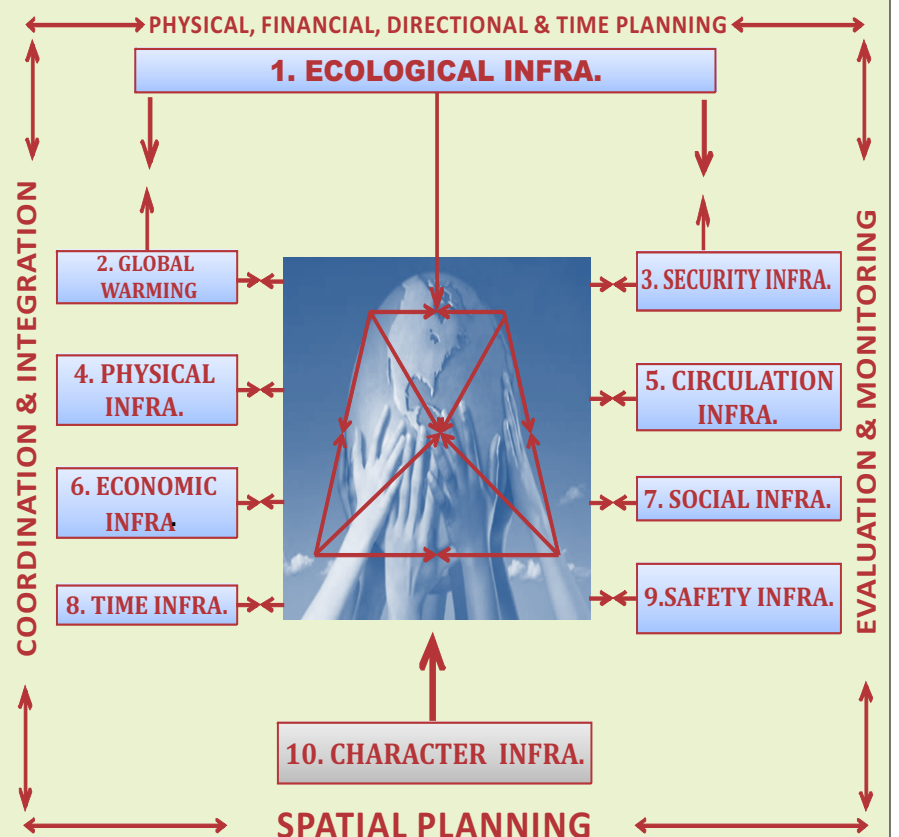
### GOD OF GOVERNANCE (Most Essential Input)



### Policy of Spatial Planning

From Sub Standard Areas to City Level

To Make Human Being Happy in terms of:



## CHARACTER INFRASTRUCTURE



## MASTER PLAN OF KABUL (CAPITAL OF AFGHANISTAN)

### CONTENT

1. Policy at International Level
2. Policy at National Level (Afghanistan)
3. Policy at Regional Level
4. Policy at Capital Level (Kabul) like ; Land Use Policy; System of Public Private Partnership & System of Transparency etc.
5. Human Resources with reference to 2001, 2011, 2021, 2031 AD
6. Status of various Infrastructures; their projections for different years.
7. Law on the subject
8. Existing and proposed Authority
9. Financial Planning
  - 9.1 Sources of Funds
    - 9.1.1 From International Aid
    - 9.1.2 From National Level
    - 9.1.3 From State Level
    - 9.1.4 From Land Use
    - 9.1.5 From Private Sector
10. E. Governance
11. M. Governance
12. Procedure of the approval of the plan
13. Modifications in Administration of Development Authority / Municipal Corporation etc.

## MAIN POINTS FOR THE PREPARATION OF MASTER PLAN – KABUL

### 1. Policy at International Level

- 1.1 Location of Embassies etc.
- 1.2 Defense of the country
- 1.3 System of Imports & Exports
- 1.4 International level sports
- 1.5 International level conventional centre

### 2. Policy at National level (Afghanistan)

#### 2.1 Land Policy

- 2.1.1 - Lease hold
- 2.1.2 - Free hold
- 2.1.3 - System of lands for EWS; LIG; MIG; HIG Etc.
- 2.1.4 - Acquisition of Land and Rehabilitation affected people /uses
- 2.1.5 - Return from Profitable uses like commercial use and productive industries
- 2.1.6 - Making ICT as a Compulsory subject

### 3. Policy at Capital Level (Kabul)

#### 3.1 Land Use Policy;

##### 3.1.1 RESIDENTIAL –

(i) Residential Areas with Density; (ii) Foreign Mission.

##### 3.1.2 COMMERCIAL –

(i) Retail Shopping, (ii) General Business and Commerce (Central Business District; Sub-Central Business District), (iii) District Centre, Sub-District Centre, (iv) Community Centre, Local Shopping Centre and Convenient Shopping Centre, (v) Non Hierarchical Commercial Centre, (vi) Wholesale & Warehousing, (vii) Cold Storage & Oil Depot, (viii) Hotels

##### 3.1.3 UTILITY & SERVICES

(i) Water (Treatment Plant etc.), (ii) Sewerage (Treatment Plant etc.), (iii) Electricity (Power Houses Substations etc.), (iv) Solid Waste (Sanitary Landfill etc.), (v) Drainage

##### 3.1.4 GOVERNMENT –

(i) President Estate & Parliament House, (ii) Government Offices / Courts, (iii) Government Land (Use Undetermined)

##### 3.1.5 INDUSTRY -

(i) Manufacturing, Service & Repair Industry, (ii) Information & Communication Technology

##### 3.1.6 NATURAL FEATURES -

(i) RIDGE; (ii) REGIONAL PARK; (iii) MOUNTAINS; (iv) DESERT, (v) Rivers, Canals and other Water bodies

##### 3.1.7 RECREATIONAL –

(i) City Park, District Park & Community Park, (ii) Stadiums & Large Playgrounds, (iii) Historical Monuments

##### 3.1.8 TRANSPORTATION –

(i) Airport, (ii) Terminal/Depot – Rail/MRTS/Bus/Trunk, (iii) Circulation – Rail/MRTS/Road

##### 3.1.9 PUBLIC & SEMI PUBLIC –

(i) Hospital, (ii) Education & Research University / University Centre, College, (iii) Social – Cultural, Socio-Cultural Complex/ Centre, (iv) Police / Police-Hq/Police Lines/Fire Stations/ Disaster Management Centre, (v) Religious – Burial Ground/ Cremation, (vi) Transmission Site/Centre, (vii) Sports Facilities/ Complex/ Stadium/Sports Centre.

##### 3.1.10 GREEN BELT & WATER BODIES

(i) Plant Nursery, (ii) Green Belt/ Urbanisable Area, (iii) River & Water Bodies, (iv) City Forest

*A lot of Research is required for the following three points:*

#### 3.2 System of Public Private Partnership –

#### 3.3 System of Transparency

#### 3.4 System of Archeological Monuments and Historical Places Make them as Focal Points and try to connect with proper circulation system.

#### 3.5 Details of existing Human Resources\* with reference to 2001 & 2011 and use them in the proposals

\* Sex Ratio; Distribution into Age Groups Literacy & Improvement in Women safety.

#### 3.6 Physical Infrastructure:

- (i) **Water** – (a) Augmentation of water distribution,  
(b) Construction of new treatment plants,  
(c) Stopping of water wastage

(ii) **Sewer** – (a) Augmentation & Construction of sewerage T Plants,  
(iii) **Drainage of different capacities with signage's**

(iv) **Power** – Augmentation of power distribution system with the help of Generation, Transmission and Distribution

(v) **Solid Waste Management** – Development of sanitary landfill sites. Habits of human being have to be changed.

(vi) **Construction/development of compost / incineration plants.**

(vii) **Tele-communication** – As per latest technology.

#### 3.7 Circulation Infrastructure:

(i) Roads of 24M & above, (ii) ROB/RUB, Cloverleaf, (iii) Railways, (iv) Metro, (v) Cycle tracks, (vi) Foot paths, (vii) Petrol Pumps and CNG stations.

#### 3.8 Social Infrastructure:

(i) **Health** – Hospital and Veterinary hospitals,

(ii) **Education** – (a) School for physically handicapped, (b) Vocational Training Centre, (c) Primary, Middle, Secondary & Senior secondary school and college

(iii) **Security** – (a) Police Station, (b) Jail,

(iv) **Safety** - (a) Fire Station, (b) Disaster Management,  
 (v) **Justice** - Court  
 (vi) **Recreational** - (a) Multipurpose community hall, (b) Socio - Cultural activities centre, (c) Exhibition sites  
 (vii) **Shelter**,  
 (viii) **Other community facilities** – (a) Old Age Home, (b) Science Centre, (c) Cremation grounds, Cemetery/burial grounds.

3.9 **Ecological Infrastructure:** (i) To stop & control (I) Water, (ii) Air, (iii) Noise, (iv) Soil pollution and to keep control on (v) Global warming.

3.10 **Economic Infrastructure:** (i) Large Commercial centre, Community Shopping Centre, Local Shopping Centres, (ii) Wholesale market, (iii) Govt., Semi Govt., Corporate and Private Offices, (iv) Industrial areas of different types.

3.11 **Emergency Infrastructure / Global Warming:** To tackle (i) Earthquake, (ii) Floods etc.

3.12 **Character Infrastructure given on slide no.3**

3.13 **Financial Planning – Details have already given**

4. **Projections of all above variables of**

(1) Physical, (2) Financial, (3) Time and (4) Direction and then (1) Coordinate, (2) Integrate, (3) Evaluate, (4) Monitor for:  
 4.1 2011 A.D. 4.2 2021 A.D. 4.3 2026, 4.4. 2031

5. **PROPOSALS WITH THE HELP OF ABOVE VARIABLES.**



Only Sketch

**Some Details of Afghanistan & Kabul**



<b>Demonym</b>	Afghan <sup>[alternatives]</sup>
<b>Government</b>	Islamic republic
<b>President</b>	Hamid Karzai
<b>Vice Presidents</b>	Mohammed Fahim Karim Khalili
<b>Chief Justice</b>	Abdul Salam Azimi
<b>Legislature</b>	National Assembly
<b>Upper house</b>	House of Elders
<b>Lower house</b>	House of the People

Establishment		Area	
First Afghan state <sup>[2][3]</sup>	October 1747	Total	652,230 km <sup>2</sup> (41st)
Reunification	August 19, 1919	251,827 sq mi	
		Water (%)	negligible

Population		GDP (PPP) 2012 estimate	
2013 estimate	31,108,077[2] (40)	Total	\$33.740billion[5]
1979 census	15.5 million[4]	Per capita	\$1,053[5]
Density	43.5/km <sup>2</sup> (150th) 111.8/sq mi		

GDP (nominal) 2012 estimate		Gini (2008) 29 <sup>[6]</sup> low	
Total	\$19.906 billion <sup>[5]</sup>	HDI (2011)	0.398 <sup>[7]</sup>
Per capita	\$621 <sup>[5]</sup>		low .172nd

<b>Currency</b>	Afghani (AFN)	<b>Calling code</b>	+93
<b>Time zone</b>	D† (UTC+4:30)	<b>ISO 3166 code</b>	AF
<b>Drives on the</b>	right	<b>Internet TLD.</b>	af

**History of Afghanistan**

- Prehistory
  - Bactria-Margiana
- Ancient history (700 BC-565 CE)
  - Medes, 2.2 Achaemenid Empire, 2.3 Alexander and the Seleucids, 2.4 Greco-Bactrian Kingdom, 2.5 Mauryan Empire, 2.6 Sakas, 2.7 Parthians, 2.8 Kushans, 2.9 Sassanids, 2.10 Kidarites, 2.11 Hephthalites (White Huns)
- Middle Ages (565-1504 CE)
  - Hindu Shahi, 3.2 Palas, 3.3 Islamic conquest, 3.4 Janjau Rajput Empire (900-1050 CE), 3.5 Ghaznavids, 3.6 Ghorids, 3.7 Mongol invasion, 3.8 Timurids
- Modern era (1504-1973)
  - Mughals and Safavids, 4.2 Hotaki dynasty, 4.3 Durrani Empire, 4.4 Barakzai dynasty and British influence, 4.5 Reforms of Amanullah Khan and civil war, 4.6 Reigns of Nadir Shah and Zahir Shah
- Contemporary era (1973-present)
  - Republic of Afghanistan and the end of monarchy, 5.2 Democratic Republic and Soviet war, 5.3 Foreign interference and civil war, 5.4 Taliban and the United Front, 5.5 NATO presence and the Karzai administration
- See also
- References
- Further reading
- External links

**KABUL**

Kabul has been the capital of Afghanistan since about 1776. The city has been badly damaged during the various 1979-2001 wars, particularly its western parts. Kabul is currently going through a period of renovation and development, with some modern style tower blocks and a handful of glitzy shopping malls appearing over the last few years.



KABUL MAP

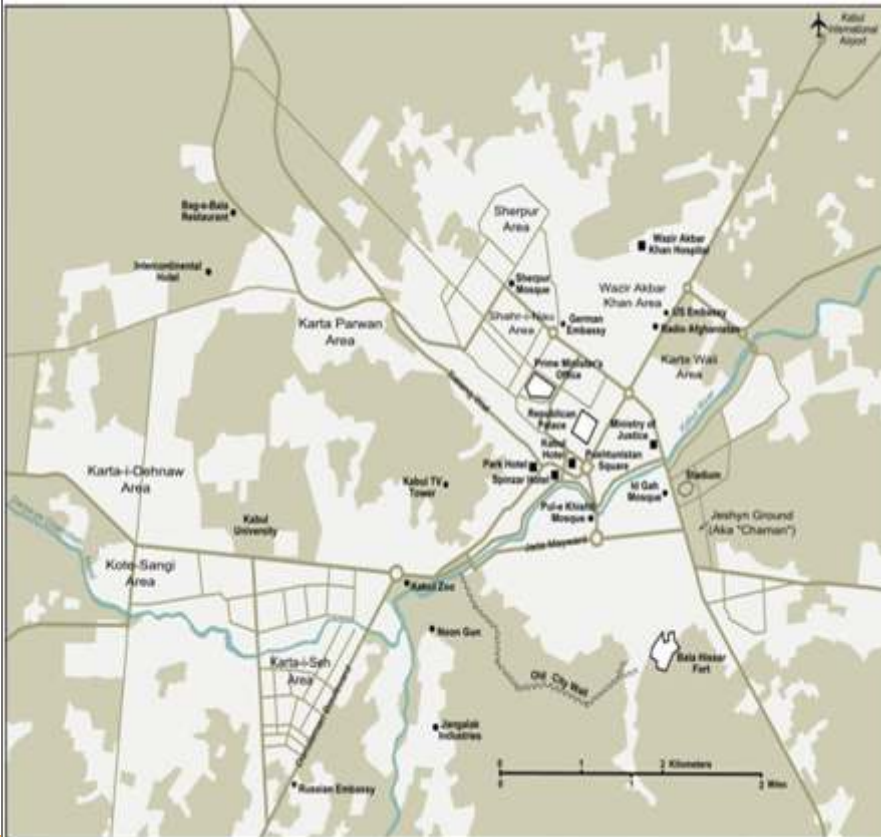
However, roads and other infrastructure remain in poor condition, and electricity is spotty even in the downtown areas.

## History

The city is believed to have been founded between 2000-1500 BC. It is mentioned in Hinduism's sacred Rigveda text (ca.1700-1100 BC) as a vision of paradise set in the mountains. It was an important center of Zoroastrianism and later Buddhism.

Under the rule of Tamerlane in the 14<sup>th</sup> century, the city developed into a regional center of trade. In 1504, the city was captured by the Mughal emperor Babur.

## Kabul Map



In the early 20<sup>th</sup> century, electricity was introduced to the city and the Darul Aman Palace was constructed for the royal family.

The 1970s-80s brought a turn for the worst. The city hosted two coups, in 1973 & 1978. The second coup was carried out by the Marxist PDPA, which a year later invited the Soviet Union Military to maintain their power over the country. From 1979-1989, the Soviet Union maintained headquarters for military and government in Kabul. After the Soviet left, the government collapsed in 1992 and left local warlords to fight over the city leaving tens of thousands dead and (according to the UN) 90% of the city's buildings destroyed. By 1994, the city was without electricity or water.

## Climate

Kabul's climate is greatly influenced by its location in a valley at 1800m (5900 ft.). Summers (June-Sept) are hot and dry, averaging from the high 20s to the mid-30s (80-95F). January is the coldest month, averaging 4/-7 (39/19F). Spring (late Mar-early June) is temperate with lots of rain tapering off by early May.

## Orientation

The city of Kabul is divided into 18 sectors, with each sectors consisting of a handful of adjacent neighborhoods.

## Travel Kabul

### By plane

The new international terminal is now fully open, whilst the old terminal is now used for domestic flights. The airport is a hub for Ariana Afghan Airways, Kam Air, Safi Airways, & Pamir Airways. Airport facilities include banks, restaurants, post office and car parking (all very basic).

## Main Attraction in Kabul

### I. Bagh-e Babur (Gardens of Babur)



- ii. **Bagh- e Bela.** Built in the late 19<sup>th</sup> century, it served as a summer palace for Amir Abdur Rahman.
- iii. **Bagh-e Zanana (Family Park).** A park and market for females only but includes male and female children.
- iv. **British Cemetery.**
- v. **Darul Aman Palace**
- vi. **Daoud Khan Memorial**
- vii. **Kabul Zoo.** 6AM-6PM daily. The zoo is very popular with Afghans, and houses over 100 animals, albeit in relatively poor condition.
- viii. **Lake Qargha** described as Kabul's lake district, only 9 km from the city. Spojmai restaurant provides international cuisine.
- ix. **National Archives of Afghanistan**
- x. **National Gallery of Afghanistan** (Afghan National Gallery) – A beautiful gallery in a charming old Kabul house that has been carefully restored. The collection used to have some 820 paintings and portraits but 50% have been looted or restored.
- xi. **National Museum of Afghanistan** (Afghan National Museum), South Kabul
- xii. **Mausoleum of Nadir Shah and Zahir Shah**
- xiii. **Paghman Garden** is a very nice place with greenery and Kabul river is beside the garden, It's a tourist place with nice climate. Afghanistan's independence gate is located in front of Paghman garden.

**KCI**

The Kabul City Initiative (KCI), begun in November, 2010, provides technical and material support to the Kabul Municipality. The three-year project works in close partnership with Kabul's mayor and municipal staff to enhance the capacities of Kabul Municipality's administration and management functions.

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