

## 附属資料 5 (ANNEX 5)

### アフガニスタンの現状と動向に関する モニタリング、レポート

### Monitoring Report on Current Situation and Trend of Afghanistan

Japan International Cooperation Agency  
T. & Associates, Inc.

## Monitoring Report on Current Situation and Trend of Afghanistan

### ANNEX 5

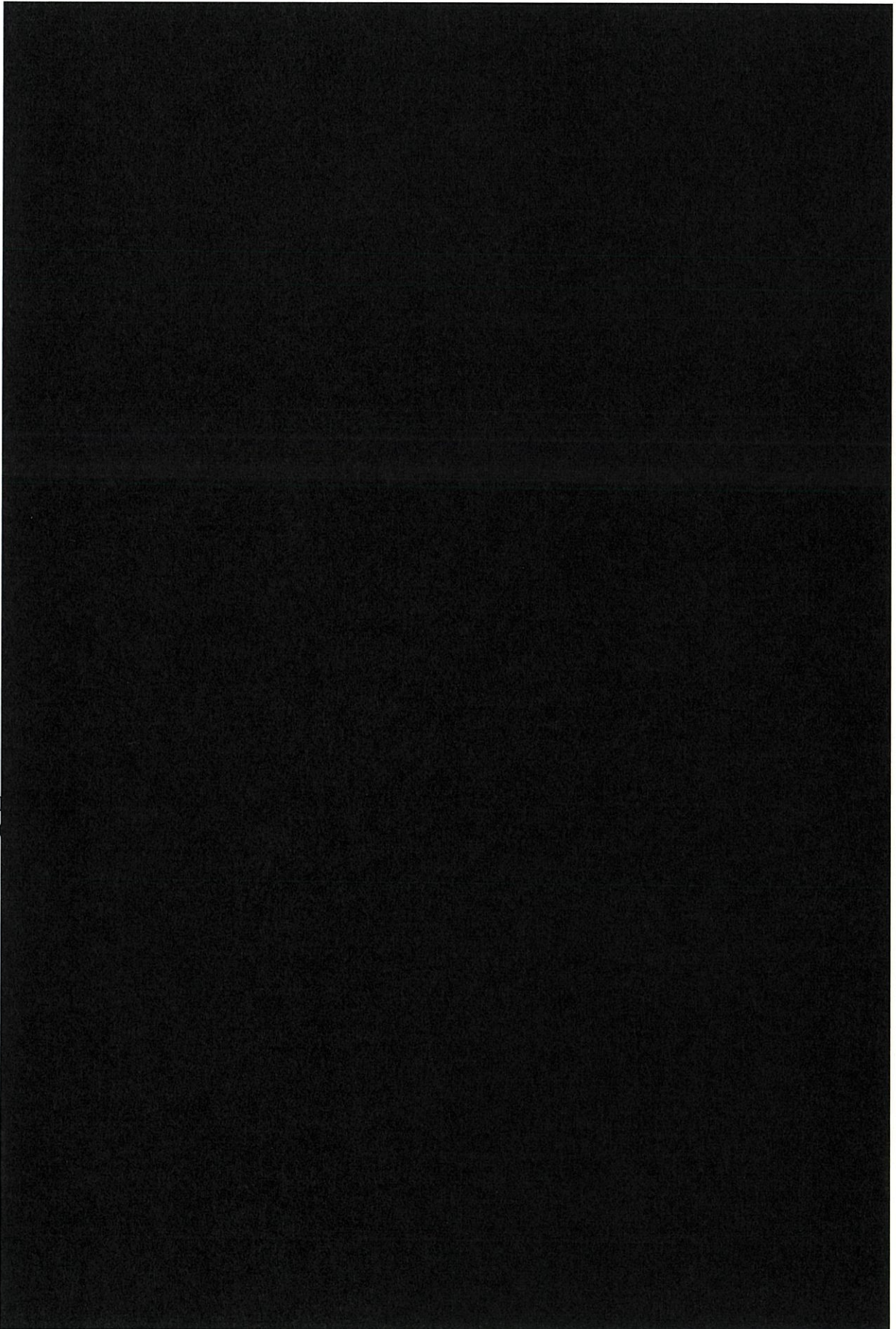
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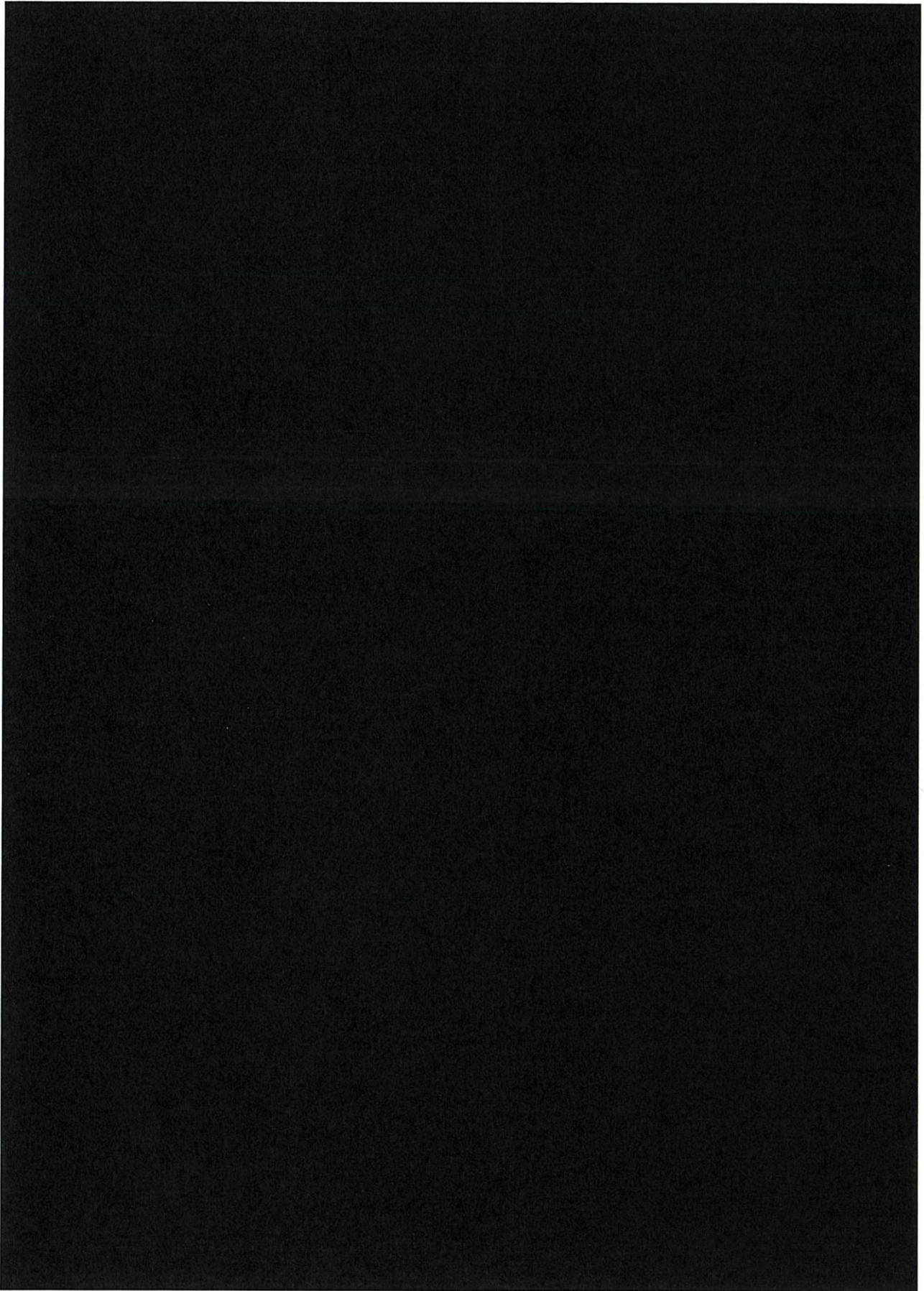
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Appendix: Individual Monitoring Report

**List of Abbreviations:**

<b>Abbreviation</b>	<b>English Description</b>
ANDS	Afghanistan National Development Strategy
ANPDF	Afghanistan National Peace and Development Framework
ARAZI	Afghanistan Land Authority
AUWSSC	Urban Water Supply and Sewerage Corporation
CRIDA	Central Regional Independent Development Authority
DCDA	Dehsabz Berekab Development Authority
FAO	Food and Agriculture Organization
GDP	Gross Domestic Product
HCC	Housing Construction Corporation
HDI	Human Development Index
HDR	Human Development Report
IDLG	Independent Directorate of Local Governance
IMF	International Monetary Fund
JICA	Japan International Cooperation Agency
KM	Kabul Municipality
KMADP	Kabul Metropolitan Area Development Plan
KSP	Kabul Solidarity Program
KUDF	Kabul Urban Design Framework
LR	Land Readjustment
LRUR	Land Readjustment Urban Redevelopment
M/M	Man-Month
MAIL	Ministry of Agriculture Irrigation and Land
MUDL	Ministry of Urban Development and Land
NPP	National Priority Program
NSIA	National Statistics Information Agency
PO	Plan of Operation
R/D	Record of Discussion
SDF	Strategic Development Plan
SW	South West
U-NPP	Urban National Priority Program
UN-Habitat	United Nations Human Settlement Program
UNDP	United Nation Development Program
UR	Urban Redevelopment
US\$	United States Dollar
USAID	United States Agency for International Development
WDI	World Development Indicators





However, the technical team of LRUR still lacks the technical capacity to carry out such large-scale projects without the technical support of international experts. In addition, the LRUR team does not have the technical capacity to prepare implementable zoning plans for informal settlement areas. The LRUR technical team needs intensive capacity development to learn the required technical skills for the preparation of both implementable zoning plans and plans for large-scale land readjustment, FFL, UR, and upgrading projects.

In terms of the progress of the D15-4 project, which was selected as an urban redevelopment (UR) FFL provisional sample project site in 2017 after several discussions between Kabul Municipality and JICA experts and accordingly all the development plans of the project were prepared by the support of JICA experts. The aim of the D15-4 project was to provide a living space of temporary resettlement for land readjustment/urban redevelopment sample projects as well as to initiate the formalization of informal settlements through a chain reaction that would help KM control the informal growth of the city. The construction work of phase 1 of the project was started in January 2019 by the winning company, and the construction work was completed in January 2021.

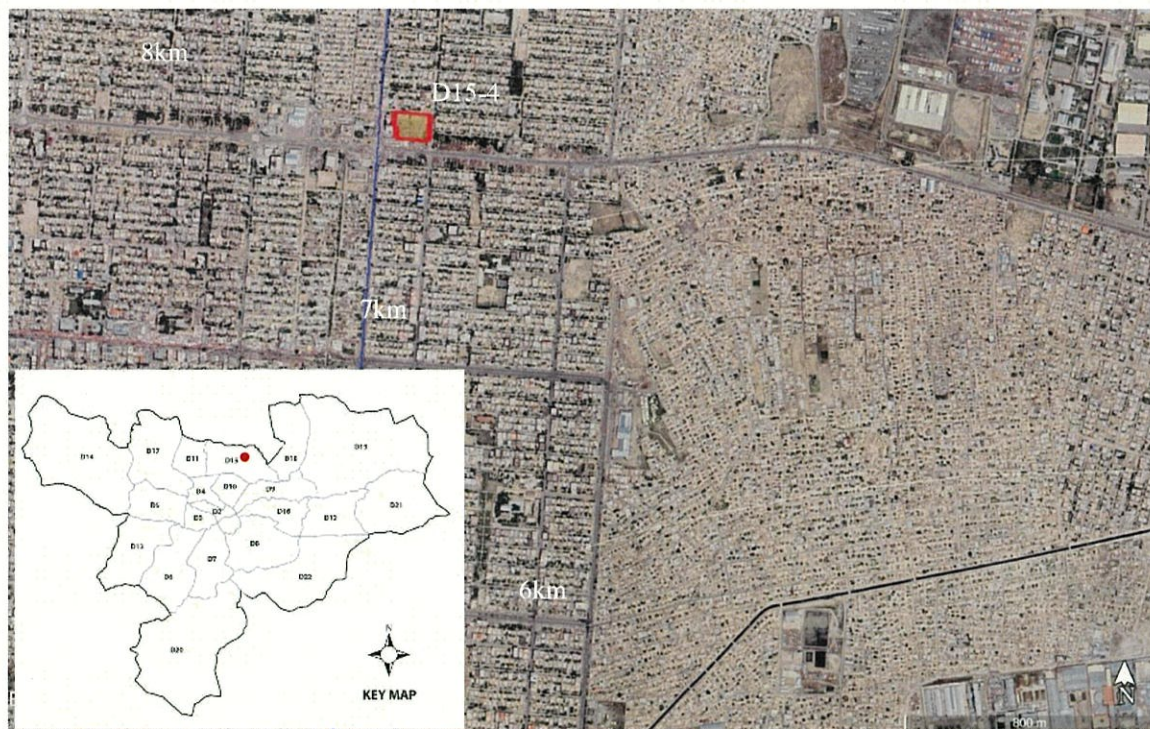


Figure 4-4: Location of D15-4 project

(Source: prepared by JICA Study Team, using google earth data)

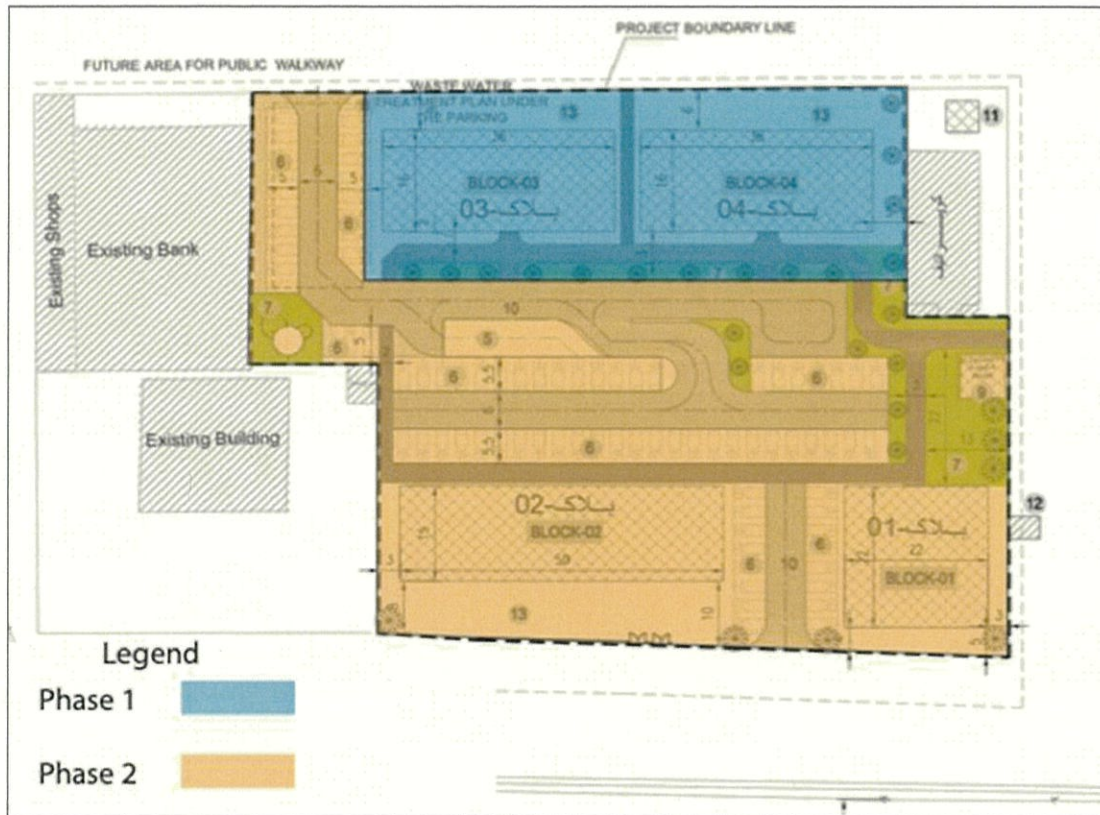


Figure 4-5: Concept plan of D15-4  
(Source: LRUR Department of KM)

However, for phase 2 of the project on May 2022, the new leadership of KM allocated 100 million AFN for the fiscal year (FY2022) budget for the implementation of the D15-4 (Phase-2) project, and the remaining budget will be allocated over the next two years. The project's implementation is expected to begin in a few months, although no exact date has been set yet. It should be noted that the drawings, designs, and estimation for phase 2 of the project were already completed, and the total budget for phase 2 of the project was estimated to be 350 million AFN. The project was in the procurement process; however, the procurement process was not completed before the previous government collapsed and the Taliban took control.



Figure 4-6: Photos from D15-4 (Phase-1)  
(Source : KM)



Figure 4-7: Proposed Perspective plan of Phase-2  
(Source:KM)

Regarding the upgrading projects of the LRUR department, the department is currently focusing on the [REDACTED] which is located in district 21 with an area of 3,688 Ha. The district has been developed informally and lacks basic infrastructure and public facilities. The project was selected, on the basis of a consultative meeting with the community leaders of the district on 20th August 2019. The proposed land use for District 21 is considered in consideration of future urban expansion and in accordance with the JICA master plan as well as with KUDF. One of the key feature directions which were proposed in both of the plans is the delineation of the outer ring road. It is intended that the Outer Ring Road will connect District 21 with District 12 and District 19 efficiently. The LRUR Department has already prepared both the initial detail plan and the upgrading plan for District 21. For this matter, the LRUR department staff have been discussing with KM leadership and the community leaders the aspect of further improvements of both plans for these 8 months.

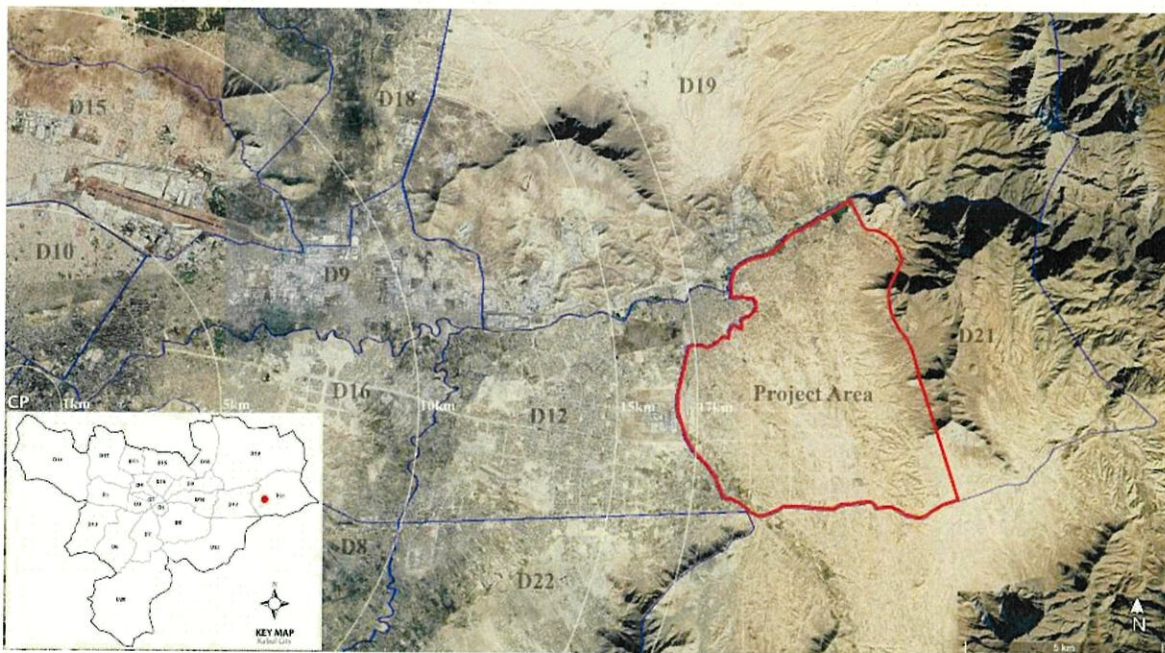


Figure 4-8: Location map of D21

(Source: Prepared by JICA Study Team by using Google Map)

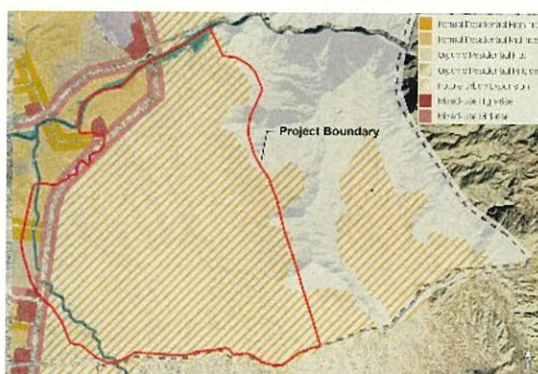


Figure 4-9: Project Boundary in KUDF

(Source: LRUR Department)

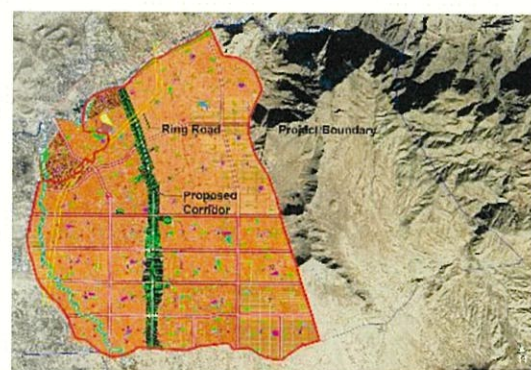
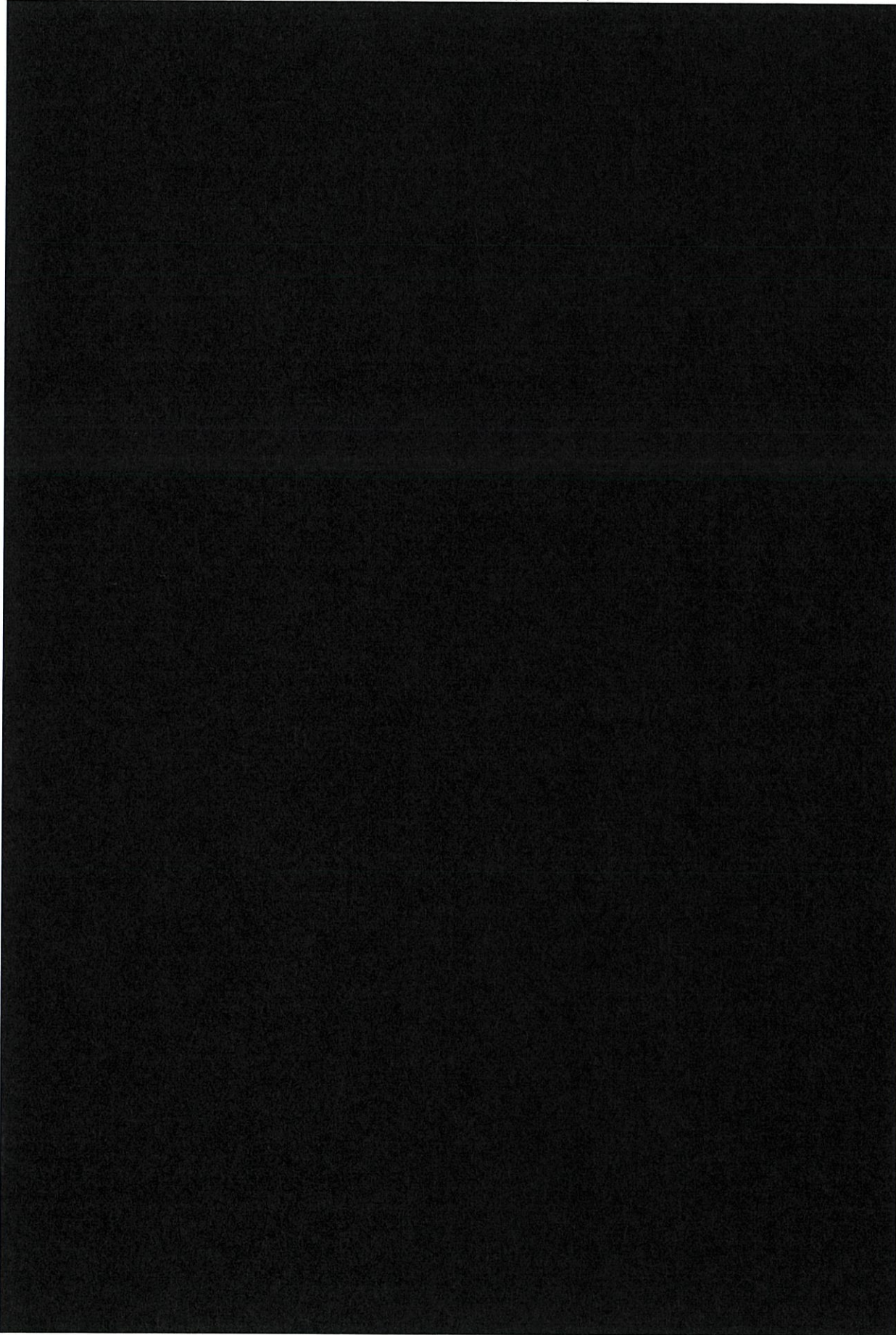
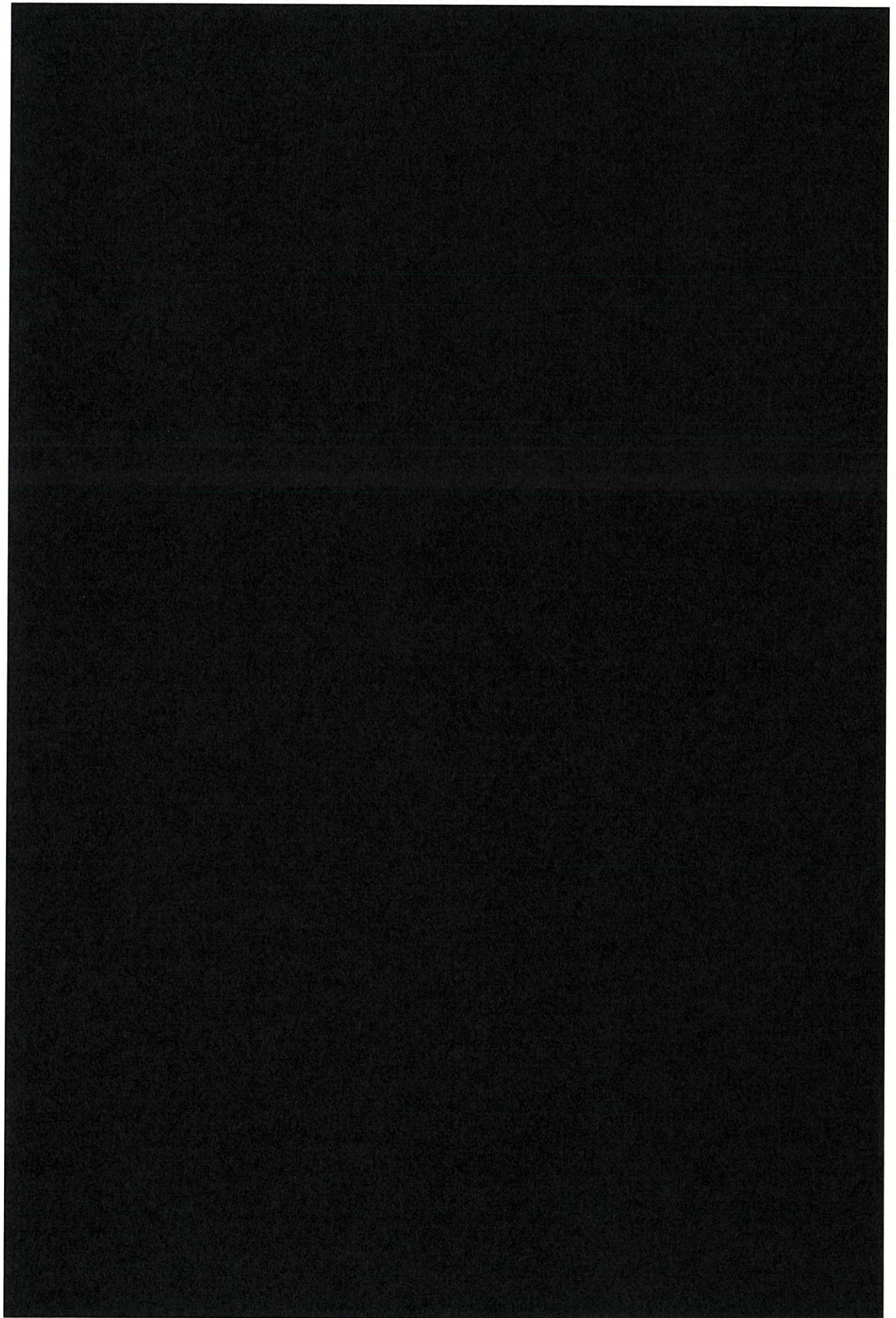


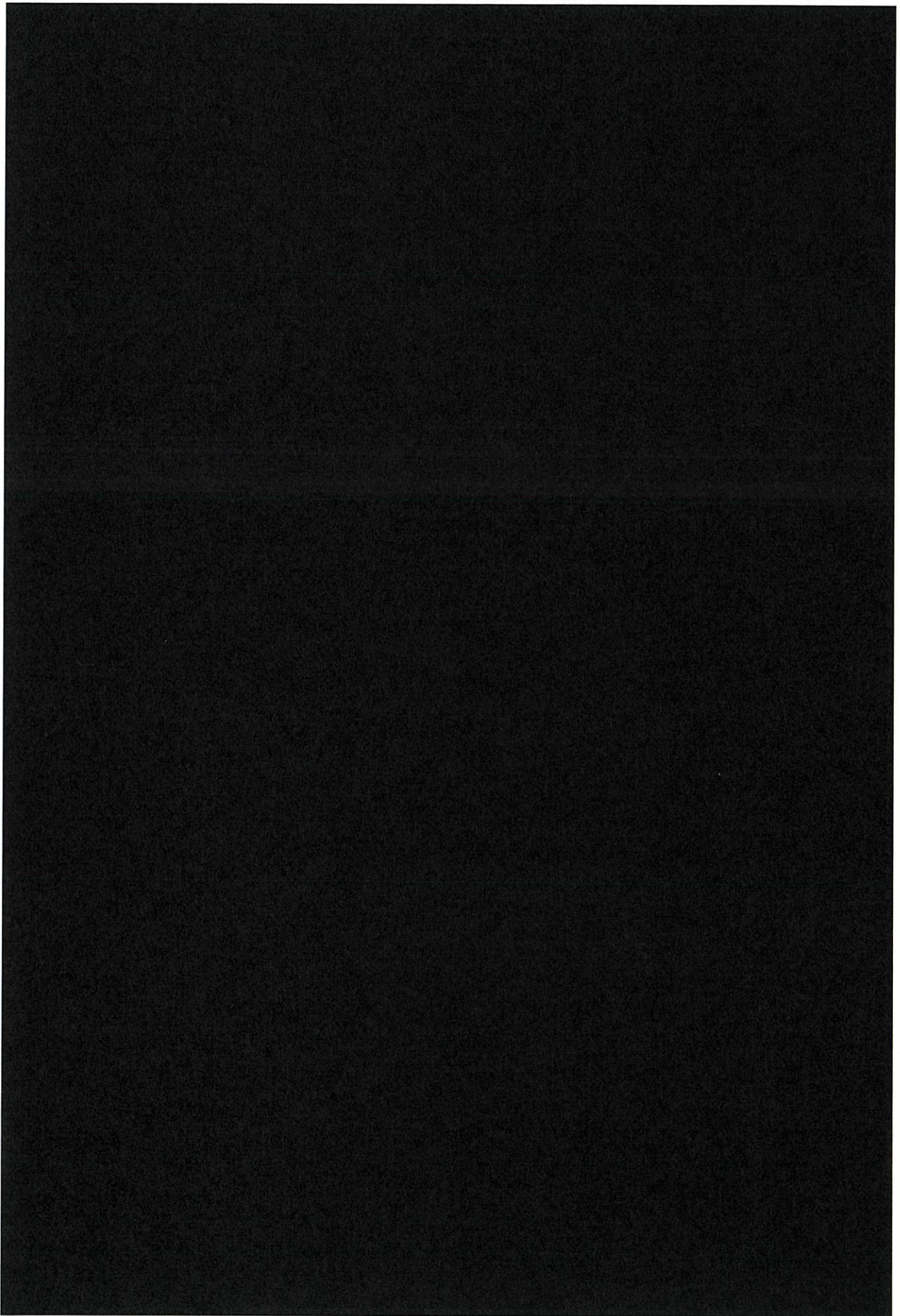
Figure 4-10: Detail Plan of proposed corridor and upgrading plan for D21

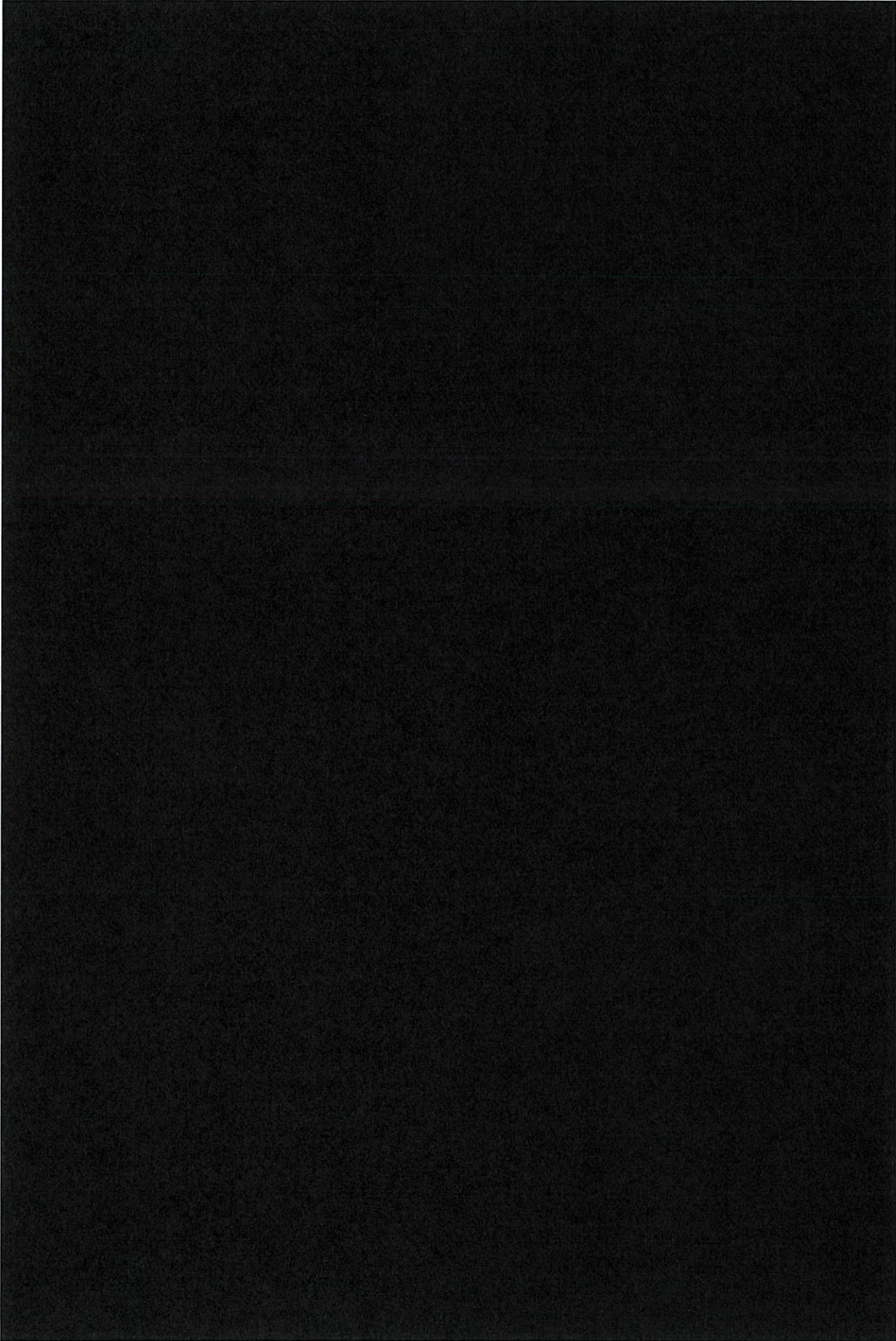


**2. Ministry of Urban Development and Lands (MUDL)**









for eight other districts is underway and will be completed in the near future.

Meanwhile, MUDL still uses the Kabul Urban Design Framework (KUDF) and Strategic Development Frameworks (SDF) plans that were prepared by the previous government as its primary sources of planning. Currently, MUDL prepares all of its plans including the upgrading plans of the cities based on KUDF and SDF plans.

In regards to MUDL staff, the permanent employee has not been changed, only those who left their jobs for personal reasons, including the ex-deputies and directors. The de facto authorities has suspended all MUDL development projects and terminated all of their contracted workers due to a lack of budget.

### **3. National Development Corporation (NDC)**

National Development Corporation (NDC) was established in 2020 by the previous administration, in order to better manage and implement national development programs and projects, accelerate the country's economic growth, and also better regulate the affairs of government enterprises.

In addition, the objectives of NDC are to manage and implement programs and affairs in reference to the construction of infrastructures in the sectors of agriculture, water, energy, production, research, exploration, mining and other sectors. About 10 public corporations, including Housing Construction Cooperation (HCC) are working under NDC. HCC is one of the entities that play an important role in the housing sector. It also plans on initiating housing projects that can address the national need for housing.

Before the collapse of the previous government in Afghanistan most of the HCC housing projects were funded by the national budget, HCC property, and also international donors such as Asian Development Bank and others. However, since the takeover of the Taliban, the development budget has considerably decreased and international donors have stopped funding development projects. As a result, this year's HCC budget has drastically decreased and some of the HCC projects have remained incomplete due to a lack of budget. The resumption of HCC projects and activities is dependent on both the recovery of the national budget and the availability of international funds.

For NDC the Taliban allocated 7.2 billion Afghani (USD 81,379,296) for NDC, particularly for the Ghosh Tapa canal project.

Ghosh Tapa Canal project is an important national project located in the northern Afghanistan province of Kunduz, approximately 300 km northwest of Kabul. The Ghosh Tapa Canal is 285 kilometers long, 100 meters wide, and 8.5 meters deep, and has the capacity to irrigate 500,000 to 700,000 hectares of land.

The construction and excavating work of this project commenced in the spring of 2021 by the National Development Corporation (NDC) with a cost of 1.5 billion dollars from the government budget, but its implementation was stopped after the fall of the previous administration.

The Taliban resumed the construction of the project on 30 March 2022 and this project is hoped to be put into operation in three phases and to be completed within six years. The first phase of this canal, which covers 108 kilometers, will be completed and put into operation in the next one year, and the second phase and third phases, which cover 177 kilometers, will be completed in five years. The construction of this canal will start from Kunduz and Balkh provinces and will reach Faryab province after passing through Jawzjan province.

Ghosh Tapa Canal project is expected to provide great opportunities for the growth and development of agriculture and livestock in Afghanistan. The project is intended to strengthen the national economy comprehensively and to achieve Afghanistan self-sufficiency in agriculture. According to Taliban officials, the construction of this canal will cost 60 billion afghanis, which will be paid from national revenues.

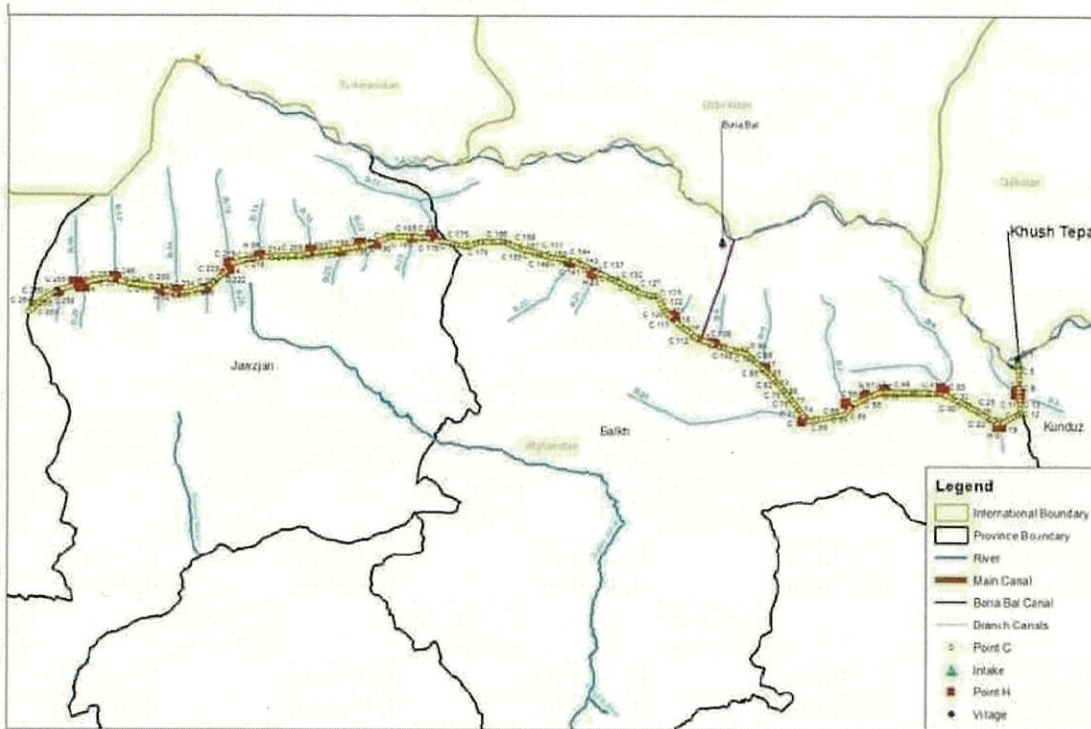


Figure 6-1: Ghosh Tapa Canal project

(Source: National Development Corporation (NDC))

Meanwhile, NDC says about 600 projects of their projects are left unfinished due to the lack of budget. The deputy of NDC stated NDC is ready to implement the unfinished projects in the coming year if they have enough budget in hand.

Following the political changes in Afghanistan, a large number of projects have remained incomplete due to the lack of budget.

#### 4. The Current Situation of International Multi-Donors

Following the takeover of the Taliban on August 15, 2021 the international donors that were funding the implementation of development cooperation in Afghanistan suspended their funding and activities in Afghanistan because the international community-imposed sanctions on the de facto authorities. Since August 15, 2022 most donor countries had closed their diplomatic representations in Kabul and moved their embassies to Doha, but gradually the engagement of the international community with the Taliban has increased. In the meantime, some international donors and international aid organizations have pledged to continue funding the humanitarian aid programs for the provision of basic services in consideration of sanctions measures. And, to facilitate the provision of humanitarian aid considering the sanctions of the United Nations, the Security Council of the United Nations established a resolution on 22nd December 2021, which clearly explains that the activities of humanitarian aid provided by international donors and international organizations will not violate the imposed sanctions on the de facto authorities. The United Nations and international partners launched a more than \$5 billion humanitarian aid appeal for Afghanistan on 11th January 2022 besides the two appeals that were announced in 2021 for the provision of basic services for 22 million people in need of assistance and 5.7 million people who require help beyond Afghanistan's border. Some of the key international donors that responded to the humanitarian aid appeals till now are the United States of America, Germany, the United Kingdom, Japan, France, Australia, the European Commission's Humanitarian Aid and Civil Protection Department, Switzerland, Italy, Ireland, and Norway. The main channel of humanitarian aid distribution are some UN agencies such as WFP, UNDP, Afghanistan Humanitarian Fund, UN-Habitat, UNHCR, UNAMA, UNICEF, and some other international NGOs such as USAID, Save the Children, Norwegian Afghanistan Committee, War Child UK, International Rescue Committee, Agha Khan Foundation, and development network and Swedish Committee for Afghanistan.

On 1st February 2022 Germany announced \$ 140 million in humanitarian assistance for supporting children and women in Afghanistan and similarly, on 2nd February, India announced \$ 26.7 million as humanitarian aid to Afghanistan for the 2022-23 fiscal year. According to UNICEF information, 35 million people in Afghanistan need basic medical services and these funds would help Afghanistan Government provide children with regular vaccinations, medical services, and treatment for severe acute malnutrition. Similarly, Germany has allocated 50 million Euro to the UN Special Trust Fund for Afghanistan through all UN Agencies, mainly for area-based programs, in order to ensure that the Afghan people's humanitarian needs are met. Out of that 50 million Euro, some amounts are allocated to UN-Habitat to start ABADEI programs, firstly in the two big cities of Mazar and Kandahar and later on, to be extended to other cities. The activities taken in the two cities include cash provision for such projects as urban service of municipalities and livelihoods improvement in response to the current Afghanistan difficulties.

According to UNDP Afghanistan, the government of Japan allocates \$64m to UNDP Afghanistan. UNDP mentioned the \$64 million fund from the government of Japan will be used by UNDP Afghanistan that will directly support 200,000 vulnerable people in the North, West, East, and Central Highland regions, which will particularly prioritize displaced families. UNDP leads the Area-Based Approach to Development Emergency Initiatives (ABADEI) program together with other UN Agencies, NGOs, CSOs, local private sector actors, and many more through the Humanitarian-Development-Peace Nexus framework. The main objective of the program is to stabilize the local economy, scale-up means of income, and complement humanitarian and development efforts in the country.

#### **4.1. The Current Situation of United Nations Children Fund (UNICEF)**

Ministry of Education (MoE) said on 20th February that The United Nations Children Fund (UNICEF) is considering paying the amount of \$100 per month for nearly 200,000 public school teachers. According to the MoE, more than 40,000 public school teachers have already received two months' worth of salaries provided by the UN and the remaining teachers will be paid within the next two weeks. UNICEF pledged to continue its protection program targeting 18,000 migrant children and will vaccinate 10 million children against polio in collaboration with WHO, including children transiting at borders. Additionally, Japan contributes US\$ 10.4 million to UNICEF Afghanistan for the administration of essential vaccines to prevent the spread of infectious diseases, including polio, these funds will allow UNICEF to reach millions of children and women of child-bearing age.

Moreover, on 1 February 2022, the German Federal Ministry of Economic Cooperation and Development contributed a total of €124.9 million (approx. US\$ 140 million) to support UNICEF's country program responding to the needs of children and families in Afghanistan.

#### **4.2. The Current Situation of UN High Commissioner for Refugees (UNHCR)**

The UN High Commissioner for Refugees (UNHCR), Filippo Grandi, led a delegation which arrived in Kabul on 14th March in order to assess the humanitarian situation in Afghanistan. He emphasized despite the situation in Ukraine and elsewhere, Afghanistan remained a top priority for UNHCR. He stated that UNCHR had been helping Afghans for more than 40 years and would continue to support both internally displaced persons and those who have left Afghanistan and are living as refugees in other countries. Similarly, United Nations Security Council decided on March 17th to extend the mission in Afghanistan for another year. The UN Assistance Mission in Afghanistan (UNAMA) will now continue through spring 2023, focusing on humanitarian assistance, facilitating dialogue inside Afghanistan and across countries, and promoting the rule of law. The UNAMA is also tasked with protecting human rights and gender equality under the newly established de facto authorities.

#### **4.3. The Current Situation of UN-Habitat**

UN-Habitat is currently working on a number of human settlements, IDP support, and municipal support projects throughout Afghanistan. Following are the projects that UN-Habitat is implementing in Afghanistan

- The Area-Based Approach for Development Emergency Initiatives (ABADEI) programme has been developed to respond to the ongoing crisis in Afghanistan. The programme follows a tailored area-based integrated approach to support basic human needs, complementing short-term humanitarian assistance with the safeguarding of livelihoods and the strengthening of community resilience. The programme is centered on mitigating poverty, supporting community resilience and social cohesion, and enabling the rehabilitation of vital infrastructure in cities. It supports the creation of immediate sources of income through cash-for-work, cash for market, assistance for small businesses, and livelihood opportunities.
- Emergency Support Programme for Conflict-Displaced Afghans (ESCDA) project that exerts a community-based approach to address Housing, Land and Property (HLP) needs in Kabul and Herat. The two cities have large numbers of vulnerable people requiring HLP assistance. According to the 2022 HNO, out of a total of 6 million people in HLP need around 1.6 million are in Kabul and Herat. Many of those in need are IDPs and returnees that live in extremely distressed conditions in urban informal settlements.
- Projects for IDPs in Afghanistan; UN-Habitat and UNHCR are launching in a joint project to



provide recovery and resilience support to communities receiving returnees and IDPs in Afghanistan. It's expected that this joint project will strengthen essential services and facilities to foster social cohesion among refugee returnees, IDPs, and their host communities.

#### **4.4.The Current Situation of World Bank**

World Bank announced on 3 May that it will resume assistance with the budget of \$ 450 million for the three projects in Afghanistan. The projects focus on health, agriculture, livelihoods, and capacity development (training). Meanwhile, G7 countries and some other donor countries which are providing funds for the Afghanistan Reconstruction Trust Fund (ARTF) announced that they would hold a meeting to discuss the growing economic problems and food security of Afghanistan in the next few days.

The Afghan Ministry of Public Health says that World Bank has recently provided US\$ 150 million to the ministry to continue its health activities. The Ministry of Public Health told that the money would be used for primary health care in 34 provinces, including the payment of salaries and training to health workers, the provision of medicine and medical equipment, the fight against Sari diseases and the strengthening of oversight of health services.

#### **4.5.The Current Situation of Asian Development Bank in Afghanistan**

ADB finances the sustaining essential services delivery projects to support Afghans. The project will provide financing to United Nations agencies to help sustain the delivery of essential services to Afghanistan people and secure the basis for the future development of Afghanistan through enhancing food security, maintaining the provision of core public health services, sustaining access to primary and secondary education (especially for girls), and ensuring project implementation and monitoring capacity.

#### **4.6.The Current Situation of UN Office for the Coordination of Humanitarian Affairs**

UN humanitarian agencies warned on Tuesday, January 4 that a harsh winter in Afghanistan is aggravating already severe conditions that are challenging millions of Afghans across the country. The spokesperson of the General Secretary of the United Nations, Stéphane Dujarric, announced that based on the estimates of the UN Office of the Coordination of Humanitarian Affairs (OCHA), they have so far collected \$1.5 billion to address the ongoing humanitarian crisis in Afghanistan.

OCHA said on 8th January that it will help 22 million people in the country. "Humanitarian aid is delivered based on the needs and vulnerabilities of people, with no distinctions on nationality, race, gender, religious belief, class, or political opinions," said OCHA. The head of the UN Office for the Coordination of Humanitarian Affairs (OCHA) said that the goal of humanitarian actors in 2022 is to assist more than 22 million people in Afghanistan.

#### **4.7.The Current Situation European Union (EU)**

On Thursday, January 20, Ministry of Foreign Affairs of the Taliban officially announced that the European Union reopened its diplomatic office in Kabul. Spokesman of the Ministry ██████████ said "EU's diplomatic office has officially resumed its operations in Afghanistan". He explained about following consecutive meetings, hoping to reach understanding with EU representatives. As a matter of fact, the EU officially opened its embassy with a permanent presence in Kabul and practically began operations.

## 5. The Current Situation of 4 Major Local Cities

### 5.1. The Current Situation of Herat City

Herat city is the capital city of Herat province which is located in the west of Afghanistan. Herat city is divided into 15 districts and has an area of 18,272 hectares. Herat is a potential hub for Afghanistan's western region. The city has a population of about 780,000 people, with an annual growth rate of 3% during the last ten years. Herat city is expected to reach a population of between 980,000 and 1,400,000 people by 2040. Herat city's first master plan was prepared by the German planners' team in 1936, and the second master plan was prepared by a UN and a German team in 1963. However, due to the conflict and a lack of financial resources, the master plan was never implemented. In 2013 a revised master plan was prepared in cooperation with the Herat's Urban Development and Land directorate, Herat University, and the University of Florence. Accordingly in June 2020, MUDL started working on the preparation of the Strategic Development Framework (SDF), which would replace the 2013 master plan. SDF was supposed to be integrated urban management tools that synthesize national priorities and activities with local needs, establish a broad direction and guidelines for urban development, and identify key strategic investments for implementation. However, since the Taliban seized power in Afghanistan in August 2021 all SDF related activities have stopped.



Figure 8-1: Location map of five major cities of Afghanistan

(Source: Prepared by JICA Study Team)

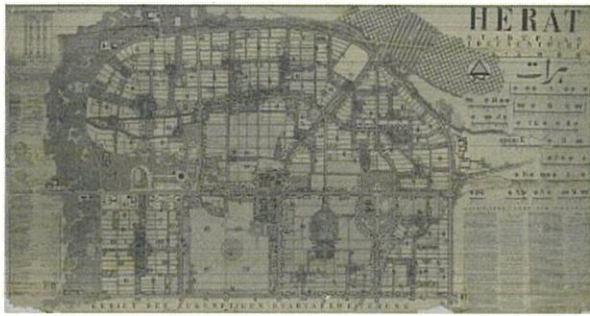


Figure 8-2: Master Plan of Herat City 1963  
(Source: MUDL)

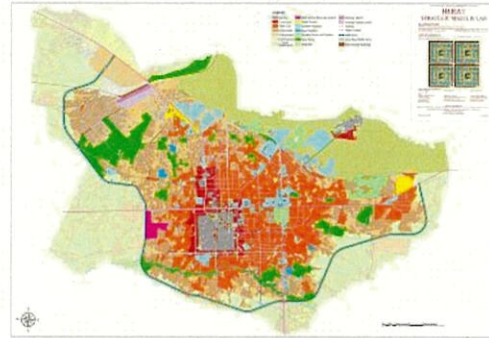


Figure 8-3: Master Plan of Herat City 2013  
(Source: MUDL)

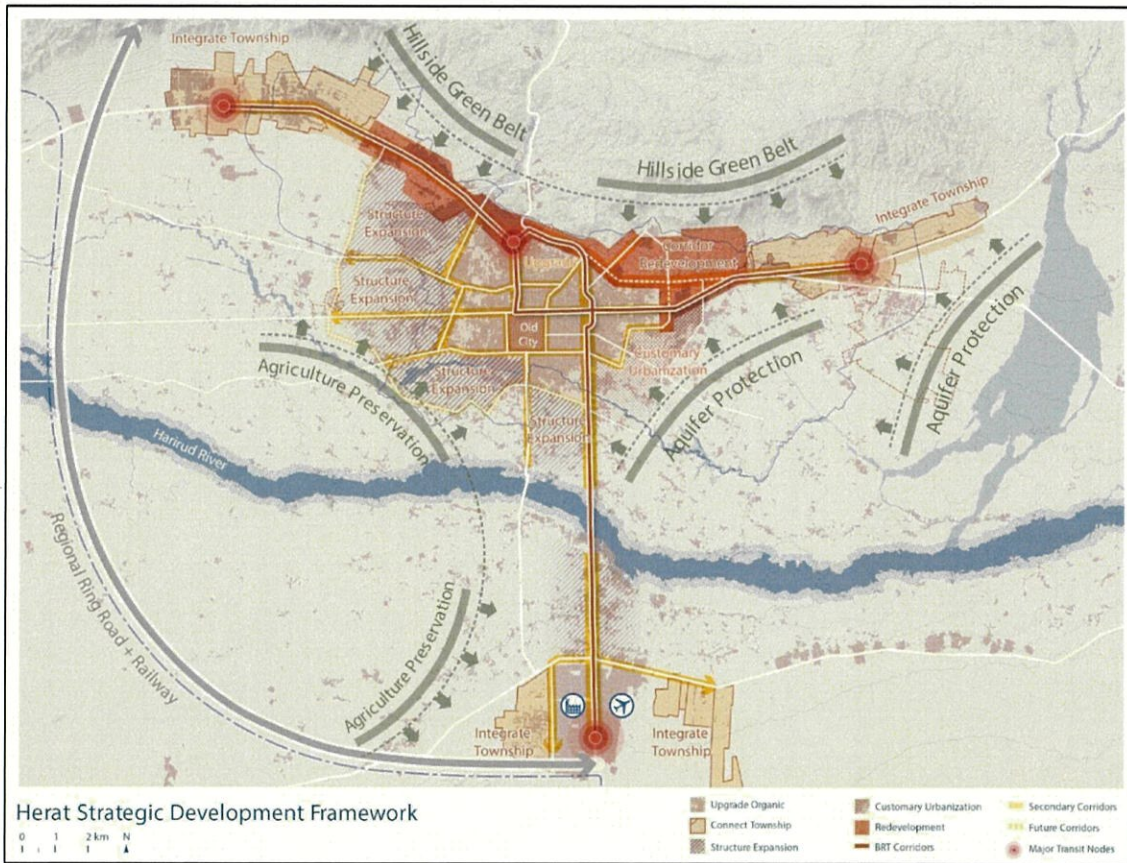
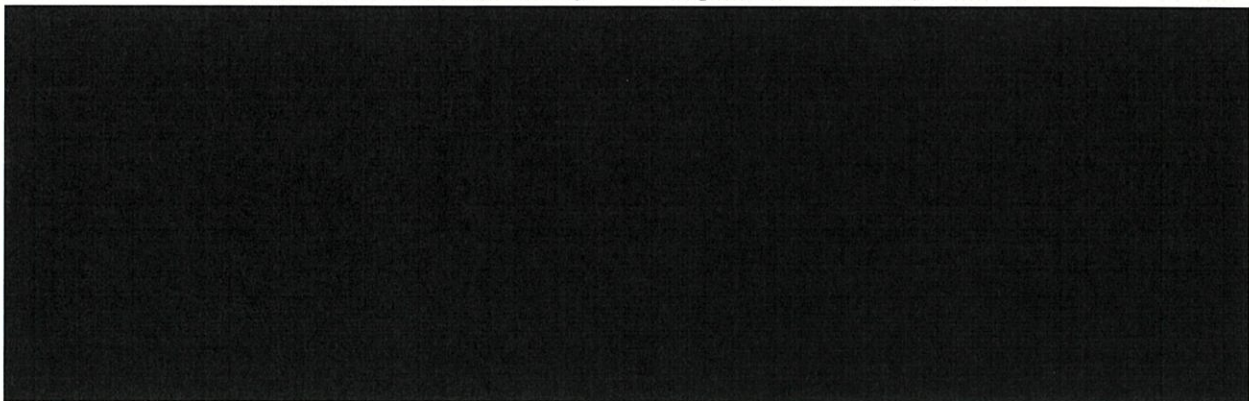
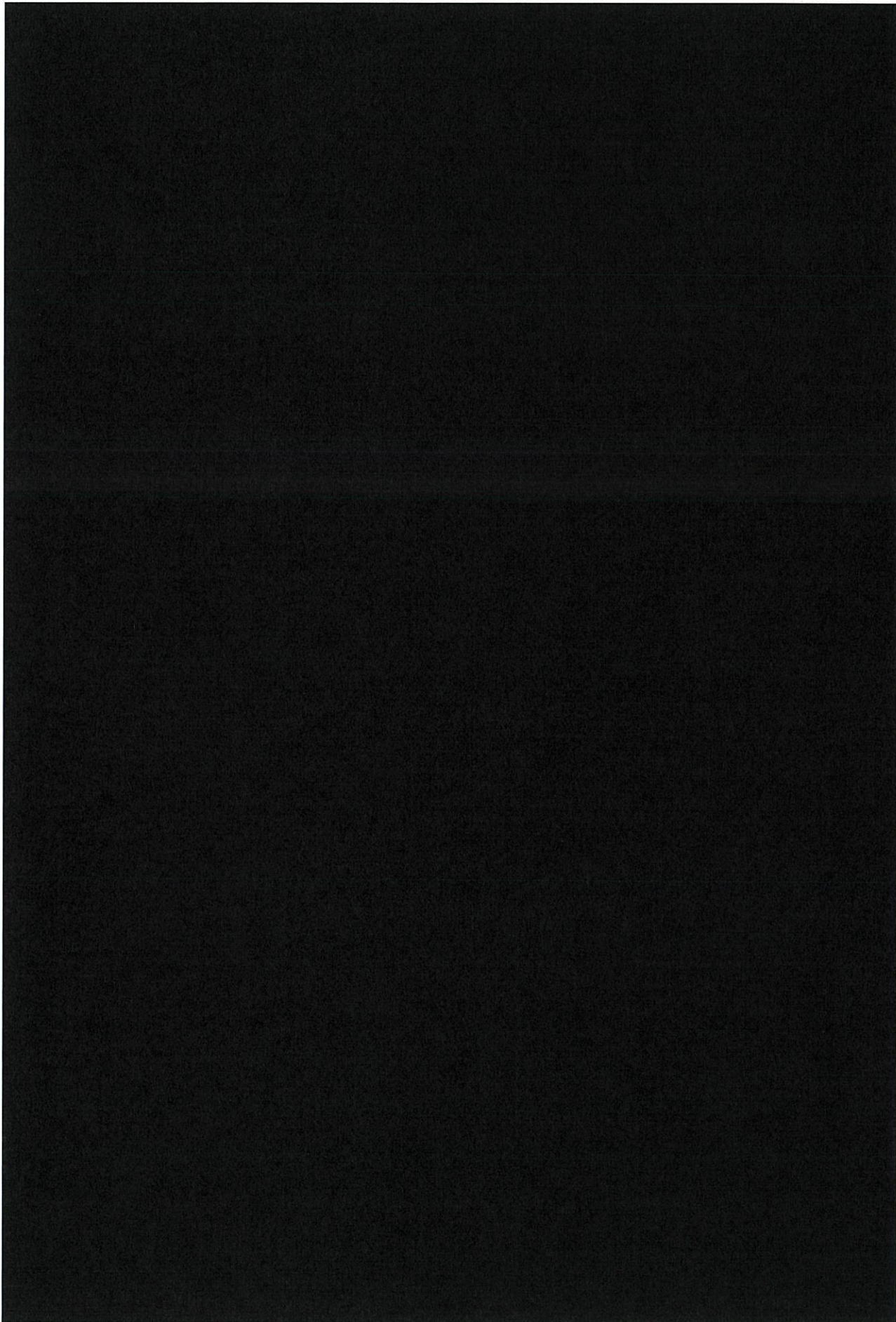


Figure 8-4: Urban extension proposed by SDF  
(Source: Herat City Strategic Development Framework)





equipping all sections of the office, especially adding the “engineering, repository and archive sections with technology” is important.” It is worth mentioning that the database system has the capability of registering daily, weekly, monthly, annually, and between two dates. (Registration of administrative documents, editing of documents, details of documents, printing of documents, deletion of documents, and the ability to support files from the repository database, etc.). This system was prepared in the archive (reservoir) management department it can be used in different departments of municipalities and 15 districts areas. It will provide many facilities for providing services to citizens as well.

## 5.2. The Current Situation of Mazar-e-Sharif City

Mazar-e-Sharif City is the capital city of Balkh Province has developed rapidly over the last two decades. According to the new master plan that was approved in 2013, the area of the city was proposed to expand to 420 km<sup>2</sup> in the future. Also, it was proposed that the city would develop towards the east, which is about 15 km from the city center. Other master plans of Mazar-e-Sharif City date back to the 1949 master plan that was prepared to regulate and control development at that time. The master plan of 1949 was followed by the 1973 master plan that proposed an outer ring road and a greenbelt for the city. According to the 1973 master plan, Mazar-e-Sharif City had an area of 36.7 km, which covers the second ring road of the city. In June 2020, MUDL started working on the preparation of the Strategic Development Framework (SDF) to replace the 2013 master plan. The SDF is built on some of the earlier master plans of Mazar-e-Sharif City, which also considers the recent historic development trends. The eastward extension presented in the 2013 master plan is proposed by SDF to be reinforced to facilitate development opportunities, but combined with compact development strategies to limit the sprawl. According to the Municipality, currently, most of the planning activities are carried out based on the SDF. However, the recent changes in the government of Afghanistan since August 15, 2021, have halted some activities related to SDF.

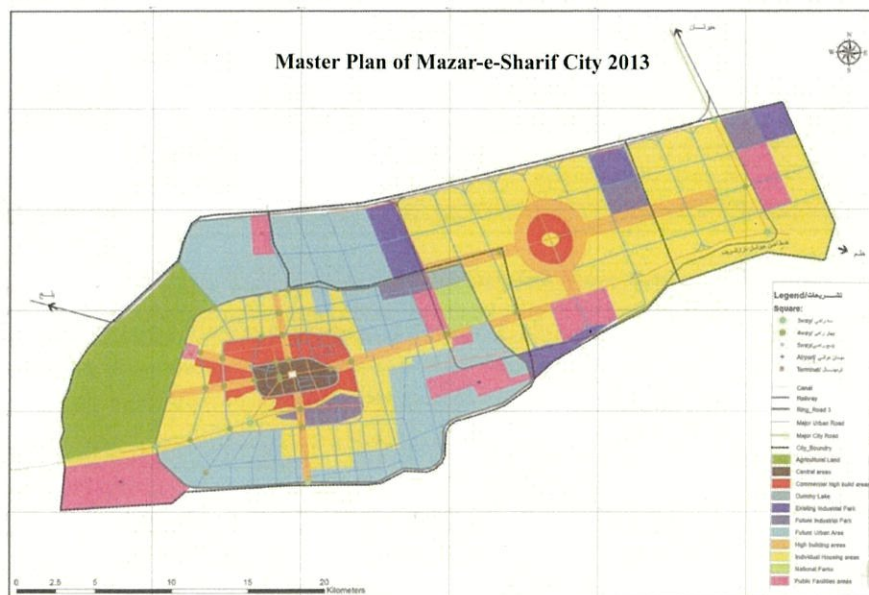


Figure 8-5: Master Plan of Mazar-e-Sharif City 2013

(Source: MUDL)



Figure 8-6: Master Plan of Mazar-e-Sharif City 1949  
(Source: MUDL)



Figure 8-7: Master Plan of Mazar-e-Sharif City 1973  
(Source: MUDL)

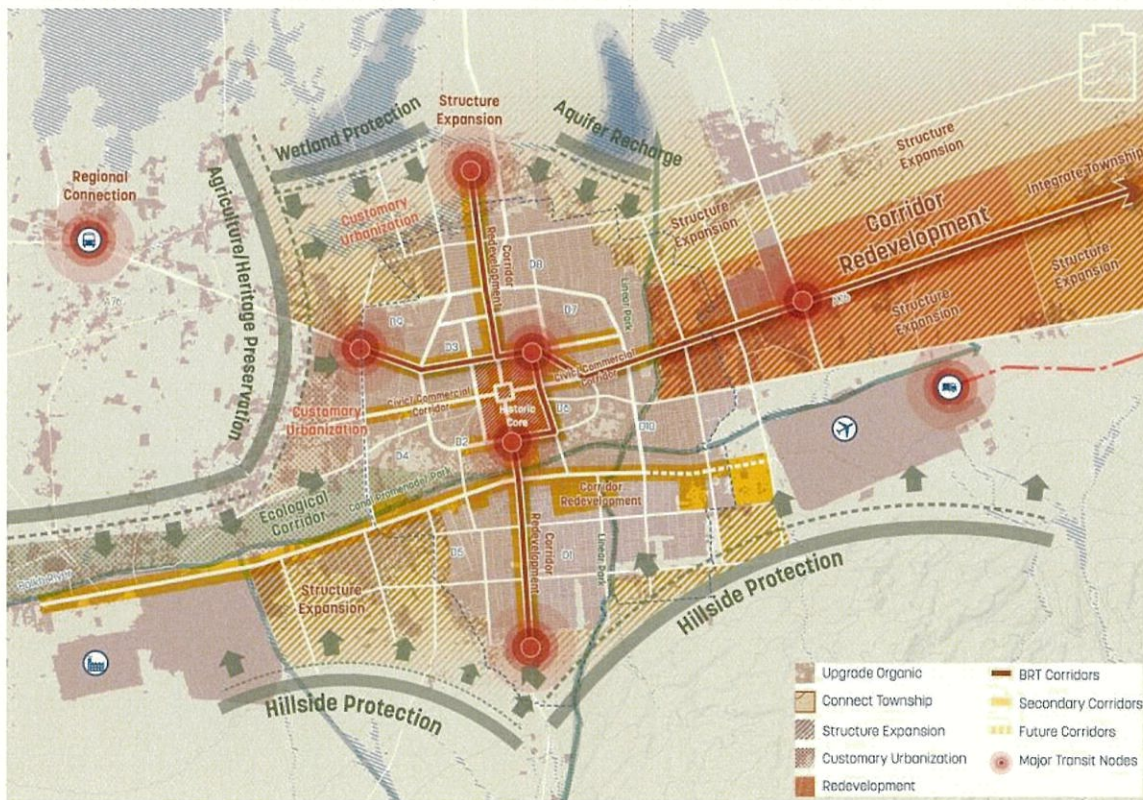


Figure 8-8: Urban extension proposed by SDF

(Source: Mazar-e-Sharif City Strategic Development Framework)

In regards to Strategic Development Framework (SDF), the Municipality of Mazar considers the SDF of Mazar city as the main source of planning for the whole city of Mazar. And, the Municipality has requested all its counterpart organizations to consider SDF as a source of planning in their projects and programs as well.

Mazar's mayor had several meetings with the representatives of UNDP. Based on the requests of

Mazar Municipality, UNDP officials have agreed to support the Municipality in the construction of several roads, canals, and sidewalk projects in Mazar city.

Mazar Municipality has created the commission for the prevention of hoarding, control of market price, and the implementation of the price list in order to control and reduce the supply of main ordinary food materials in the markets. The price list is distributed and implemented by the Municipality official throughout Mazar City in order to control the unjust price increase of food and raw materials. According to the Municipality, all sellers and traders of raw materials need to be fair in their supply of raw materials. The official price list will be updated and distributed by the Municipality once a week.

Mazar Municipality has succeeded to take back most of its grabbed land parcels from land grabbers in different areas of the city. Currently, the Municipality is planning to effectively use the acquired land parcels in order to generate more revenue for the Mazar Municipality.

Similarly, Mazar Municipality has succeeded to collect around 150 Afghani in the first quarter of this fiscal year from all its income sources which indicate an increase of revenue to around 30% by comparing to the last year.

### **5.3.The Current Situation of Jalalabad City**

Jalalabad is the capital city of Nangarhar Province in the eastern part of Afghanistan. The city is located about 130 km from the capital Kabul at the junction of the Kabul River. The city is connected by a highway with Kabul to the west and with Peshawar to the east.

The first master plan for Jalalabad city was prepared and approved during the 1970s, which was used as a guideline for the future physical development of the city. Since the development pace in the city during the 1970s and 1980s was slow, the master plan of the 1970s was enough to guide and control the physical development of the city. However, after the 1990s, large planned and unplanned developments occurred in all directions of the city. Further, from the 2000s to 2014 the city continued expanding towards the south and west. In order to control and guide both the outward expansion and inner-city development of Jalalabad City, a new master plan was established for the city in 2012. However, the development in the past two decades has far outpaced the scope of the 2012 master plan. Because the city continued to grow at a rapid pace from 2014 to 2019. The influx of refugees and IDPs into Jalalabad City has triggered a significant increase in the development of formal and informal housing settlements, and the continued growth of the city posed challenges to the implementation of the 2012 master plan. That is why MUDL and the Municipality agreed to prepare a Strategic Development Framework (SDF) for the city. The SDF for Jalalabad City was prepared in 2020, which is based on the previous master plans, and it will help to link the bottom-up planning of Jalalabad Municipality with the top-down planning of MUDL. The SDF of Jalalabad City proposed a medium-to-long term development vision for the city.



Figure 8-9: Master Plan of Jalalabad City 2012  
(Source: MUDL)



Figure 8-10: Master Plan of Jalalabad City 1970s  
(Source: MUDL)

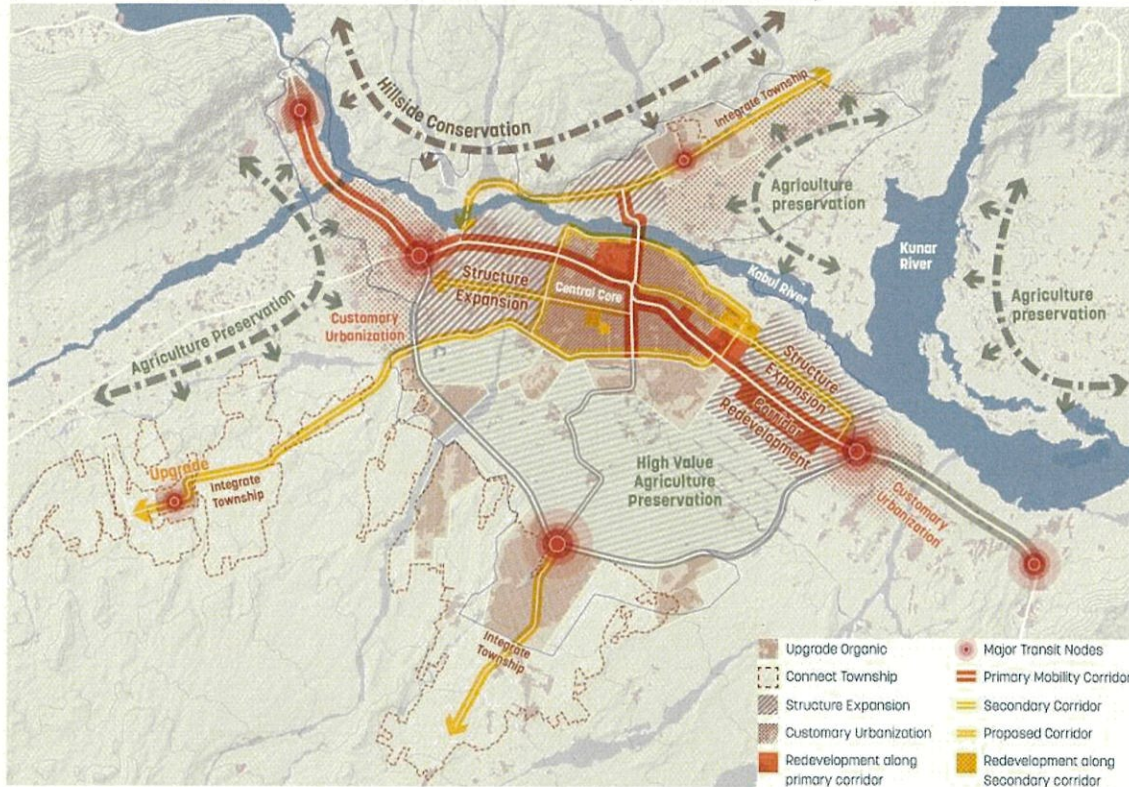
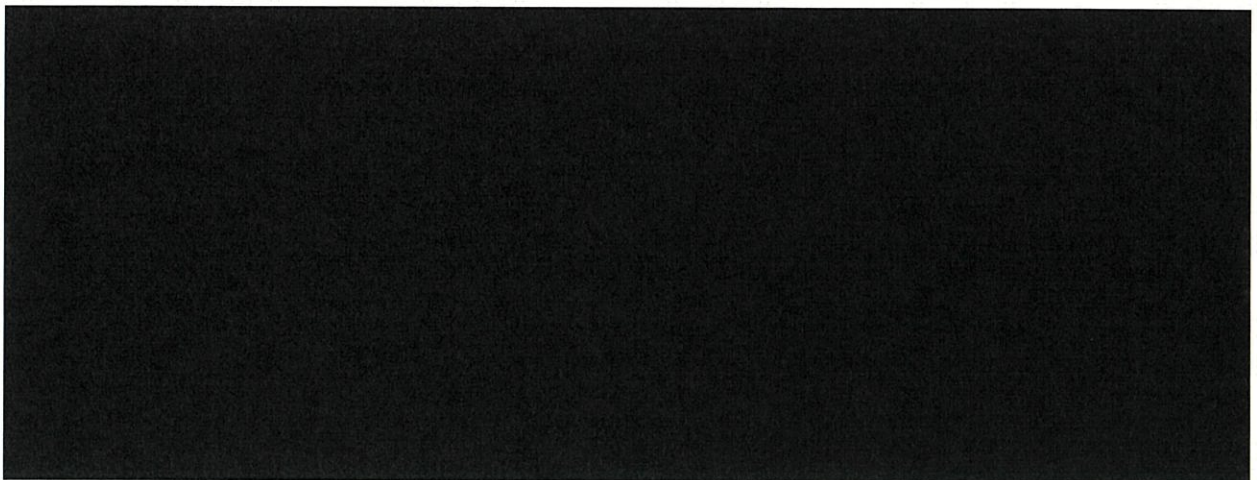


Figure 8-11: Urban extension of Jalalabad proposed by SDF  
(Source: Jalalabad City Strategic Development Framework)





UN-Habitat continues working with Jalalabad Municipality. The address-finding system that is prepared with the technical support of UN-Habitat was put to use for Jalalabad City. With the technical and financial support of UN-Habitat and the cooperation of Jalalabad Municipality, the technical team of UN-Habitat was able to prepare and establish address finding system in five districts of the city, where about 4,000 streets were named and 5,000 houses were numbered. With the address-finding system in place, people will now be able to easily find their chosen address through Google Maps. At the opening ceremony of the program, the Mayor of Jalalabad City, [REDACTED] thanked the officials of UN-Habitat for their support to the municipality in various fields. He called on UN-Habitat and other international aid agencies and businesses to provide assistance in the areas of development, health, education, and capacity development. [REDACTED], head of UN-Habitat's office in Nangarhar, said that the address-finding system would help reduce crime, increase online commerce, reduce wasteful relocation costs, provide security, and raise revenue. He also added that UN-Habitat will continue working closely with the Municipality to make this a success.

The Mayor of Jalalabad Municipality met with Majid Sadeghi, Consul General of Iran in his office. During the meeting, the Mayor of Jalalabad thanked Iran for its previous assistance and once again requested the Iranian side to provide assistance in various fields, such as infrastructure development, capacity development, and urban planning. Majid Sadeqi, Consul General of Iran said that the government of Iran is trying to reach out to Afghans in all areas and assured that in the future Iran would work with Jalalabad Municipality in providing and creating opportunities for the citizens of Jalalabad.

Nangarhar Islamic University project's development tasks are suspended. In 2016, the Kingdom of Saudi Arabia decided to start the construction work of a major Islamic University in Nangarhar Province with an estimated cost of \$500 million. According to local officials in Nangarhar, the university was decided to be constructed in Ghazi Amanullah Khan township in Rodat district. Also, it was decided that the university would be built on an area of 100 acres in the vicinity of the township and will teach the students in Bachelor, Master, and Doctor degrees. The boundary wall and some initial construction tasks of the project are completed. However, after the Taliban took control of the country on August 15, 2021, all tasks related to the development of the project are suspended. It is not clear yet when the construction activities will resume.

#### **5.4. The Current Situation of Kandahar City**

Kandahar City is the capital of Kandahar Province which is located in the south of Afghanistan on the Arghandab River. Master planning for Kandahar City dates back to the 1970s. The 1970s master plan was prepared by the Authority of Town Planning & Building Projects under the Ministry of Public Works that covers the core of the city and several districts around it. The city continued expanding in 1980 beyond the 1970s master. That is why the Authority of Town Planning & Building Projects prepared the revised version of the 1970s master plan. And, from the 1990s to the 2000s the city continued expanding beyond the boundary of the revised master plan. For example, the expansion was mainly in the East towards the Arghandab River, the establishment of new housing settlements in the north, and the expansion of considerable Industrial areas to the immediate south of the city. In order to control the unplanned development beyond the master plan boundaries, the Ministry of Urban Development Affairs established a new master for the city in 2006. In addition, during 2003, the southernmost phases of Aino Mina Town began to be developed. During the same year, some large industrial developments were seen in proximity to Kandahar Airport. In 2012, The Ministry established a new master plan for Kandahar City based on the 2006 master plan. In 2018, Kandahar

experienced considerable. The Aino Mina Town expanded towards the north. Significant development pressure led to the conversion of agricultural land and the city continued expanding its footprint toward the south. That is why, in 2019, the Ministry prepared the revised version of the 2012 master plan for the city. And, in mid-2020 the government decided to control the development of large cities including Kandahar City with a strategic development framework rather than a master plan. According to the Ministry, the strategic development framework is not the replacement of the recent master plan, but it is built on the recent master plan and responds to shifts in growth and changing circumstances related to investment.

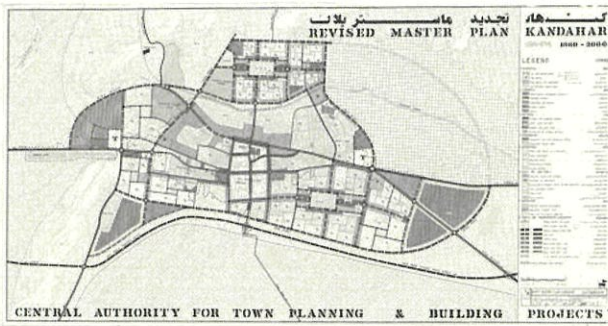


Figure 8-12: Revised 1970s Master Plan of Kandahar City  
(Source: MUDL)



Figure8-13: Master Plan of Kandahar City 2012  
(Source: MUDL)

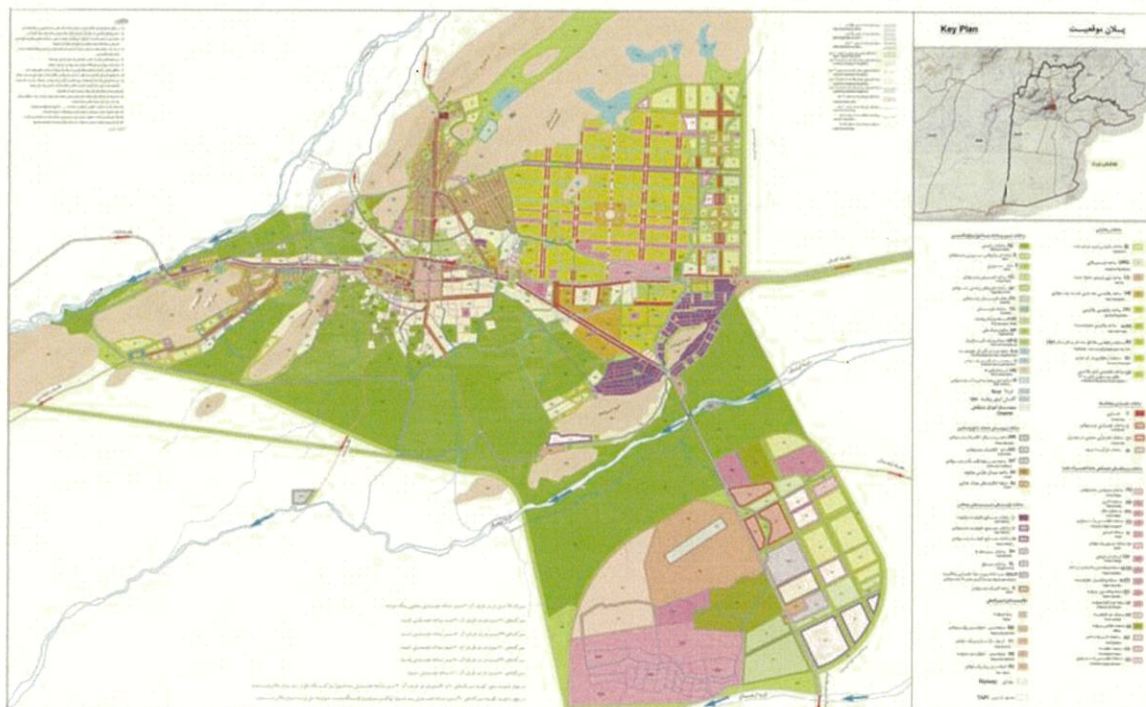


Figure8-14: Kandahar City Revised Master Plan based on 2012  
(Source: MUDL)

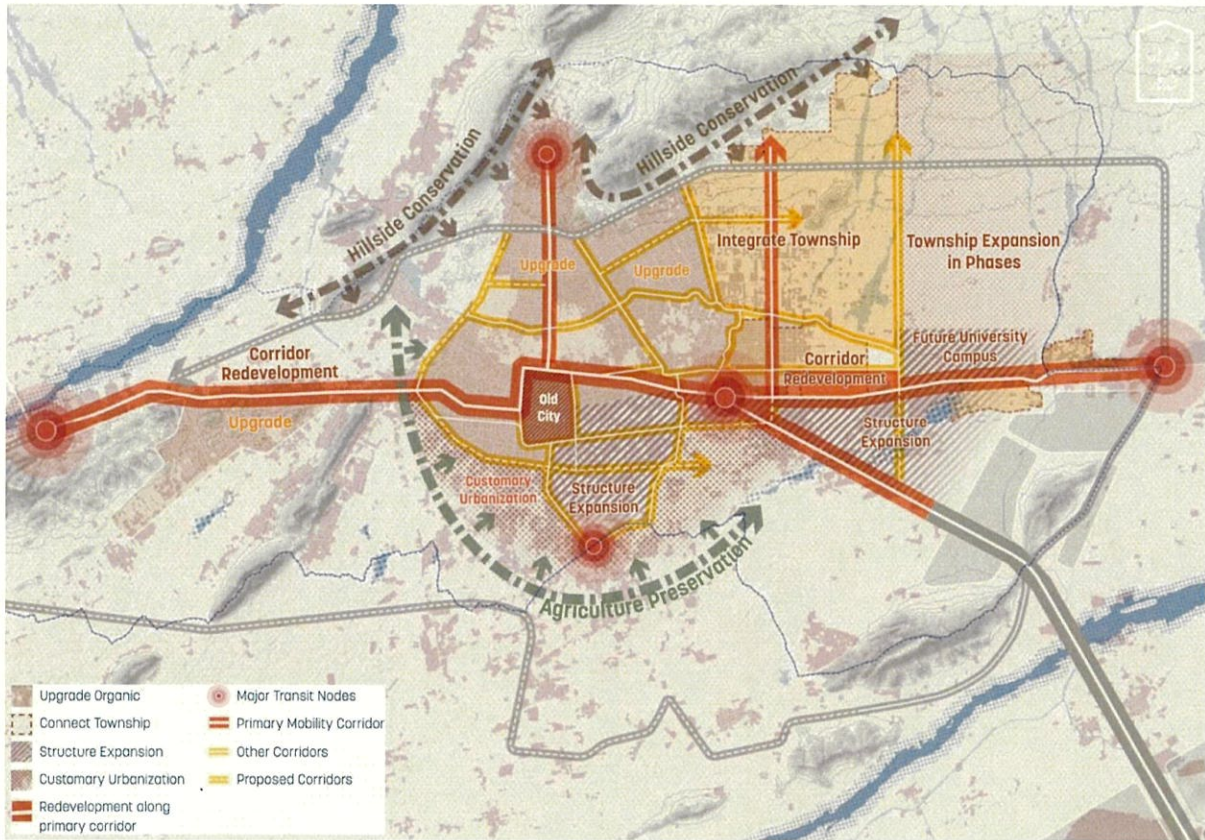
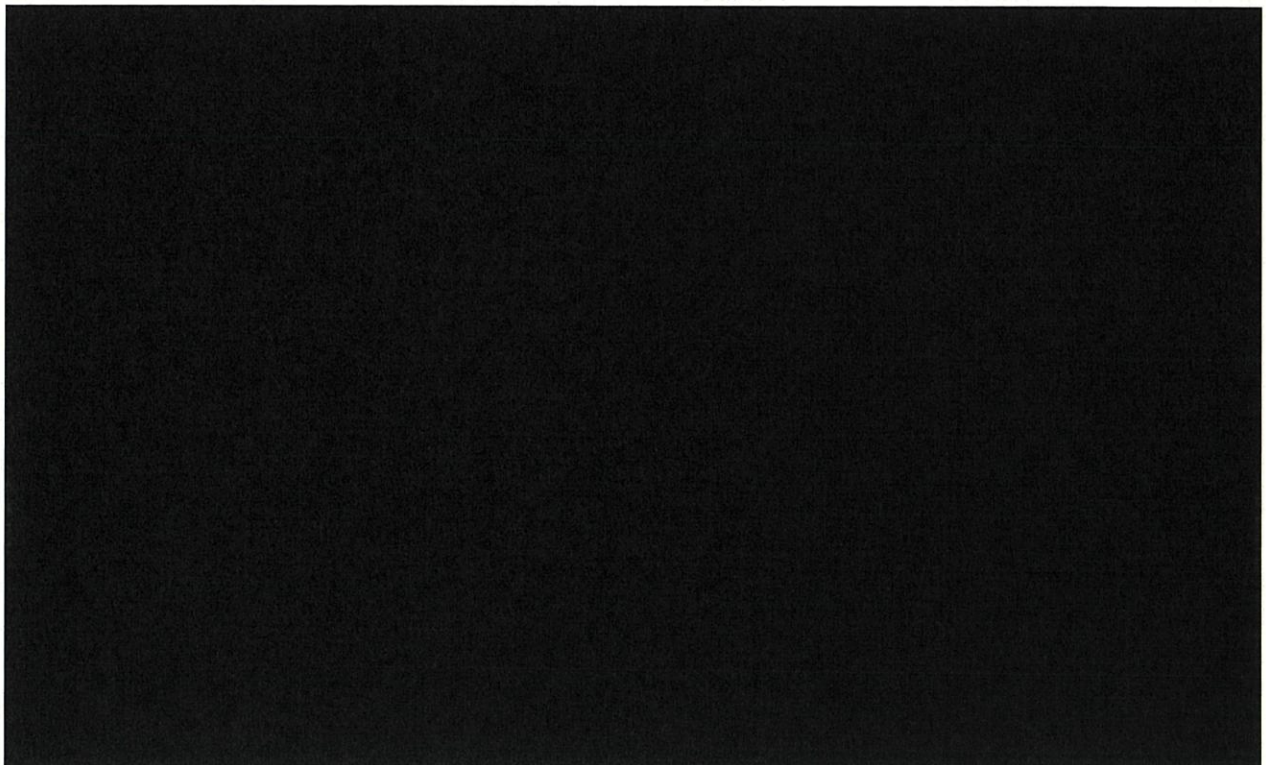


Figure8-15: Urban Extension Proposed by SDF  
(Source: Kandahar City Strategic Development Framework)

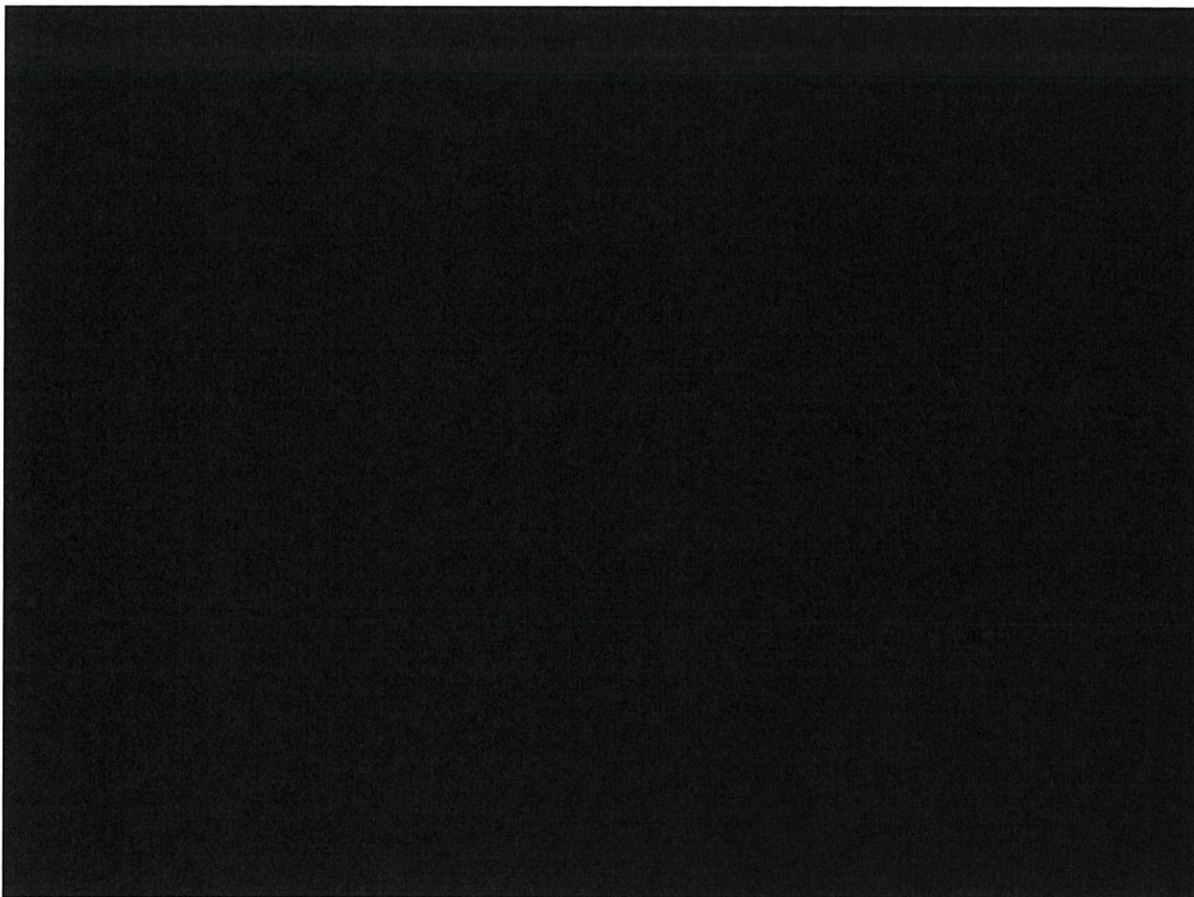
## 6. The Current Situation of Politecnic University



three days for boys per week."

The Urban Planning Department of Polytechnic University was established in 2013 within the construction faculty. According to assistant professors of the urban planning department, before the takeover of the government by the Taliban, the number of professors and assistant professors were 9 and all positions in the department were occupied. However, after the takeover of the government by the Taliban, many professors and assistant professors either resigned or left the country. Currently, the existing number of professors and assistant professors in the Urban Planning department is 5 and the remaining 4 positions are vacant. The administration of the Construction Faculty of Polytechnic University has recently announced 4 positions to fill the vacancies in the department. Similarly, the number of students were approximately 250 students in the Urban Planning department before the takeover of the government by the Taliban. As some students left the country after the Taliban seized power in Afghanistan, however, the number of students decreased to approximately 180.

As regards to the curriculum of the Urban Planning Department of Construction Faculty of Polytechnic University, there have been almost no changes. Only the number of Islamic studies credits in the syllabus has increased.



## **7. The Current Situation of Kabul University**

As in the case of the other public universities in Afghanistan, Kabul University closed down its operation in the immediate aftermath of the Taliban takeover. After six months, however, the educational institutions within the country including Kabul University reopened. There have been almost no changes in the aspect of the curriculum of the Architecture Department and Urban Planning and Design Department of Engineering Faculty of Kabul University, but the new president of Kabul

University proposed to increase the number of Islamic studies credits in the syllabus. In addition, there are some new restrictions on both male and female students. The new restrictions for the universities segregate male and female students. Based on the announcement of the Ministry of Higher Education, three days of the week are allocated for all-female students. Then, no male students shall not attend classes. On the other hand, the remaining three days are used for male students while there is no female attendance. Female students go to university on Mondays, Wednesdays, and Saturdays while male students attend classes on Tuesdays, Thursdays, and Sundays. Female students must wear Islamic head-covering. Students must not bring their smartphones when they go to the university premises.

The Urban Planning and Design Department of the Faculty of Engineering of Kabul University was established in 2018. There are 8 positions for professors and assistant professors. Recently, a new curriculum was prepared for the department with the support of the World Bank. It is being sent to the Ministry of Higher Education for approval. Before the Taliban, all positions in the department were occupied. Currently, however, only 4 positions are occupied and the remaining positions are vacant. The administration of the Engineering Faculty of Kabul University has recently announced 4 positions to fill the vacancies of the department.

The Architecture Department of the Faculty of Engineering of Kabul University has 17 positions for professors and assistant professors. They were mostly occupied before the takeover of the Taliban. However, in the immediate aftermath of the Taliban takeover, many professors and assistant professors either resigned or left the department. Currently, 8 positions are occupied and the remaining positions are vacant. The administration of the Engineering Faculty of Kabul University has recently announced 5 positions to fill the vacancies of the Architecture Department.

## **8. Profile and Informal Settlement Situation of 10 Districts of Kabul Municipality**

Kabul city is the capital and the largest city in Afghanistan and it is and it is the center of political decision-making, economy, and cultural center. Kabul is located at 1,790 meters above sea level in a narrow valley, wedged between the Hindu Kush Mountains along the Kabul River. The city and its suburbs are surrounded by a series of mountains and its peaks reach approximately 5000 meters elevation. A range of lower mountains divides the city into the eastern area and western area.

According to estimates in 2021, the population of Kabul city is 4.6 million, which includes all the major ethnic groups of Afghanistan.

As the provincial capital, Kabul forms a municipality that is divided into 22 administrative districts called municipal districts or city districts (*nahia*). The number of city districts increased from 11 to 18 in 2005, and then to 22 by 2010.

District 1 contains most of the old city. Downtown Kabul mostly consists of Districts 2, 4, and 10. In addition, Districts 3 and 6 house many commercial and governmental points of interest. Compared to the south and east of the city, the north and west are the most urbanized.

In this report, the profile of 10 districts of Kabul city which are highlighted in the following Kabul city's district map are explained.

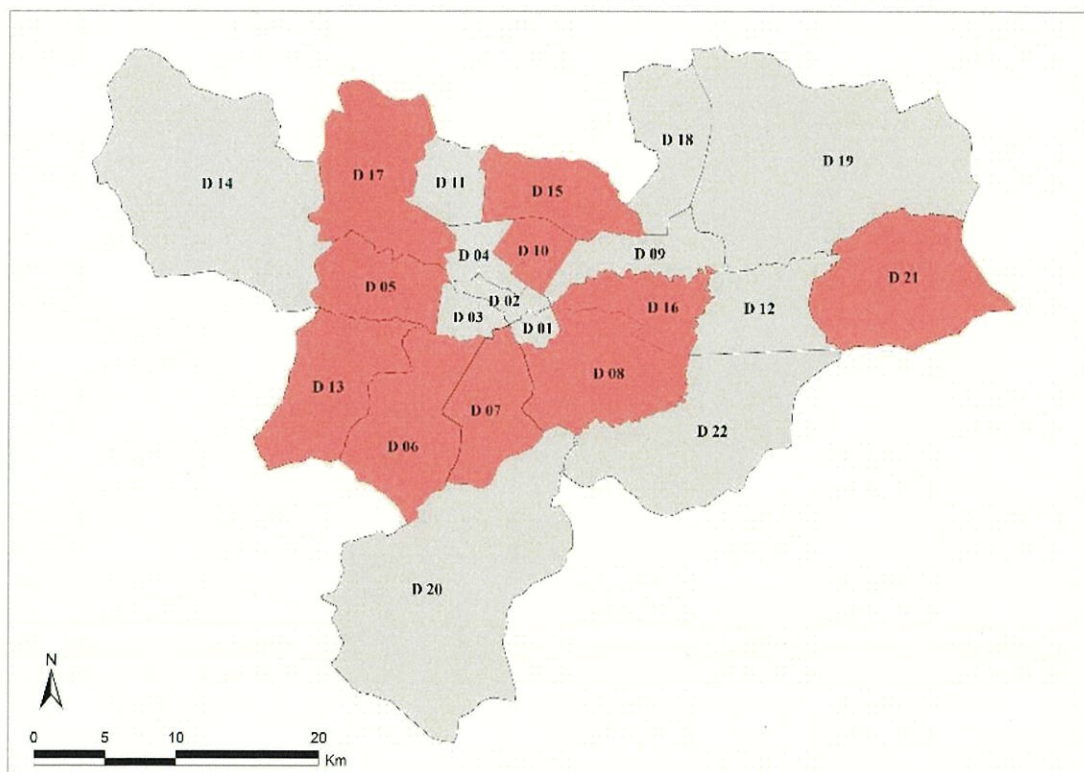


Figure 11-1: District map of Kabul city

(Source: Prepared by JICA Study Team)

### 8.1. District 16

District 16 is located at the central east side of Kabul City. The main road that crosses through the district is called as Ahmad Shah Baba Road. The road connects District 16 with District 9 to the west direction and with District 12 to the east direction. The total land area of District 16 is about 2,462 hectares. About 60% of the land area of the district is already developed and the remaining 40% is undeveloped. The government owns land in the West and South East of the district. Many institutional facilities such as mosques, cemeteries, education centers, health, sports ground, and parks are located within the boundary of the district, mainly in the northern part.

There are 27 Gozars in District 16. Each Gozar has a representative who is called as Wakil Gozar. The existing number of households, population, and the area largely vary in each Gozar. The developed land area of District 16 accounts for around 1,493 ha, of which about 80% is considered an informal settlement area. The remaining 20% of the developed areas belong to the formal areas. It has been developed in accordance with the Kabul City master plan, and is mainly located in Gozar 1, 2, 3, 18 and a part of Gozar 21. Some sports grounds, governmental offices, and private development townships are located in Gozar 1. The residential complex of Macrorayan#1 is located in Gozar 2 and 3. A private township which is called as Khorasan Township is located in Gozar 18. About 76% of the informal area within District 16 does not have sufficient infrastructure. Most of the residents of the informal areas in District 16 do not have access to basic urban services. The undeveloped land area of the district accounts for about 969 hectares, which is mostly used for agricultural purposes

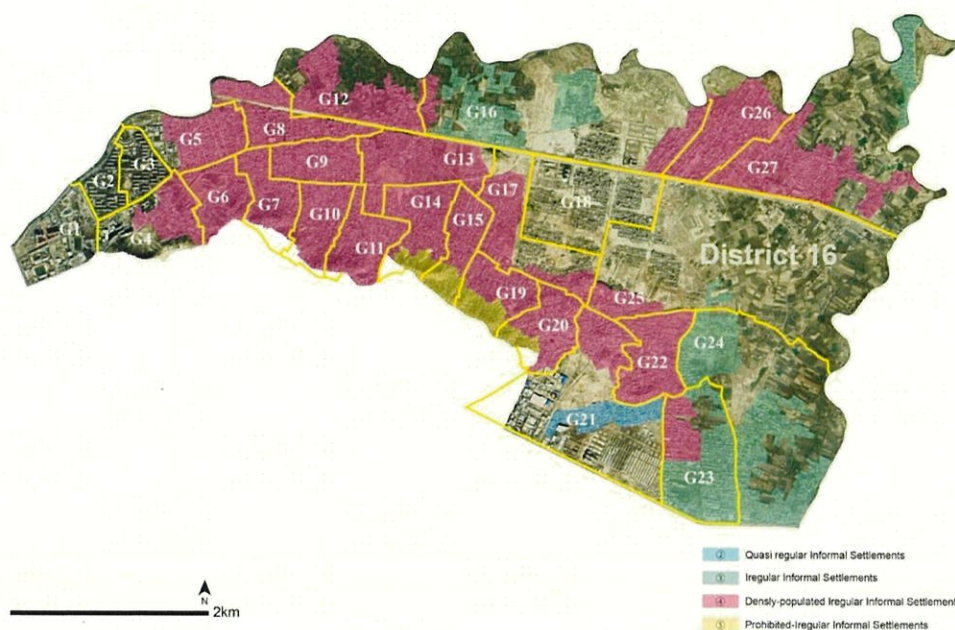


Figure 11-2: Gozar boundary of District 16

(Source: Prepared by T &amp; Associates Inc.)

Tentatively, we have chosen 6 sites in District 16 of Kabul City in order to show the current situation of informal areas. T.& Associates, Inc., employed several local people to conduct sample interview studies with the residents in such vulnerable sites. Based on the collected information from the interviews, the average household size is presumed to account for 10 persons per household. The average monthly income per household is assumed to be less than 8,000 Afs (\$100). It is found out that one of the key issues of the selected sites is serious poverty. They are distressed by a shortage of food and daily necessities. In general, the residents live under the poverty line and considerable number of people are in dire need of food and medical supply. Furthermore, the selected sites are faced with drainage problems of rainwater and wastewater, as Kabul City has been rarely very rainy and suffering from floods this year. During winter and rainy seasons, the streets are full of mud. The community roads of the sites are very dirty and unsanitary. Furthermore, the streets in the informal areas are very narrow. It is very difficult to visit the sites due to muddy roads. In addition, to mention, the residents are in dire need of improving the issue of waste and garbage collection.

According to a sample study on the current situation of informal areas in Gozar 4 of District 16, the land use of over 60% of the developed area of Gozar 4 is institutional or industrial. Many governmental institutions are located in the over 60%: National ID Office, District Office, Ministry of Martyrs & Disabled & Public Affairs and Labor, a cement factory, and a military area. Simply to say, the remaining area (less than 40% of the developed area) is informal. It is noteworthy to mention that the informal settlements area which is located in the southern part of Gozar 4 is told to be the oldest informal areas in Kabul City.

The residents of Gozar 4 are faced with various challenges of service delivery. The lack of basic urban service delivery in the area have been influencing the living environment badly. For example, the inadequate sanitation and management of sewerage water have been causing various health issues

in the area. Waste removal is another issue in this area. It has caused land pollution. As a result, it has given rise to emerging/ re-emerging infectious disease hazards.

Many residents of Gozar 4 live under the poverty line. They are in urgent need of food and medical supply. Some households are female-headed. Others are disabled-headed. There are even children-headed households. Usually, such families send their children to work and earn food for their families.

## **8.2. District 5**

District 5 is located at a strategic point on the West side of Kabul City. It is located just like the West side gate of Kabul City. The main roads which run through District 5 are Company Arterial Road, Kabul-Ghazni Road, and Kabul Paghman Road. Hills divide District 5 from District 17 in the north. Qargha Dam is one of the significant water sources that is located close to District 5 to the northeast. A part of the Dasht-i Barchi area is also located in District 5. It is a planned area and has room for growth in the future. KM intended to build three connecting roads between the Company main arterial route in District 5 and the Barchi arterial road in District 13. So far KM could start the implementation of constructing one of the roads: Urphani Road.

About 60% of the residential areas in District 5 have been developed informally. There exist 5 IDP camps in District 5. The main urban issues are the expansion of informal settlements and the lack of suitable housing. Although many private-sector township development projects have been planned and implemented in District 5, such investment volume is not enough. The accumulated housing supply volume is far from sufficient.

There are 39 Gozars in District 5. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. The number of households in each Gozar varies from 800 and 1250. There are 28,704 households in District 5 according to the housing census. Many people dwell in informal settlements on the hills in the northern area of the district.

District 5 has a total land area of 2,924 hectares, of which about 40% is used for residential use. Most of the land to the north of Rabbani Road is owned by the government. Along Company Arterial route, commercial development has been taking place. Along Rabbani Road there are some institutions such as Polytechnic University, Burhanuddin Rabbani University, Marshall Fahim Military Academy, Dawat Girl's High School and some private educational institutes. The land use of about 13% of District 5 are agriculture, water body, and undeveloped terrain. About 27 % of District 5 are institutional and social institutions: mosques, cemeteries, schools, hospitals, sports fields, and parks.





Figure 11-3: Gozar boundary of District 5  
(Source: Prepared by JICA Study Team)

The residential areas in District 5 are beset with many urban problems. There are four main issues: (1) lack of social facilities, (2) solid waste management, (3) sewerage and drainage issues, and (4) lack of drinking water supply. Such urban problems are more serious in informal areas than in formal areas. KM has constructed institutional and social facilities mostly in the planned areas, while not so much in the unplanned area. There is a considerable evident gap between the planned and informal urban areas in the district. In terms of solid waste management, KM usually prioritizes formal areas. When it comes to garbage collection, KM collects waste in the formal areas on a regular schedule, while almost no service for collecting solid waste in the informal areas. District 5 does not have centralized sewerage and drainage systems. Not all but most of the detached houses use pit latrines and septic tanks for human excrement, but discharge other wastewater to the street drains. As a result, groundwater in Kabul City has been polluted and water quality is bad.

Currently, most of the detached houses in district 5 have individual borehole-type water wells in the yard of each house. But, only a few of these wells supply enough water for the use of families. Some families go to neighbor's wells to receive some water. Many private family wells are buried because it has become difficult to get groundwater from those wells. However, there is an area of piped water supply area in District 5. However, the area is very limited. KM implemented the construction of piped water supply system in Khushal Meena in District 5. The construction was composed of Part A and Part B.

There are mainly four types of informal settlement areas in District 5 as shown in Fig.3. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

### ① Quasi-Regular Informal Settlements

This type of informal settlements areas has been developed under the influence of the nearby planned areas. These areas have comparatively wide streets and have access to most of the urban services. The main issue of this type is that its construction has been done without building permit. The development has not been done in accordance with urban master plan, zoning plan and detail plan. About 5% of the total informal areas of District 5 belong to Quasi-Regular Informal Settlements

### ② Irregular Informal Settlements (with vacant land)

This type of informal settlements has been developed in the course of urban sprawl, encroaching on agricultural areas without any control or intervention of any private or public sector. About 5% of the total informal areas of District 5 belong to this type. These informal settlements do not have access to urban services. The physical condition of these informal settlements is usually very poor

### ③ Densely-built Irregular Informal Settlements

Over 85% of the total informal settlement areas of District 5 belong to this type: Densely-built Irregular Informal Settlements. This type of informal housing has been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal settlements are in a very poor condition in terms of living environment as well as in terms of physical condition. Although both KM and some NGOs have implemented a number of upgrading projects in such areas, these areas are in dire need of urgent assistance for the improvement of their living environment.

### ④ Prohibited-Irregular Informal Settlements

This type of informal areas has been informally developed in such legally restricted areas for housing construction. About 5% of the total informal settlement areas of District 5 belong to this type. This type of areas is prone to climate change and natural hazards. The people who live in such informal areas are exposed to risk of being damaged by natural disasters of landslides, flooding, and other environmental hazards.

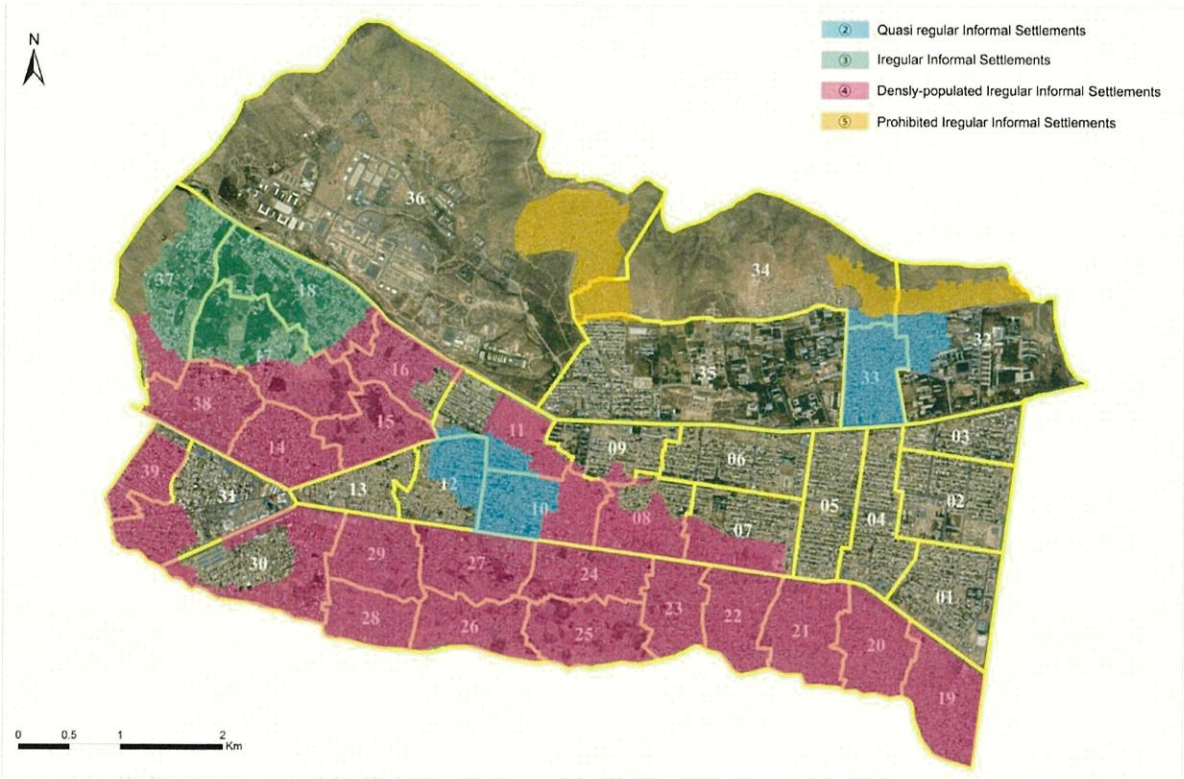


Figure 11-4: Informal settlements area of district 5  
(Source: Prepared by JICA Study Team)

Lots of displacement have been taking place in Afghanistan in the last couple of years due to various reasons. Basically, the main factor is social insecurity increased due to conflicts between the previous government and the Taliban. It has triggered displacement in 34 provinces of Afghanistan. The other main factors are recent earthquakes in the southeast of Afghanistan, drought conditions, and some heavy flooding triggered by unprecedented rain across the country. In recent years, most of the internally displaced people have moved and settled in urban centers mainly in Kabul City in search of safer living conditions and better work opportunities.

A large number of IDPs live in District 5 of Kabul City. There are five IDP camps in District 5. They are located in different Gozars. The IDP camps of Gozar 11 and Gozar 30 are the largest. The residents in these camps are displaced from various provinces of Afghanistan, but mainly from Helmand, Kunduz, Nangarhar, Takhar, Khost, and Baghlan. Their living condition remains very poor and most IDPs are faced with acute food insufficiency and other various risks. The heads of their families are impoverished and cannot support their families to meet their basic needs. That is why they have no or limited access to food. Among the internally displaced people, children and women have been extremely affected. During an interview, some IDPs say that they do not have access to clean water and that they need to travel long distances to get water from their houses. In some cases, they buy water from mobile water supply tankers. IDPs are mostly unemployed, have no money, and have no livable place to live a normal life. They are prone to various environmental and health risks.

**8.3. District 13**

District 13 is located on the West side of Kabul City. District 13 is one of the most populated districts of Kabul City with an estimated population of 632,757 people. The district is known as the gateway to the southern provinces since the Shaheed Mazari arterial road that crosses through the

district connects to Kabul-Kandahar National Highway, which is connected to the provinces.

Over 95% of the built-up areas of the district have developed informally except the Shaheed Mazari arterial road. And, Gozar 53 and 54 have also developed formally, which are part of Omed-e-Sabz Township. In the existing informal areas of the district, initially, some internally displaced persons (IDPs) from various provinces of Afghanistan started building temporary shelters on vacant public land along both sides of the planned arterial road during 2001. Gradually, within 20 years, all of the temporary shelters of District 13 have turned to structured informal development settlement communities. The physical situation of most of the informal settlements in the district is relatively better compared to the condition of informal settlements in rest of the districts of Kabul City. Recently, due to the political and security instability in the beginning of 2021, some IDPs temporarily moved to District 13. On the other hand, the Taliban government is convincing all IDPs to return to their original places, since the security is back to normal all over Afghanistan according to the Taliban. As a result, most of the IDPs of District 13 and some other districts of Kabul City have returned to their regional places of residence.

There are 63 Gozars in District 13. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. The number of households in each Gozar varies from 400 and 1500. There are 67,000 households in District 13 and the total population is over 632,757 people according to a recent survey. Also, some informal settlement areas have been developed in the western hilly areas of the district that are located in Gozar 24, 25, 32, and 33.

District 13 has a total land area of 4,841 hectares, of which about 57% is developed as residential use. Along Shaheed Mazar arterial road, commercial development has been taking place. About 43% of District 13 is vacant land that includes agricultural land, mountains, and undeveloped terrain. Most of the agricultural land is rain-fed agriculture. The vacant land of the district is subject to the development of informal settlement areas because of the growing pressure of the population in Kabul City.



Figure 11-5: Gozars' boundaries of District 13

(Source Prepared by JICA Study Team)

Most of the informal residential areas in District 13 are faced with many urban problems. There are four main issues: (1) lack of drinking water supply, (2) sewerage and drainage issues, (3) lack of social and recreational facilities, and (4) solid waste management. The mentioned urban problems are more serious in informal areas that are located far away from the Shaheed Mazari arterial road. The quality of groundwater in the district is low and it tastes salty. KM has not yet provided District 13 with any drinking water network. Residents of informal areas use groundwater through individual wells. Also, there are some common wells that are provided by the financial support of NGOs that are managed and maintained by the residents. The informal areas located on the hillside do not even have access to groundwater. A few Gozars are provided with the water supply network by private companies, where deep wells are dug in Gozar 12 to feed into that water supply network of the surrounding Gozars. In addition, District 13 does not have a centralized sewerage and drainage system. The poor drainage and sewage system in the district is the real cause of low-quality groundwater and urban flooding. District 13 has insufficient social amenities such as good

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accessibility, recreational facilities, and sustainable healthcare facilities. In terms of solid waste management, KM usually prioritizes communities that are adjacent to both sides of the arterial road. When it comes to garbage collection, KM collects waste in the adjacent areas of the arterial road on a regular schedule, while almost no service for collecting solid waste is provided in areas that have poor accessibility.

There are mainly four types of informal settlement areas in District 13.

② Quasi-Regular Informal Settlements: This type includes about 7% of the total informal areas of District 13

③ Irregular Informal Settlements (with vacant land): This type includes about 20% of the total informal areas of District 13

④ Densely-built Irregular Informal Settlements: This type includes about 70% of the total informal areas of District 13

⑤ Prohibited-Irregular Informal Settlements: This type includes about 3% of the total informal areas of District 13

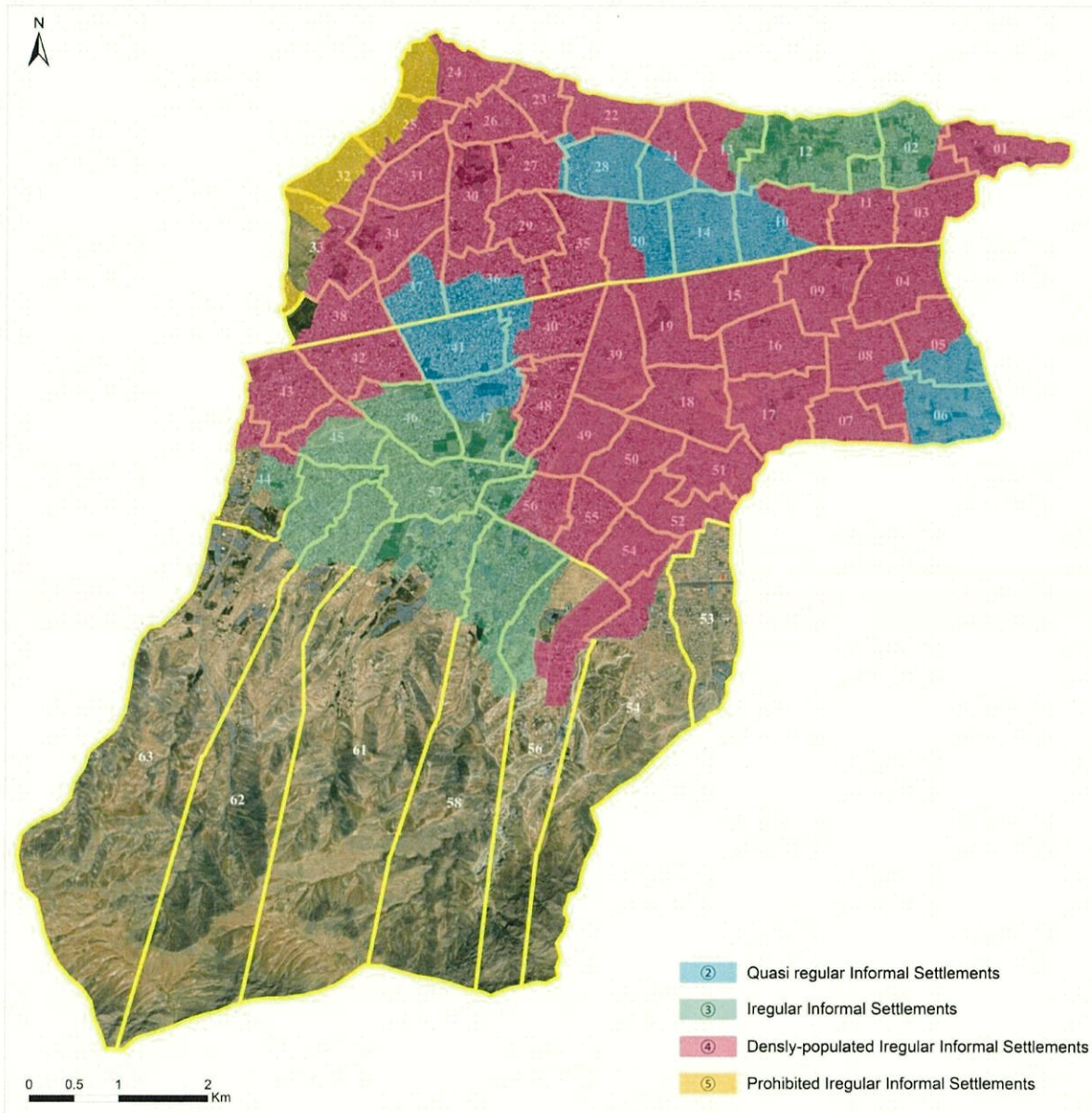


Figure 11-6: Informal settlement areas of District 13

(Source: Prepared by JICA Study Team)

#### 8.4. District 6

District 6 is located in the Southwest side of Kabul City. There are two arterial roads in the district (Darulaman Road and Charqala-e-Chardihi Road) that connect the district with the city center.

Over 80% of the built-up areas of the district have been developed informally except for some Gozars. For example, Gozar 1, a part of Omed-e-Sabz Township located in 30, 31, 35, 36 and some parts of Gozar 13, 16, 18, and 32 have been developed formally.

The National Museum of Afghanistan, Daral Aman Palace, The Queen's Palace, National Assembly of Afghanistan, Ministry of Rural Rehabilitation and Development and Ministry of Commerce and Industry are some of the government buildings that are located in District 6. In addition, there are some private educational institutions and health care facilities in the district along the Darulaman Road such as Khatam-Al Nabeyin Educational Complex, American University of Afghanistan, Afghan Swiss University, Dunya University of Afghanistan, SWISS UMEF University,

Cure Hospital of Kabul and Isteqlal Hospital.

There are 36 Gozars in District 6 as shown in Fig.2. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. The number of households in each Gozar varies from 150 to over 1500. There are 36,249 households in District 6 and the total population is over 382,437 people according to a recent survey. Information on 36 Gozars of the district is shown in Table 1.

District 6 has a total land area of 5,019 hectares, of which about 39% are developed areas. Along Charqala-e-Chardihi Road and Darulaman Road, some commercial development has been taking place. About 61% of District 6 is vacant land that includes agricultural land, mountains, and undeveloped terrain. The vacant land of the district is in danger of being encroached by informal settlement expansion because of the growing pressure of the population in Kabul City.





Figure 11-7: Gozars' boundaries of District 6  
(Source: Prepared by JICA Study Team)

Most of the informal residential areas in District 6 are faced with many urban issues. There are four main issues: (1) lack of drinking water supply, (2) sewerage and drainage issues, (3) lack of social and recreational facilities, and (4) solid waste management. The mentioned urban problems are more serious in informal areas that are located far away from the Darulaman and Charqala-e-Chardihi arterial roads. The quality of groundwater in the district is low and it tastes salty. KM has constructed drinking water network only in planned areas. That is also the case with District 6. Therefore, informal residential areas do not have any drinking water supply network. Residents of informal areas use groundwater through individual wells. In addition, there are some common wells that are provided by financial support from NGOs. They are managed and maintained by the residents. In addition, the informal residential areas of District 6 do not have a centralized sewerage and drainage system. The poor drainage and sewage system in informal settlement areas of the district is actually the cause of low-quality groundwater. Most social facilities are located in the planned areas of District 6, but the informal areas of the district do not have sufficient social amenities such as good accessibility, recreational facilities, and sustainable healthcare facilities. In terms of solid waste management, KM usually prioritizes planned areas and communities that are adjacent to both sides of the Darulaman and Charqala-e-Chardihi arterial roads. When it comes to garbage collection, KM collects waste in the adjacent areas of the arterial roads on a regular schedule, while almost no service for collecting solid waste is provided in informal settlement areas that have poor accessibility.

There are mainly three types of informal settlement areas in District 6:

② Quasi-Regular Informal Settlements: This type includes about 8% of the total informal areas of District 6

③ Irregular Informal Settlements (with vacant land): This type includes about 30% of the total informal areas of District 6

④ Densely-built Irregular Informal Settlements: This type includes about 62% of the total informal areas of District 6

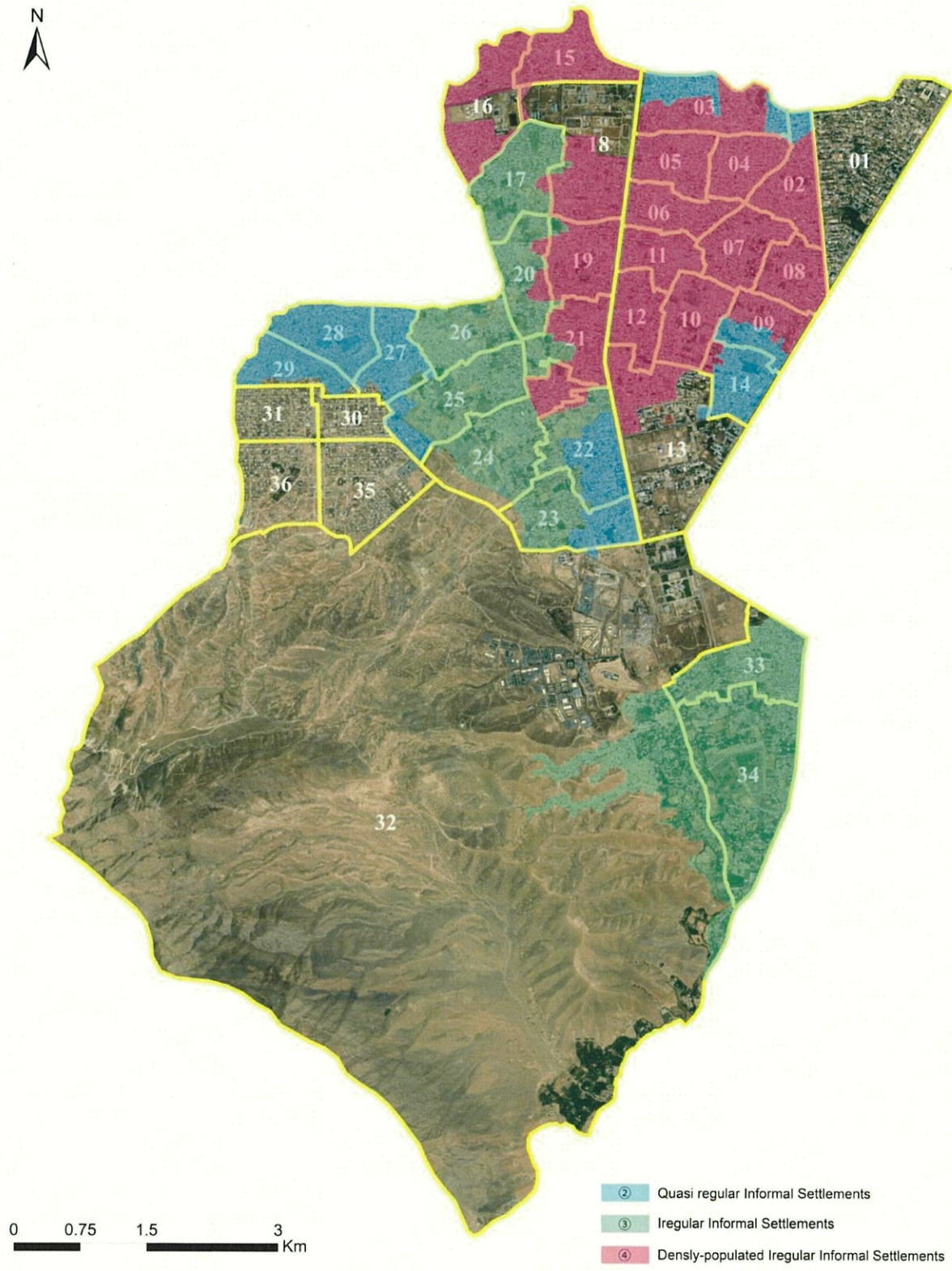


Figure 11-8: Informal settlement areas of District 6  
(Source: Prepared by T & Associates Inc.)

### 8.5. District 7

District 7 is located in the south side of Kabul City. Darulaman Road is located in the west of District 7 and the Chihilsitooon Road crosses through District 7. Chihilsitooon Road links central Kabul to the north and Darulaman to the west. And the Kabul River also passes through District 7. Over 80% of the built-up areas of the district have been developed informally except some Gozars. For example, Gozar 41, 42, 43 and 44 have been developed formally. There are some governmental buildings in District 7. They are located in Gozar 2, 3, 4, 8, 9,14, 19, 24, 25, and 32.

District 7 has a total land area of 3,448 hectares, of which around 80% is developed areas. The rest, approximately 20% of District 7 is still vacant land, which are comprised of agriculture land, mountains, and undeveloped terrain. The vacant land of the district is at risk of being encroached by informal settlement areas because of the growing pressure of population in Kabul City.

Two key historic landmarks are located in District 7 that are called Bagh-e-Babur and Bagh-e-Chihilsitooon.

Bagh-e-Babur is a historic park that is located in District 7 on the slopes of Kuh-e Sher Darwaza, southwest of the old city of Kabul. The tomb of the first Mughal emperor, Babur is placed within the park. The Park was developed in 1528. The land area of the park accounts for around 11.5 ha area. It is arranged in 15 terraces along a central axis in east west direction.

Bagh-e-Chihilsitooon is located in District 7 as well It is considered as one of the historic and entertainment parks. The Chihilsitooon Place is located within the park. The garden was also constructed within the site (land area: 12 ha), nearly 200 years ago during the reign of Shah Zaman Khan. During the civil war, 80 percent of the garden and Chihilsitooon palace were destroyed. However, the renovation of the garden was started in 2018 and the renovation was completed with total cost of \$14 million. In the past, the Chihilsitooon Palace was used as a guesthouse and was hosting foreign guests.

There are 44 Gozars in District 7. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are 42,878 households in District 7 and the total population is about 448,514 people according to the recent survey.

District 7 has a total land area of 3,448 hectares, of which about 80% are already developed areas. Along Chihilsitooon Road and Darulaman Road, some commercial development has been taking place. Ministry of Energy and Water, Embassy of Russia, Habibia High School, and American University are located along Darulaman Road. Bagh-e-Babur, Bagh-e-Chihilsitooon, Jangalak Factory, Khoshal Khan High School, Emimi Girls' High School, and Sultan Razia Girls' High School are located along Chihilsitooon Road. Some other government facilities such as the Ministry of Repatriations and Refugees, Breshna Koot Substation, National Agriculture Education Center, Takhnikum Military Training Center, and Omarakhan High School are also located in District 7. About 20% of District 7 is vacant land that includes agricultural land, mountains, and undeveloped terrain. The vacant land of the district is subject to the development of informal settlement areas because of the growing pressure of the population in Kabul City.

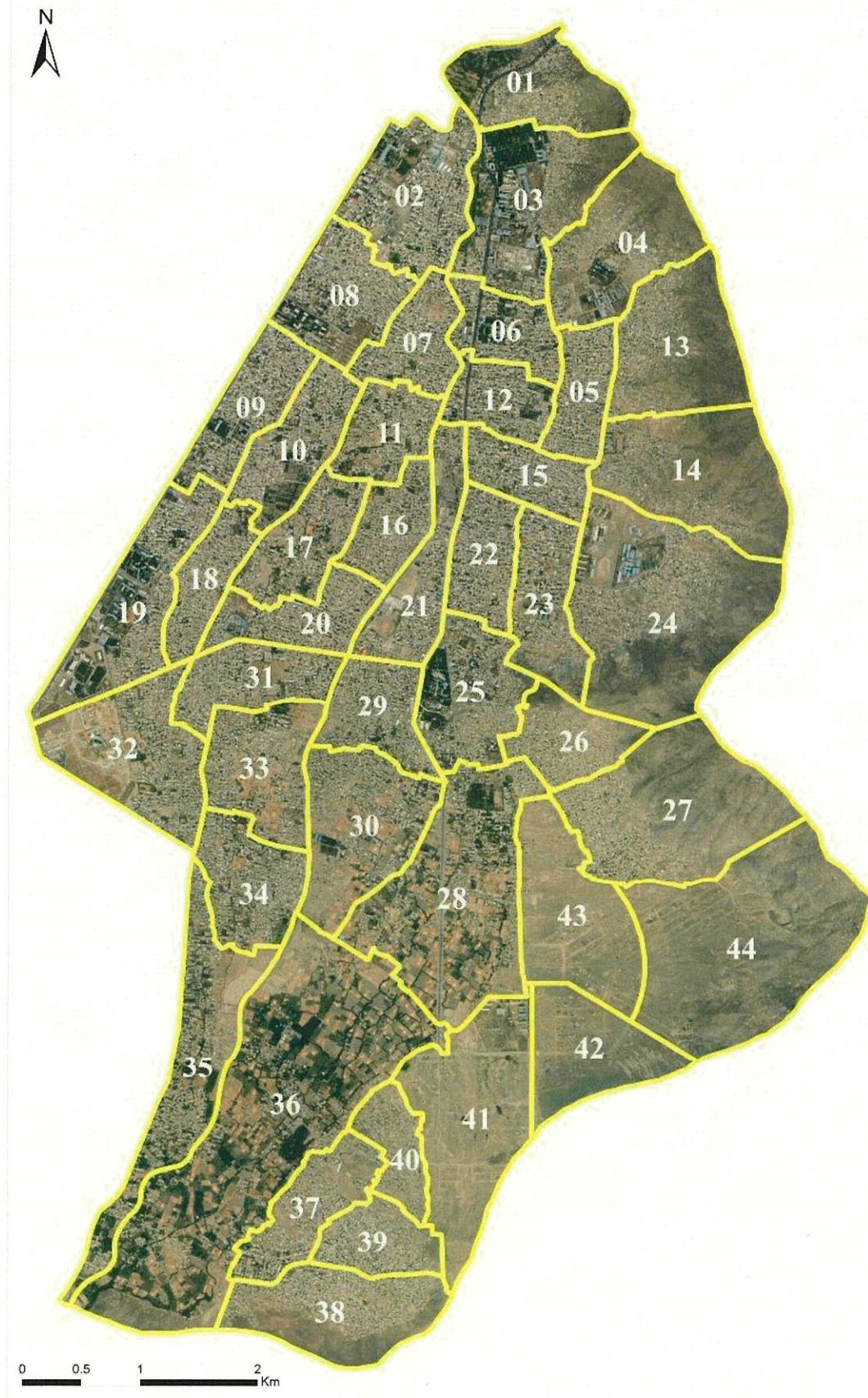


Figure 11-9: Gozars' boundaries of District 7  
(Source: Prepared by JICA Study Team)

The majority of the households in informal settlements of District 7 do not have access to most of the services provided by Kabul Municipality. District 7 does not have a sewage network and has a minimal water supply network. In some of the informal settlement areas, there are private water vendors. They provide water on a regular basis to households, which are located too far from communal water pumps. The informal settlement areas located on the hillside do not have access to potable water. The streets are very steep slope. The topographic situation makes it difficult to provide urban services. Some informal areas do not have access to electricity provided by KM. That is why some households purchase generators and sell some of the electricity to other informal settlers through locally set-up power lines. KM does not provide solid waste collection service on regular basis in the informal areas of District 7. As a result, domestic solid waste is rarely collected and usually discarded in such places where most convenient to discard and very dirty to be seen. Such discarded garbage pollutes the living environment in the district. During the winter season, District 7's sanitary condition is getting even worse when residents start burning solid waste as fuel for heating.

Some required public facilities such as clinics, schools, and education centers are not sufficiently provided to informal settlement areas of District 7. For instance, the number of clinics and schools within the district are very scarce. Besides, there is a scarcity in terms of manpower. It is serious as well in reference to the deficiency in the number of trained professionals who manage and run the existing clinics and schools.

There are mainly four types of informal settlement areas in District 7:

② Quasi-Regular Informal Settlements: This type includes about 5% of the total informal areas of District 7

③ Irregular Informal Settlements (with vacant land): This type includes about 30% of the total informal areas of District 7

④ Densely-built Irregular Informal Settlements: This type includes about 50% of the total informal areas of District 7

⑤ Prohibited-Irregular Informal Settlements: This type includes about 15% of the total informal areas of District 7

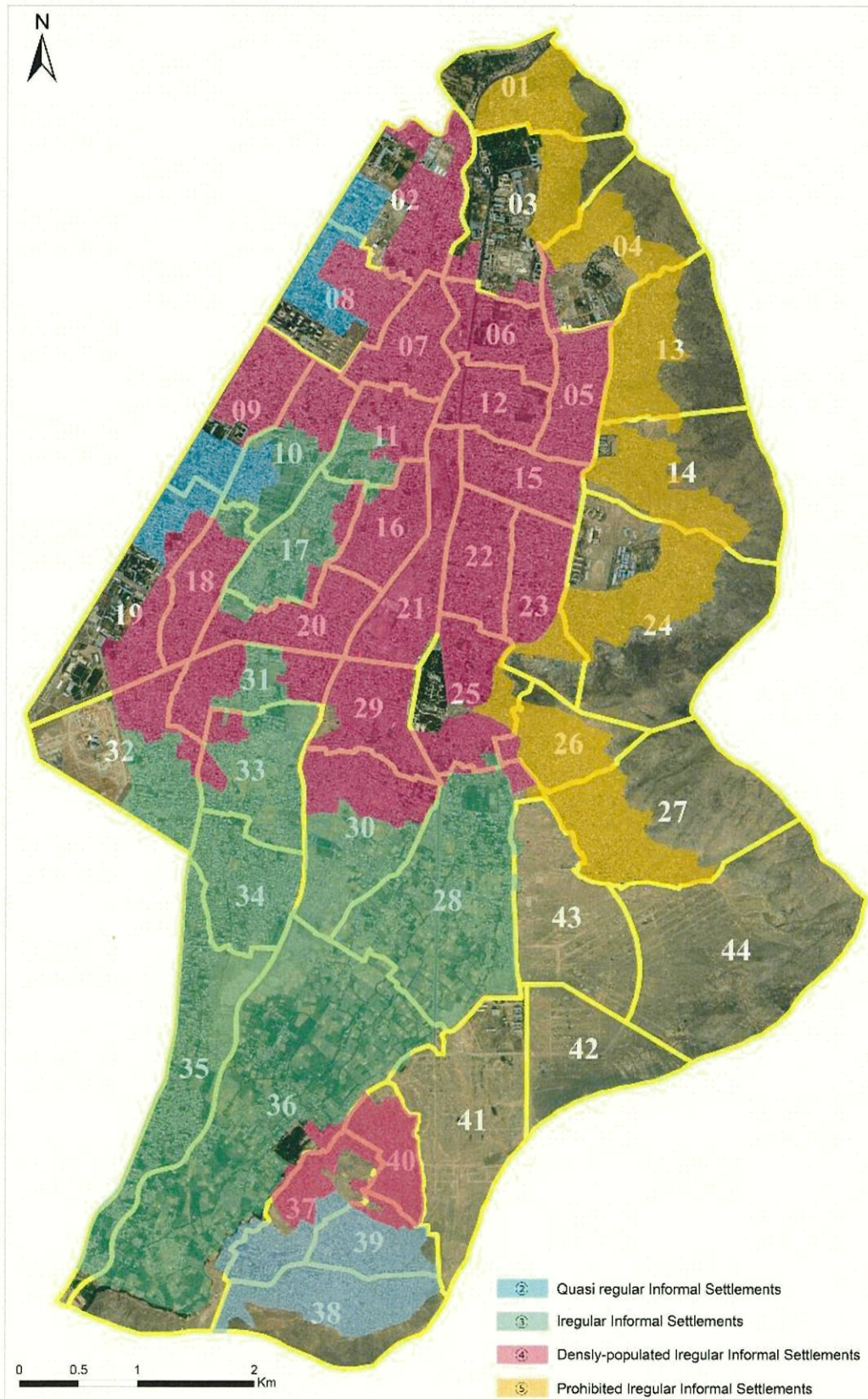


Figure 11-10: Informal settlement areas of District 7  
(Source: Prepared by T & Associates Inc.)

## 8.6. District 8

District 8 is located in the Southeast side of Kabul City as shown in Fig.1. Kabul Jalalabad Highway is located in the North of the district and Kabul Logar Highway crosses through the district that links the district with District 20 in the South. Planned mix-use residential and commercial areas have developed along both sides of One segment of the Kabul Jalalabad Highway in the North. Over 50% of the district is built up area that consists of both planned residential areas and informal settlement areas. Some large recreational areas and parks are also located in District 8, such as Bagrami Hill Park, Chaman Hozuri, Nader Khan Hill, Kabul Cricket Stadium and Kabul National Theater. During the Ghani administration, MUDL has started the implementation of a residential complex in District 8. The project was named as 1st Macroryan Rahman Mina and about two residential blocks of the projects were partially developed, but because of some engineering structural issues, the Kabul Prosecution Office halted the implementation of the project.

There are 50 Gozars in District 8 as shown in Fig.2. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are 48,577 households in District 8 and the total population is about 493,509 people according to a recent survey. Information on 50 Gozars in the district is shown in Table 1.

District 8 has a total land area of about 4,920 hectares, of which over 50% are developed areas. A large portion of the vacant land in the district is private agriculture land use, which is subject to the development of informal settlement areas because of the growing population growth in Kabul City.

Based on the 1978 master plan three huge residential areas have been developed in District 8 which are Sayed Noor Mohammad Shah Mina, Part A, and Part B of Rahman Mina and Shah Shahid residential area. In addition, there are some private townships that are approved by KM. Most of the informal residential areas of the district are located in the north and south, and they are organized to a great extent.



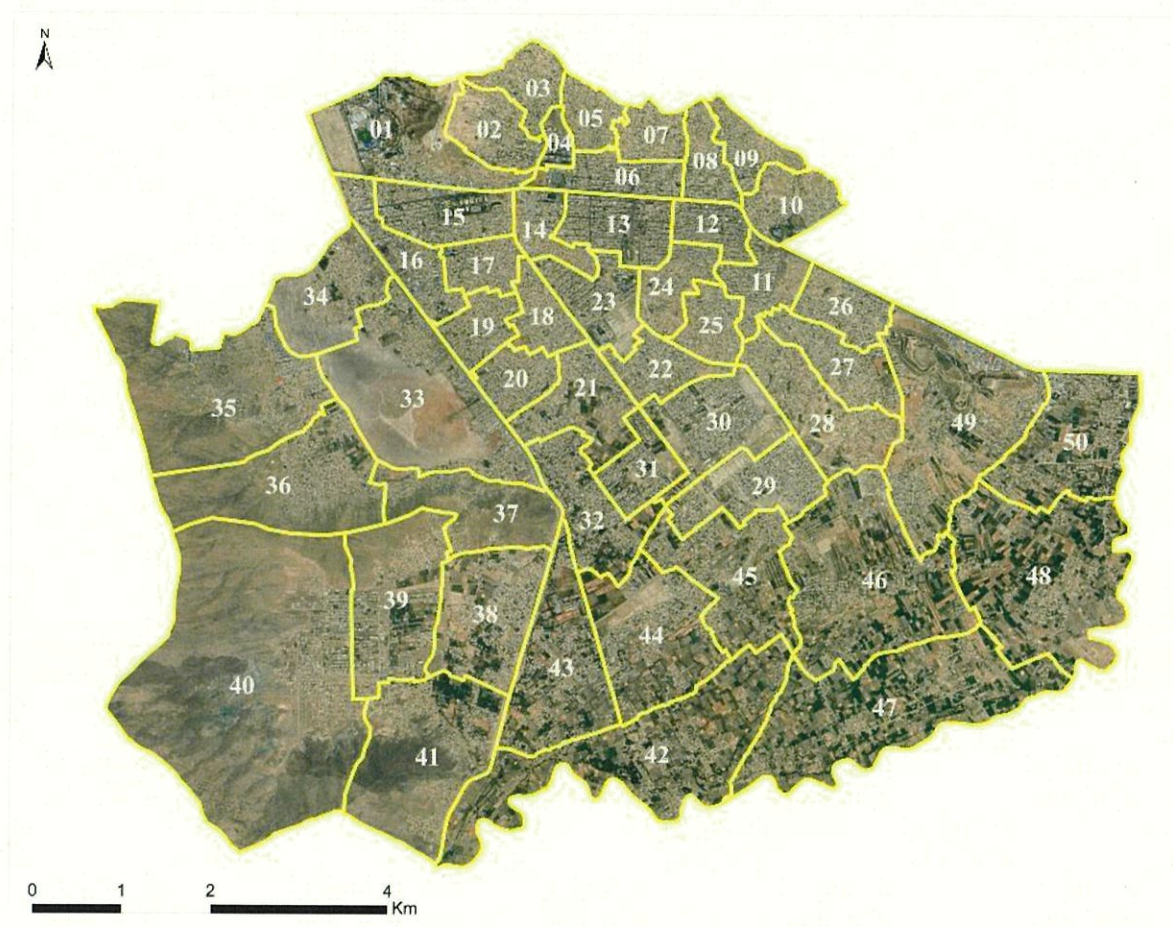


Figure 11-11: Gozars' boundaries of District 8

(Source: Prepared by JICA Study Team)

The majority of the households in informal settlements of District 8 do not have access to most of the services provided by Kabul Municipality. District 8 does not have a sewage network and has a minimal water supply network. Most of the planned areas of the district are provided with piped water network by KM. But informal settlement areas do not have access to pipe water network. And, in some of the informal settlement areas, there are private vendors that provide water on a regular basis to households. The informal settlement areas located on hillside in the North do not have access to potable water and the residents of those areas carry water or purchase water from the mobile tankers Fig.3. Other residents of this area provide their own water by digging individual wells in the mansions. However, excessive use of underground water and continuous droughts have caused the level of underground water goes deeper in this region.

Solid waste collection in the informal areas of District 8 is not performed on a regular basis by KM. In some of the informal areas the solid waste collection is usually done by private companies.

There are mainly four types of informal settlement areas in District 8:

② Quasi-Regular Informal Settlements: This type includes about 5% of the total informal areas of District 8

③ Irregular Informal Settlements (with vacant land): This type includes about 50% of the total informal areas of District 8

④ Densely-built Irregular Informal Settlements: This type includes about 40% of the total informal

areas of District 8

⑤ Prohibited-Irregular Informal Settlements: This type includes about 5% of the total informal areas of District 8

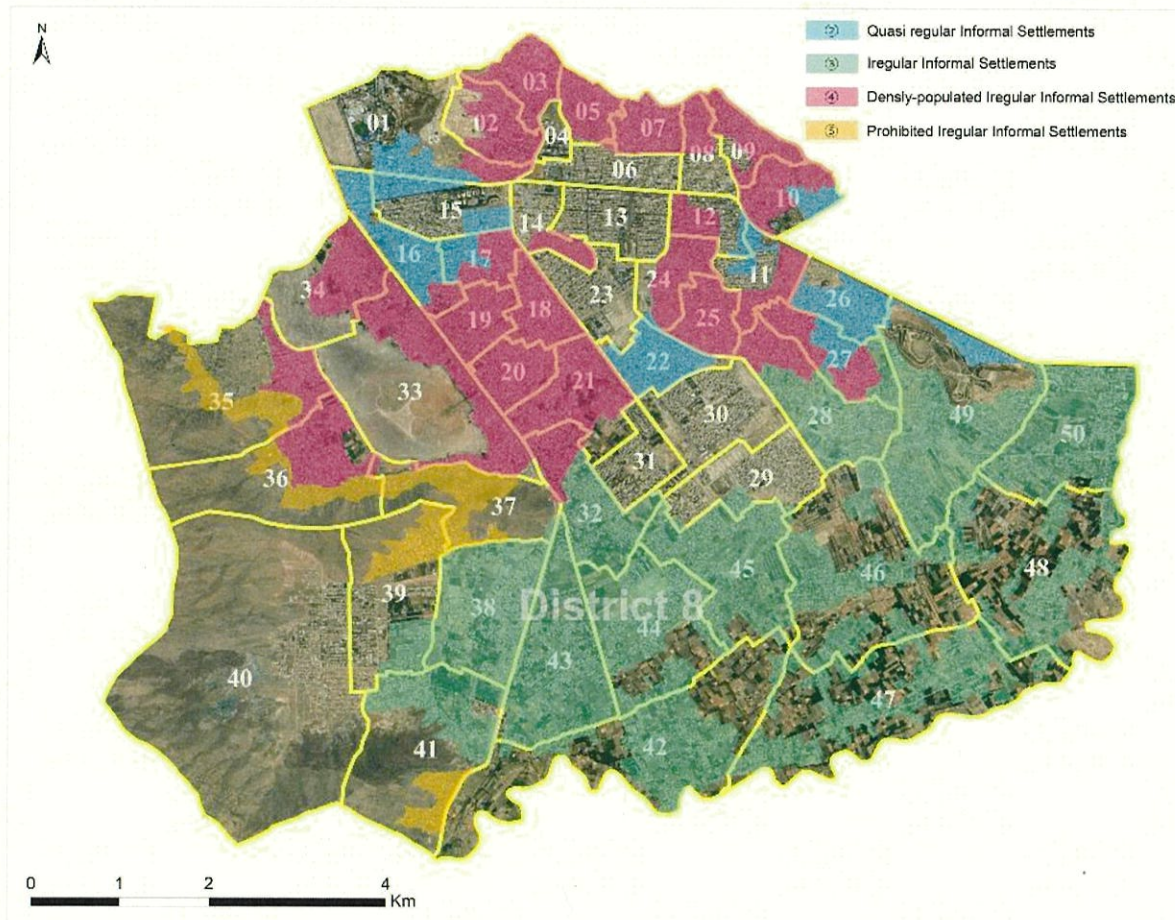


Figure 11-12: Informal settlement areas of District 8  
(Source: Prepared by JICA Study Team)

### 8.7. District 15

District 15 is located in the North side of Kabul City. Airport Road is located in the South of the district and Tajikan Road crosses through the district. Planned mix-use residential and commercial areas have been developed along both sides of Tajikan Road. Over 72% of the district is built-up area that consists of both planned residential areas and informal settlement areas. Some large governmental institutions are located in District 15, such as Kabul Airport, Central Base & Special Force HQ, General Base of Military Logistics, National Development Corporation and Ministry of Interior. During Karzai and Ghani administrations, MUDL has started the implementation of two large-scale residential development projects in District 15. They are Khoja Rawash Township and Shaikh Zahid Sultan Township. The maintenance and management of both projects are transferred to Housing Construction Corporation. In addition, Housing Construction Corporation started the implementation of three large-scale projects that are Sanai Ghaznawi Residential Complex, Lala Residential Complex and Sadaf Residential Complex. The implementation of the mentioned three residential complex projects has made progress by 60%, 65%, and 10%, respectively.

There are 32 Gozars in District 15 as shown in Fig.2. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are 33,333 households in District 15 and the total estimated population is about 304,047 people according to a recent survey.

District 15 has a total land area of about 3,293 hectares, of which over 72% is developed areas. A portion of vacant land of the district is private agriculture land use. They are in danger of being encroached by tenacious expansion of informal settlement areas because of the growing population growth in Kabul City.

In accordance with the 1978 master plan, three huge residential areas have been developed in District 15 that are Khair Khana Part 3 and Khoja Bughra Global Town residential areas. In addition, some private townships were approved by KM. Most of the informal residential areas of District 15 are located in the West side of the district.



Figure 11-13: Gozars' boundaries of District 15

(Source: Prepared by JICA Study Team)

The majority of the households in informal settlements of District 15 do not have access to most of the services provided by Kabul Municipality (KM). District 15 does not have a sewage network and has a minimal water supply network. In the planned areas, there are government drinking water taps that provide water once or twice a week. Other residents of this area secure their own water by digging individual wells in their residential land plots. However, excessive use of underground water and numerous droughts have caused the level of underground water to sink deeper. Informal settlement areas do not have access to pipe water network. And, in some of the informal settlement areas, private vendors provide water on a regular basis to households. The informal settlement areas that are located on hillsides in the Northwest do not have access to potable water. The residents of

those areas purchase water from the private vendors' mobile tankers. Solid waste collection in the informal areas of District 15 is not performed on a regular basis by KM. In some informal areas, solid waste collection is usually done by private companies, but they are liable for the cost of the services.

There are mainly three types of informal settlement areas in District 15:

② Quasi-Regular Informal Settlements: This type includes about 4% of the total informal areas of District 15

④ Densely-built Irregular Informal Settlements: This type includes about 62% of the total informal areas of District 15

⑤ Prohibited-Irregular Informal Settlements: This type includes about 34% of the total informal areas of District 15

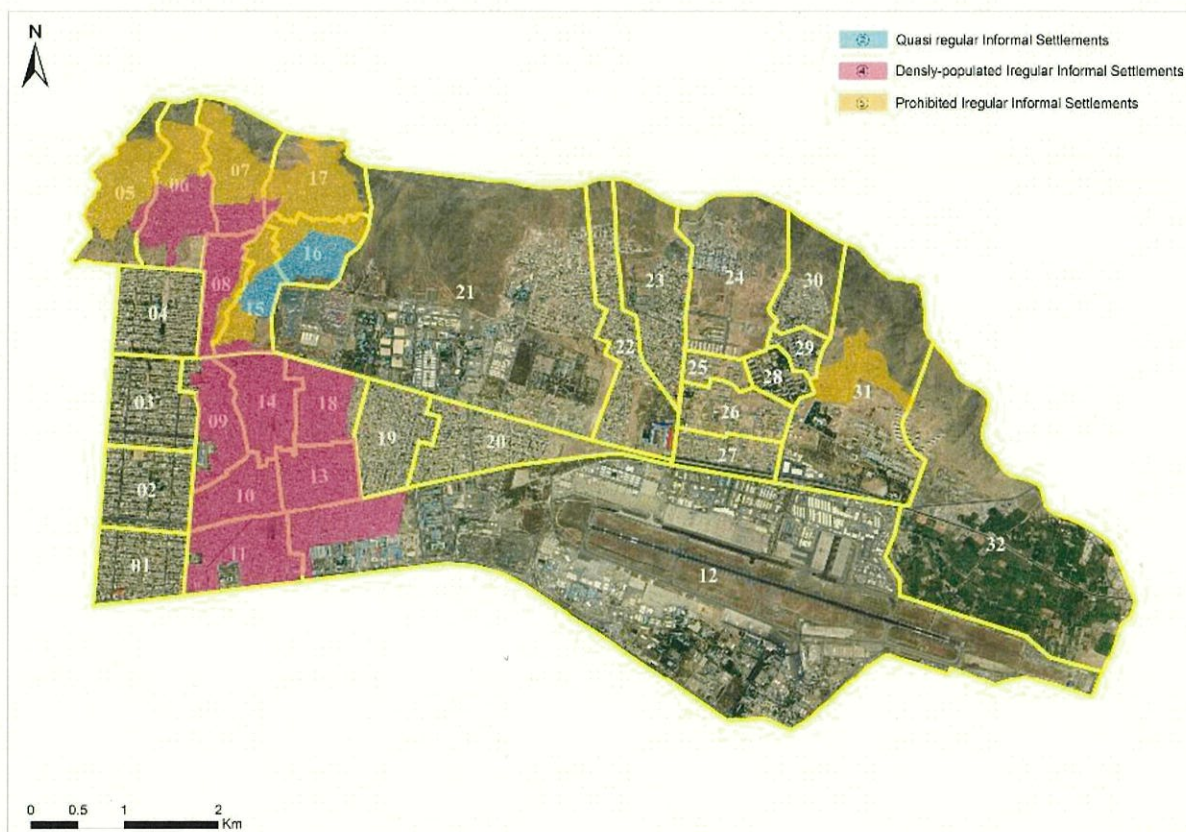


Figure 11-14: Informal settlement areas of District 15

(Source: Prepared by JICA Study Team)

### 8.8. District 10

District 10 is located in the North side of Kabul City. Some of Afghanistan's national governmental institutions are located in the area, including the Ministry of Transportation, the State Ministry for Martyrs & Disabled Affairs, and the German-Afghan Amani High School. Wazir Akbar Khan, Sherpur, Taimani, Qala-Ye Fathullah are some of the most famous residential areas in District 10. Since 2001, Wazir Akbar Khan has become an enclave of embassies and the offices of government branches, International NGOs, and private companies. There are several VIP houses in Sherpur, Taimani, and Qala-ye Fathullah residential areas because of its central location, high-quality

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accommodation, and lower security profile than Wazir Akbar Khan. During the last decade, many detached houses have been demolished and rebuilt with mix-use high-rise buildings. The Sherpur residential area has witnessed massive infilling in the past decades and is now totally built up. Sherpur is located in the South of Bibi Mahru hill that was the site of a major forced eviction of residents in 2003, with the land redistributed by the Ministry of Defense to cabinet members in the newly established government, commanders, and parliament members. Over 95% of the district is built-up area that consists of both planned residential areas and informal settlement areas.

There are 25 Gozars in District 10 as shown in Fig.2. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are 25,838 households in District 10 and the total population is 246,033 people according to the recent survey.

District 10 has a total land area of about 1,301 hectares, of which over 95% is developed areas. A large portion of the vacant land of the district is private agriculture land use, which is subject to the development of informal settlement areas because of the growing population growth in Kabul City.

In accordance with the 1978 master plan, some vast residential areas have been developed in District 10. Tamiami detached residential area and some parts of Shar Naw area pertain to such residential area. And, Wazir Akbar Khan residential area is developed based on the 1964 and 1970 master of Kabul City. In addition, there is a huge private township project called Aria Township that was approved by KM. On the other hand, a huge portion of District 10 has been developed informally



Figure 11-15: Gozars' boundaries of District 10  
(Source: Prepared by JICA Study Team)

The majority of the households in informal settlements of District 10 do not have access to most of the municipal services to be provided by Kabul Municipality (KM). District 10 does not have a sewage network and has a minimal water supply network. Most of the planned areas of District 10 are provided with piped water network by KM. However, informal settlement areas do not have access to pipe water network. As a part of households in the informal areas do not have access to drinking water, they usually get their necessary water from public water hand pumps in the area. Some households in informal settlement areas secure their own water by digging individual wells in their residential plots. However, excessive use of underground water and continuous droughts have caused the level of underground water to sink very deep in District 10.

Solid waste collection service in the informal areas of District 10 is not provided on a regular basis by KM. In some of the informal areas, solid waste collection service is usually done by private

companies, but they are liable for the cost of the service.

There are mainly four types of informal settlement areas in District 10:

② Quasi-Regular Informal Settlements: This type includes about 5% of the total informal areas of District 10

③ Irregular Informal Settlements (with vacant land): This type includes about 50% of the total informal areas of District 10

④ Densely-built Irregular Informal Settlements: This type includes about 40% of the total informal areas of District 10

⑤ Prohibited-Irregular Informal Settlements: This type includes about 5% of the total informal areas of District 10

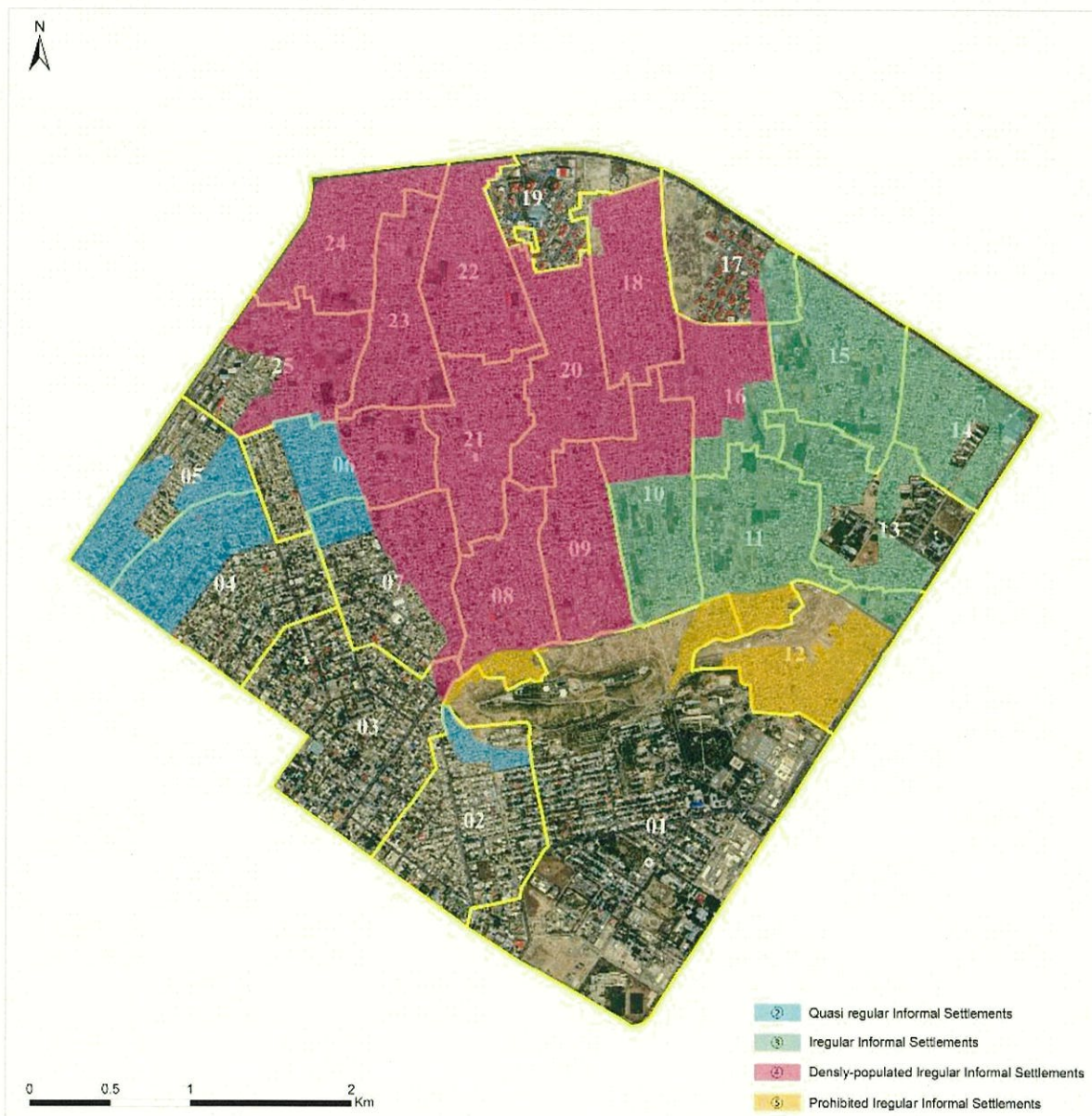


Figure 11-16: Informal settlement areas of District 10

(Source: Prepared by T & Associates Inc.)

**8.9.District 17**

District 17 is located in the North side of Kabul City. Most of the district has been developed since 2001 during Karzai and Ghani Administrations. Over 49% of District 17 is built up area, out of which 9% has been developed informally on steep hillsides. The remaining 40% has been developed in the form of private townships that are approved by Kabul Municipality. Kabul Char-e-Kar Highway crosses through the district that links the district with the northern provinces of Afghanistan. And, some commercial and mixed-use development have taken place on both side of the highway.

There are 50 Gozars in District 17. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are 42,641 households in District 17 and the total estimated population is about 359,366 people according to a recent survey.

District 17 has a total land area of about 5,688 hectares, of which over 49% are developed areas. A large portion of vacant land on the North side of the district is private agricultural land, which is in danger of tenacious encroachment of informal settlement areas because District 17 is one of the most rapid population growth in Kabul City.





Figure 11-17: Gozars' boundaries of District 17

(Source: Prepared by JICA Study Team)

The majority of the households in informal settlements of District 17 live on steep hillsides. They do not have access to most of the municipal services to be provided by Kabul Municipality (KM). District 17 does not have a sewage network and has a minimal water supply network. KM has not provided both the planned areas and informal areas with piped water network yet. Some residents of

informal areas who live on steep hillside walk down a long distance to get their water from public water taps. Both planned areas and informal settlement areas secure their own water by digging individual wells on their residential sites. However, excessive use of underground water and continuous droughts have caused the level of underground water to sink deeper.

Solid waste collection service in both planned areas and informal settlement areas of District 17 is usually done by private companies, but the residents are liable for the cost of services.

There are mainly three types of informal settlement areas in District 17:

② Quasi-Regular Informal Settlements: This type includes about 4% of the total informal areas of District 17

④ Densely-built Irregular Informal Settlements: This type includes about 40% of the total informal areas of District 17

⑤ Prohibited-Irregular Informal Settlements: This type includes about 5% of the total informal areas of District 17

### **8.10. District 21**

District 21 is located in the East side of Kabul City right before the beginning of the Kabul River gorge leading to the Mahipar pass and marking the geographical end of the Kabul plateau. During the 1970s, most of the land of District 21 was the property of the Afghanistan Government. However, during the civil war, there was dispute on landownership of District 21 between Kochi and Hazara tribes. The land dispute of District 21 was settled through a presidential decree during Karzai Administration and the government land was distributed among Kochi tribes. Most of the district has developed since 2001 during Karzai and Ghani Administrations. Over 35% of District 21 is built-up area. The remaining 65% is a combination of mountains, hillside vacant land, and vacant subdivided residential land plots in the form of private townships that have not been approved both by MUDL and Kabul Municipality. Kabul Nangarhar Highway is located on the North of the district and Kabul Jalalabad Highway is located on the South of the district which links the district with the eastern provinces of Afghanistan. And, some commercial and mixed-use development have taken place on both sides of the mentioned highways.

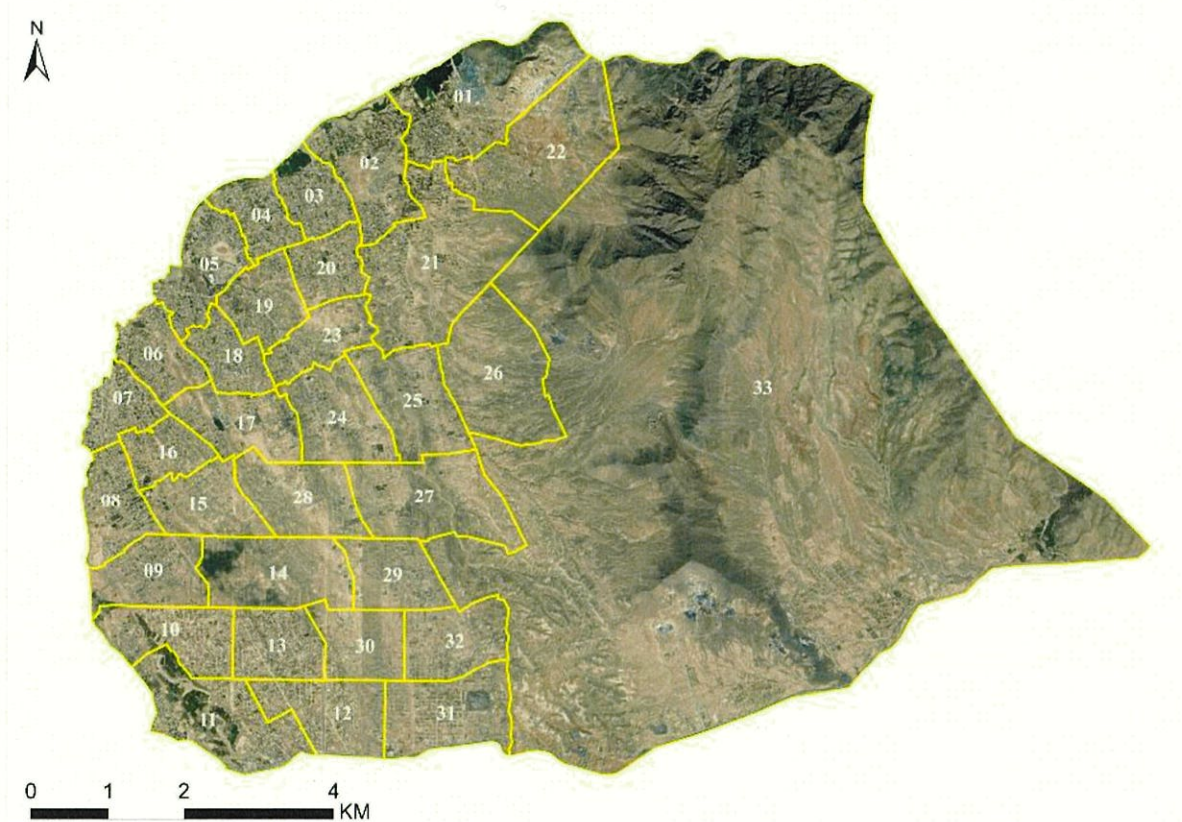


Figure 11-18: Gozars' boundaries of District 21

(Source: JICA Study Team)

The informal settlement area of District 21 lacks basic public services. Even the government's basic services, such as schools and clinics, are not there, and the only education available for boys and girls are in the local mosques.

The majority of the households in informal settlements of District 21 live in a situation where the physical condition of both their housing and area is very poor. And they do not have access to most of the services provided by Kabul Municipality. District 21 does not have a sewage network and no water supply network. The Kabul Municipality has not provided both the planned areas and informal areas with piped water network yet. There is no drainage system in the whole district which has made the daily life of the residents very challenging. Both planned areas and informal settlement areas provide their own water by digging individual wells in the mansions. However, excessive use of underground water and continuous droughts have caused the level of underground water to go deeper in this region.

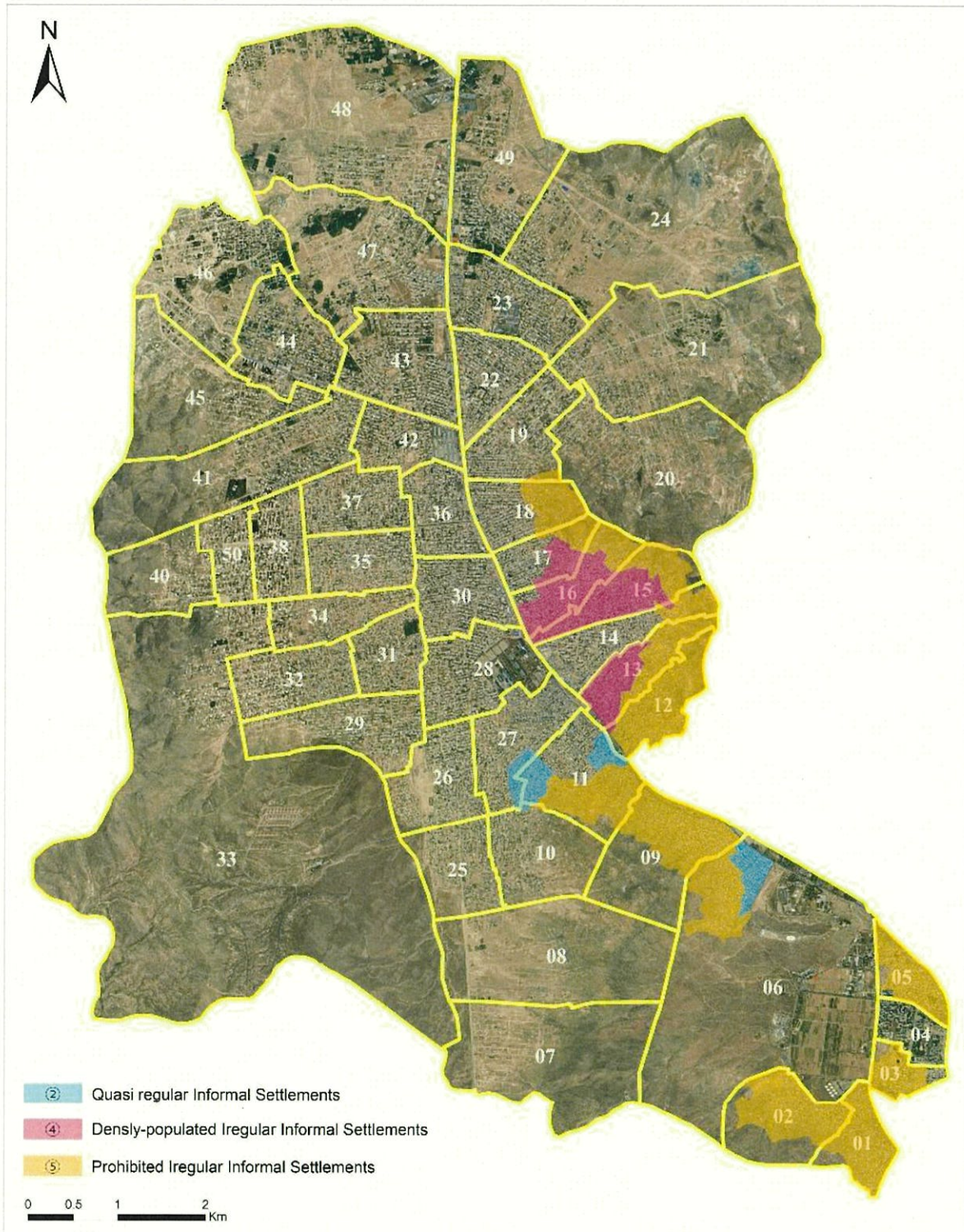


Figure 11-19: Informal settlement areas of District 17

(Source: Prepared by JICA Study Team)

There are mainly two types of informal settlement areas in District 21:

② Quasi-Regular Informal Settlements: This type includes about 30% of the total informal areas of District 21

④ Densely-built Irregular Informal Settlements: This type includes about 70% of the total informal areas of District 21

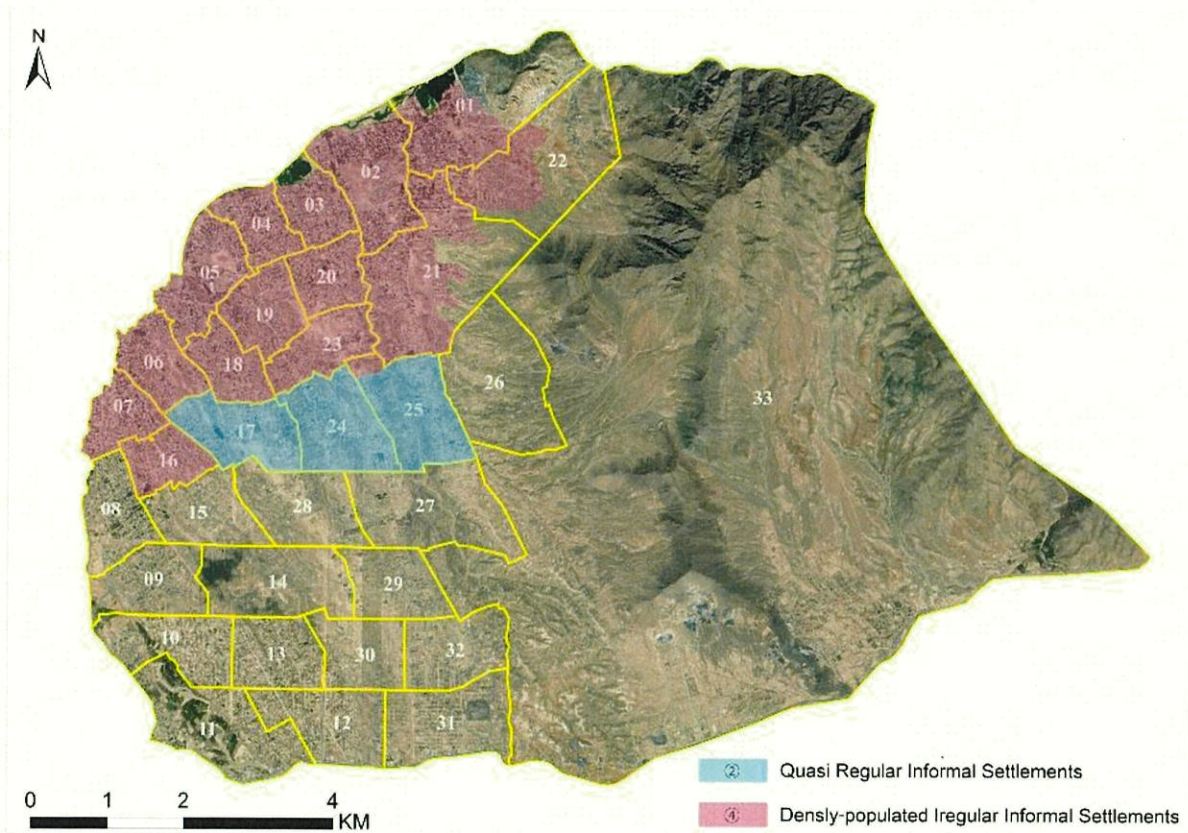


Figure 11-20: Informal settlement areas of District 21

(Source: Prepared by JICA Study Team)

# APPENDIX

## **Individual Monitoring Report**

(August 2021- November 2022)

**Individual Monitoring Report Table of Contents**

No	Date	Main Contents
1	August 23, 2021	<ul style="list-style-type: none"> <li>Update on Kabul Municipality (KM)</li> </ul>
2	August 30, 2021	<ul style="list-style-type: none"> <li>Update on Ministry of Urban Development and Land (MUDL)</li> <li>Update on Kabul Municipality (KM)</li> </ul>
3	September 6, 2021	<ul style="list-style-type: none"> <li>KM continues its operation under the new leadership</li> </ul>
4	September 20, 2021	<ul style="list-style-type: none"> <li>Real estate prices fall in Kabul City amid widespread migration</li> <li>MUDL goes through uncertain situation</li> </ul>
5	September 27, 2021	<ul style="list-style-type: none"> <li>Meeting of new KM Mayor on urban issues</li> <li>Suspension of Afghanistan constitution of 2004 by the Taliban</li> </ul>
6	October 8, 2021	<ul style="list-style-type: none"> <li>New Acting Mayor for KM is appointed</li> <li>Overall updated information on KM</li> </ul>
7	October 15, 2021	<ul style="list-style-type: none"> <li>Update on MUDL</li> </ul>
8	November 8, 2021	<ul style="list-style-type: none"> <li>Inauguration of new governors for 17 provinces</li> </ul>
9	November 22, 2021	<ul style="list-style-type: none"> <li>MUDL remains without leadership</li> <li>LRUR department suspends working on LRUR projects</li> </ul>
10	November 29, 2021	<ul style="list-style-type: none"> <li>Kabul Municipality appointed new directors</li> </ul>
11	December 13, 2021	<ul style="list-style-type: none"> <li>The main focus of KM administration under Taliban is on construction violation</li> </ul>
12	December 20, 2021	<ul style="list-style-type: none"> <li>Protest of MUDL personnel for demanding their rights</li> </ul>
13	December 27, 2021	<ul style="list-style-type: none"> <li>Appointment of Acting Minister for MUDL</li> <li>JICA Project Office in KM</li> </ul>
14	January 10, 2022	<ul style="list-style-type: none"> <li>MUDL Situation Returned to Normal</li> <li>New Director is Appointed for Upgrading and UR department of KM</li> <li>Updated information on IDLG</li> <li>The Taliban's cabinet separates ARAZI from MUDL and merges ARAZI with Ministry of Agriculture and Livestock</li> </ul>

		<ul style="list-style-type: none"> <li>• New General Manager of CRIDA is appointed</li> </ul>
15	January 24, 2022	<ul style="list-style-type: none"> <li>• MUDL's Acting Minister is Appointed</li> </ul>
16	January 31, 2022	<ul style="list-style-type: none"> <li>• The EU Delegation in Afghanistan supports KM in construction projects</li> </ul>
17	February 7, 2022	<ul style="list-style-type: none"> <li>• The 1st Technical Committee Meeting about construction violations was held in KM</li> <li>• The acting minister of MUDL visited the Piroozi housing project</li> </ul>
18	February 14, 2022	<ul style="list-style-type: none"> <li>• Upsurge in the revenue of Kabul Municipality/ Governance for Illegal Building Activity and informal Settlements</li> </ul>
19	February 21, 2022	<ul style="list-style-type: none"> <li>• Update on the situation of Kabul Municipality</li> </ul>
20	February 28, 2022	<ul style="list-style-type: none"> <li>• Changes in the organization structure of CRIDA</li> <li>• Resumption of suspended development projects of HCC in the coming fiscal year</li> </ul>
21	March 14, 2022	<ul style="list-style-type: none"> <li>• Acting Kabul Mayor met with Representatives of the Organization of Islamic Cooperation</li> <li>• Kabul Municipality Leadership met with the residents to discuss environmental and urban Issues</li> </ul>
22	March 17, 2022	<ul style="list-style-type: none"> <li>• 163 acres of Land in District 16 was protected from grabbing.</li> <li>• Mashhad City Municipality of Iran designated a joint Afghan desk</li> <li>• MUDL structure is in preparation to be modified</li> <li>• Acting Kabul Mayor and Acting Minister of Industry and Trade visited east of the Airport land</li> </ul>
23	March 21, 2022	<ul style="list-style-type: none"> <li>• The Merging Plan of CRIDA with MUDL was examined</li> <li>• MUDL New Administration/Finance Deputy Minister has been appointed</li> </ul>
24	March 24, 2022	<ul style="list-style-type: none"> <li>• MUDL Deputy Minister of Land held the first meeting with their colleagues</li> <li>• Kabul Municipality started the campaign of planting trees</li> </ul>
25	April 4, 2022	<ul style="list-style-type: none"> <li>• Current Contextual background of KM</li> <li>• Project related information of KM (D6-2)</li> </ul>



26	April 11, 2022	<ul style="list-style-type: none"> <li>• KM's Land readjustment project related information (D8-1)</li> </ul>
27	April 18, 2022	<ul style="list-style-type: none"> <li>• Ministry of Urban Development and Land (MUDL) welcomes investment in housing.</li> <li>• The Status of development projects of MUDL was examined</li> <li>• MUDL supports industrialists by distributing land</li> <li>• MUDL provides land for investment in view of increasing revenues</li> <li>• MUDL examines ongoing construction projects</li> <li>• A Technical Committee of MUDL was held to resolve the documentation problems</li> </ul>
28	April 25, 2022	<ul style="list-style-type: none"> <li>• Kabul Municipality's New Deputy Mayor in charge of city services was appointed</li> <li>• A Turkish construction company is interested to invest in Perozi project of MUDL in Dehsabz Kabul new city area</li> </ul>
29	May 2, 2022	<ul style="list-style-type: none"> <li>• Updates on current situation of Urban Planning and Design Department and Architecture Department of Engineering Faculty of Kabul University</li> </ul>
30	May 9, 2022	<ul style="list-style-type: none"> <li>• Updates on the upgrading project in District 21</li> </ul>
31	May 16, 2022	<ul style="list-style-type: none"> <li>• UN-Habitat has started a new program activity in Kandahar and Mazar-e-Sharif Cities under the ABADEI program.</li> <li>• UN-Habitat and UNHCR launching a joint project to provide recovery and resilience support to communities receiving returnees and IDPs in Afghanistan.</li> <li>• The World Bank has announced that it will resume assistance to three \$ 450 million non-training projects in Afghanistan.</li> <li>• ADB has financed the Sustaining Essential Services Delivery Project (Support for Afghan People).</li> <li>• ██████████ has signed an agreement to hand over land for investment of about \$ 614 million.</li> <li>• MUDL is pushing development of PEROZI TOWN forward.</li> </ul>
32	May 23, 2022	<ul style="list-style-type: none"> <li>• Updates on current situation of D15-4 project and budget appropriation for the 2nd phase of the project</li> </ul>
33	May 30, 2022	<ul style="list-style-type: none"> <li>• Updates on Current Situation of Urban Planning Department of Construction Faculty of Polytechnic University</li> </ul>

34	June 13, 2022	<ul style="list-style-type: none"> <li>• Brief introduction of Herat City</li> <li>• The appointment of New Mayor of Herat as well as new districts head for each district by Taliban</li> <li>• Necessity of revising the master plan of Herat City because of huge population increase</li> <li>• Revenue of 450 million Afghanis of Herat Municipality during the last year</li> <li>• Upgrading plans of seven districts of Herat city were examined</li> <li>• The First In-house Meeting of the Committee for Amending Urban Planning and Land Laws was Held</li> <li>• Herat Mayor held a press conference in reference to development projects and approval of the operating budget ceiling as well as the development budget ceiling of his office for the fiscal year 1401</li> <li>• Herat Municipality announced in reference to standardization of the buildings in terms of quality, issue of visas for urban plans and creation of employment for future engineers</li> <li>• Herat Municipality held several workshops through EU support project fund in terms of proposing plans for the upgrading of districts</li> <li>• Herat Municipality Repository Database System was developed by the Department of Financial Systems and Information Technology</li> </ul>
35	June 20, 2022	<ul style="list-style-type: none"> <li>• Brief introduction of Mazar-e-Sharif City</li> <li>• Current situation of Mazar-e-Sharif Municipality</li> <li>• The revenue of Mazar Municipality has increased by around 30% in the first quarter of this year (1401) as compared with the last year</li> <li>• UNDP has agreed to support the Municipality for construction of several roads, canals and sidewalk projects among Mazar city</li> <li>• The SDF is still kept as the main source of planning in Mazar Municipality and it is considered in all planning aspects</li> <li>• Mazar Municipality has issued an official price list for ordinary food materials to control unfair inflation</li> <li>• Most of the grabbed land of Mazar Municipality was taken back from the land grabbers in the city and was returned to the Municipality.</li> </ul>

36	June 27, 2022	<ul style="list-style-type: none"> <li>• Brief introduction of Jalalabad City</li> <li>• Current situation of Jalalabad Municipality</li> <li>• UN-Habitat continues working with Jalalabad Municipality</li> <li>• Jalalabad Mayor Meets Iranian Consul</li> <li>• Nangarhar Islamic University project's development tasks are suspended</li> </ul>
37	July 4, 2022	<ul style="list-style-type: none"> <li>• Brief introduction of Kandahar City</li> <li>• Current situation of Kandahar Municipality</li> <li>• Stance of Kandahar Municipality on informal settlements and land encroachment</li> </ul>
38	July 18, 2022	<ul style="list-style-type: none"> <li>• Taliban changed the name of Independent Directorate of Local Governance (IDLG) to the General Directorate of Municipalities (GDM)</li> <li>• Appointment of New Director for General Directorate of Municipalities (GDM)</li> <li>• The administrative meeting of the general directorate of the municipalities was held</li> </ul>
39	July 25, 2022	<ul style="list-style-type: none"> <li>• Implementation of new programs by UN-Habitat under the name of ABADI</li> <li>• UN-WFP launched a new canal project in 12 District of Kandahar City</li> <li>• The government of Japan allocates \$64m to UNDP Afghanistan</li> </ul>
40	August 29, 2022	<ul style="list-style-type: none"> <li>• Background information about District 16</li> <li>• Social structure and land-use of District 16</li> <li>• Most vulnerable tentative sample sites</li> <li>• Current situation of informal areas in Gozar 4 of District 16</li> </ul>
41	September 5, 2022	<ul style="list-style-type: none"> <li>• Background information about District 5</li> <li>• Social structure and land-use of District 5</li> <li>• Major urban issues in District 5</li> <li>• Current situation of informal settlement areas in District 5</li> <li>• Current situation of IDP settlements in District 5</li> </ul>
42	September 12, 2022	<ul style="list-style-type: none"> <li>• Budget allocation for MUDL and the related ministries and</li> </ul>

		<p>entities</p> <ul style="list-style-type: none"> <li>• Acting Minister of Urban Development and Lands presented the achievements of the Ministry during a press conference</li> <li>• Acting Minister of Urban Development and Lands signed the upgrading plan of seven districts of Herat city</li> <li>• Minister of Urban Development and Lands is planning to build affordable housing</li> <li>• Acting Minister of Urban Development and Lands discussed with Aga Khan Foundation about housing in Afghanistan</li> <li>• Budget allocation for National Development Corporation (NDC)</li> <li>• Ghosh Tapa canal project</li> <li>• National Development Corporation says it has launched 692 projects in Afghanistan</li> <li>• The work of hundreds of NDC projects has remained incomplete due to lack of budget</li> <li>• Current situation of Housing Construction Corporation (HCC)</li> </ul>
43	September 19, 2022	<ul style="list-style-type: none"> <li>• Background information on District 13</li> <li>• Social structure and land-use of District 13</li> <li>• Major urban issues in District 13</li> <li>• Current situation of informal settlement areas in District 13</li> </ul>
44	September 26, 2022	<ul style="list-style-type: none"> <li>• Background information on District 6</li> <li>• Social structure and land-use of District 6</li> <li>• Major urban issues in District 6</li> <li>• Current situation of informal settlement areas in District 6</li> <li>• MUDL to build 1,400-unit township in District 6 with financial support of China</li> </ul>
45	October 3, 2022	<ul style="list-style-type: none"> <li>• The master's plan for the new Kabul city has been evaluated by MUDL leadership, university professors and social society representatives</li> <li>• The 110 million \$ Project of Qatar Residential Complex has been 60% completed and the rest of the work is still making progress fast in the fifth district of Kabul city through MUDL</li> <li>• The MUDL structure is under preparation by Ministry leadership after the joining of CRIDA and the separation of ARAZI to the Ministry of Agriculture</li> </ul>

		<ul style="list-style-type: none"> <li>• The MUDL permanent employees have not been terminated, only contractual employees have been terminated after the transformation of the government The KUDF and SDF plans are still the main source of planning in the Ministry, including those prepared master plans for the other cities</li> <li>• MUDL leadership is focused on planning and construction of township projects across the country</li> <li>• MUDL has initiated discussion with experts to build reasonable-price housing in Kabul and throughout the country</li> <li>• The Acting Minister of Urban Development and Lands met with the Chinese ambassador</li> </ul>
46	October 10, 2022	<ul style="list-style-type: none"> <li>• Background information on District 7</li> <li>• Social structure and land-use of District 7</li> <li>• Major urban issues in District 7</li> <li>• Current situation of informal settlement areas in District 7</li> <li>• Darulaman Administrative Complex</li> </ul>
47	October 24, 2022	<ul style="list-style-type: none"> <li>• Background information on District 8</li> <li>• Social structure and land-use of District 8</li> <li>• Major urban issues in District 8</li> <li>• Current situation of informal settlement areas in District 8</li> </ul>
48	November 7, 2022	<ul style="list-style-type: none"> <li>• Background information on District 15</li> <li>• Social structure and land-use of District 15</li> <li>• Major urban issues in District 15</li> <li>• Current situation of informal settlement areas in District 15</li> </ul>
49	November 14, 2022	<ul style="list-style-type: none"> <li>• Background information on District 10</li> <li>• Social structure and land-use of District 10</li> <li>• Major urban issues in District 10</li> <li>• Current situation of informal settlement areas in District 10</li> </ul>
50	November 21, 2022	<ul style="list-style-type: none"> <li>• Background information on District 17</li> <li>• Social structure and land-use of District 17</li> <li>• Major urban issues in District 17</li> <li>• Current situation of informal settlement areas in District 17</li> </ul>

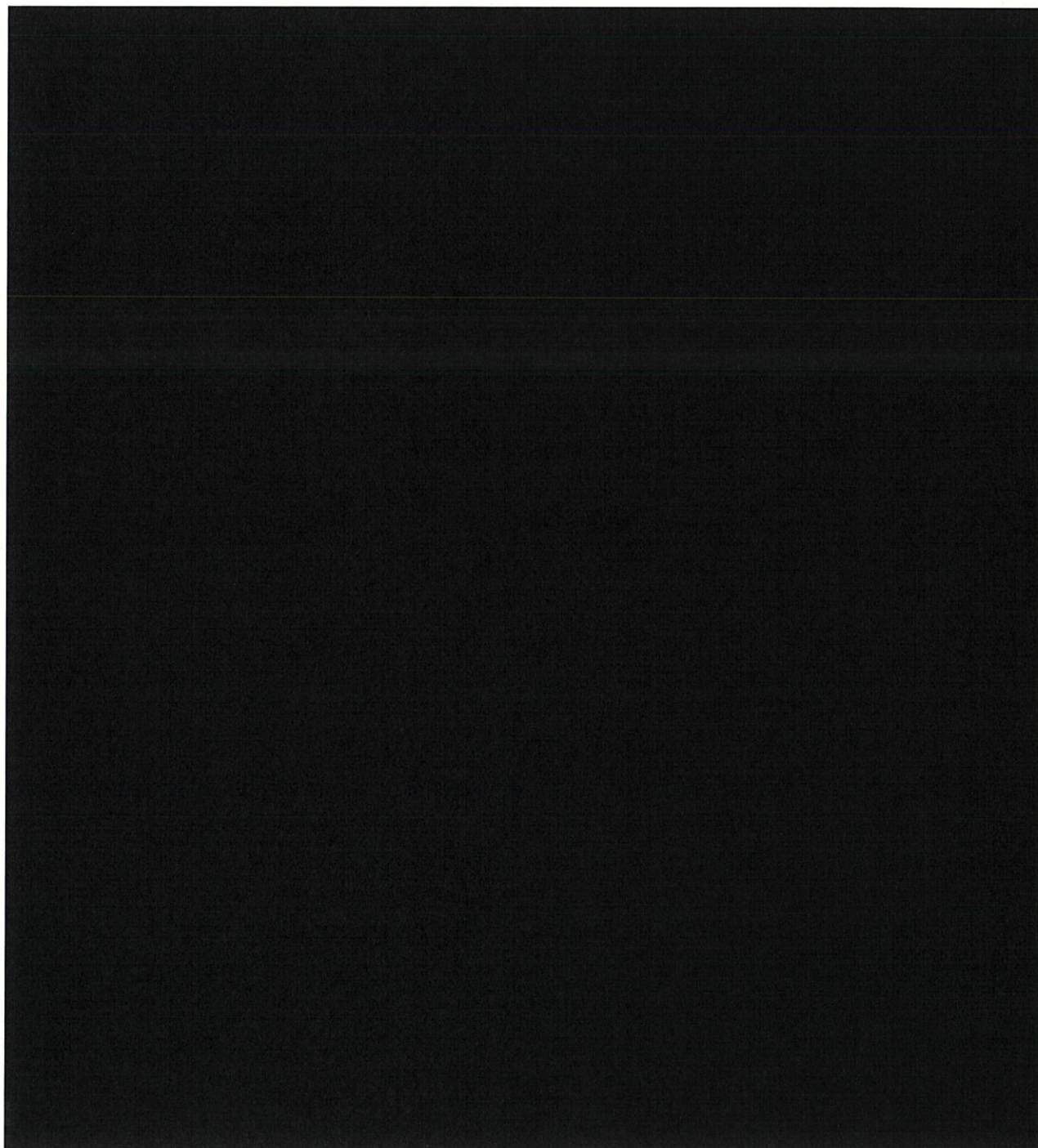
51	November 28, 2022	<ul style="list-style-type: none"> <li>• Background information on District 21</li> <li>• Social structure and land-use of District 21</li> <li>• Major urban issues in District 21</li> <li>• Current situation of informal settlement areas in District 21</li> </ul>
52	January 30, 2023	<ul style="list-style-type: none"> <li>• The Ministry of Urban Development and land (MUDL) has prepared several upgrading plans for several provinces, such as Kunduz, Laghman, Balkh, Badakhshan and Baghlan</li> <li>• After the merger of CRIDA with the Ministry of Urban Development and Land (MUDL), around 160 employees of CRIDA were appointed to the official positions of the Ministry</li> <li>• The name and abbreviation of the Ministry of Urban Development and Land (MUDL) were changed to the Ministry of Urban Development and Housing (MUDH)</li> <li>• MUDH has been assigned by the Taliban cabinet administration to find proper places for the New Herat City.</li> <li>• The Minister of MUDH announced in a press conference that all facilities have been provided to start the New Kabul City Project</li> <li>• The technical board meeting of MUDH was held in the conference hall of the Ministry</li> <li>• The online training seminar on Urban Infrastructure Planning that was conducted by Chinese experts has been finished and the Certificates were given to the participants.</li> <li>• Agha Khan Afghanistan Office agreed to support MUDH in the aspect of preservation, restoration and reconstruction of historical monuments</li> <li>• MUDH conducted a seminar for the second units (MUDH's provincial directors) for six days in Kabul to increase working capacity and create proper communication and coordination channels</li> </ul>
53	February 27, 2023	<ul style="list-style-type: none"> <li>• MUDH leadership focused on planning and construction of affordable housing and township projects throughout the country.</li> <li>• Piroozi township project is one of the key affordable housing projects of MUDH. The construction is going on in Kabul New City</li> <li>• Qatar Residential Complex is under construction right now in District 5 of Kabul City at present. Around 70% of the construction activities has been already completed</li> </ul>

		<ul style="list-style-type: none"><li>• MUDH started discussion with the experts concerned in the aspect of constructing affordable housing not in Kabul City as well as throughout the country</li><li>• De Facto Authorities of Afghanistan dissolved the General Directorate of Municipalities from the framework of the independent administration. It belongs to Ministry of Interior</li><li>• KM started the process of recording and registering real estate properties electronically</li><li>• The KM leadership held a meeting</li><li>• Three projects of road and street construction in Kabul City has just commenced. They were put into operation by KM</li><li>• Acting Mayor of Kabul City met with the ICRC officials in Afghanistan</li><li>• KM started implementation of some upgrading projects as well as some city beautification projects along major boulevards in Kabul City</li><li>• A meeting was held regarding the arrangement of Kabul Municipality's development budget</li></ul>
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**Individual Monitoring Reports**

Report No	Date	Main Topics
1	August 23, 2021	1. Update on Kabul Municipality (KM)





Report No	Date	Main Topics
3	September 6, 2021	1. KM continues its operation under the new leadership

### 1. KM continues its operation under the new leadership

On September 3, a member of LRUR said that KM employees regularly come to the office five days a week, but most technical departments have stopped working because there are some new appointments of new managerial officials and it will take some time for the new directors to understand the working system of KM. Currently, KM's new leadership is focusing on removing the barriers and barricades that have been placed by the former government for the protection against terrorist attacks. According to the new leadership of KM, the mentioned barriers have caused many traffic problems. [REDACTED] still commute to KM office regularly. They are working as advisors and helping the new KM leadership established by the Taliban.

(Source: Based on interview with KM staff)

Report No	Date	Main Topics
4	September 20, 2021	1. Real estate prices fall in Kabul City amid widespread migration 2. MUDL goes through uncertain situation

### 1. Real estate prices fall in Kabul City amid widespread migration

On September 15 it was reported that the real estate prices sharply dropped after the takeover of Taliban on August 15. According to some property dealers of Kabul City, real estate sales have sharply fallen and rent prices have fallen by 50 percent as well. According to an official of Shahrak-e-Aria, which is a modern residential township in Kabul, most of the residents of the township are employees of the former government and more than 50 percent of the residents moved out of the country or left the township due to some economic problems. He said, "About 50 percent of the residents have already left the township. Currently, most of the apartments in the township are vacant".

(Source: Tolo News, <https://tolonews.com/afghanistan-174661>)

### 2. MUDL goes through uncertain situation

On September 16, [REDACTED] said that the situation of MUDL was not clear yet and that the Taliban did not appoint new acting minister as well as deputy ministers yet. The male employee of MUDL come to the office just for signing the attendance sheet and go back to their homes and all the personnel of MUDL have not been paid yet. Some of the directors of the ministry met with the de facto authorities, but they have not received a clear repose about the future of MUDL yet.

(Source: Based on interview with MUDL staff)

Report No	Date	Main Topics
5	September 27, 2021	1.Meeting of new KM Mayor on urban issues 2.Suspension of Afghanistan constitution of 2004 by the Taliban

### 1. Meeting of new KM Mayor on urban issues

On September 21, KM leadership organized a meeting on urban issues where the new mayor of KM [REDACTED] directly met with the representatives of Kabul city residence. During the meeting problems related to urban issues such as road condition in informal settlement areas, illegal construction, building construction violations, land issues and some other urban problems were reviewed and discussed. KM Mayor gave necessary instructions to the technical teams to address the problems of the people. And he told to the representatives of local residents that addressing the urban problems of people is in the priority of KM leadership.

(Source: Based on interview with KM staff)

### 2. Suspension of Afghanistan constitution of 2004 by the Taliban

On 28 September, the leadership of the Taliban suspended the constitution of 2004, and decided to temporarily enact the constitution of 1964. However, before the enactment of the constitution of 1964 the government decided to review and exclude parts of the constitution that contradict with the principles of the Taliban, which created a legal vacuum, pending the announced review of the constitution based on existing Islamic principles.

(Source: Tolo News, <https://tolonews.com/afghanistan-174841>)

Report No	Date	Main Topics
6	October 8, 2021	1.New Acting Mayor for KM is appointed 2.Overall updated information on KM

left the job without any notice.

(Source: Based on interview with KM staff)

Report No	Date	Main Topics
7	October 15, 2021	1. Update on MUDL

### 1. Update on MUDL

So far, there have been no changes in terms of organization and activity of the Ministry of Urban Development and Land (MUDL). No one has been appointed as MUDL's Acting Minister or Deputy Minister. As a result, MUDL employees are in a quandary. They do not commute to their offices on a regular basis.

(Source: Based on interview with MUDL staff)

Report No	Date	Main Topics
8	November 8, 2021	1. Inauguration of new governors for 17 provinces

### 1. Inauguration of new governors for 17 provinces

A decree was issued by [REDACTED]. The supreme leaders of Taliban on November 8 inaugurated 17 governors, 15 deputy governors and 10 police chiefs for different provinces in Afghanistan. Based on the decree, the new governors have been inaugurated for the provinces of Badakhshan, Paktia, Kabul, Kunduz, Baghlan, Logar, Paktika, Bamyan, Uruzgan, Farah, Sare Pul, Jawzjan, Faryab, Maidan Wardak, Zabul, Nimroz and Ghazni.

(Source: Tolo News, <https://tolonews.com/afghanistan-175355>)

Report No	Date	Main Topics
9	November 22, 2021	1. MUDL remains without leadership 2. LRUR department suspends working on LRUR Projects

### 1. MUDL remains without leadership

On November 16, it was reported by some officials of MUDL that the Taliban had not appointed acting minister and deputy ministers for MUDL yet. However, all the male employees of the ministry commute to their office on daily basis and the female employees are told to keep staying home.

(Source: Based on interview with MUDL staff)

### 2. LRUR department suspends working on LRUR Projects

[REDACTED] was still working as the director of LRUR department in November. According to [REDACTED] since the takeover of the Taliban, LRUR department has stopped working LRUR projects because the price of land has decreased. At present, KM does not have enough budget to financially

support and implement the projects. However, the LRUR department sent an official letter to KM leadership to resume the construction for the second phase of D15-4 in the next fiscal year. The leadership has not decided yet in response to the letter.

(Source: Based on interview with KM staff)

Report No	Date	Main Topics
10	November 29, 2021	1. Kabul Municipality appointed new directors

### 1. Kabul Municipality appointed new directors

On November 27, an official of KM told that a number of new directors were appointed for some key departments in KM and some of the member of KM leadership appointed during the former government have left KM. However, [REDACTED] still continue to commute to the office.

(Source: Based on interview with KM staff)

Report No	Date	Main Topics
11	December 13, 2021	1. The main focus of KM administration under the Taliban is on construction violation

### 1. The main focus of new KM administration under the Taliban is on construction violation

On December 9, the leadership of KM told the department of construction control to accelerate tasks for control and supervision of building construction activities in all 22 districts of Kabul City. The department was told to stop operation of illegal constructions in Kabul City immediately. According to KM leadership, in recent years, illegal constructions are increasing in Kabul; The urban system of the city has been disrupted in terms of setting urban planning norms. This has caused challenges and dozens of social problems in the lives of the general public.

(Source: KM website, <https://km.gov.af/>)

Report No	Date	Main Topics
12	December 20, 2021	1. Protest of MUDL personnel for demanding their rights

### 1. Protest of MUDL personnel for demanding their rights

On December 18, the technical personnel of MUDL gathered in front of MUDL building and protested asking the Taliban to introduce the new acting head for the ministry. The employees said that they haven't received their salaries for the past seven months since the takeover of the Taliban. According to the Ministry of Finance said that the process of overdue salaries payment was underway and some of the government departments received their salaries.

(Source: Tolo News, <https://tolonews.com/fa/afghanistan-176595>)

Report No	Date	Main Topics
13	December 27, 2021	1. Appointment of Acting Minister for MUDL 2. JICA Project Office in KM

### 1. Appointment of Acting Minister for MUDL



### 2. JICA Project Office in KM

The JICA project office that was located in City Planning and Implementation Department of Kabul Municipality was closed and has been unused since the takeover of the Taliban. On December 26, the new Director of CPI instructed the department staff to manage and keep all the equipment of JICA project office including TV Satellite System in the closet space next to JICA's project office until JICA's resumption of operation in Afghanistan.

(Source: Based on interview with KM staff)

Report No	Date	Main Topics
14	January 10, 2022	1. MUDL returned to normal situation 2. New Director is appointed for Upgrading and UR department of KM 3. Updated information on IDLG 4. The Taliban's cabinet separates ARAZI from MUDL and merges ARAZI with Ministry of Agriculture and Livestock 5. New General Manager of CRIDA is appointed

### 1. MUDL returned to normal situation

After a new acting minister was appointed on December 27, the situation at Ministry of Urban Development and Land (MUDL) returned to normal state in January. Currently all the MUDL staff commute to their offices on a regular basis and their salaries are regularly paid.

(Source: Based on interview with MUDL staff)



(Source: Based on interview with LRUR staff)

### 3. Update on IDLG

In the Independent Directorate of Local Governance (IDLG) and Local Municipalities, no one has been appointed as a municipal deputy to lead all municipalities in Afghanistan. The Taliban, however, has appointed new acting mayors in major cities of Afghanistan.

(Source: Based on interview with IDLG staff)

### 4. The Taliban's cabinet decides to merge ARAZI with Ministry of Agriculture and Livestock

According to the Taliban Cabinet, ARAZI, the land administration will be merged with the Ministry of Agriculture, Irrigation and Livestock. This administration was merged with the Ministry of Urban Development a few years ago. The Taliban officials said on January 5 that the reason for the decision was a close similarity between the two organizations.

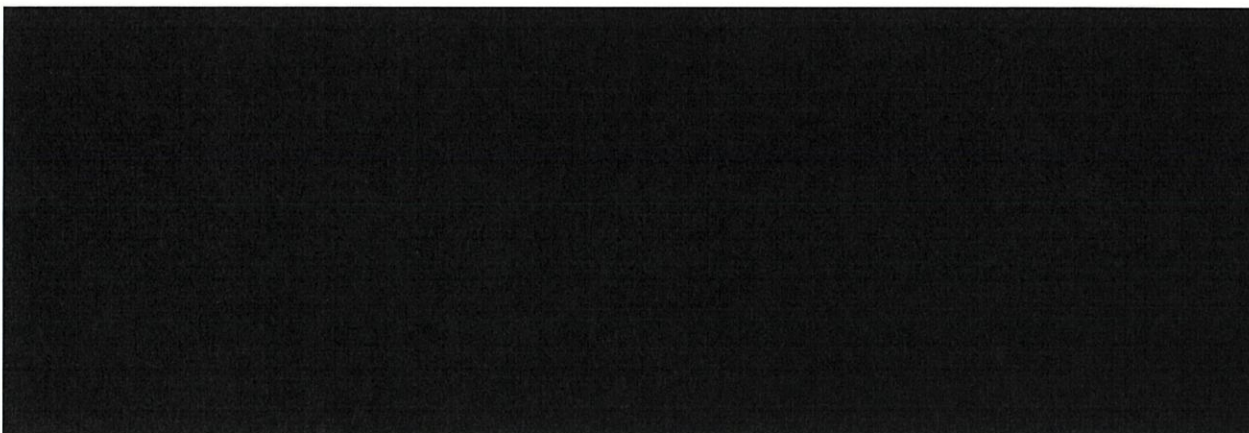
(Source: MUDL Website, <https://w.mudl.gov.af/en>)

### 5. New General Manager of CRIDA is appointed

On January 9, [REDACTED] was appointed as New General Director of the Capital Region Development Authority (CRIDA). Moreover, the Taliban Cabinet decided to merge CRIDA with MUDL because of work similarities.

(Source: MUDL Website, <https://w.mudl.gov.af/en> )

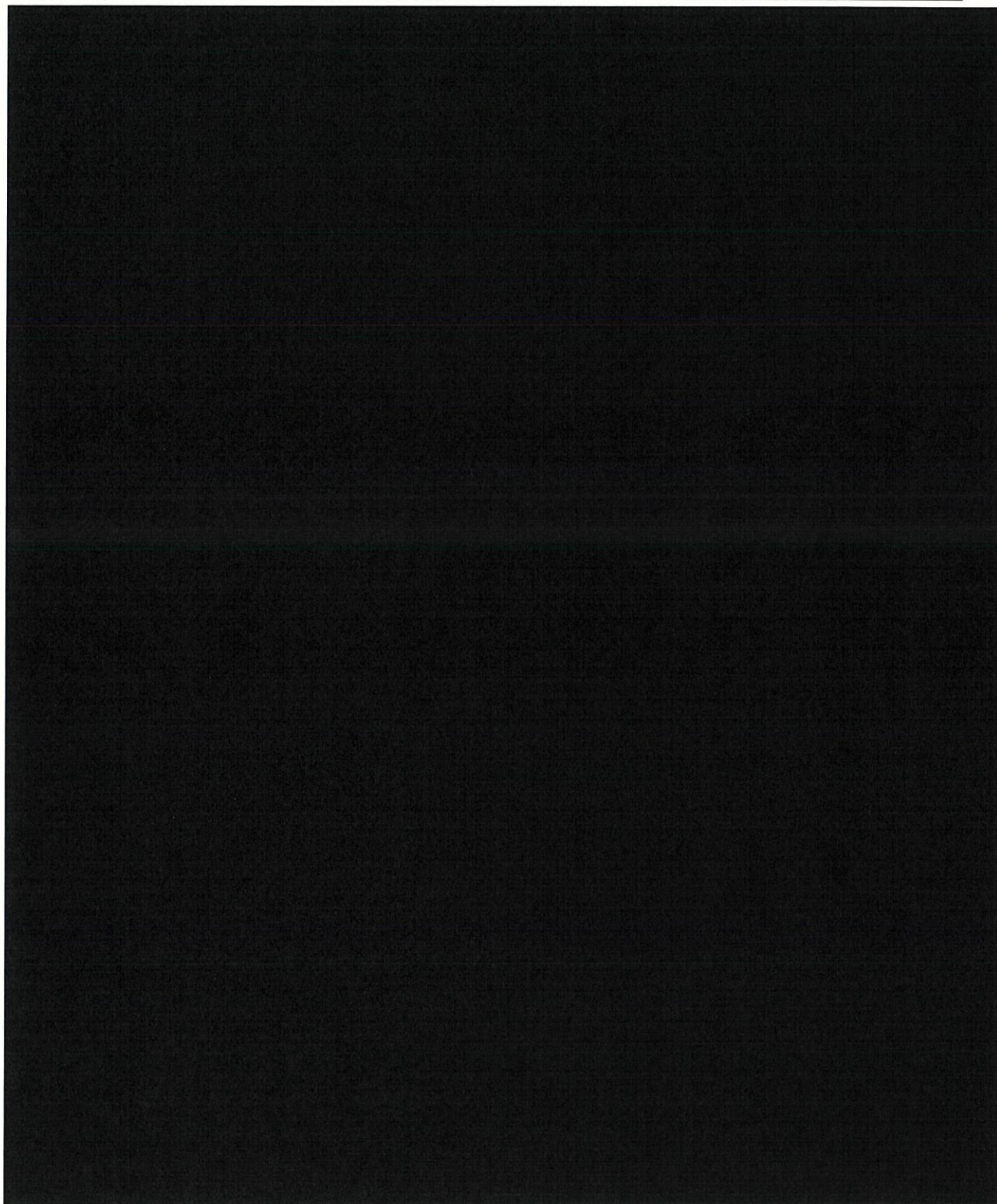
Report No	Date	Main Topics
15	January 24, 2022	1. MUDL's Acting Minister is Appointed



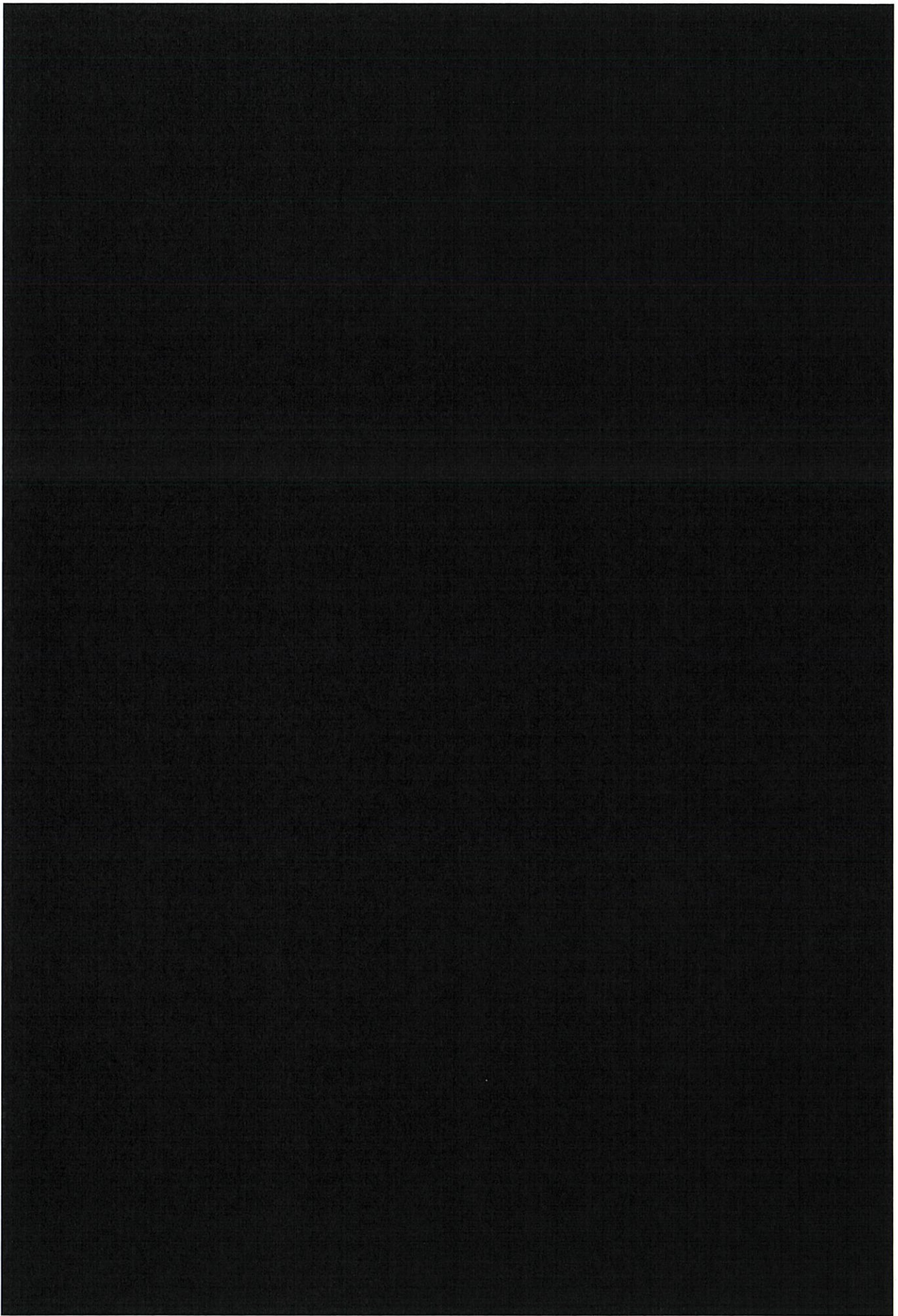
Report No	Date	Main Topics
16	January 31, 2022	1. The EU Delegation in Afghanistan supports KM in construction projects

#### 1. The EU Delegation in Afghanistan supports KM for implementation of construction projects

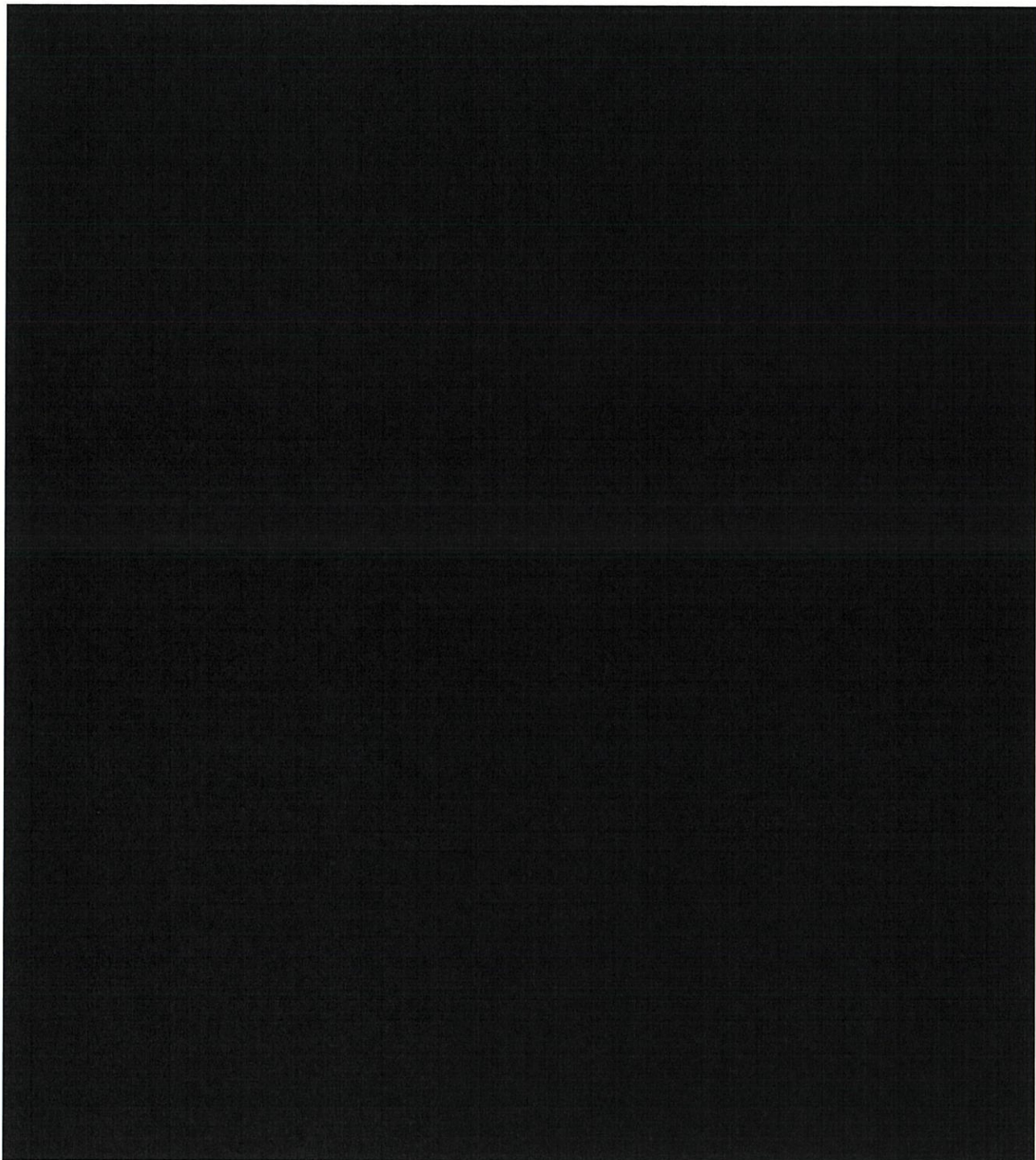
According to the Kabul Municipality, the Deputy Representative of EU met with Acting Mayor of



<b>Report No</b>	<b>Date</b>	<b>Main Topics</b>
18	February 14, 2022	1. Upsurge in the revenue of Kabul Municipality/ Governance for Illegal Building Activity and informal Settlements







Report No	Date	Main Topics
22	March 17, 2022	<ol style="list-style-type: none"><li>1. 163 acres of Land in District 16 was protected from grabbing.</li><li>2. Mashhad City Municipality of Iran designated a joint Afghan desk</li><li>3. MUDL structure is in preparation to be modified</li><li>4. Acting Kabul Mayor and Acting Minister of Industry and Trade visited east of the Airport land</li></ol>

**1. 163 Acres of Land in District 16 has been prevented from being grabbed.**

In District 16, around 163 acres of land was in danger of getting grabbed, but protected from land grabbers. In Alukhel area, region of Outkhail, that much land was cleared by illegal arrangement. However, it is now under the supervision of the district officials. The district office will not allow anyone to mislead the land.

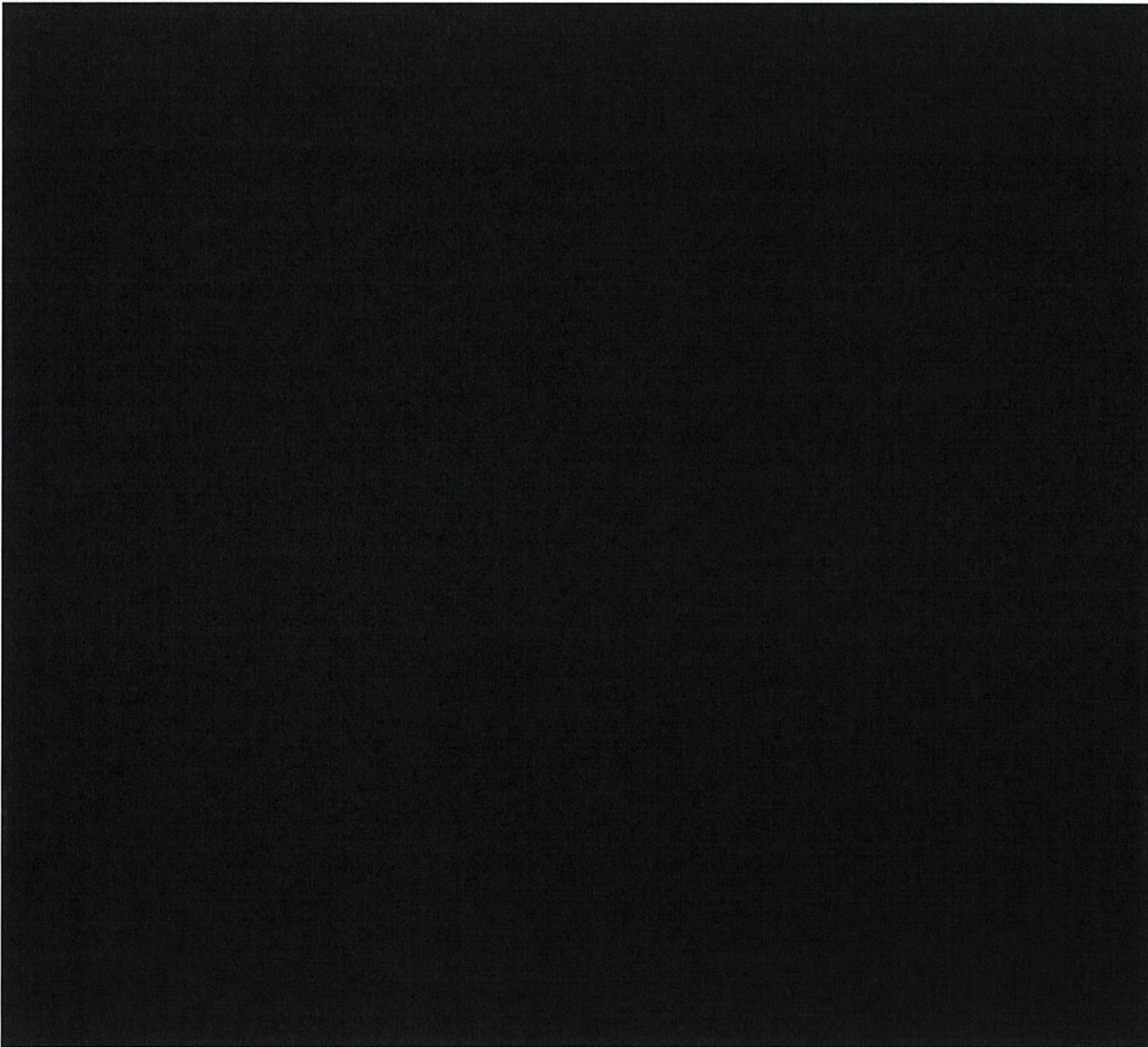
(Source: MUDL website, <https://w.mudl.gov.af/en>)

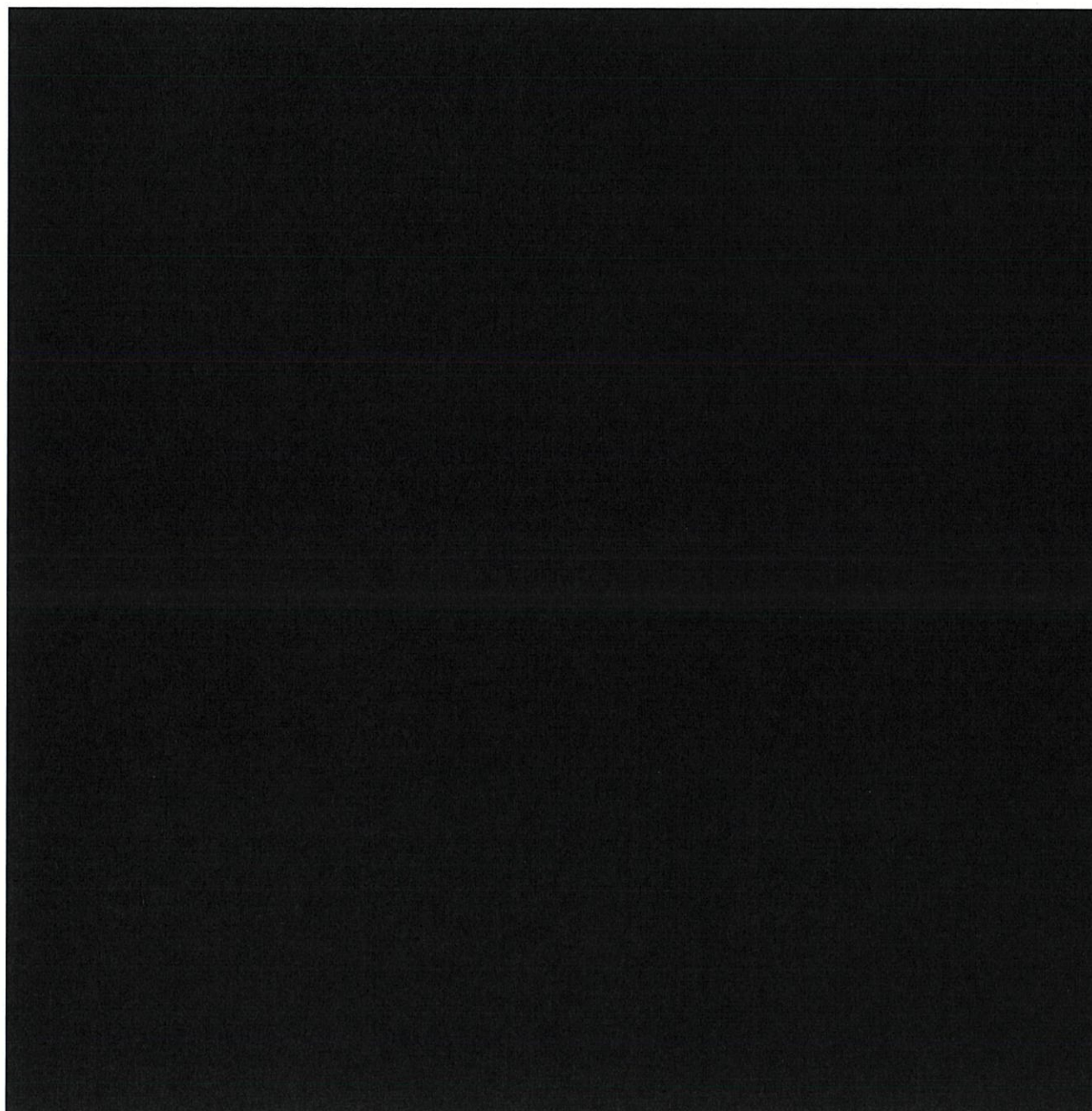
**2. Mashhad City Municipality of Iran designated a joint Afghan desk**

On March 12, the Municipality of Mashhad in Iran designated a joint Afghan desk in Mashhad Municipality to develop and facilitate urban diplomacy between the two nations.

Mashhad's Mayor, Seyed Abdullah Arjaei, held a meeting with the Iranian Foreign Ministry spokesman Saeed Khatibzadeh. The Mayor informed of the decision for the designation of a joint table for Afghanistan, Iran, Iraq, Tajikistan, and China in Mashhad Municipality so as to improve urban diplomacy among these countries.

(Source: 8am News, <https://8am.af/eng/mashhad-municipality-designates-a-seat-for-afghanistan-to-develop-urban-diplomacy/>)





## 2. Kabul Municipality started the campaign of planting trees

Kabul Municipality started a campaign under the name of Ashar for Green Afghanistan. This campaign has three parts. The first part is planting thousands of trees in all Kabul districts, mainly on the hillsides. The second part is the distribution of fruit trees with a 50% discount to the gardeners. The third part is to conduct seminars and to promote awareness raising to all Kabul residents on how to plant trees and how to meditate in the garden.

(Source: KM Facebook page, <https://www.facebook.com/kabulmunicipality1298>)

Report No	Date	Main Topics
24	April 4, 2022	1. Current contextual background of KM 2. KM's Project related information (D6-2)

The following information is written based on an interview with an official from LR Sub-department of KM on April 04.

### **1. Current Contextual background of KM**

There are no new organizational changes in Kabul Municipality for the new fiscal year yet. The mayor of Kabul City is still [REDACTED]

The department of LRUR continues to work on land readjustment and upgrading projects. The department is working on a number of land readjustment, FFL, upgrading projects and preparation of zoning plans for informal settlement areas in various districts of Kabul City. However, the technical team of LRUR still lacks the technical capacity to carry out such large-scale projects without the technical support of international experts. There are a number of technical issues that the technical team is faced with while dealing with the large-scale projects. In addition, the LRUR team does not have the technical capacity to prepare implementable zoning plans for informal settlement areas, but the team is trying to prepare zoning plans through self-effort, because the team is asked by the leadership to prepare zoning plans. The LRUR technical team needs intensive capacity development to learn the required technical skills for preparation of both implementable zoning plans and plans for large-scale land readjustment, FFL, UR and upgrading projects.

### **2. KM's Project related information (D6-2)**

One of the LR projects which is expected to make progress a lot during the new fiscal year is located in District 6. It is called D6-2. The tasks related to D6-2 has progressed so far to the extent that the landowners' association is already established and now the LR team is preparing the landownership map of the area.

The followings are general information about the LR project of D6-2:

Project location: District 6

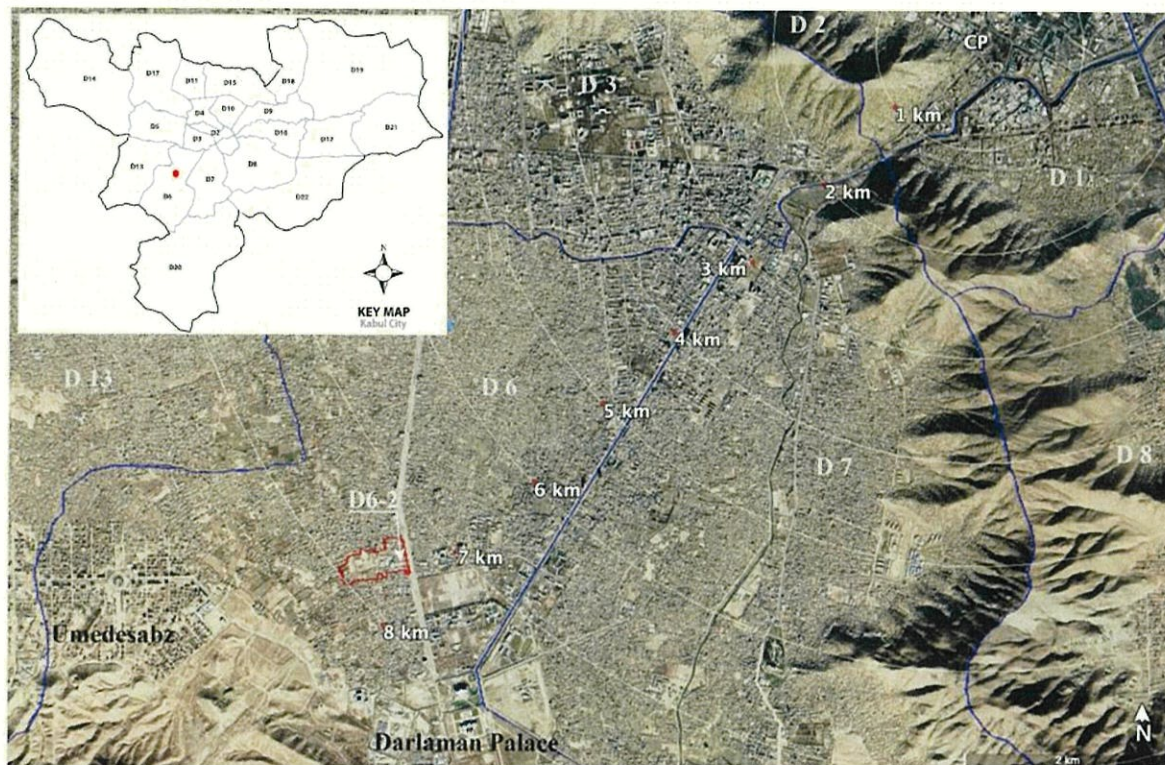
Project Area: 18.7 Ha

Number of land plots: 148 (landowners)

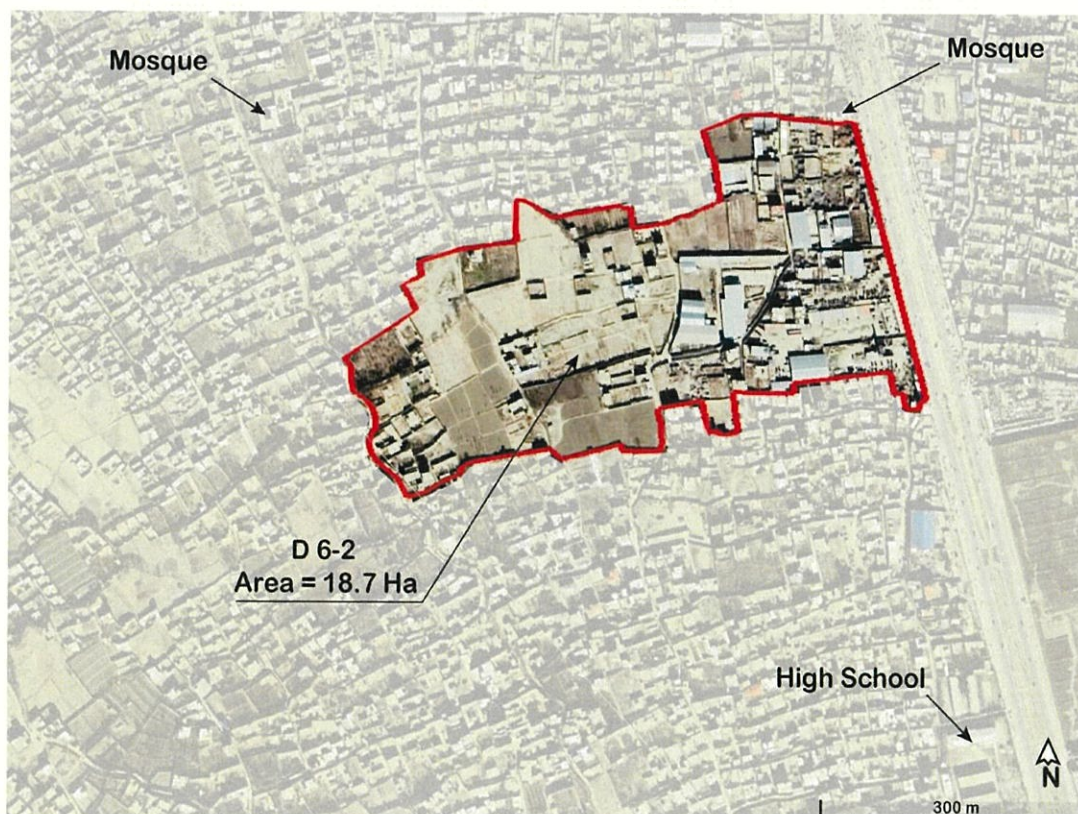
Distance from city center: 8 km

Type of ownership: Private land

During the beginning of 2020, an official letter was sent by the Presidential Office to Kabul Municipality leadership. The Presidential Office told KM to prepare development plans for some informal areas in D6, D7 and D13, so KM leadership sent LRUR department an official letter to start public meeting with community leaders in the mentioned districts to find project areas for development. However, because of Covid-19, the tasks related to projects were suspended for some time. In mid 2020, the LRUR team resumed projects' activities and started the preliminary studies to find project areas in the mentioned districts. After a number of introductory meetings with local residents and community leaders, the LRUR team selected a projects site (D6-2) with the recommendation of some community leaders in D6. After a number of consultation meetings with the landowners and site visits, LRUR Department determined on the delineation of the boundary line of the project. The selected project area is located in one of the informal settlement areas of District 6 of Kabul City. About 80% of landowners in the selected project area agreed to land readjustment project. That is why, LRUR Department was able to establish the landownership association.



Location map of D6-2 (Source: Google Map)



Project Boundary (Source: Google Map)

Report No	Date	Main Topics
25	April 11, 2022	1. KM's Land readjustment project related information (D8-1)

The following information is written based on an interview with an official from LR Sub-department of KM on April 11.

### 1. KM's Land readjustment project related information (D8-1)

D8-1 is one of the road side land readjustment projects. It is located in District 8 of Kabul City. Many consultation meetings have been held with the community leaders and the landowners of the selected project and most of the landowners agree with the implementation of land readjustment in the selected area.

The followings are general information about the LR project of D8-1:

Project location: District 8

Project Area: 6.88 Ha

Number of land plots: 98 landowners

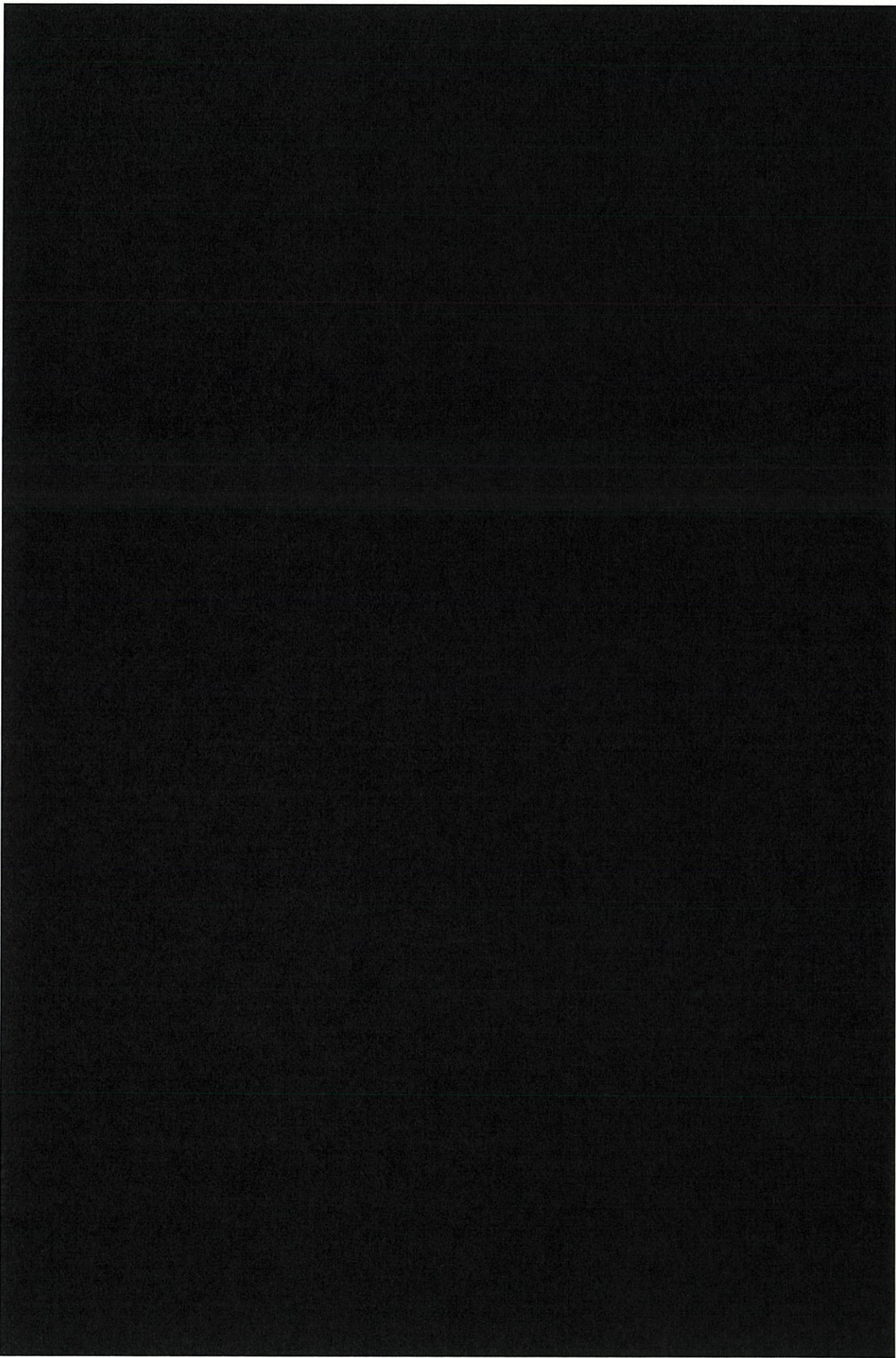
Population in the project area: 686 people

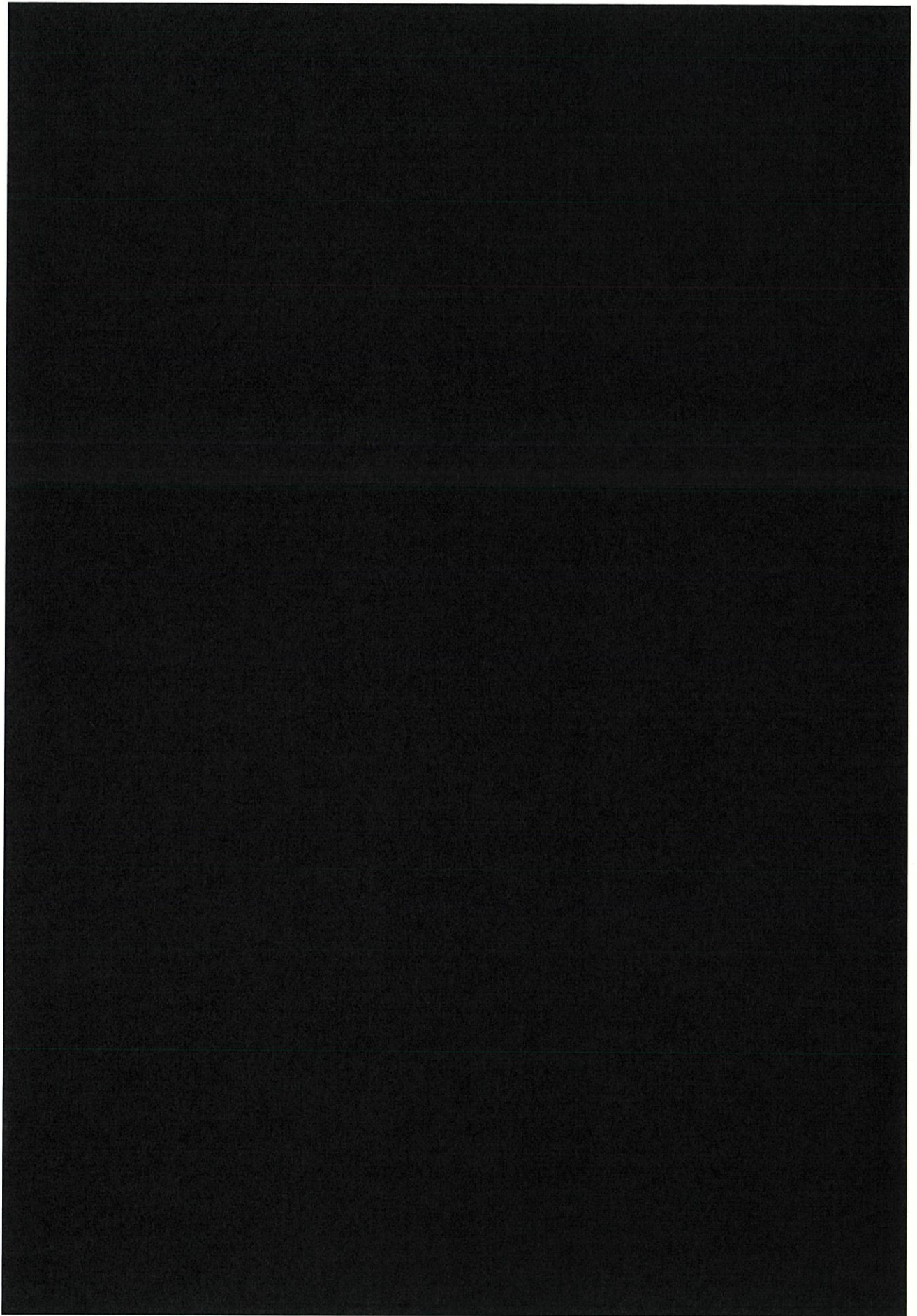
Distance from city center: 4 km

Type of ownership: Private land

During the beginning of 2020, KM Branch office of District 8 sent an official letter to LRUR Department and requested the department to develop the area of D8-1 based on land readjustment method. However, because of Covid-19, the tasks related to projects were suspended for some time. In mid-2020, the LRUR team resumed project's activities and started the preliminary studies and conducted site survey of the chosen area. After a number of introductory meetings with the local residents and community leaders, the LRUR team started working on the feasibility study of the project. The selected project area is located in one of the informal settlement areas of District 8 of Kabul City. Most of the landowners in the selected project area agree with the implementation of land readjustment method in the project area. Currently, the technical team of LRUR is working on the preparation of landownership map for the project area of D8-1.

Report No	Date	Main Topics
26	April 18, 2022	<ol style="list-style-type: none"> <li>1. Ministry of Urban Development and Land (MUDL) welcomes investment in housing.</li> <li>2. The Status of development projects of MUDL was examined</li> <li>3. MUDL supports industrialists by distributing land</li> <li>4. MUDL provides land for investment in view of increasing revenues</li> <li>5. MUDL examines ongoing construction projects</li> <li>6. A Technical Committee of MUDL was held to resolve the documentation problems</li> </ol>







city services will be useful in accelerating the supply of cleaning, greenery, environmental health and environmental services. The citizen of Kabul City will have better social and urban facilities in life."

Subsequently, the appointed Deputy Mayor added in his speech that he would make full use of successful solutions and experience to provide better urban services in order to improve the service situation. It is noteworthy that [REDACTED] has a higher education in management and has sufficient experience in that field. He served as the Director of Procurement for Kabul Municipality in recent years.

(Source: KM Facebook page, <https://www.facebook.com/kabulmunicipality1298>)

## **2. A Turkish construction company is interested to invest in Perozi project of MUDL in Dehsabz (Kabul New City Area)**

[REDACTED] the Admin/Finance Deputy Minister MUDL, met with the authorities of Turkish construction company in his office and held discussion in the aspect of investment in Perozi town.

The Turkish company explained about its interest in investment and proposed a plan to build a construction material production factory in the industrial area of Perozi Town in the first stage. He requested MUDL to provide the company with around 200 hectares of land to achieve the objective.

The Deputy Minister of MUDL welcomed the plan of the Turkish company and accepted to provide their required area of land in the Pirozi Project areas.

(Source: MUDL Website, <https://w.mudl.gov.af/dr>)

Report No	Date	Main Topics
28	May 2, 2022	1. Updates on current situation of Urban Planning and Design Department and Architecture Department of Engineering Faculty of Kabul University

The information as shown below is written on the interview with a professor of Engineering Faculty of Kabul University.

### **1. Updates on current situation of Urban Planning and Design Department and Architecture Department of Engineering Faculty in Kabul University**

As in case of the other public universities in Afghanistan, Kabul University closed down its operation in the immediate aftermath of the Taliban takeover. After six months, however, the educational institutions within the country including Kabul University reopened. There have been almost no changes in the aspect of the curriculum of Architecture Department and Urban Planning and Design Department of Engineering Faculty of Kabul University, but the new president of Kabul University proposed to increase the number of Islamic studies credits in the syllabus. In addition, there are some new restrictions on both male and female students. The new restrictions for the universities segregate male and female students. Based on the announcement of the Ministry of Higher Education, three days of the week are allocated for all-female students. Then, no male students shall not attend classes. On the other hand, the remaining three days are used for male students while there are no female attendance. Female students go to university on Monday, Wednesday and Saturday while male students attend classes on Tuesday, Thursday and Sunday. Female students must wear Islamic head-covering. Students must not bring their smartphones when they go to the university premises.

The Urban Planning and Design Department of the Faculty of Engineering of Kabul University was established in 2018. There are 8 positions for professors and assistant professors. Recently, a new curriculum was prepared for the department with the support of the World Bank. It is being sent to the Ministry of Higher Education for approval. Before the Taliban, all positions of the department were occupied. Currently, however, only 4 positions are occupied and the remaining positions are vacant. The administration of Engineering Faculty of Kabul University has recently announced 4 positions to fill the vacancies of the department.

The Architecture Department of the Faculty of Engineering of Kabul University has 17 positions for professors and assistant professors. They were mostly occupied before the takeover of the Taliban. However, in the immediate aftermath of the Taliban takeover, many professors and assistant professors either resigned or left the department. Currently, 8 positions are occupied and the remaining positions are vacant. The administration of Engineering Faculty of Kabul University has recently announced 5 positions to fill the vacancies of the Architecture Department.

Report No	Date	Main Topics
29	May 9, 2022	1. Updates on the upgrading project in District 21

The following information is based on the interview with an official from LR Sub-department of KM on May 1, 2022.

### 1. The upgrading project in District 21

The upgrading project of District 21 was selected, on the basis of a consultative meeting with the community leaders of the district. It was held in KM Mayor's office on August 20, 2019. Then, on August 21, the leadership of KM sent an official letter to LRUR Department to start working on preparation of detail plan and upgrading plan for District 21.

The followings are general information on the happenings which occurred in relation to the LR project of D21 after

Project location: District 21

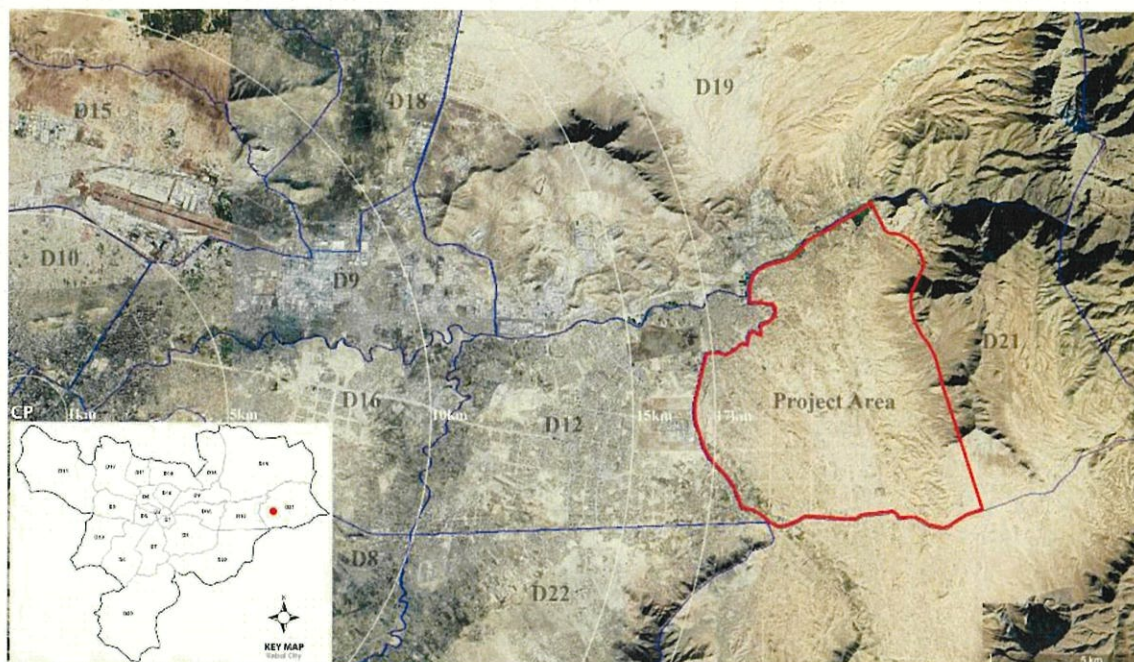
Project Name: Senator Janatgul Khan Tarakhel Kochi Project

Project Area: 6518.8 Ha

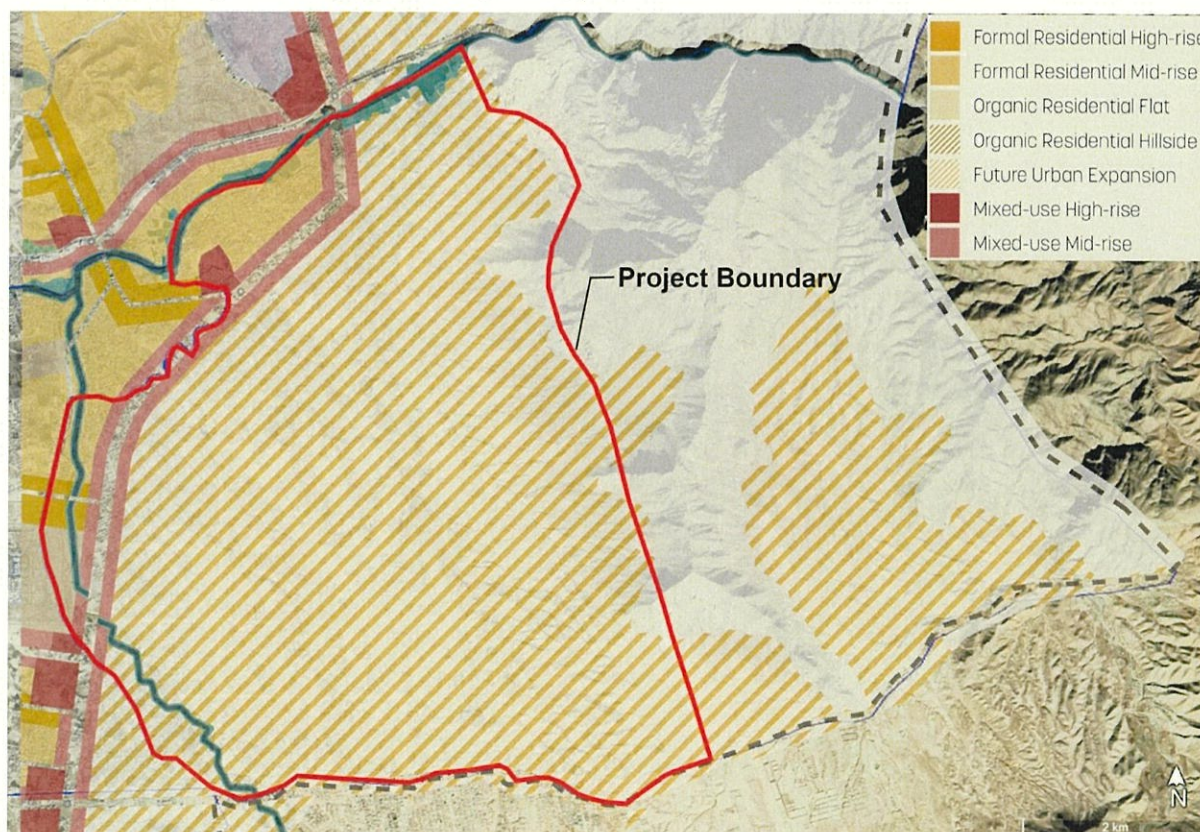
Distance from city center: 17 km

During the last 10 years the district has developed informally and lacks basic infrastructure and public facilities. Although there are few mosques and schools in the district, which are not enough for the current population of the district. That is why, most of the residents of the district commute to the neighboring areas to solve their health, educational and other daily necessities.

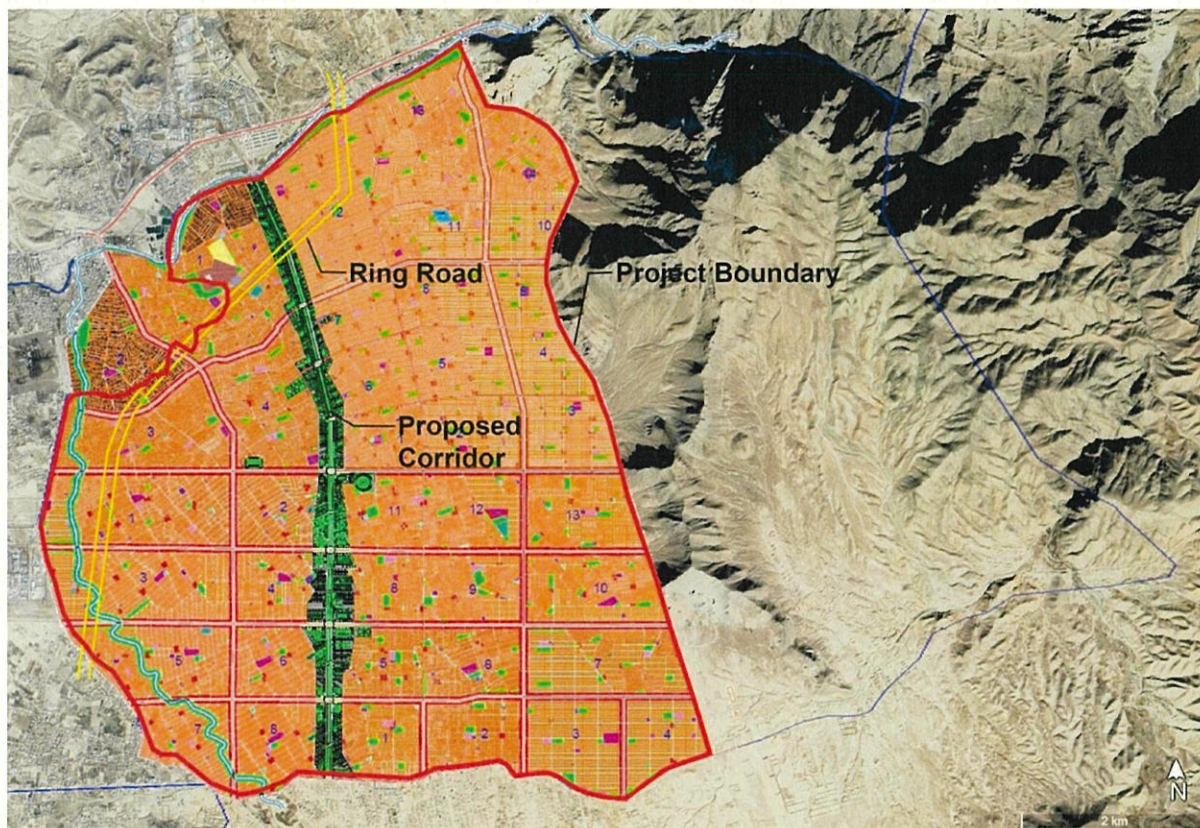
The proposed land use for District 21 is considered in consideration of future urban expansion and in accordance with JICA master plan as well as with KUDF. One of the key feature directions which were proposed in both of the plans is the delineation of the outer ring road. It is intended that the Outer Ring Road will connect District 12 and District 19 efficiently. The LRUR Department has already prepared both the initial detail plan and upgrading plan for District 21. For this matter, the LRUR department has been in consultation with KM leadership and community leaders for further improvements of both plans for these 8 months.



Location map of D21 (Source: Google Map)



Project Boundary (Source: KUDF land use over Google Map)



Detail Plan of proposed corridor and upgrading plan for District 21 (Source: LRUR Department)

Report No	Date	Main Topics
30	May 16, 2022	<ol style="list-style-type: none"> <li>1. UN-Habitat has started a new program activity in Kandahar and Mazar-e-Sharif Cities under the ABADEI program.</li> <li>2. UN-Habitat and UNHCR launching a joint project to provide recovery and resilience support to communities receiving returnees and IDPs in Afghanistan</li> <li>3. The World Bank has announced that it will resume assistance to three \$ 450 million non-training projects in Afghanistan.</li> <li>4. ADB has financed the Sustaining Essential Services Delivery Project (Support for Afghan People)</li> <li>5. ██████████ has signed an agreement to hand over land for investment of about \$ 614 million</li> <li>6. MUDL is pushing development of PEROZI Town forward</li> </ol>

**1. International employees from many organizations, including the United Nations and the Asian Development Bank, returned to Afghanistan and resumed operations**

According to UN agencies, most of international experts of UN-related organizations have already returned to Afghanistan to help the people of Afghanistan and implement the projects activities of those organizations. They are currently working in various sectors in Afghanistan. It

is also worth mentioning that a part of international employees of the Asian Development Bank and the World Bank have also returned and restarted their activities in Afghanistan.

(Source: UN Website, <https://www.un.org/en>)

## **2. UN-Habitat has started a new program activity in Kandahar and Mazar-e-Sharif Cities under the ABADEI program.**

Germany has allocated 50 million Euro to the UN Special Trust Fund for Afghanistan through all UN Agencies, mainly for area-based programmes, in order to ensure that the Afghan people's humanitarian needs are met. Out of that 50 million Euro, some amounts are allocated to UN-Habitat to start ABADEI programs, firstly in the two big cities of Mazar and Kandahar and later on, to be extended to other cities.

The activities taken in the two cities include cash provision for such projects as urban service of municipalities and livelihoods improvement in response to the current Afghanistan difficulties. For example, the projects pertain to cleaning, repairing canals, rehabilitating public parks, planting trees, infrastructure rehabilitation/ building to sustain essential services and the provision of grants to support female-owned micro-enterprises.

(Source: UN-Habitat Afghanistan website, <https://unhabitat.org/afghanistan>)

## **3. UN-Habitat and UNHCR are launching a joint project to provide recovery and resilience support to communities receiving returnees and IDPs in Afghanistan**

This joint project will strengthen essential services and facilities to foster social cohesion among refugee returnees, IDPs, and their host communities.

(Source: Pajhwok News, <https://bit.ly/3EKZUam>)

## **4. World Bank makes announcement that it will resume assistance with the budget of \$ 450 million for the three projects in Afghanistan.**

On May 3, WB announced to resume operations of the three Afghan projects focusing on health, agriculture and livelihoods.

Of the \$450 million, WB will allocate approximately one third (\$ 150 million) for capacity development (training).

Meanwhile, G7 countries and some other donor countries which are providing funds for the Afghanistan Reconstruction Trust Fund (ARTF) announced that they would hold a meeting to discuss growing economic problems and food security of Afghanistan in the next few days.

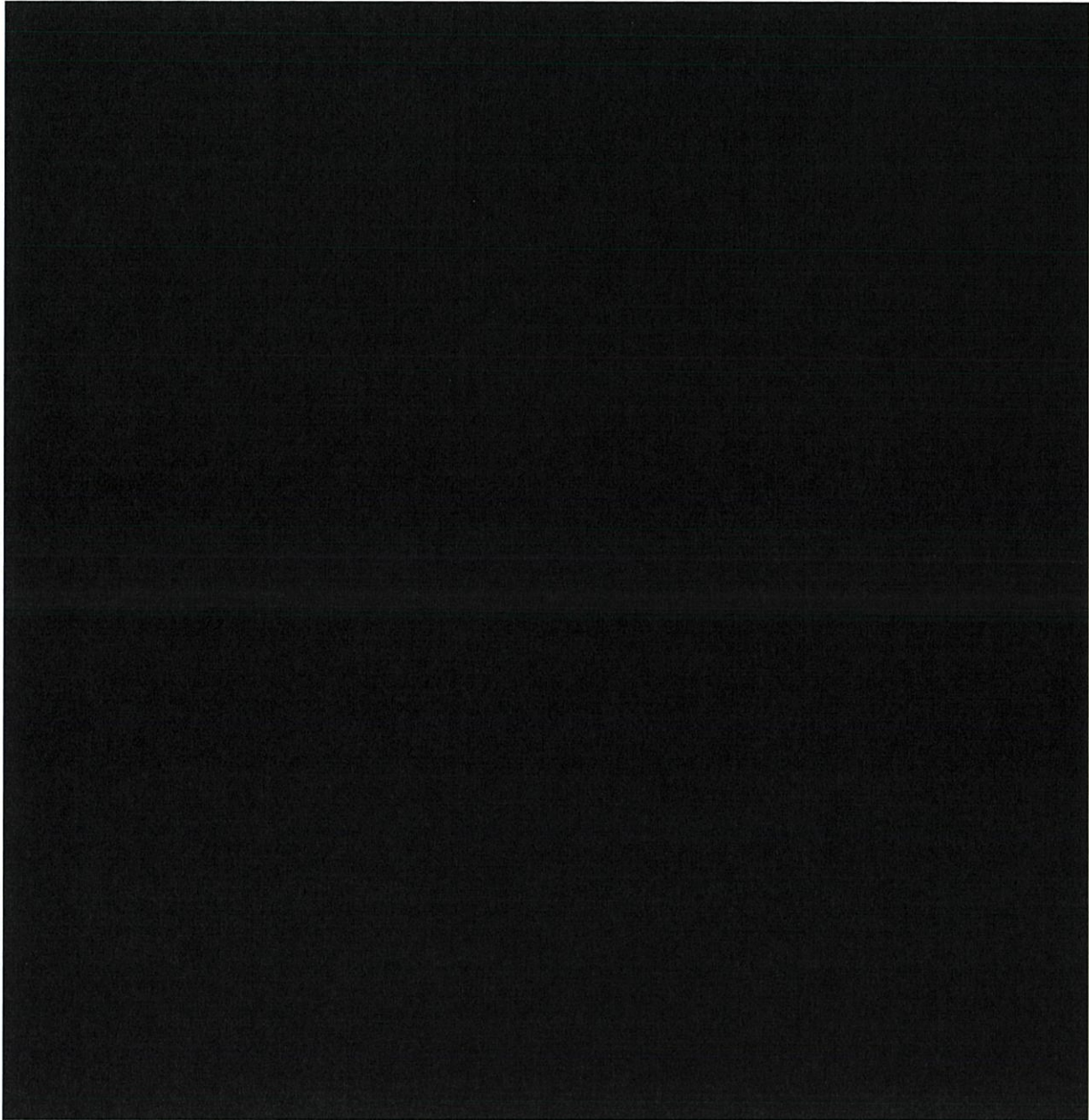
WB has already agreed to release ARTF funding for new projects by UN agencies.

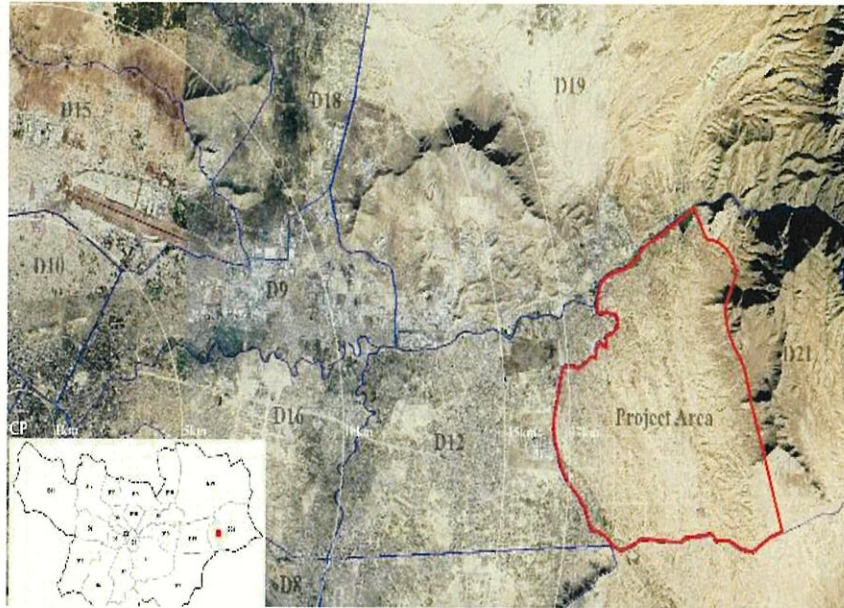
(Source: Khama Press News, <https://bit.ly/3yyuhNG>)

## **5. ADB finances the Sustaining Essential Services Delivery Project (Support for Afghan People)**

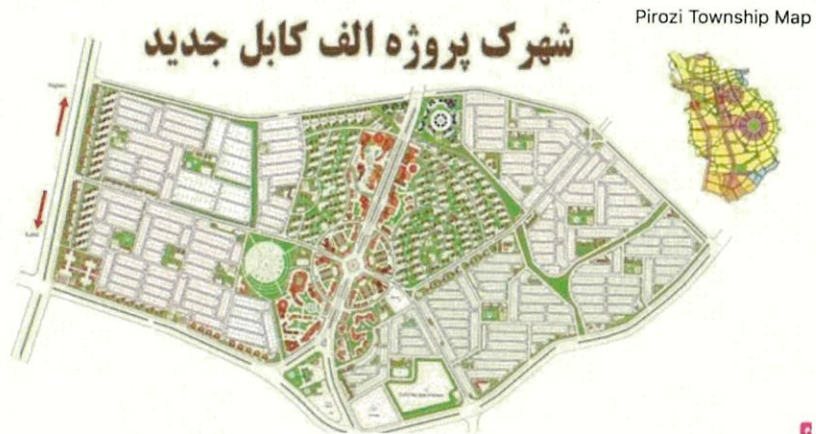
The project will provide financing to United Nations agencies (Food and Agriculture Organization of the United Nations, United Nations Development Programme, United Nations Children's Fund, and the World Food Programme to help sustain delivery of essential services to Afghanistan people and secure the basis for the future development of Afghanistan through enhancing food security, maintaining provision of core public health services, sustaining access to primary and secondary education (especially for girls), and ensuring project implementation and monitoring capacity. Delivery of the project will be through the non-governmental organizations.

(Source: ADB, <https://www.adb.org/sites/default/files/project-documents/55343/55343-001-esmsf-en.pdf>)





Location of Pirozi Township under Kabul New City Map (Source: Google Map)



Project plan map of Pirozi Township (Source: MUDL)

Report No	Date	Main Topics
31	May 23, 2022	1. Updates on current situation of D15-4 project and budget appropriation for phase 2 of the project

The following information is based on the interview with an official from LR Sub-department of KM

**1. Updates on current situation of D15-4 project and budget appropriation for the 2<sup>nd</sup> phase of the project**

**[Key index of D15-4]:**

Project location: D15

Project name: D15-4, Panjsad Family Square

Project area: 8,896 m<sup>2</sup>

Project type: UR

Projects phases: Phase 1, Phase 2

Total number of units: 143 Apartments

Number of units in Phase 1: 48 Apartments

Number of units in phase 2: 86 Apartments

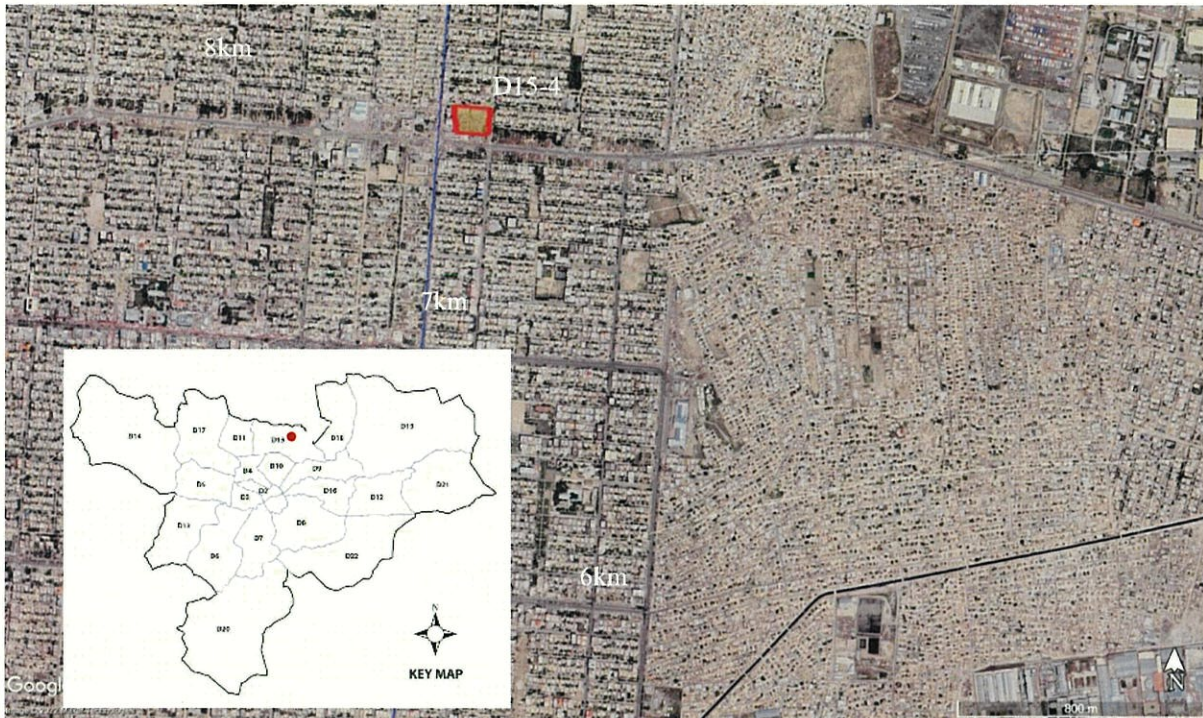
**[Contextual background of the project]:**

The land of D15-4 is the property of Kabul Municipality, and the site was selected as an urban redevelopment (UR) provisional sample project site in 2017 after several discussions between Kabul Municipality and JICA experts. The aim of the D15-4 project was to provide a living space of temporary resettlement for land readjustment/urban redevelopment sample projects as well as to initiate the formalization of informal settlements through a chain reaction that would help KM control the informal growth of the city.

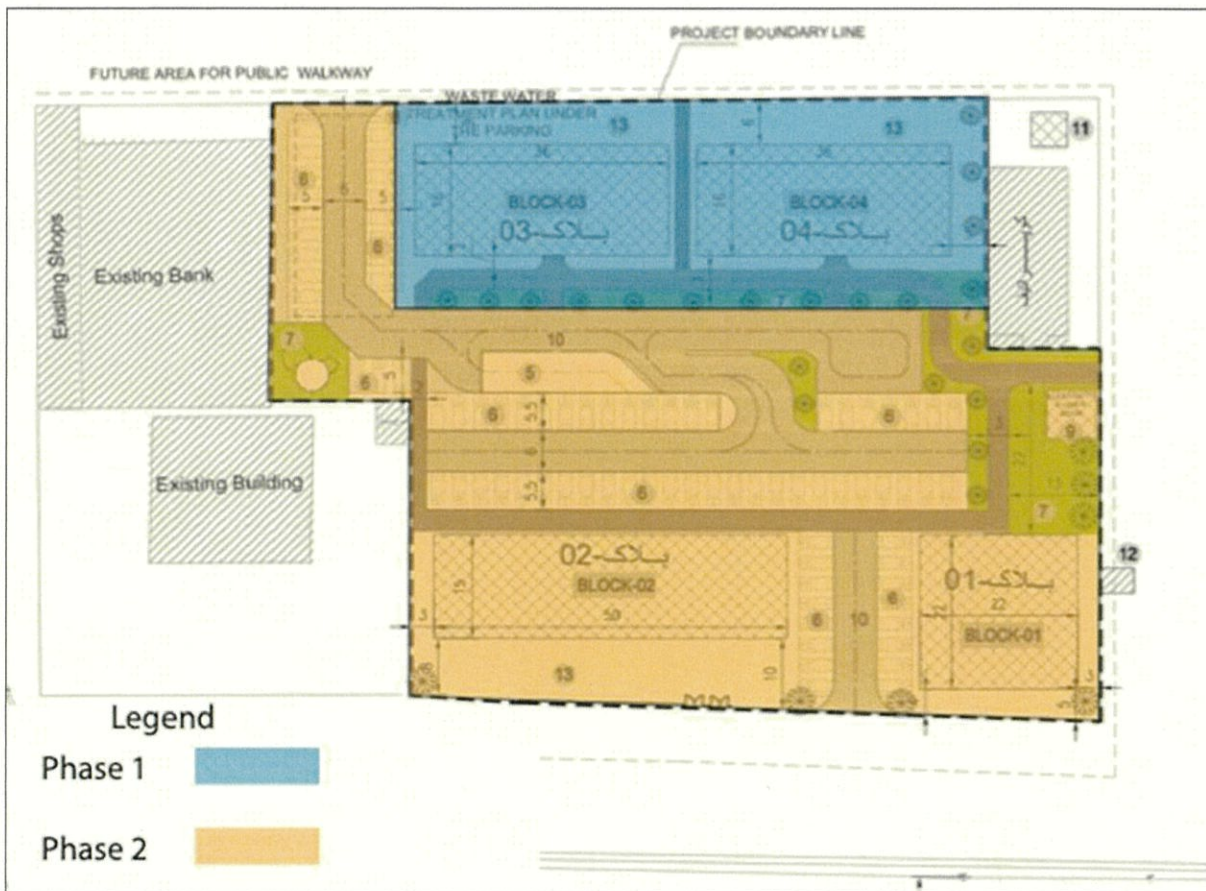
In order to prepare a better development plan for the project, land readjustment and urban redevelopment sub-department members have participated in Japan and India-based trainings to discuss with JICA experts and learn how to prepare a development plan for the project. After the primary discussion on the 5th India-based training, an initial concept plan was prepared for the project. In the 6th Japan-based training which was held in 2017 the approximate infrastructure plan, future land use map, and concept plan for the project were prepared. Accordingly, in June 2018, the development plan was finalized with the support of JICA experts and approved by the KM technical committee. Then design package and cost estimation package for phase 1, which included two buildings (Number 3 and Number 4), was prepared and sent to the procurement department for construction bidding.

At the bidding process of phase 1, Qaisar Afghan a private construction company won the project with the proposed budget of 124,740,662 AFN. As a result, the construction of phase 1 of the project was started in January 2019 by the winning company, and the construction work was completed in January 2021.





Location map of D15-4 (Source: Google Map)



Concept plan of D15-4 (Source: LRUR Department of KM)