



## Sindh Devolved Social Services Program

Finance Department - Government of Sindh

# Proposed Municipal Planning & Development Unit in Local Government Department, Government of Sindh

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# Agenda

- Concept Sharing of MPDU
- Approval of MPDU Concept by Technical Working Group
- SDSSP Scope & Efforts for Municipal Planning
- Basic Planning & Development Process
- Town Planning Status in Sindh
- Proposed future work for Town Planning of TMAs



# Legal Framework SLGO-2001

- Section 54: Functions & Powers of TMA
- Prepare Taluka Spatial plans (landuse, zoning, functions for TMA responsible)
- Execute & manage development plans
- Exercise control over land-use, land-sub division, land zoning for public private sectors
- (for agriculture, industry, commerce, markets, shopping : residential, recreation, parks, entertainment passenger & freight transport & transit stations
- Enforce all municipal laws, rules and bye-laws governing its functioning



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## SDSSP Role & Efforts

### Policy Objectives

Rationalize the distribution of services staff & fund

### Third Tranche Actions

Majority of TMAs carry out surveys & prepare master plans for WSS

### Preparation of Master Plans

84 TMAs prepared Master Plans

### Establishment of MPU

Notified by LGD, MPU assist & guide TMAs to conduct surveys, prepare GIS Maps & develop Master Plans

### Proposed to establish MPDU

Master Planning is not possible without proper Municipal Policies, Regulations, Guidelines etc



Municipal Policies/Guidelines / Procedures/ Bye Laws



Preparation of Master Plans of all TMAs of Sindh



Stream Line funds for the implementation of developed plans



Enhance Technical Capacity of LGs, TMAs & Municipal Agencies for Implementation



Develop schemes in compliance with all municipal rules, laws etc



Develop mechanism for M&EC

**Planning & Development Process**



Proposed MPDU Model



# Planning During last 92 Years

- Solid Waste Management Policy Prepared 2007
- Water Supply & Sanitation Policy Prepared 2007
- Transportation policy of Sindh Missing
- Fire fighting procedures Need up gradation
- Land use planning policies/guidelines Need to develop
- Energy Conservation Policy Need to develop
- Housing Policy Need to develop
- Fire fighting procedures/guidelines Needs review
- SBCO, 1979 Used in Khi, Hyd
- Town Planning Act, 1915 Needs review

# Need of MPPU

- Land disposal Ordinance (allocation & balloting) **Suspended**
- Katchi Abadi Authority Act **Needs review**
- Highways Rules & Regulations **Needs review**
- Railways Rules & Regulation **Needs review**
- Irrigation Land (poor land management control) **Needs review**

**TOWN PLANNING NEEDS CLARIFICATION OF ROLES & RESPONSIBILITY, DUPLICATION OF LAWS, RULES, RESPONSIBILITIES SHALL BE ELIMINATED**



# TORs of MPPU

- Review, improve, update & Prepare Municipal services procedures, guidelines & policies for Sindh
- Review, prepare and approve all municipal laws, rules and bye laws
- Coordinate with line departments and with in MPDU
- Categorize three categories of TMAs on the basis of backwardness, population etc
- Develop benchmarking of the entire municipal services etc



## Need of Master Planning Unit (MPU) Old Town Planning Setup

Director  
Town  
Planning  
Hyderabad

Sub officer

- Larkana
- Khairpur

Sub Officer

- Hyderabad
- Sukkur



# Old Setup Town Planning Dept

## Basic Development

- Preparation of Master Plans
- Physical Survey
- Feasibility Studies

## General Housing

- General Housing (1971) West Pakistan
- Karachi & Hyderabad has SBCO, only
- No transfer of responsibility



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### Past Work by TPD

- ▶ Master Plan of Jacobabad
- ▶ Master Plan of Shikarpur
- ▶ Master Plan of Sukkur
- ▶ Master Plan of Rohri
- ▶ Master Plan of Sanghar
- ▶ Master Plan of Tando Adam Khan
- ▶ Master Plan of Thatta
- ▶ Master Plan of Khairpur
- ▶ Master Plan of Dadu
- ▶ Master Plan of Nawabshah
- ▶ Master Plan of Mirpur Khas
- ▶ Master Plan of Badin etc
- ▶ Master Plan of Nausheroferoze

- NO IMPLEMENTATION STRATEGY,
- ROLES & RESPONSIBILITY ARE NOT DEFINED  
NEITHER ANY DEPT REMAIN RESPONSIBLE  
FOR MONITORING
- QUALITY OF WORK (OLD FASHIONED WORK)



# Proposed TORs of MPU

- Assist all TMAs to prepare their Master Plans
- Existing Situation of TMAs
- Municipal/Sector wise Need Assessment
- Master Planning for the next 25 years
- Satellite Images (0.6 Resolution)
- Primary Data Collection (using GPS)
- Secondary Data Collection (Line dept, physical surveys)
- Assist TMAs for hiring proper TO (Planning)



# Municipal Financial Unit

- TMAs are financed by grants from PGs, property taxes, & own revenues, including charges for services provided.
- Majority of TMAs have not been able to discharge full responsibility for planning and financing newly acquired service responsibilities.
- Nominal user fee charges for different municipal services should be devised/approved & collected



## TORs of MFU

- Assist TMAs to prepare budgets
- Assist TMAs for taxes, user fees, rates
- Assist TMAs in preparing license, permit, grants and impose penalties
- Assist TMAs to manage properties, assets and funds vested



### TORs Development & Coordination Unit

- Assist TMAs to Execute and manage development plans
- Assist TMAs to exercise control over land-use, land-sub division
- Enforce all municipal laws
- Assist TMAs to provide manage and operate municipal services
- Development of Management Information System



# TORs of Capacity Building Unit

- Develop Term of reference of all TMA officers (TMO, TO (I&S), TO (F), TO (P) & TO (R),
- Training Need Assessment of officers of TMAs & Municipal agencies.
- Arrange trainings to enhance staff capacity of TMAs, private sector and municipal agencies to perform well in TMAs



# TORs of Monitoring & Evaluation Unit

- Strengthening of M&EC, LGDs
- Develop transparent mechanism for the implementation of plans
- Check the development of TMAs is in accordance with developed plans
- Validate that all the municipal laws and rules are followed in TMAs
- Annual budget audit reports



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Interlinks among all Units