



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



Photos from D15-4 (Phase-1) project (Source: LRUR Department of KM)

#### **Budget appropriation for the phase 2:**

According to Kabul Municipality staff, on May 2nd 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.



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.



Perspective of D15-4 (Phase-2) project (Source: LRUR Department of KM)

Report No	Date	Main Topics
32	May 30, 2022	1. Updates on Current Situation of Urban Planning Department of Construction Faculty of Polytechnic University

### 1. Updates on Current Situation of Urban Planning Department of Construction Faculty of Polytechnic University

When the Taliban seized power in Afghanistan in August 2021 all the governmental and private universities closed down their operation, however, after about six months the educational institutions within the country including Polytechnic University reopened. When the educational institutions opened [REDACTED], the acting Education Minister, promised a review of the subjects that would be taught in the country. [REDACTED] also stated women can attend universities under the current regime, but only in gender-segregated classrooms, and a full-body veil is required. Unlike during the Taliban's rule in the 1990s, the group has stated that women would not be barred from attending schools or universities.

Based on the announcement of the Ministry of Higher Education, from the beginning of May 2022 male and female students attend universities and classes on separate days. At Polytechnic University female students attend classes on Monday, Wednesday, and Saturday, and male students attend classes on Tuesday, Thursday, and Sunday.



██████████, a spokesman for the Taliban Ministry of Higher Education, justified the decision by saying that "in order for students to have enough time for practical and group work, as well as for professors to do academic and research work," "Ministry of Higher education decided to hold classes at Kabul University and Kabul Polytechnic University three days for girls and three days for boys."

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; however, as some students left the country after the Taliban seized power in Afghanistan, the number of students reduced to approximately 180.

In 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.

(Source: Based on interview with Mr. Shafiq Seddiqi and ██████████)

Report No	Date	Main Topics
33	June 13, 2022	<ol style="list-style-type: none"> <li>1. Brief introduction of Herat City</li> <li>2. The appointment of New Mayor of Herat as well as new districts head for each district by Taliban</li> <li>3. Necessity of revising the master plan of Herat City because of huge population increase</li> <li>4. Revenue of 450 million Afghanis of Herat Municipality during the last year</li> <li>5. Upgrading plans of seven districts of Herat city were examined</li> <li>6. The First In-house Meeting of the Committee for Amending Urban Planning and Land Laws was Held</li> <li>7. 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>8. 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>9. Herat Municipality held several workshops through EU support project fund in terms of proposing plans for the upgrading of districts</li> </ol>



		10. Herat Municipality Repository Database System was developed by the Department of Financial Systems and Information Technology
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### 1. Brief introduction of Herat City

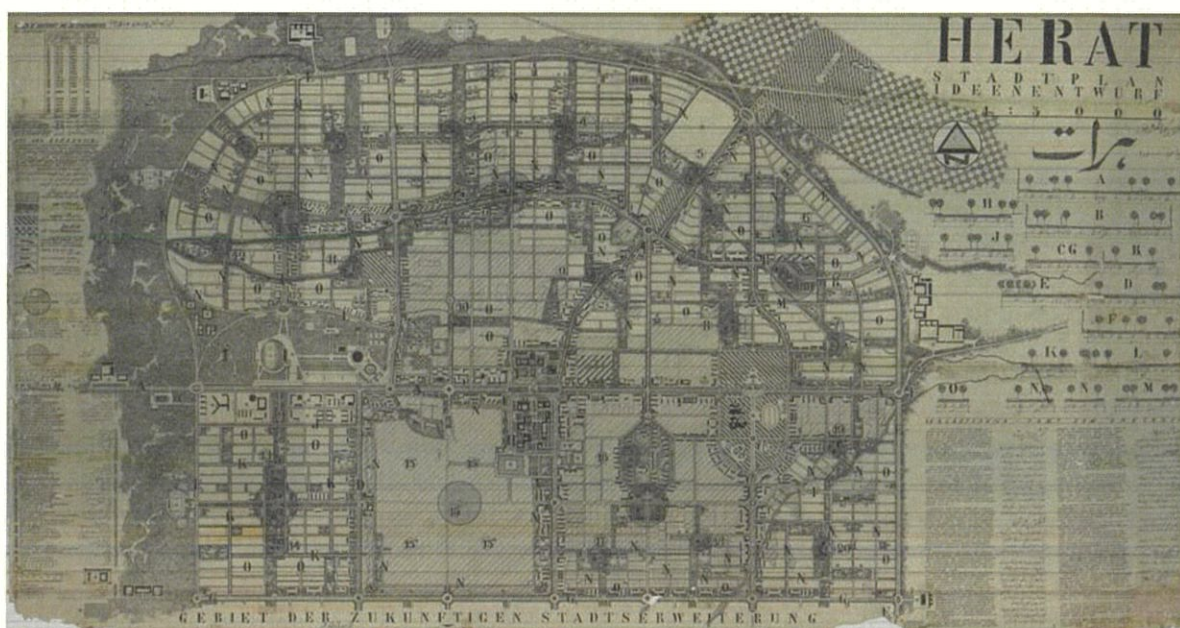
Herat city is the capital city of Herat province which is located in the west of Afghanistan. Herat city is divided into 15 districts and has an area of 18,272 hectares. Herat is a potential hub for Afghanistan's western region. The city has a population of about 780,000 people, with an annual growth 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.

(Source: Based on Interview with Herat Municipality staff and SDF)

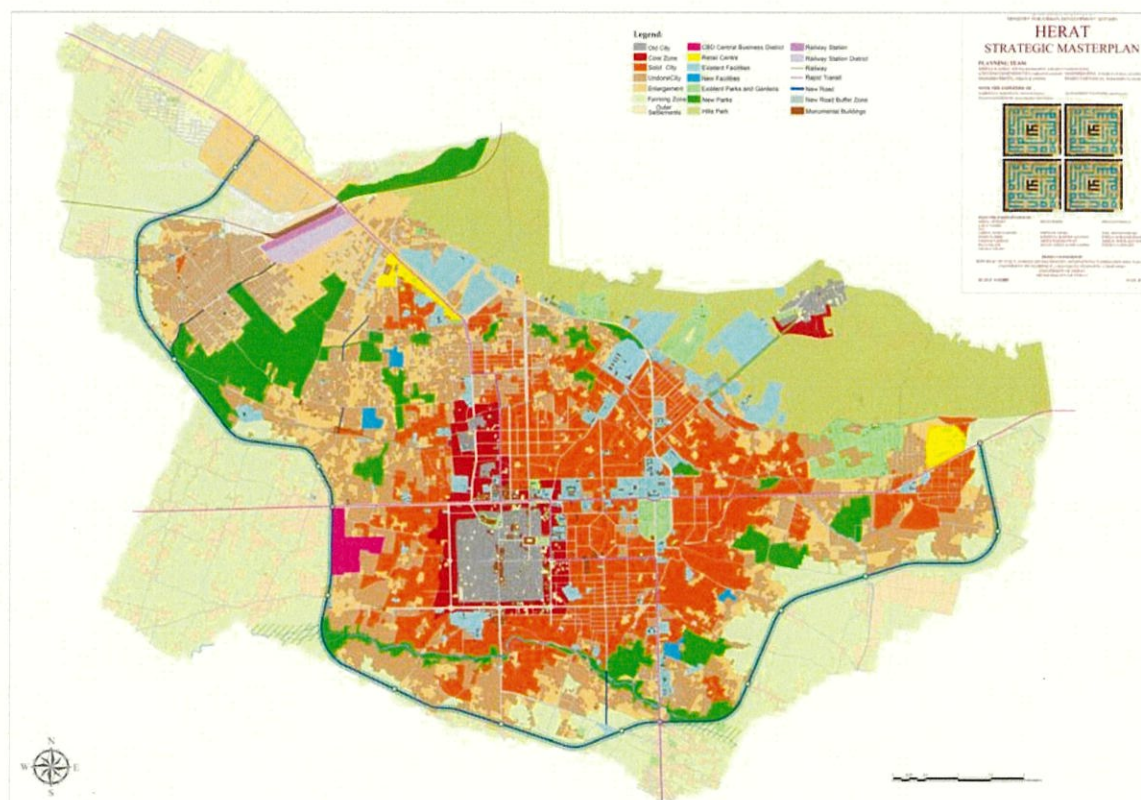


Location map of five major cities of Afghanistan



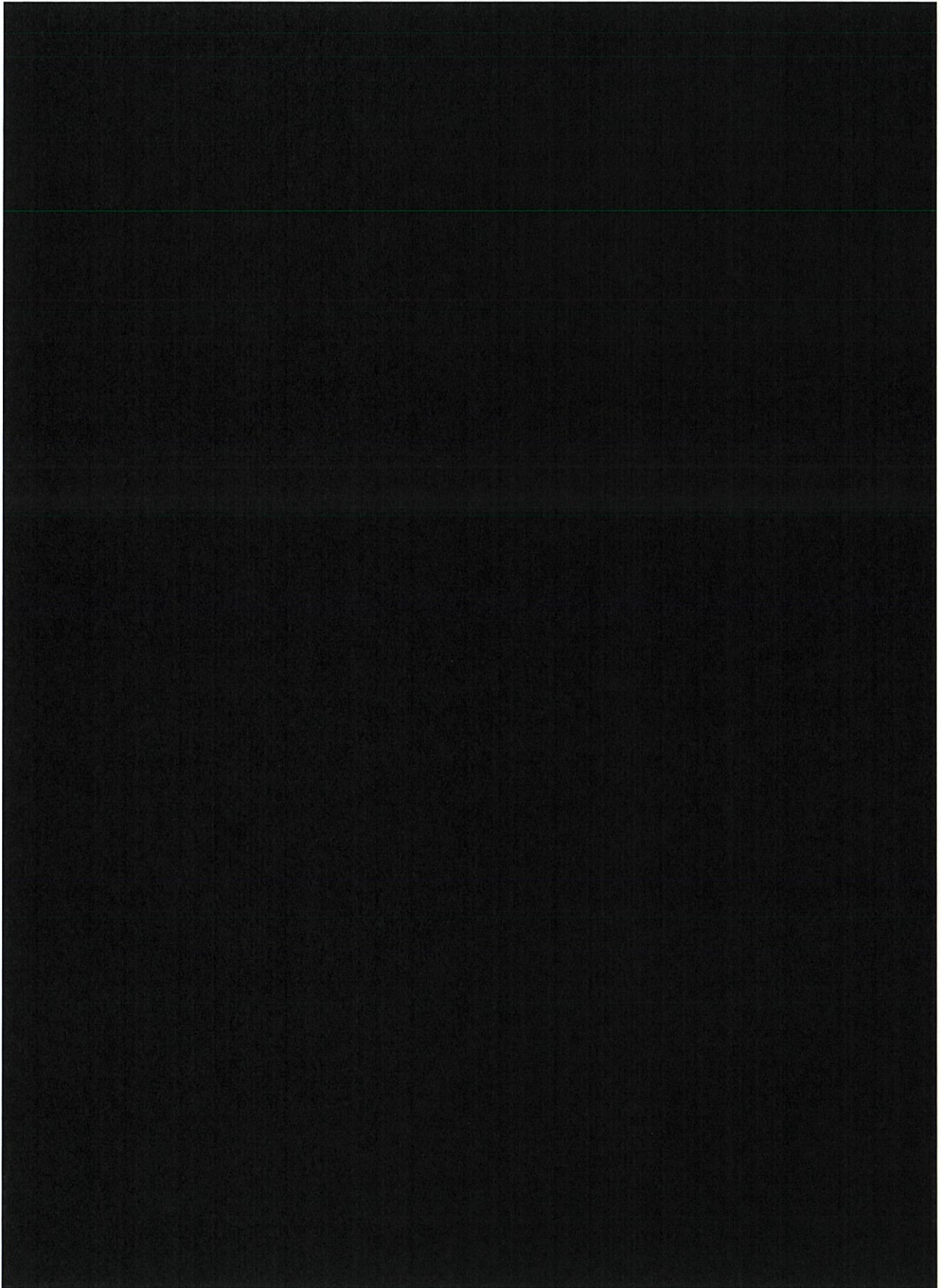


Master Plan of Herat City 1963 (Source: MUDL)



Master Plan of Herat City 2013 (Source: MUDL)







**5. Upgrading plans of seven districts of Herat city were examined**

Upgrading plans of seven districts of Herat city were examined

██████████ Acting Minister of Urban Development and Lands, met with ██████████ Head of Governance of Herat Municipality, in his office. They discussed about the upgrading plans of seven districts of Herat city.

During the meeting, the Head of Governor of Herat Municipality told that the Herat Municipality, in cooperation with the European Union, had already completed the improvement plan for seven districts of Herat city and that furthermore work was underway to prepare upgrading plans for other eight more districts. He also added that the opinions and suggestions of all relevant institutions were taken into account in preparing these plans. He also told that the upgrading plans of Herat districts have been prepared in a scientific and standard way.

██████████ Acting Minister of Urban Development and Lands appreciated the preparation of upgrading plans for Herat districts by local and foreign experts and evaluated the preparation of these plans as valuable in conducting urban development and improving the urban situation in Herat.

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

**6. The First Meeting of the Committee for Amending Urban Planning and Land Laws was Held**

The first in-house meeting of the Committee for Amendment of Urban Planning and Land Management was held on June 1 within the Ministry of Urban Development and Lands, and the committee discussed the the laws, regulations and procedures of this ministry.

The members of this committee spoke about the legal and technical issues of urban planning and land laws and expressed their views on correcting cases, interpreted as contrary to the principles of Islamic law and the rules of Hanafi jurisprudence.

In this meeting the Committee for Amendment of Urban Planning and Land Management confirmed Islamic Sharia as the basis of the laws. According to the principles of Sharia and the rules of Hanafi jurisprudence, it was confirmed that all articles of urban and land laws should be carefully studied and if it is contrary to the principles of Islamic law, it should be adjusted.

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

**7. Herat Mayor held a press conference on development projects and approval of the operating budget ceiling as well as the development budget ceiling of his office for the fiscal year 1401**

██████████ Mayor of Herat, together with the heads of technical and professional services, revenue, accounting and administrative affairs and consultants of this department, during a press conference in the presence of journalists of medias announced the approval of 1 billion and 115 million Afghanis budget ceiling for this year.

The Mayor stated that the development projects of the fiscal year 1401 were comprised of 54 projects with a budget of about 796 million Afghanis and the operating budget of the department amount to 317 million Afghanis out of a total of 1 billion and 115 million Afghanis respectively.

The Mayor of Herat also announced the programs of lighting the passages and roads, activating the wells of the boulevards, activating the private cleaning for the cleanliness of the city and other works and development projects that have been done. "This year's development projects are in the field of road heating, canal construction, road asphaltting, city enlightenment, repair, and cleaning of canals and other public benefit sectors" he added.

(Source: Herat Municipality Facebook page, <https://www.facebook.com/HeratMunicipalityPage>)



**8. Herat Municipality released an announcement in reference to standardization of the buildings in terms of quality, issue of visas for urban plans and creation of employment for future engineers**

Herat Municipality intends to appoint supervising engineers and to prepare urban plans by using construction companies in accordance with the municipality's law. Therefore, all construction companies, laboratories and engineers who have the necessary skills and experience in the above cases are requested to submit their applications for the municipality in order to be registered.

(Source: Herat Municipality Facebook page, <https://www.facebook.com/HeratMunicipalityPage>)

**9. Herat Municipality held several workshops through EU support project fund in terms of proposing plans for the upgrading of districts**

Workshop on the proposed upgrading plan of the 11th district of the city, prepared by the "EU Support to Herat Municipality" program, were held in the presence of [REDACTED]

[REDACTED] Mayor of Herat, while expressing his satisfaction with the presentation of the proposed plan for the upgrading plan of the 11th district, evaluated the district upgrading plans as valuable for the development of the city and considered all the needs of the district residents.

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

**10. Herat Municipality Repository Database System was developed by the Department of Financial Systems and Information Technology**

[REDACTED] Mayor of Herat, in the presence of Municipality staff, unveiled the database in the Directorate of Financial Systems and Information Technology "Public Management". Then the training session for the employees of the relevant departments were held.

[REDACTED] Mayor of Herat, expressed his satisfaction and gratitude for the efforts of the staff of the relevant technology department to create a "repository database", systematization and 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 capabilities of registering daily, weekly, monthly, annual 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.

(Source: Herat Municipality Facebook page, <https://www.facebook.com/HeratMunicipalityPage>)



Report No	Date	Main Topics
34	June 20, 2022	<ol style="list-style-type: none"> <li>1. Brief introduction of Mazar-e-Sharif City</li> <li>2. 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>3. UNDP has agreed to support the Municipality for construction of several roads, canals and sidewalk projects among Mazar city</li> <li>4. The SDF is still kept as the main source of planning in Mazar Municipality and it is considered in all planning aspects</li> <li>5. Mazar Municipality has issued an official price list for ordinary food materials to control unfair inflation</li> <li>6. 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> </ol>

### 1. Brief introduction of Mazar-e-Sharif City

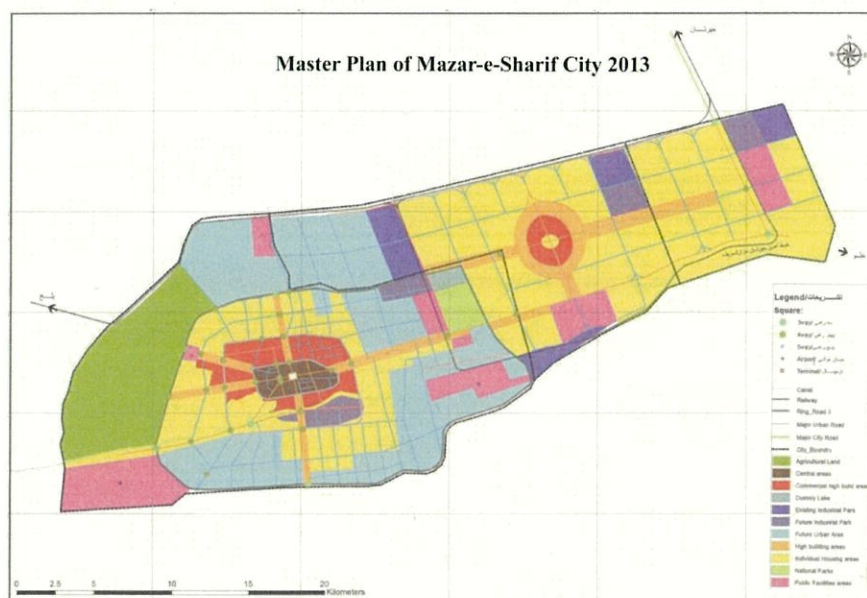
Mazar-e-Sharif City is the capital city of Balkh Province that has developed rapidly for the last two decades. According to the new master plan that was approved in 2013, the area of the city was proposed to expand to 420 km<sup>2</sup> in the future. Also, it was proposed that the city would develop 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, that covers the second ring road of the city. In June 2020, MUDL started working on preparation of 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, that 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, has halted some activities related to SDF.

(Source: Based on Interview with Herat Municipality staff and SDF)





Location map of five major cities of Afghanistan



Master Plan of Mazar-e-Sharif City 2013 (Source: MUDL)

Master Plan of Mazar-e-Sharif City 1949

Master Plan of Mazar-e-Sharif City 1973

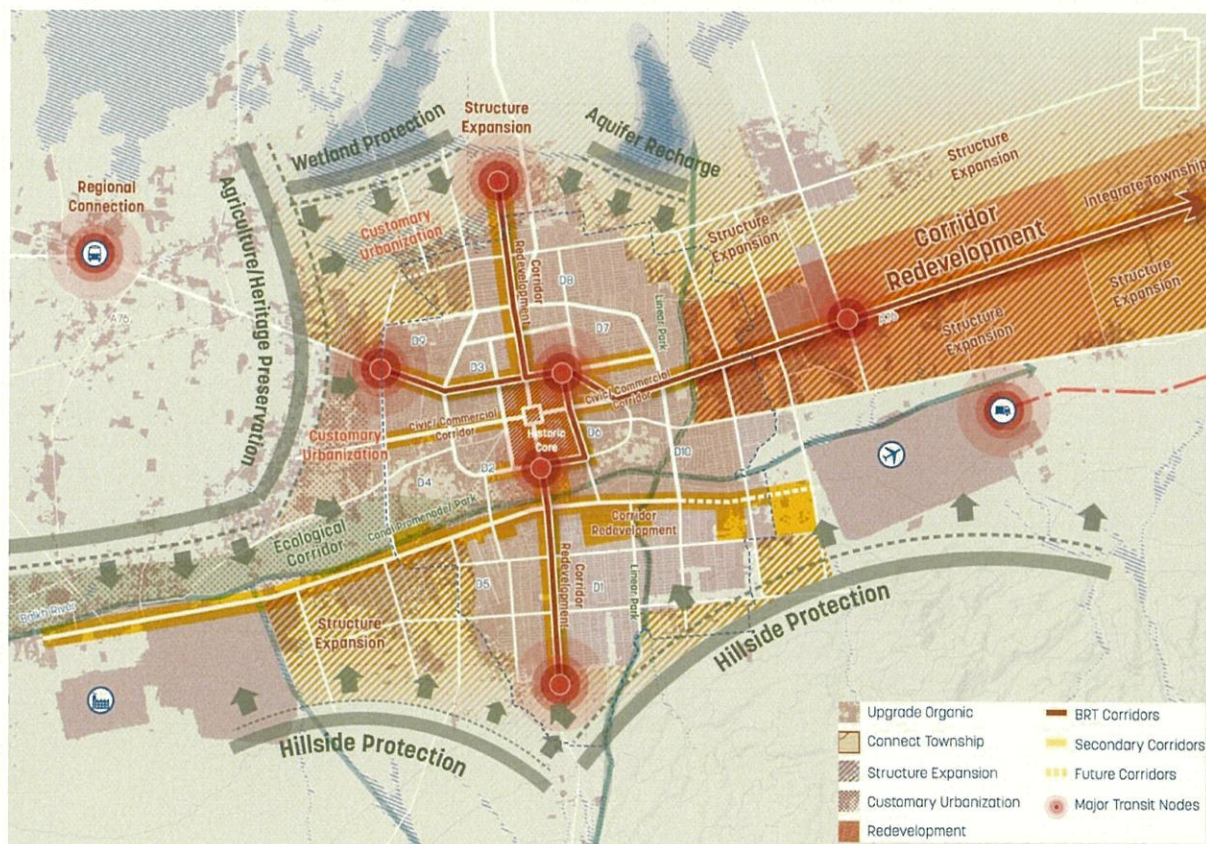




(Source: MUDL)



(Source: MUDL)



Urban extension proposed by SDF (Source: Mazar-e-Sharif City Strategic Development Framework)



**2. The revenue of Mazar Municipality has increased by around 30% in the first quarter of this year (1401) as compared with the last year**

Mazar Municipality has succeeded to collect around 150 Afghani in the first quarter of this fiscal year from all its income sources which indicates an increase of revenue by around 30% as compared with the last year.

(Source: Mazar Municipality Facebook page, <https://www.facebook.com/Mazar.Municipality/>)

**3. UNDP has agreed to support the Municipality for construction of several roads, canals and sidewalk projects of Mazar city**

Mazar 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 project of Mazar city.

(Source: Mazar Municipality Facebook page, <https://www.facebook.com/Mazar.Municipality/>)

**4. The SDF is still kept the main source of planning in Mazar Municipality and it is considered in all planning aspects**

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

(Source: Mazar Municipality Facebook page, <https://www.facebook.com/Mazar.Municipality/>)

**5. Mazar Municipality has issued an official price list for ordinary food materials to control unfair inflation**

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.

(Source: Mazar Municipality Facebook page, <https://www.facebook.com/Mazar.Municipality/>)

**6. Most of the grabbed land of Mazar Municipality was taken back from the land grabbers in the city and was returned to the Municipality**

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.

(Source: Mazar Municipality Facebook page, <https://www.facebook.com/Mazar.Municipality/>)



Report No	Date	Main Topics
35	June 27, 2022	<ol style="list-style-type: none"> <li>1. Brief introduction of Jalalabad City</li> <li>2. Current situation of Jalalabad Municipality</li> <li>3. UN-Habitat continues working with Jalalabad Municipality</li> <li>4. Jalalabad Mayor Meets Iranian Consul</li> <li>5. Nangarhar Islamic University project's development tasks are suspended</li> </ol>

### 1. Brief introduction of Jalalabad City

Jalalabad is the capital city of Nangarhar Province in the eastern part of the Afghanistan. The city is located about 130 km from the capital Kabul at the junction of 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 1970s, which was used as a guideline for the future physical development of the city. Since the development pace in the city during 1970s and 1980s was slow, the master plan of 1970s was enough to guide and control the physical development of the city. However, after 1990s, large planned and unplanned developments occurred in all directions of the city. Further, from 2000s to 2014 the city continued expanding towards 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 2012 master plan. Because the city continued to grow in a rapid pace from 2014 to 2019. The influx of refugees and IDPS into the Jalalabad City has triggered significant increase in the development of formal and informal housing settlements, and the continued growth of the city posed challenges to the implementation of 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 bottom-up planning of Jalalabad Municipality with top-down planning of MUDL. The SDF of Jalalabad City proposed a medium to long term development vision for the city.

(Source: Based on Interview with Jalalabad Municipality staff and SDF)



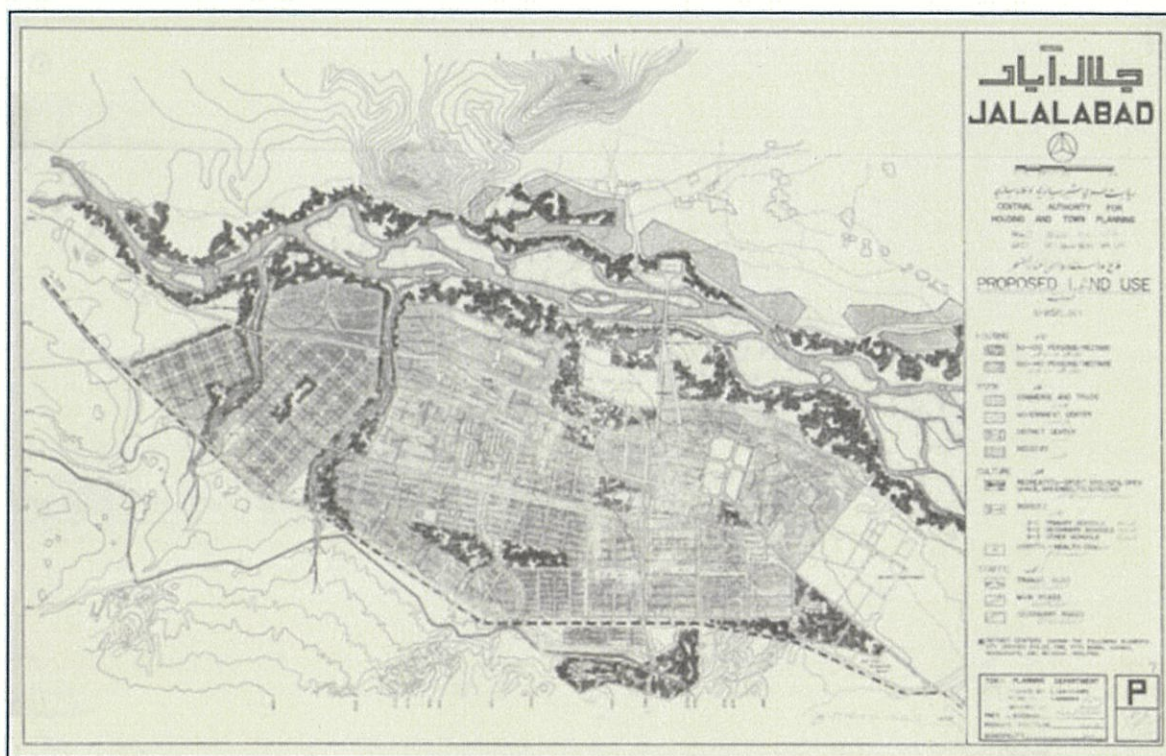


Location map of five major cities of Afghanistan

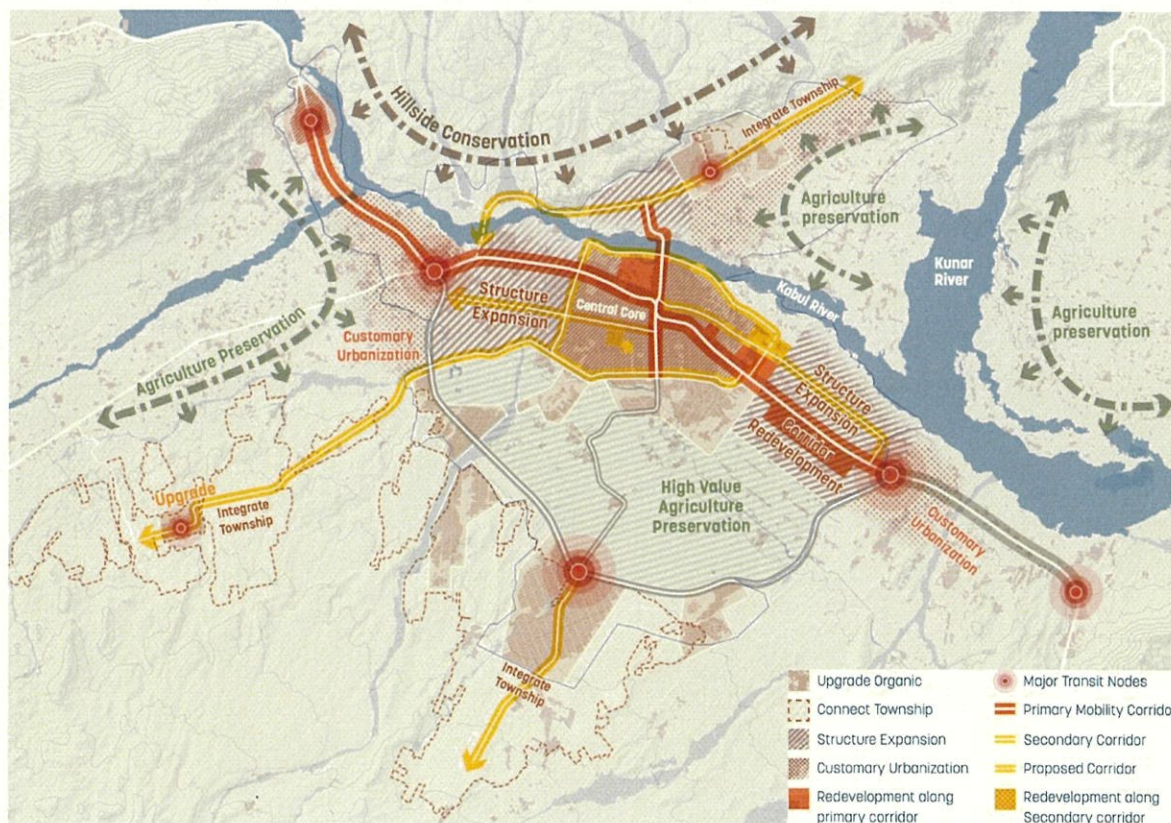


Master Plan of Jalalabad City 2012 (Source: MUDL)



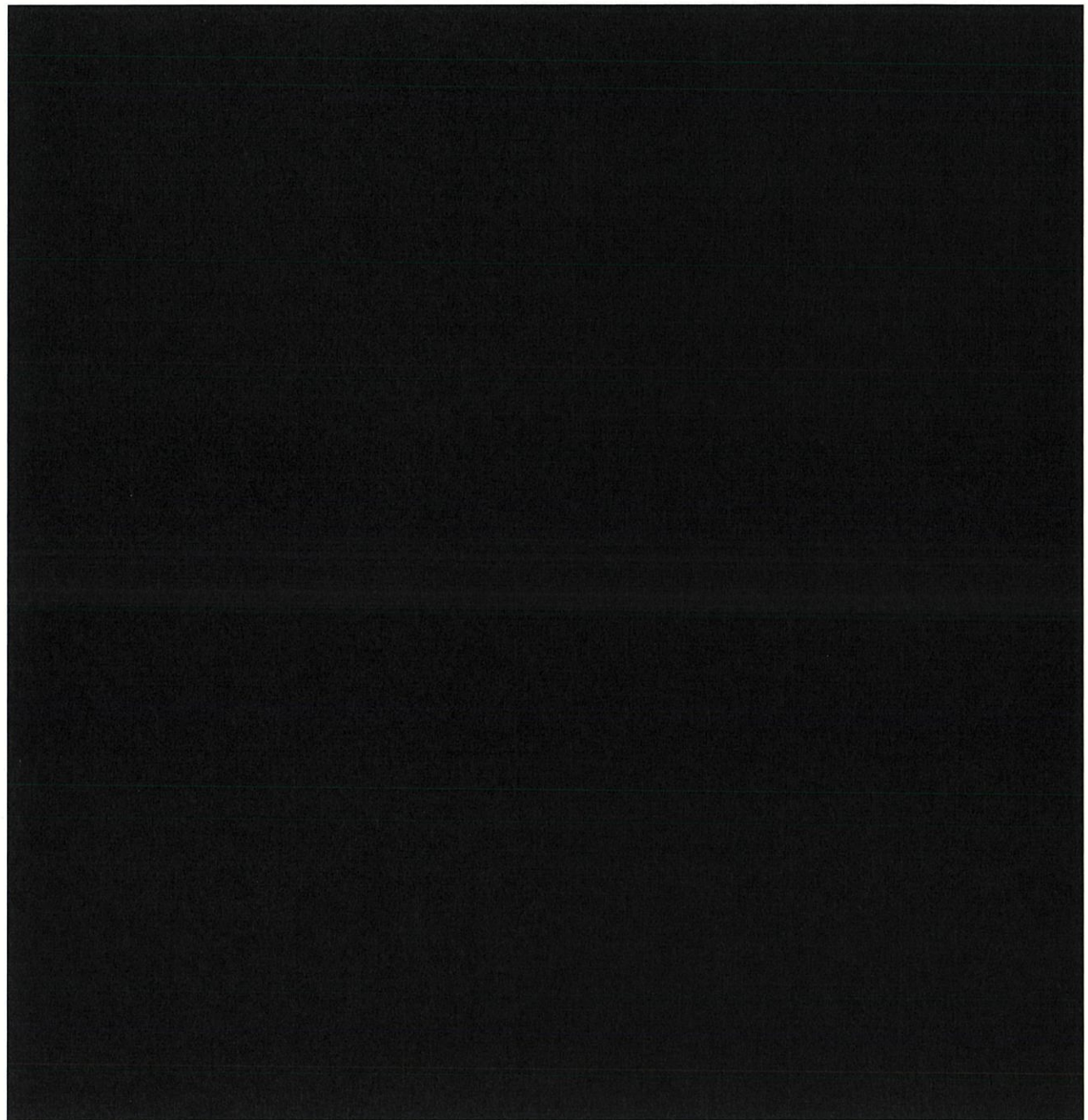


Master Plan of Jalalabad City 1970s (Source: MUDL)



Urban extension proposed by SDF (Source: Jalalabad City Strategic Development Framework)





#### **4. Jalalabad Mayor Meets Iranian Consul**

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 Iranian side to provide assistance in various fields, such as, infrastructure development, capacity development and urban planning.

Majid Sadiqi, Consul General of Iran said that the government of Iran is trying to reach out to Afghans in all areas and assured that in future Iran would work with Jalalabad Municipality in providing and creating opportunities for the citizens of Jalalabad.

(Source: Jalalabad Municipality Website,  
[https://www.jalalabad-m.gov.af/?fbclid=IwAR0sG8uwuD2\\_2YfHmIQ1VpEKCdcCs7oGZ-m7FayNxeQxM7a4aUo9tZvJxdk](https://www.jalalabad-m.gov.af/?fbclid=IwAR0sG8uwuD2_2YfHmIQ1VpEKCdcCs7oGZ-m7FayNxeQxM7a4aUo9tZvJxdk))



### 5. 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 Bachelors, Masters and Doctors degree. The boundary wall and some initial construction tasks of the projected are completed. However, after the Taliban took control of the country on August 15, 2021, all tasks related to the development of project are suspended. It is not clear yet that when the construction activities will resume.

(Source: Based on interview with Nangarhar Official)

Report No	Date	Main Topics
36	July 4, 2022	<ol style="list-style-type: none"> <li>1. Brief introduction of Kandahar City</li> <li>2. Current situation of Kandahar Municipality</li> <li>3. Stance of Kandahar Municipality on informal settlements and land encroachment</li> </ol>

#### 1. Brief introduction of Kandahar City

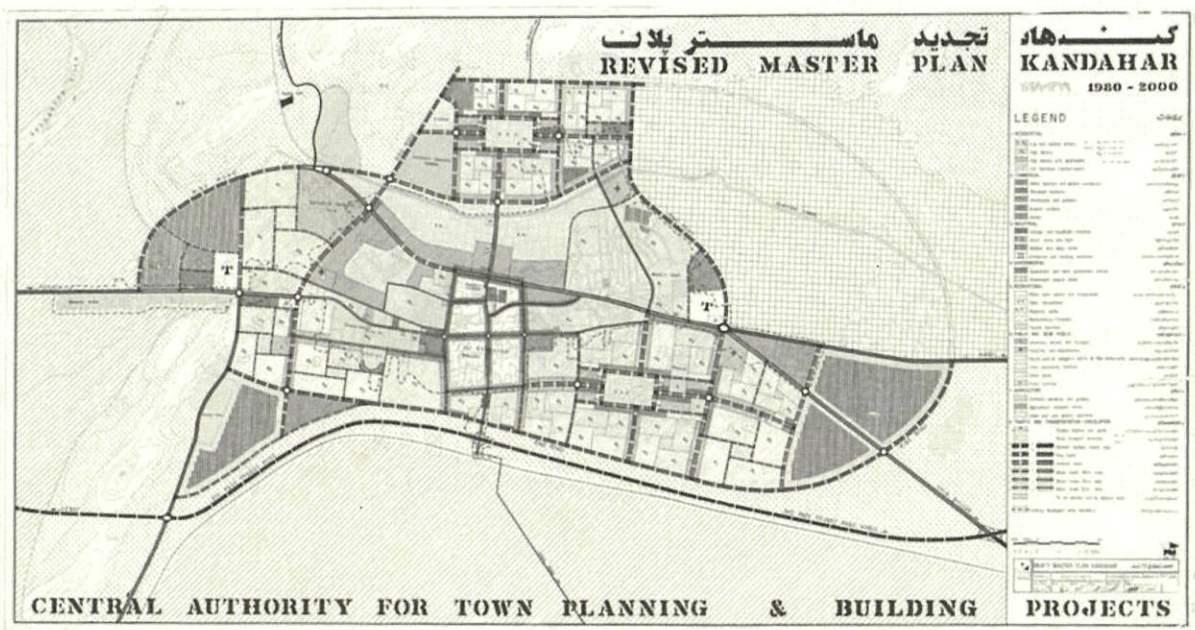
Kandahar City is the capital of Kandahar Province that is located in the south of the Afghanistan on the Arghandab River. Master planning for Kandahar City dates back to the 1970s. The 1970s master plan was prepared by Authority of Town Planning & Building Projects under Ministry of Public Works that covers the core of the city and several districts around it. The city continued expanding in 1980 beyond the 1970s master. That is why, Authority of Town Planning & Building Projects prepared the revised version of 1970s master plan. And, from 1990s to 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 expansion of considerable Industrial areas to the immediate south of the city. In order to control the unplanned development beyond the master plan boundaries, 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 considerably. The Aino Mina Town expanded towards north. Significant development pressure led to the conversion of agricultural land and city continued expanding its footprint toward south. That is why, in 2019, the Ministry prepared the revised version of 2012 master plan for the city. And, in mid 2020 the government decided to control the development of large cities including Kandahar City with strategic development framework rather than a master plan. According to the Ministry, strategic development framework is not the replacement of the recent masterplan, but it is built on the recent master plan and responds to shifts in growth and changing circumstances related to investment.

(Source: Based on Interview with Herat Municipality staff and SDF)



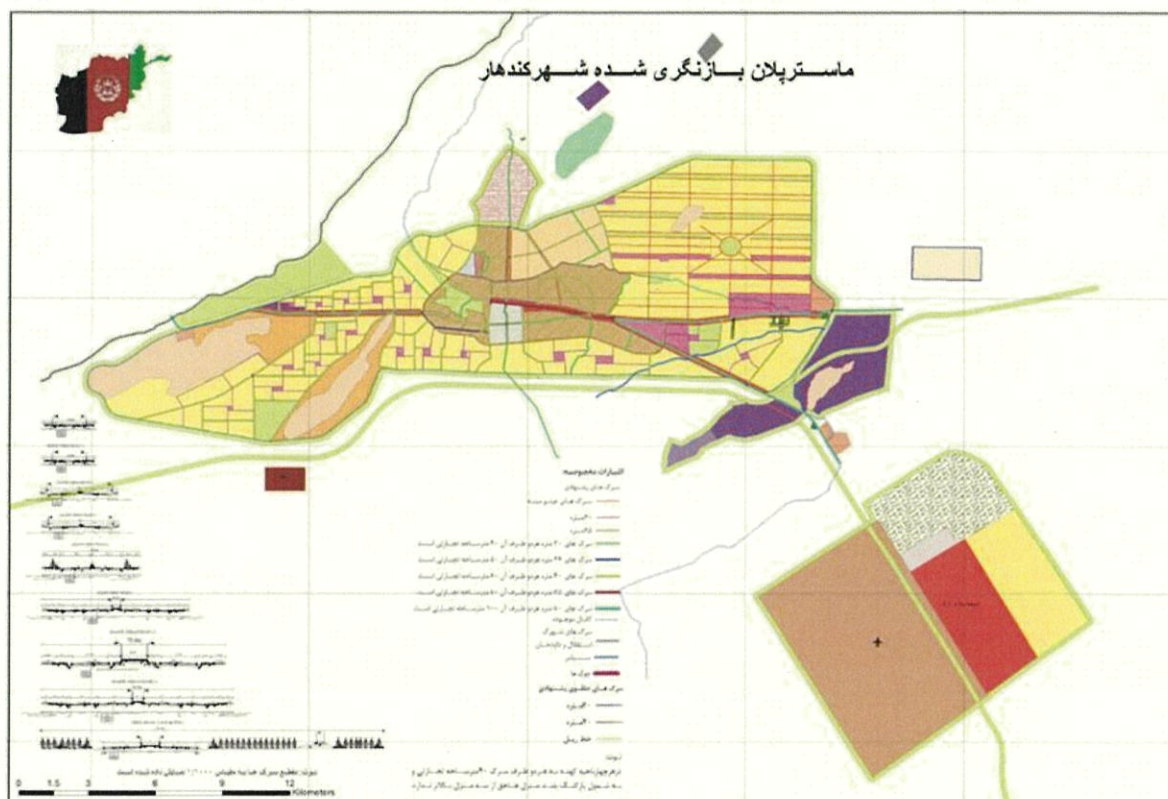


Location map of five major cities of Afghanistan

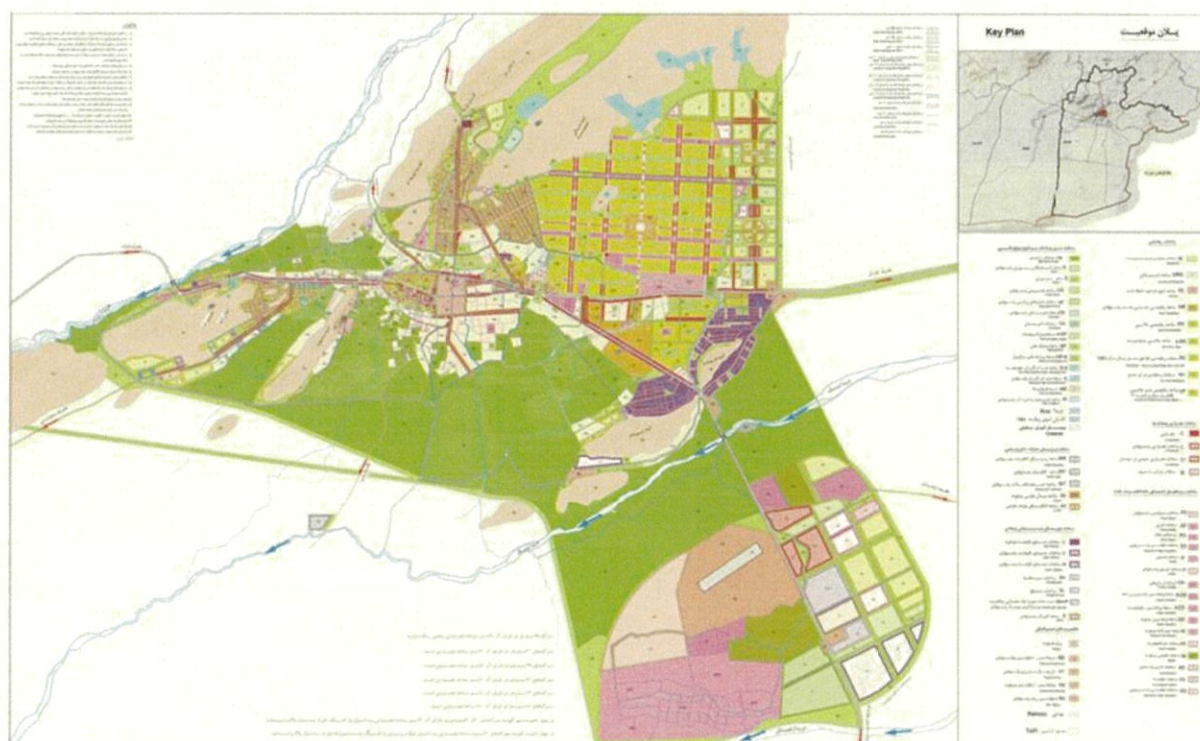


Revised 1970s Master Plan of Kandahar City (Source: MUDL)



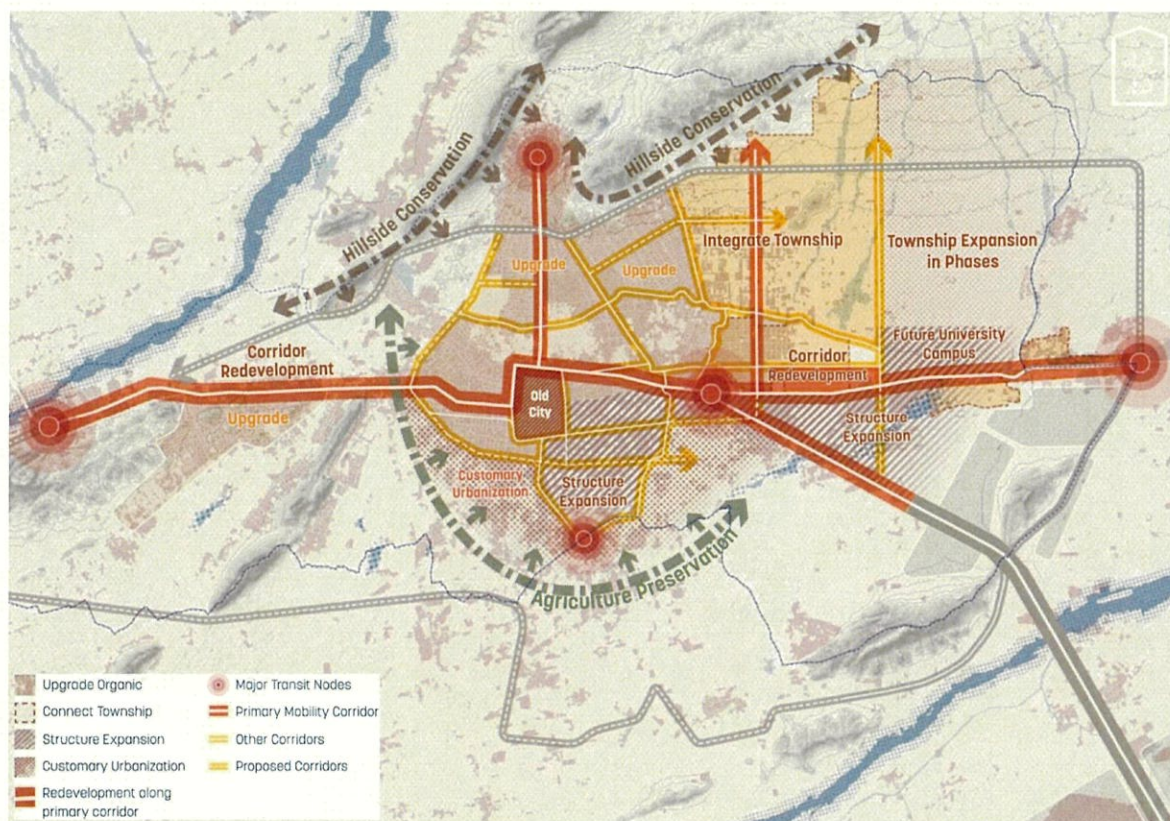


Master Plan of Kandahar City 2012 (Source: MUDL)



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





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



Report No	Date	Main Topics
38	July 18, 2022	<ol style="list-style-type: none"> <li>1. Taliban changed the name of Independent Directorate of Local Governance (IDLG) to the General Directorate of Municipalities (GDM)</li> <li>2. Appointment of New Director for General Directorate of Municipalities (GDM)</li> <li>3. The administrative meeting of the general directorate of the municipalities was held.</li> </ol>

### **1. Taliban changed the name of Independent Directorate of Local Governance (IDLG) to the General Directorate of Municipalities (GDM)**

Based on the decision of the Taliban cabinet, Independent Directorate of Local Governance (IDLG) has been renamed to "General Directorate of Municipalities" (GDM).

Taliban cabinet stated except Kabul municipality, the municipalities of all provinces and districts are related to the General Directorate of Municipalities.

During the previous government, IDLG was considered one of the important and key institutions, and in addition to determining and regulating municipal affairs, this administration had the exclusive authority to propose and appoint governors, district governors, hire and change provincial office employees.

The Taliban has previously called some government offices unnecessary and removed them from the current administration structure.

(Source: 8am News, <https://8am.af/the-taliban-changed-the-name-of-the-local-administration-to-the-general-directorate-of-municipalities/>)

### **2. Appointment of New Director for General Directorate of Municipalities (GDM)**

The Taliban has recently appointed [REDACTED] as the acting General Director for General Directorate of Municipalities" (GDM).

[REDACTED] is from the Taliban group and he is also working as the Deputy of Financial and Administrative of GDM.

(Source: GDM Website, <https://dmm.gov.af/index.php/dr>)

### **3. The administrative meeting of the general directorate of the municipalities was held**

The administrative meeting of the General Directorate of Municipalities was held under the leadership of [REDACTED], Acting General Directorate of Municipalities. In this meeting, amendments of the Municipalities Law, how to review the contract documents, and how to facilitate and provide communication between the provincial capital municipalities with the district municipalities, and the provincial authorities were discussed. Collection of rents from municipalities properties, as well as holding training for municipal employees were also part of the discussion.

(Source: GDM Website, <https://dmm.gov.af/index.php/dr>)



Report No	Date	Main Topics
39	July 25, 2022	<ol style="list-style-type: none"> <li>1. Implementation of new programs by UN-Habitat under the name of ABADI</li> <li>2. UN-WFP launched a new canal project in 12 District of Kandahar City</li> <li>3. The government of Japan allocates \$64m to UNDP Afghanistan</li> </ol>

### 1. Implementation of new programs by UN-Habitat under the name of ABADI

On March 27, UN-Habitat launched a ceremony of UN-Habitat activities for ABADI program in the South West Region in the hall of Kandahar Municipality. Since January 2022, UN-Habitat has been implementing the Area-Based Approach for Development Emergency Initiatives (ABADI) program, which is a joint initiative of 17 United Nations agencies, funded by the Special Trust Fund for Afghanistan (STFA). According to UN-HABITAT, The programme's main objectives are to provide sustainable energy solutions for essential services, such as health and education; provide training, assets, and tools within communities to improve productivity and management capacity for sustainable and resilient livelihoods; improve the public spaces in cities through cash for work opportunities; provide training to farmers/herders and community members on early warning and preparedness mechanisms and techniques for climate-resilient agro-based livelihoods; and support capacity-building for community resilience and development. The program manager for ABADI said, "A key feature of UN-Habitat's contribution (under ABADI) is to deliver assistance through community-based councils by supporting their participation and ideas to meet their basic needs. UN-Habitat will also enhance social inclusion by providing opportunities for livelihoods for women and youth through cash for work, business grants for female-owned micro businesses, and training." UN-Habitat believes that such programs will help improve socio-economic recovery and community resilience.

(Source: UN-Habitat, <https://unhabitat.org/in-afghanistan-un-habitat-continues-to-deliver-in-support-of-the-most-vulnerable>)

### 2. UN-WFP launched a new canal project in 12 District of Kandahar City

On 26, December, 2021, WFP in collaboration with Kandhar Municipality inaugurated a canal project in District 12 of Kandhar City. During the inauguration ceremony the representatives of WFP, Kandahar Mayor [REDACTED] the relevant directors of Kandahar Municipality and local people were present.

The canal project is planned in District 12 that has several sections, including a canal with 1,300 meters length and 3 meters width. It will be constructed alongside the main road of 12<sup>th</sup> district. Another canal with 950 meters length and 2.3 meters width will be built in the first part (GUZAR) of District 12, where 221 people will be employed. The third project is the cleaning of Ahmad Shahi canal where 637 unskilled labors will be employed. During the inauguration, Kandahar Mayor [REDACTED] congratulated the citizens of Kandahar on the launch of the mentioned projects and noted that any institution that wants to invest in Kandahar City are welcome. He thanked the international organizations and encouraged them to support Kandahar city and make a positive difference in the lives of the citizens. The residents also thanked Kandahar Mayor and the WFP team for prioritizing their vital needs.

(Source: Kandahar Municipality Facebook Page, <https://bit.ly/3RVXybM>)



### 3. The government of Japan allocates \$64m to UNDP Afghanistan

According to UNDP Afghanistan, 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.

Using the funds from the Government of Japan, UNDP Afghanistan will provide:

- Essential services and basic infrastructure rehabilitation for better access to water, energy, and primary health services through solar PV systems, cash for work, and mobile health services.
- Reinforcement of local livelihoods, markets, and economies through vocational training and financial, technical, and equipment support.
- Strengthen skills and capacities of local institutions and communities for better social cohesion through supporting community platforms, psychosocial support, and counselling.

(Source: United Nations Development Program (UNDP), <https://bit.ly/3fXXStp>)

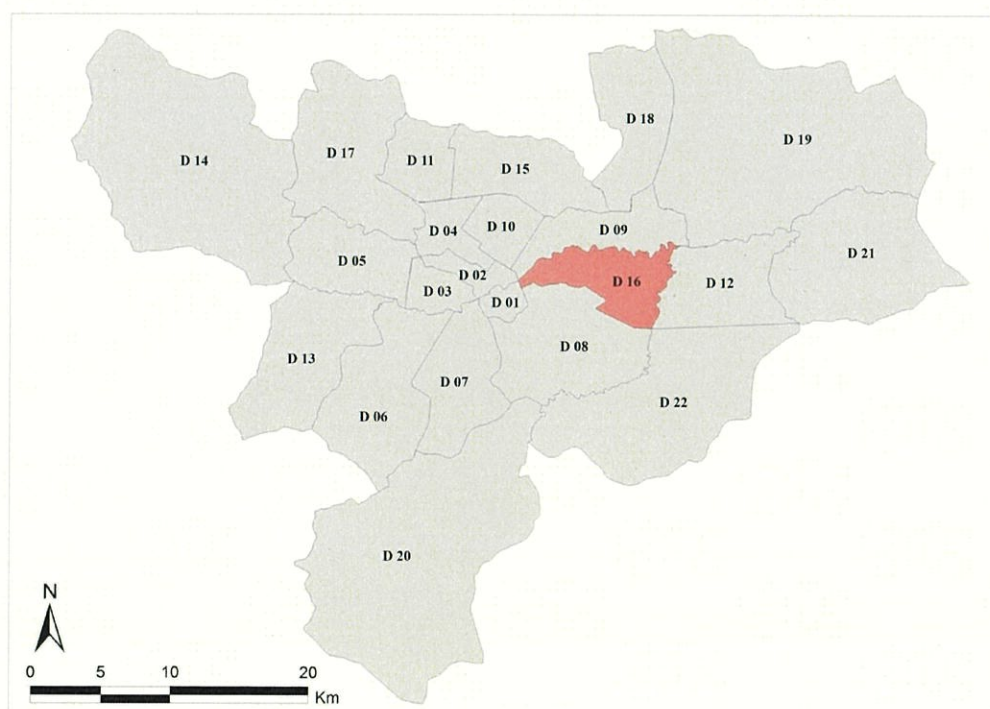
Report No	Date	Main Topics
40	August 29, 2022	<ol style="list-style-type: none"> <li>1. Background information about District 16</li> <li>2. Social structure and land-use of District 16</li> <li>3. Most vulnerable tentative sample sites</li> <li>4. Current situation of informal areas in Gozar 4 of District 16</li> </ol>

#### 1. Background information on District 16

District 16 is located at the central east side of Kabul City as shown in Fig 1. 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, sport ground, parks are located within the boundary of the district, mainly in the northern part.



Fig. 1. Location Map of District 16



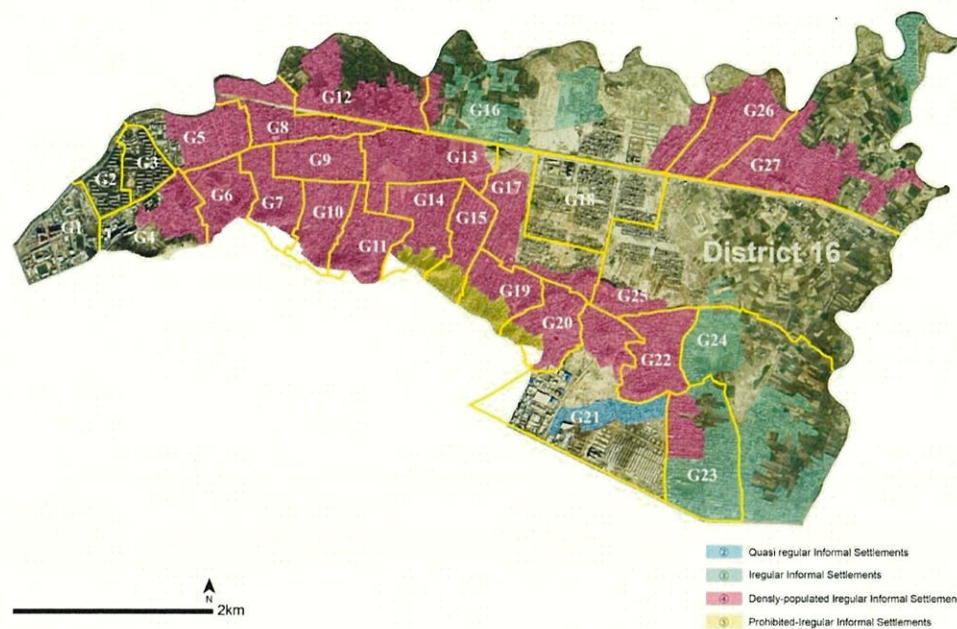
(Source) Prepared by T & Associates Inc.

## 2. structure and land-use of District 16

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 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 as informal settlement area. The remaining 20% of the developed areas belongs to formal area. It has been developed in accordance with Kabul City master plan, and mainly located in Gozar 1, 2, 3, 18 and a part of Gozar 21. Some sport 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 agriculture purposes.



Fig. 2. Gozar boundary of District 16



(Source) Prepared by T & Associates Inc.



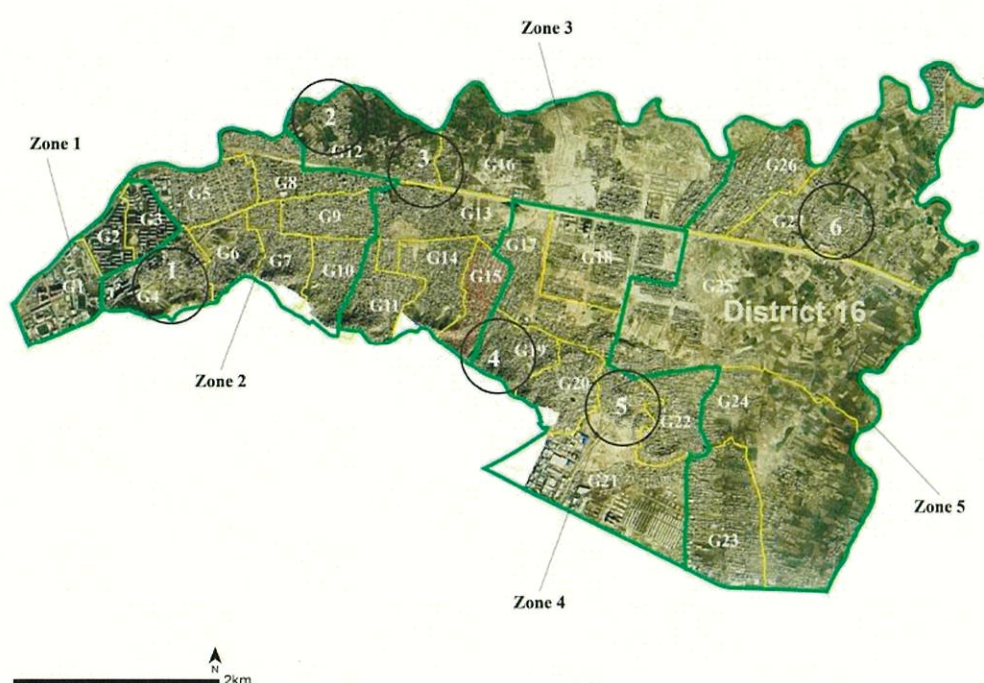
### 3. Most vulnerable tentative sample sites in District 16

Tentatively, we have chosen 6 sites in District 16 of Kabul City in order to show the current situation of informal areas. It is shown in Fig3. 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 house hold 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 shortage of food and daily necessities. In general, the residents live under poverty line and considerable number of people are in dire need of food and medical supply. Furthermore, the selected sites are faced with drainage problem of rain water and waste water, 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.

Most Vulnerable Tentative Sample Project Sites in District 16				
Tentative Site	Related Gozar	Name of Site	Number of Households	Notes
1	4	Sement Khana	620	
2	12	Nawabad Qhala Shora	541	
3	12	Nawabad Qhala Shora	480	
4	19	South east of Sharak Khurasan	485	
5	21	Qhala Ahmadkhan	445	
6	27	Alokhail	836	

(Source) Prepared by T & Associates Inc.

Fig. 3. Location of most vulnerable sample sites



(Source) Prepared by T & Associates Inc.



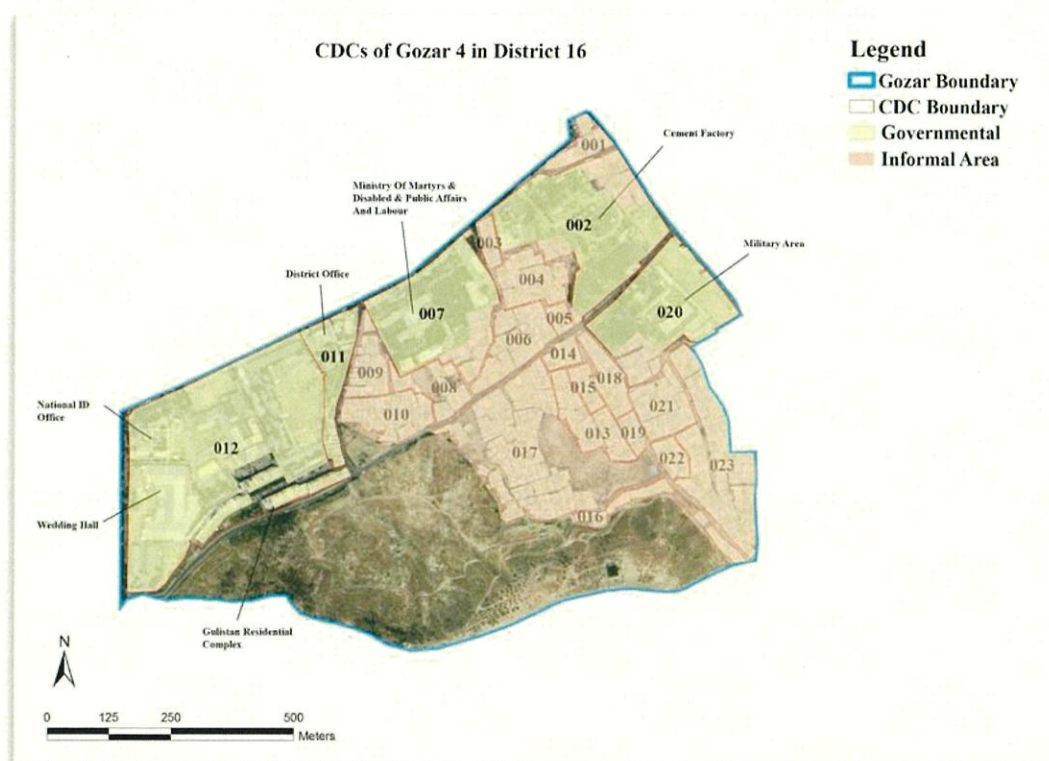
#### 4. A sample study on current situation of informal areas in Gozar 4 of District 16

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 military area. Simply to say, the remaining area (less than 40% of the developed area) is informal. The situation is shown in Fig. 4. 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 is 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, as shown in Fig. 4 & 6, 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 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. As shown in Fig. 7, two young boys are carrying Weighing Scales. They go to the city center to earn money every day.

Fig. 4. CDCs of Gozar 4 in District 16

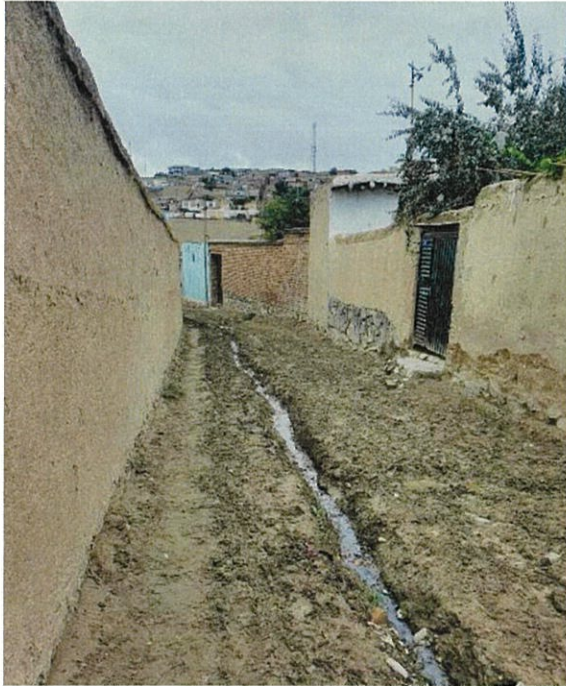


(Source) Prepared by T & Associates Inc.

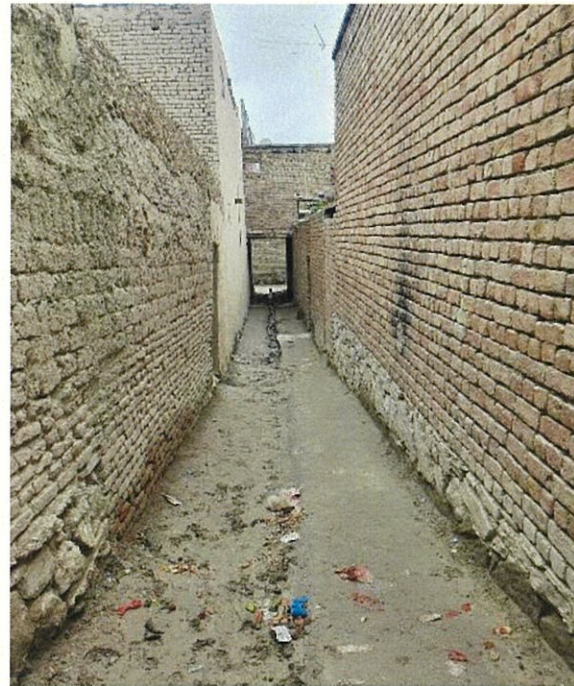
Fig. 4. Street without proper drainage

Fig. 5. Narrow street without sewerage system

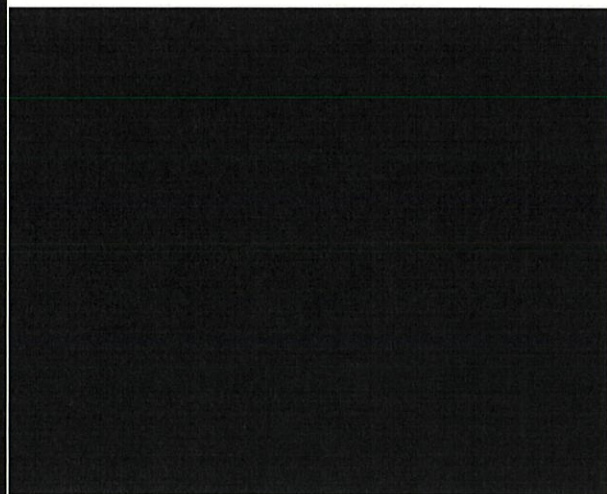
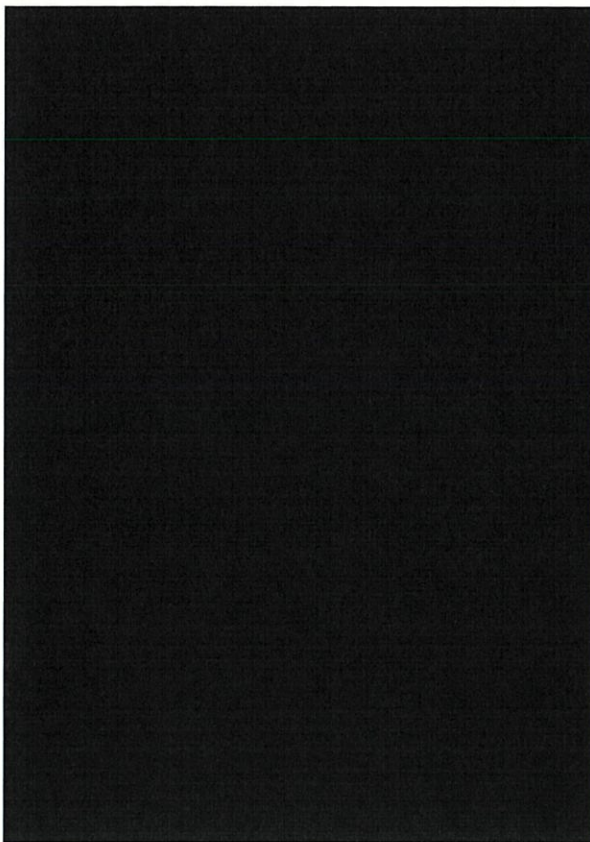




This picture shows poor condition of one of the streets of Gozar 4 in District 16 of Kabul City. It does not have proper drainage. During winter season and rainy time, it is full of mud. It is very difficult for residents to get through. Such streets require concrete/ cement paving and construction of rain water drainage channels.



This picture shows one of the streets of Gozar 4 in District 16 of Kabul City. It does not have any sewerage system. Human waste and pit latrines are discharged openly on the street. It poses huge health risks for the residents. Such streets require concrete/ cement paving as well as provision of sewerage system to solve the urgent needs of the community.





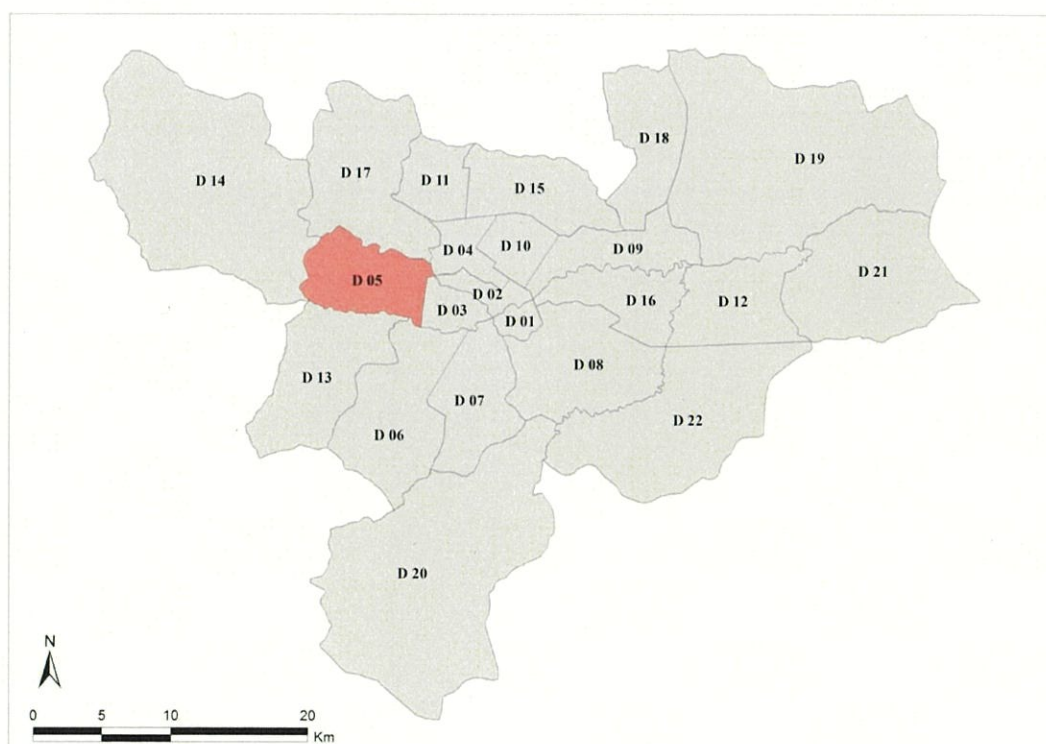
Report No	Date	Main Topics
41	September 5, 2022	<ol style="list-style-type: none"> <li>1. Background information about District 5</li> <li>2. Social structure and land-use of District 5</li> <li>3. Major urban issues in District 5</li> <li>4. Current situation of informal settlement areas in District 5</li> <li>5. Current situation of IDP settlements in District 5</li> </ol>

### 1. Background information about District 5

District 5 is located a strategic point in 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. Main urban issues are the expansion of informal settlements and the lack of suitable housing. Although many private sector's township development projects have been planned and implemented in District 5, such investment volume is not enough. Accumulated housing supply volume is far from sufficient.

Fig.1. Location Map of District 5



(Source) Prepared by T & Associates Inc.



## 2. Social structure and land-use of District 5

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. Information on 37 Gozars of the district is shown in Table 1.

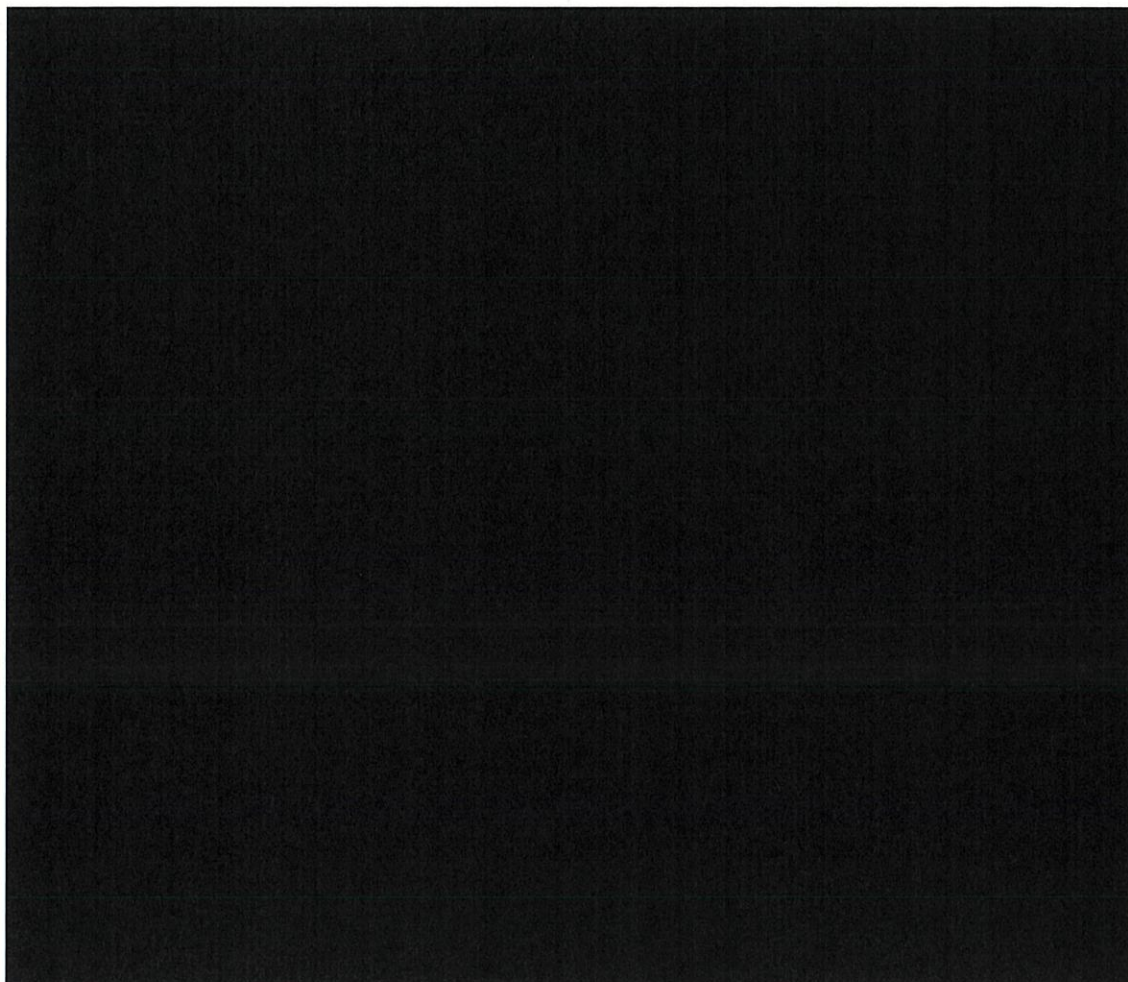
District 5 has a total land area of 2,924 hectares, of which about 40% is used for residential use. Most of the land to the north of Rabbani Road is owned by the government. Along Company Arterial route, commercial development has been taking place. Along Rabbani Road there are some institutions such 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.

Fig. 2. Gozar boundary of District 5



(Source) Prepared by T & Associates Inc.





### **3. Major urban issues in District 5**

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 area. KM has constructed institutional and social facilities mostly in planned area, while not so much in unplanned area. There is considerable evident gap between the planned and informal urban areas in the district. In terms of solid waste management, KM usually prioritize formal area. When it comes to garbage collection, KM collects waste in formal area on a regular schedule, while almost no service of collecting solid waste in informal area. District 5 does not have a 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 ground water by those wells. However, there is an area of piped water supply area in District 5. However, the area is very limited. KM implemented construction of piped water supply system in Khushal Meena in District 5. The construction was composed of Part A and Part B.



#### 4. Current situation of informal settlement areas in District 5

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 agriculture 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

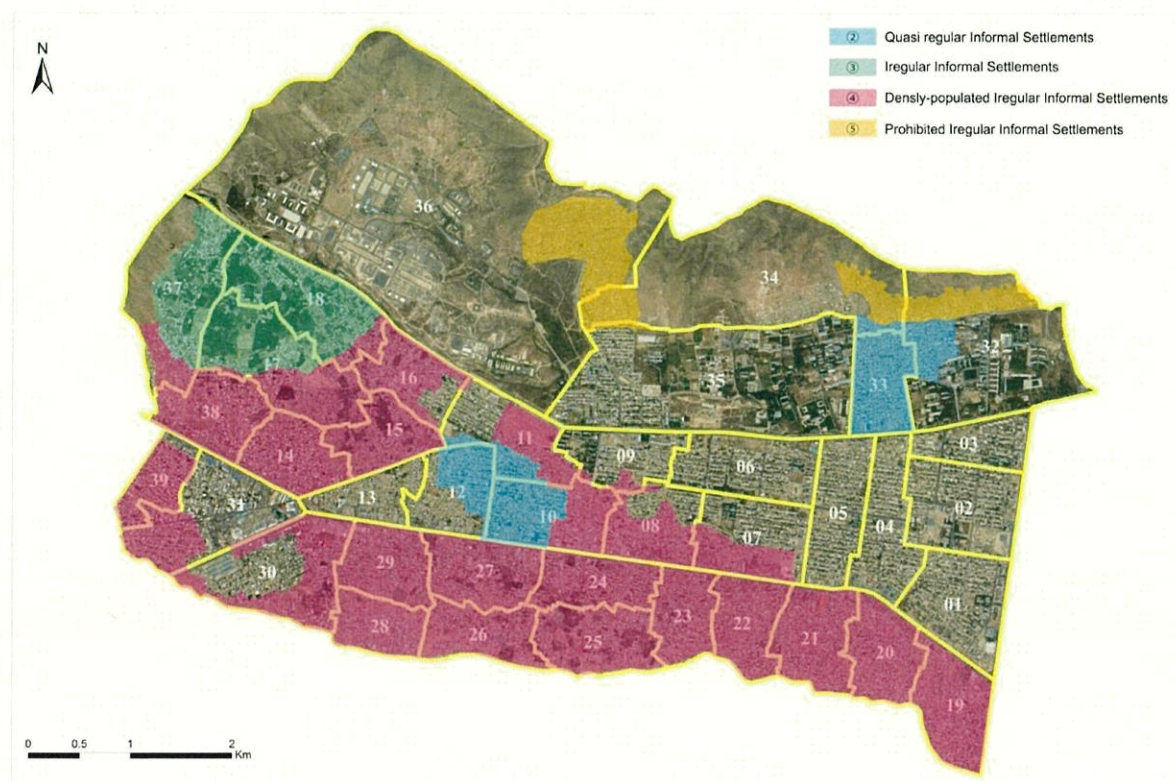
Over 85% of the total informal settlement areas of District 5 belong to this type: Densely-built Irregular Informal Settlements. This type of informal housing has been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal 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.



Fig. 3. Location of most vulnerable sample sites



(Source) Prepared by T & Associates Inc.

### 5. Current situation of IDP camps in District 5

Lots of displacement have been taking place in Afghanistan in the last couple of years due to various reasons. Basically, 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 condition 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 as shown in Fig. 4 and 5. 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 the mobile water supply tankers. IDPs are mostly unemployed, have no money and have no livable place to live normal life. They are prone to various environmental and health risks as shown in Fig. 4, 5, 6, and 7.



Fig. 4. Location map of IDP camp in Gozar 11 of District 5



(Source) Prepared by T & Associates Inc.

Fig. 5. Location map of IDP camp in Gozar 30 of District 5



(Source) Prepared by T & Associates Inc.



Fig. 4. A water tank in the IDP camp of Gozar 11



This picture shows a temporary type water tank that is installed in on of the streets of IDP camp in Gozar 11 of District 5. The residents on this street pay to fill the tank. However, there are some residents who cannot even afford to have a water tank in their streets, so they bring water from neighboring areas.

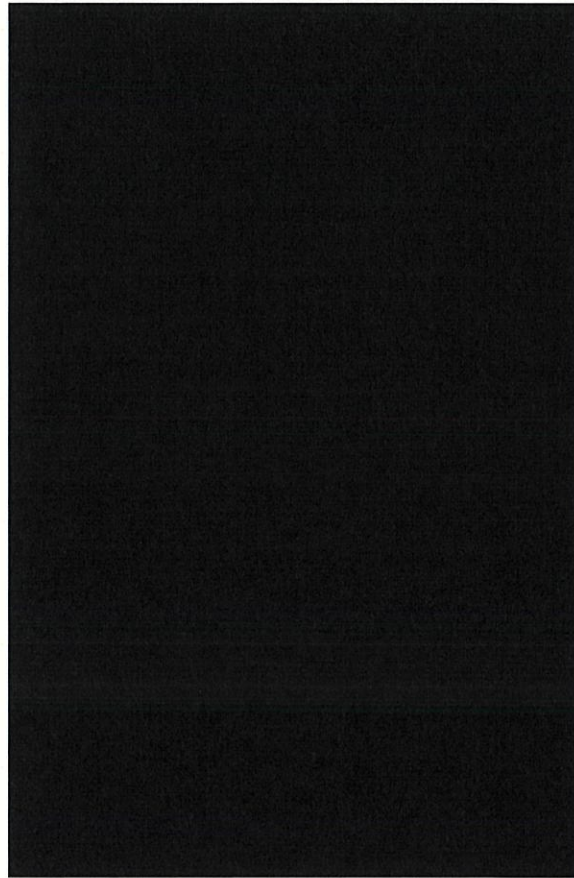
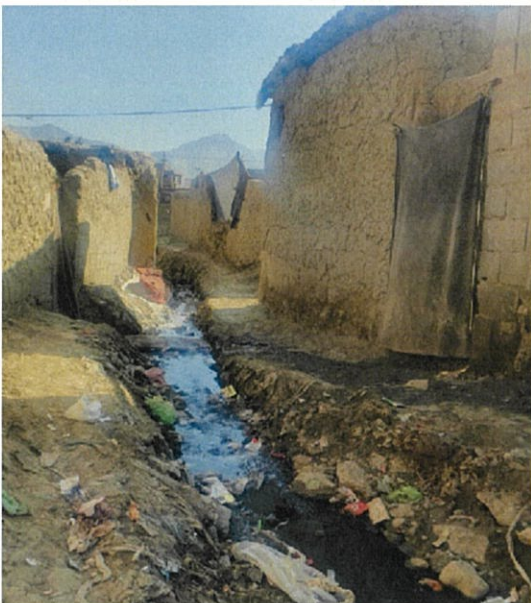


Fig. 6. Street with open drain in IDP camp of Gozar 30



This picture shows the current situation of one the streets in Gozar 30 of District 5. The sewerage and drainage water is accumulated in the street. Since KM does not provide garbage collection services in this area, most of the daily garbage is dumped in the open drains of the street.

Fig. 7. Open air garbage pile in IDP camp in Gozar 30



This picture shows a pile of solid waste in Gozar 30 of District 5. The solid waste pile is located within the residential area of the camp and it remains without being managed by KM for months. There are many such piles of solid waste in the IDP camp of Gozar 30. It requires solid waste management on weekly bases.



Report No	Date	Main Topics
42	September 12, 2022	<ol style="list-style-type: none"> <li>1. Budget allocation for MUDL and the related ministries and entities</li> <li>2. Acting Minister of Urban Development and Lands presented the achievements of the Ministry during a press conference</li> <li>3. Acting Minister of Urban Development and Lands signed the upgrading plan of seven districts of Herat city</li> <li>4. Minister of Urban Development and Lands is planning to build affordable housing</li> <li>5. Acting Minister of Urban Development and Lands discussed with Aga Khan Foundation about housing in Afghanistan</li> <li>6. Budget allocation for National Development Corporation (NDC)</li> <li>7. Ghosh Tapa canal project</li> <li>8. National Development Corporation says it has launched 692 projects in Afghanistan</li> <li>9. The work of hundreds of NDC projects has remained incomplete due to lack of budget</li> <li>10. Current situation of Housing Construction Corporation (HCC)</li> </ol>

### 1. Budget allocation for MUDL and the related ministries and entities

The national budget for FY2022 (Afghanistan Solar Year (Hjiri Shamsi) 1401) was announced by the Taliban on May 14. The Taliban states that the budget is entirely based on the revenue generated within Afghanistan. The total budget for FY 2022 was determined on around 231 billion Afghani (US\$ 2.6 billion).

The Taliban have not officially disclosed the exact budget for each ministry yet. However, based on the hearing survey, the budget for some ministries and Kabul Municipality is allocated by the Taliban for FY2022 as shown below:

- Ministry of Urban Development and Land (MUDL)- Afg1,039,013,100 (US\$ 11,743,633)
- Ministry of Public Works (MOPW)- Afg1,120,000,000 (USD12,659,001)
- Ministry of Agriculture, Irrigation and Livestock (MAIL)- Afg1,036,000,000 (US\$ 11,709,576)
- Ministry of Rural Rehabilitation and Development (MRRD)- Afg447,040,160 (US\$ 5,052,752)
- Kabul Municipality (KM)- Afg4,398,912 (USD49,719)

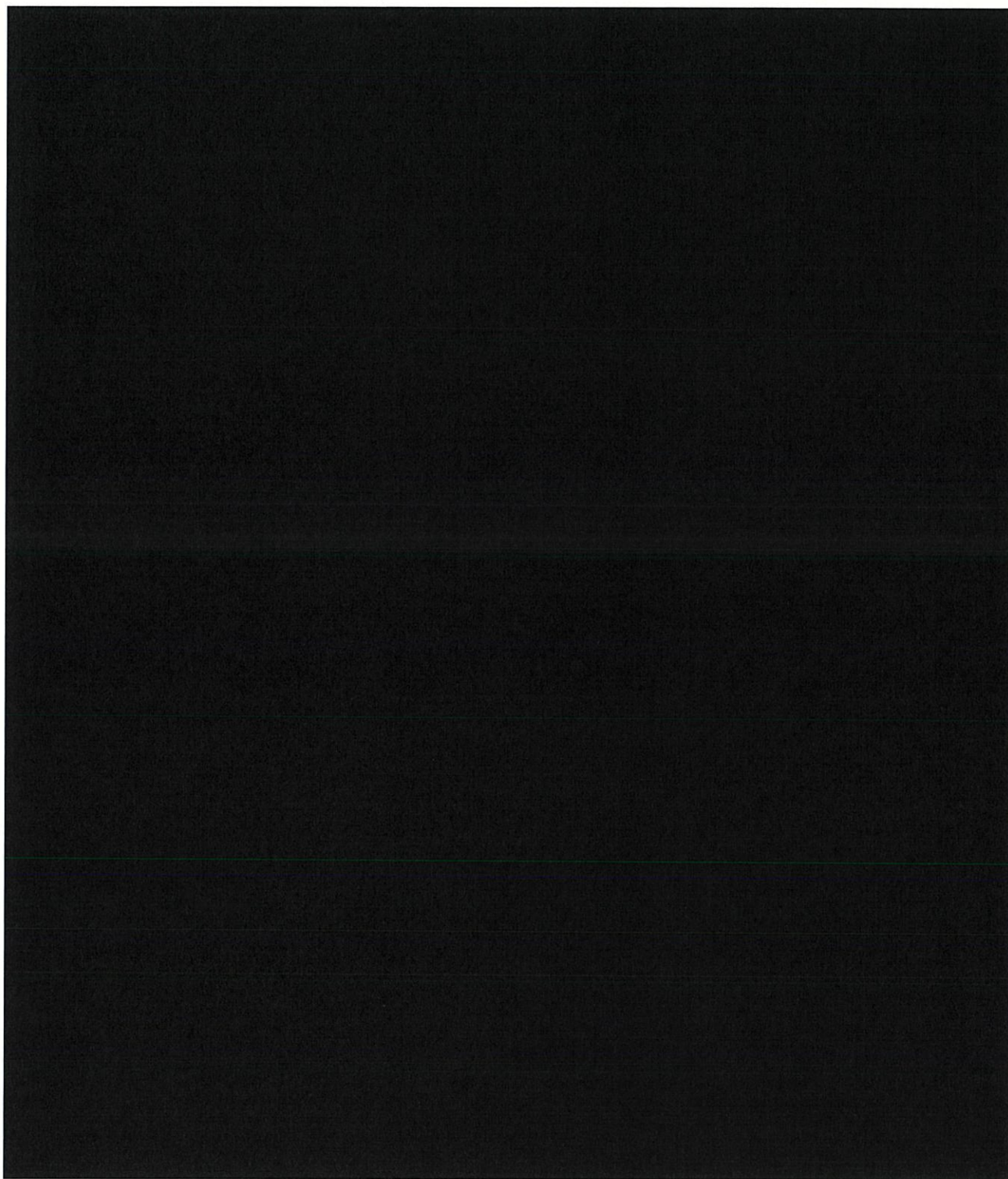
(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

### 2. Acting Minister of Urban Development and Lands presented the achievements of the Ministry during a press conference

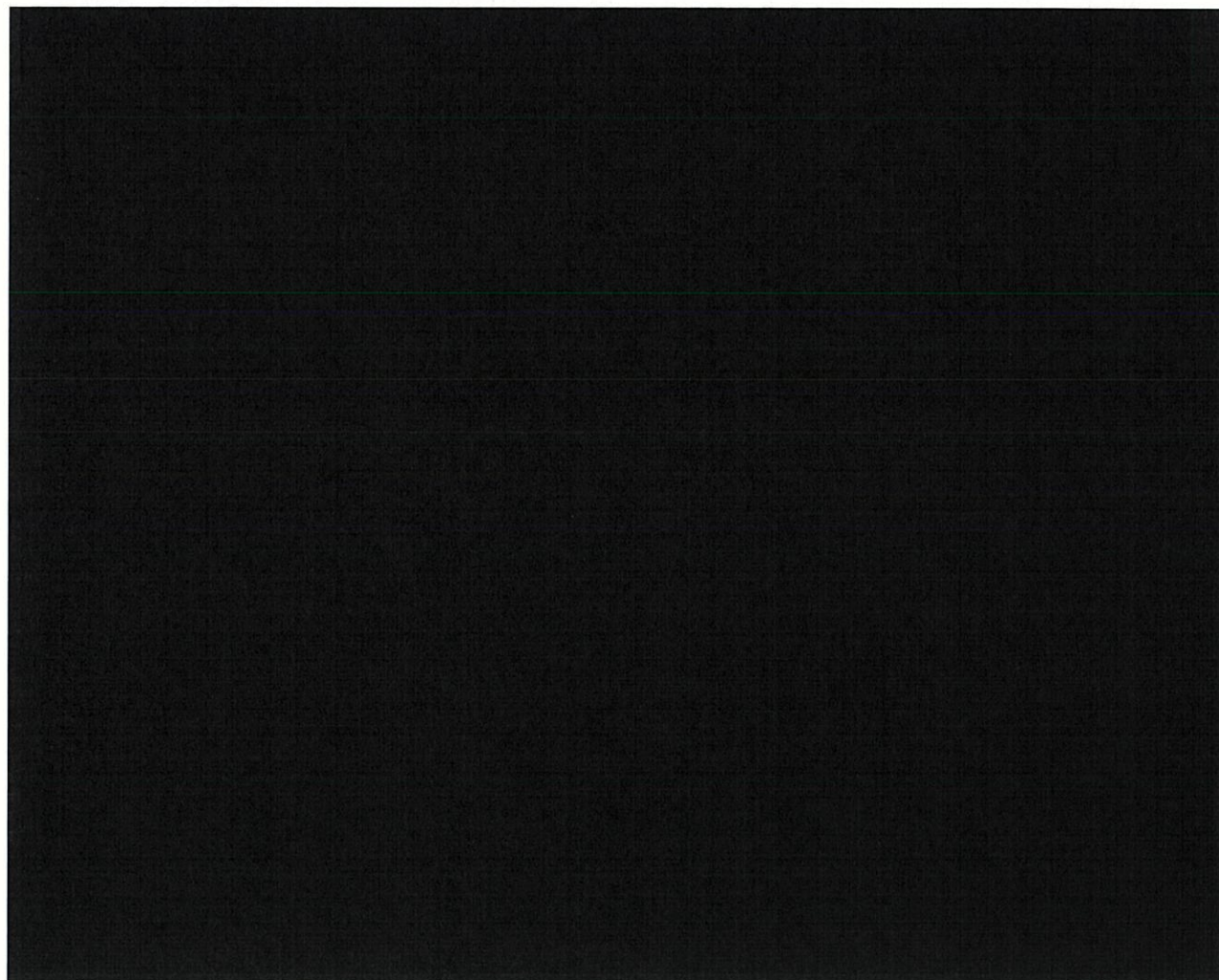
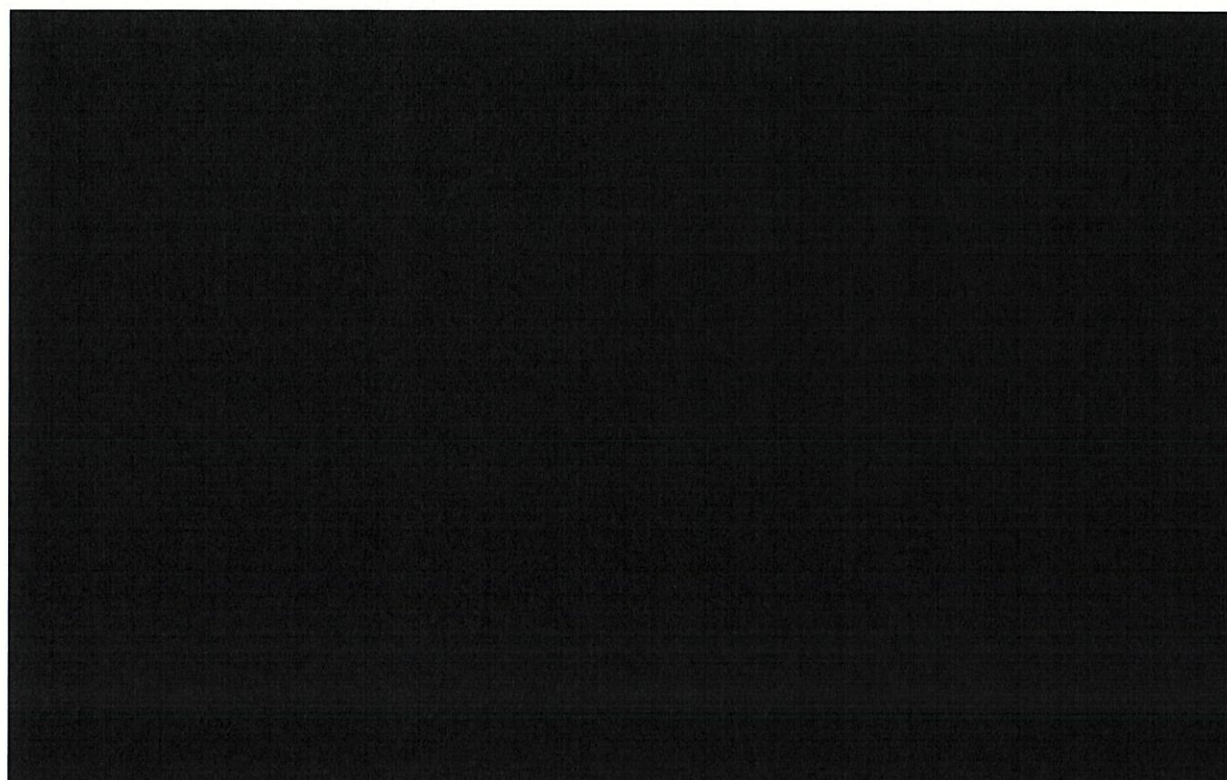
On, 6 August 2022 [REDACTED], Acting Minister of Urban Development and Lands (MUDL) presented the achievements and future plan of the MUDL with the people in the government's accountability program at the Government Media Center.

[REDACTED] said that in the housing sector, the construction and budget plan of 200,000 residential











## **6. Budget allocation for National Development Corporation (NDC)**

National Development Corporation 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.

Based on the interview with National Development Corporation (NDC) staff, the Taliban allocated 7.2 billion Afghani (USD 81,379,296) for NDC particularly for Ghosh Tapa canal project.

(Source: NDC Website, <https://www.ndc.gov.af/>)

## **7. 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.

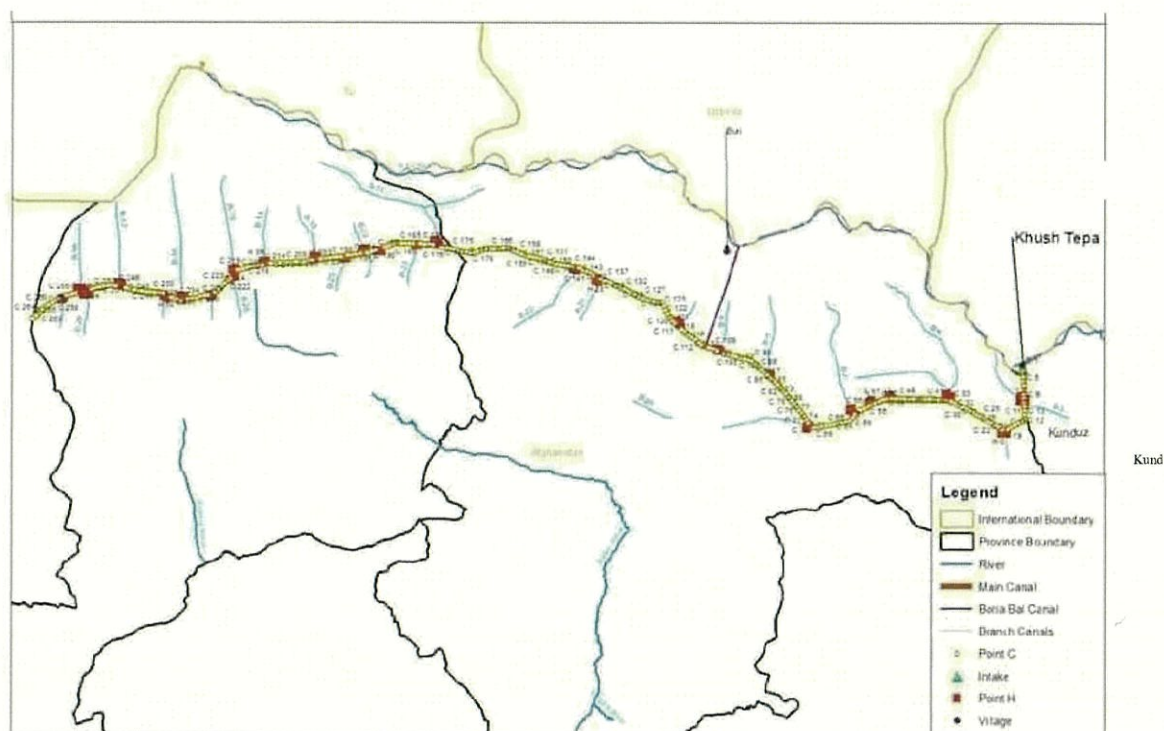
The Taliban resumed the construction of the project on 30 March 2022 and this project is hoped to be put into operation in three phases and to be completed within six years. The first phase of this canal, which covers 108 kilometers, will be completed and put into operation in the next one year, and the second phase and the 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.

Taliban officials said this project would be one of their priorities and they would fully support the project.

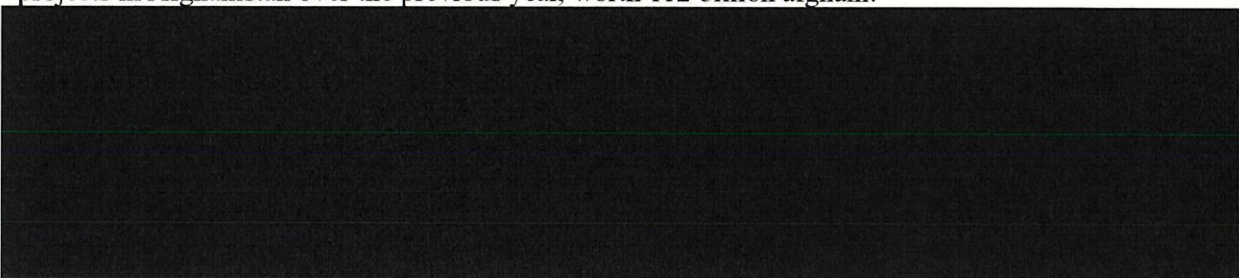




(Source: Tolo News, <https://tolonews.com/fa/afghanistan-177337>)

#### 8. National Development Corporation says it has launched 692 projects in Afghanistan

National Development Corporation (NDC) announced on 10 August 2022 that it has launched 692 projects in Afghanistan over the previous year, worth 112 billion afghani.



(Source: Ariana News, <https://www.ariananews.af/national-development-corporation-says-it-has-launched-692-projects-in-afghanistan/>)

#### 9. The work of hundreds of NDC projects has remained incomplete due to lack of budget

National Development Corporation (NDC) says about 600 projects of their projects 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.

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

(Source: Roydad News, <https://bit.ly/3eh6ZEx>)

#### 10. Current situation of Housing Construction Corporation (HCC)

Housing Construction Company (HCC) is a state-owned enterprise that implements residential



complexes under the estate of the government land to support the shortage of housing, especially in Kabul. 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.

In regards to the employees of HCC, permanent employees go to their offices on a regular basis and their salaries are paid by the rental income of property owned by HCC however contract employees are on standby at home, and their salaries have not been paid.

(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

Report No	Date	Main Topics
43	September 19, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 13</li> <li>2. Social structure and land-use of District 13</li> <li>3. Major urban issues in District 13</li> <li>4. Current situation of informal settlement areas in District 13</li> </ol>

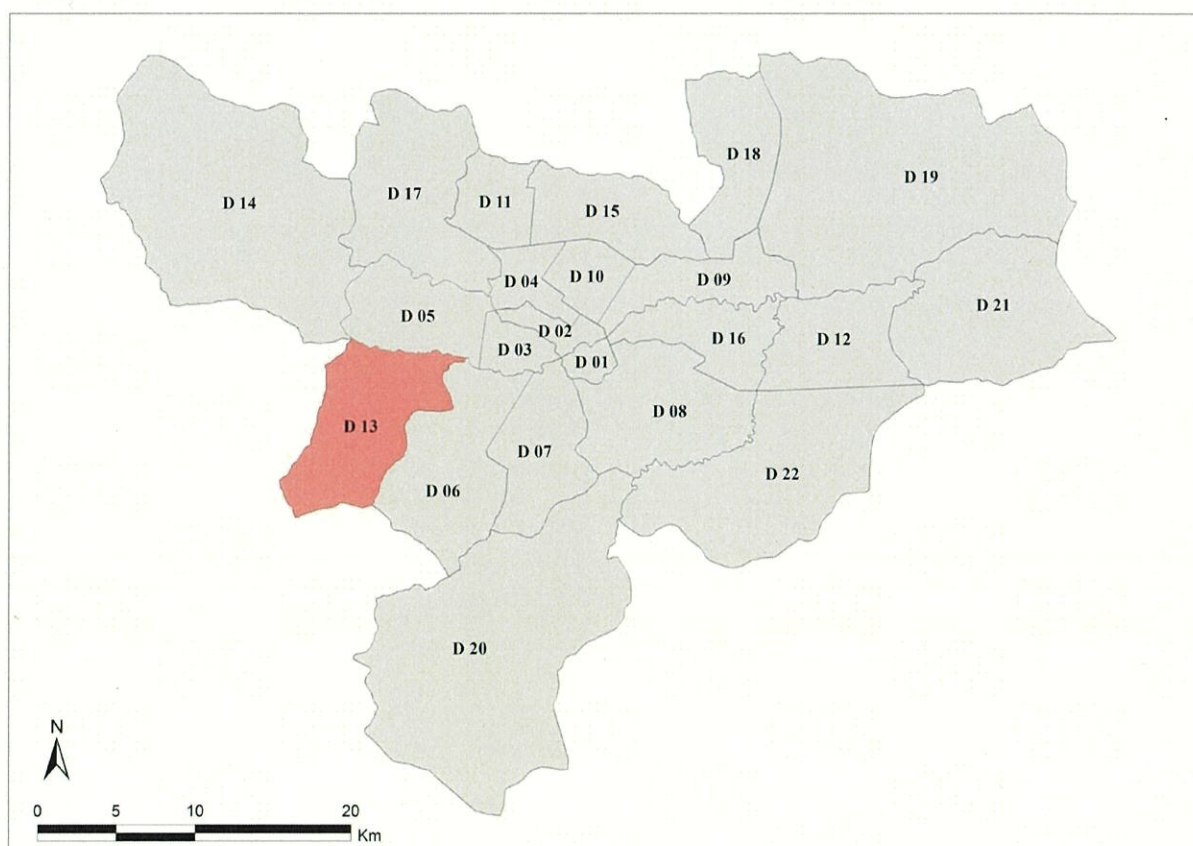
### 1. Background information on District 13

District 13 is located in the West side of Kabul City as shown in Fig. 1. District 13 is one of the most populated districts of Kabul City with the 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 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 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.



Fig.1. Location Map of District 13



(Source) Prepared by T & Associates Inc.

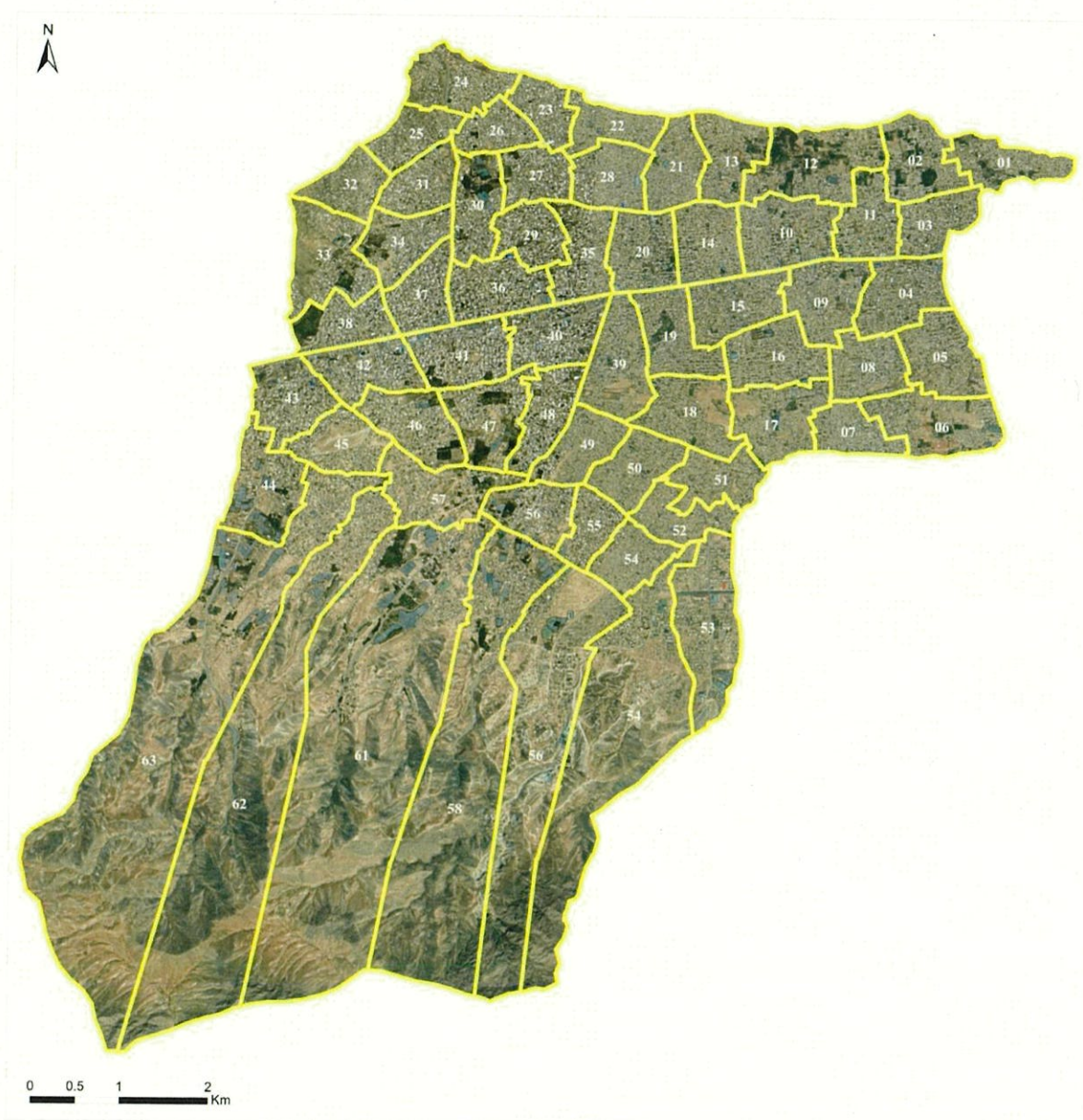
## 2. Social structure and land-use of District 13

There are 63 Gozars in District 13 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 400 and 1500. There are 67,000 households in District 13 and the total population is over 632,757 people according to the recent survey. Also, some informal settlement areas have been developed on the western hilly areas of the district that are located in Gozar 24, 25, 32 and 33. Information on 63 Gozars of the district is shown in Table 1.

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 agriculture land, mountains, and undeveloped terrain. Most of the agriculture 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 population in Kabul City. Fig.3 shows proposed land use plan of District 13 that is envisioned in KUDEF.



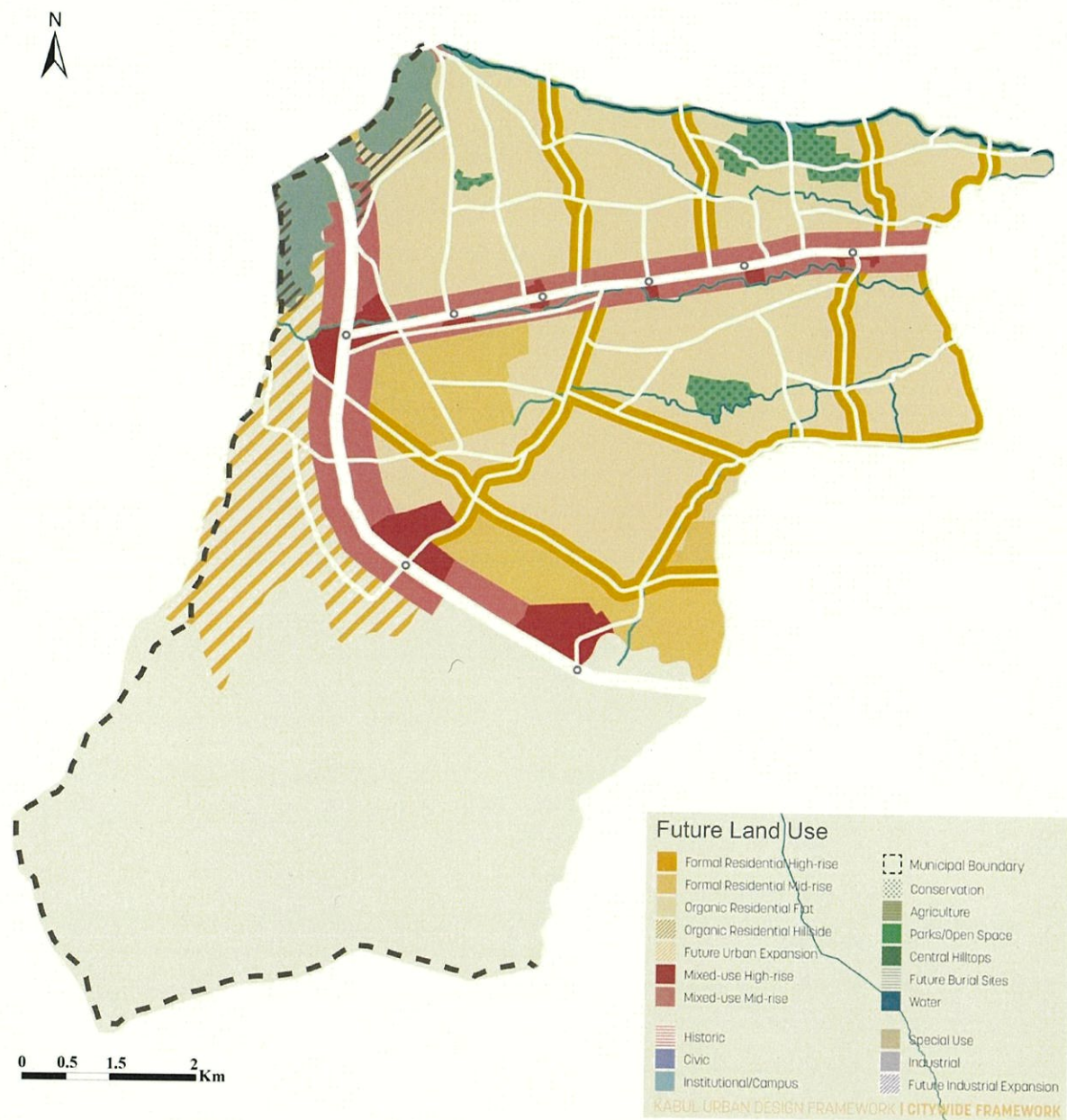
Fig. 2. Gozars' boundaries of District 13



(Source) Prepared by T & Associates Inc.

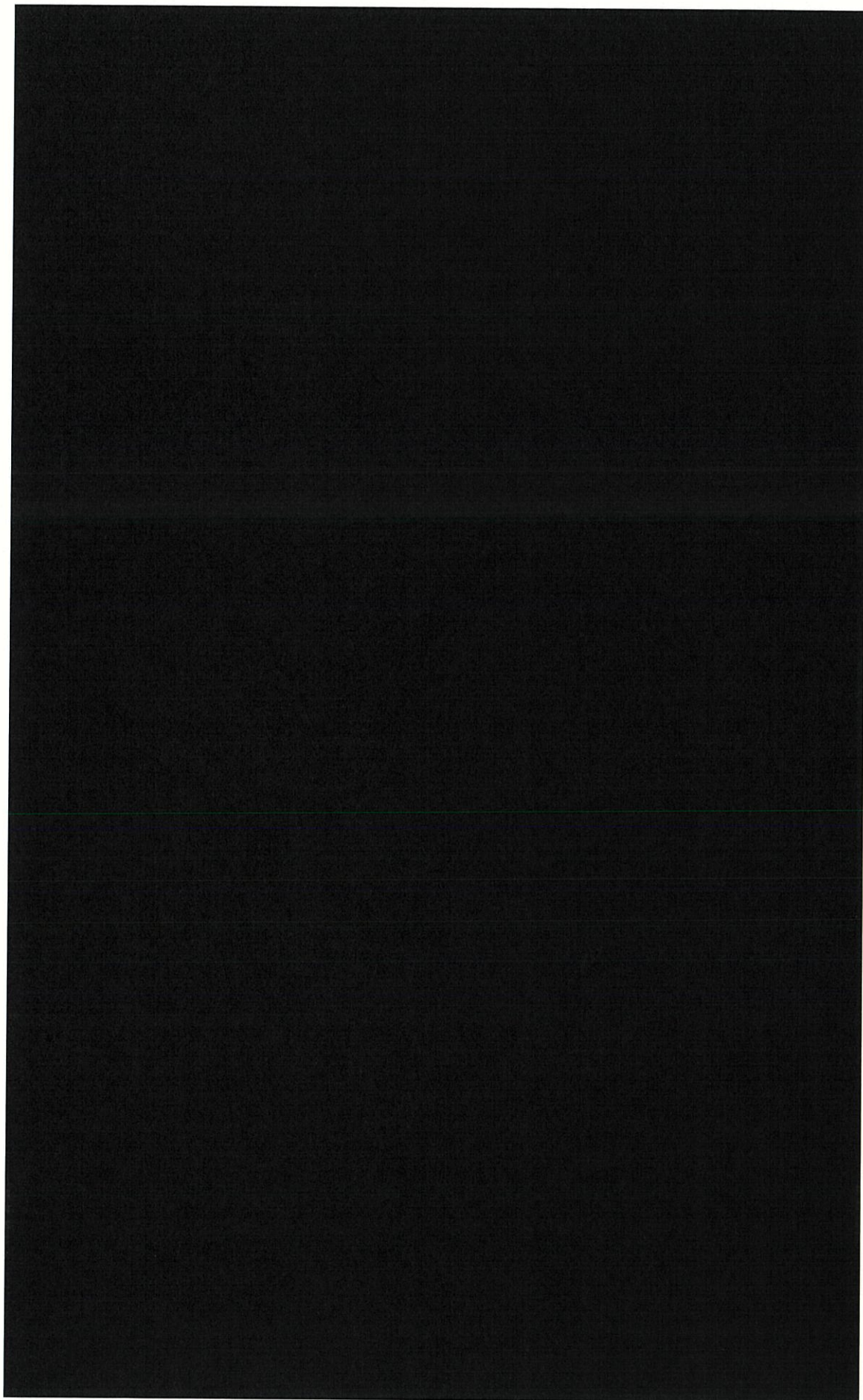


Fig. 3. Proposed Land-Use Plan of District 13



(Source) Kabul City Urban Design Framework







### 3. Major urban issues in District 13

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 financial support of NGOs that are managed and maintained by the residents. The informal areas located on hillside do not even have access to ground water as shown in Fig. 4. A few Gozars are provided with the water supply network by the 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 ground water and urban flooding. District 13 has insufficient social amenities such as good accessibility, recreational facilities and sustainable healthcare facilities. In terms of solid waste management, KM usually prioritize communities that are adjacent to both side 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 of collecting solid waste is provided in areas that have poor accessibility as shown in Fig.5.

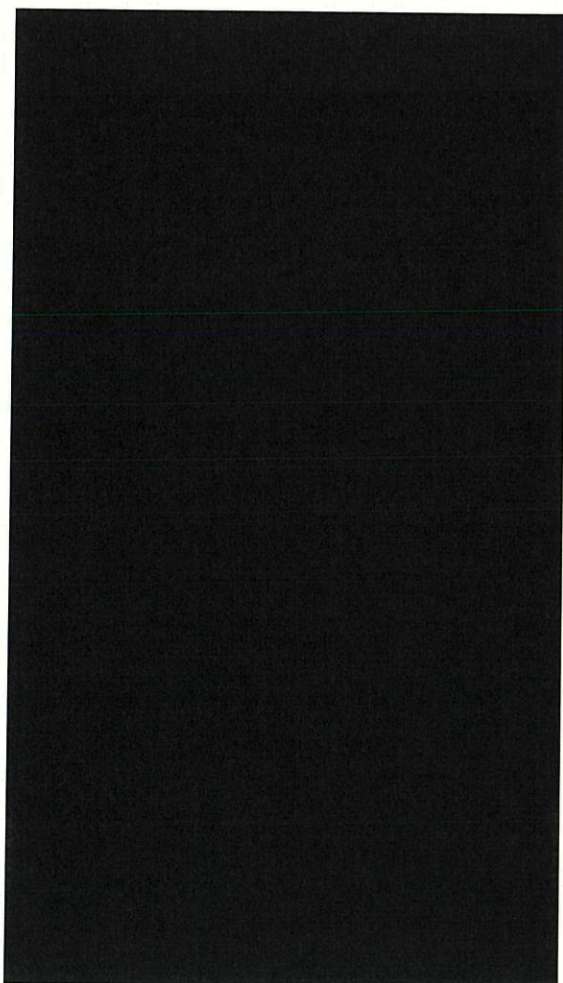


Fig. 5. Street situation on hillside



This picture shows the current situation of one of the streets in the informal area of Gozar 24 in District 13 that is located on the hillside. According to the residents, KM cannot provide solid waste collection services here because of poor accessibility.



#### **4. Current situation of informal settlement areas in District 13**

There are mainly four types of informal settlement areas in District 13 as shown in Fig.6. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### **② Quasi-Regular Informal Settlements**

This type of informal settlements areas has been developed under the influence of the nearby planned areas. However, in District 13, these areas are not influenced by 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 7% of the total informal areas of District 13 belong to Quasi-Regular Informal Settlements

##### **③ Irregular Informal Settlements (with vacant land)**

This type of informal settlements has been developed in the course of urban sprawl, encroaching on agriculture areas without any control or intervention of any private or public sector. About 20% of the total informal areas of District 13 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.

##### **④ Densely-built Irregular Informal Settlements**

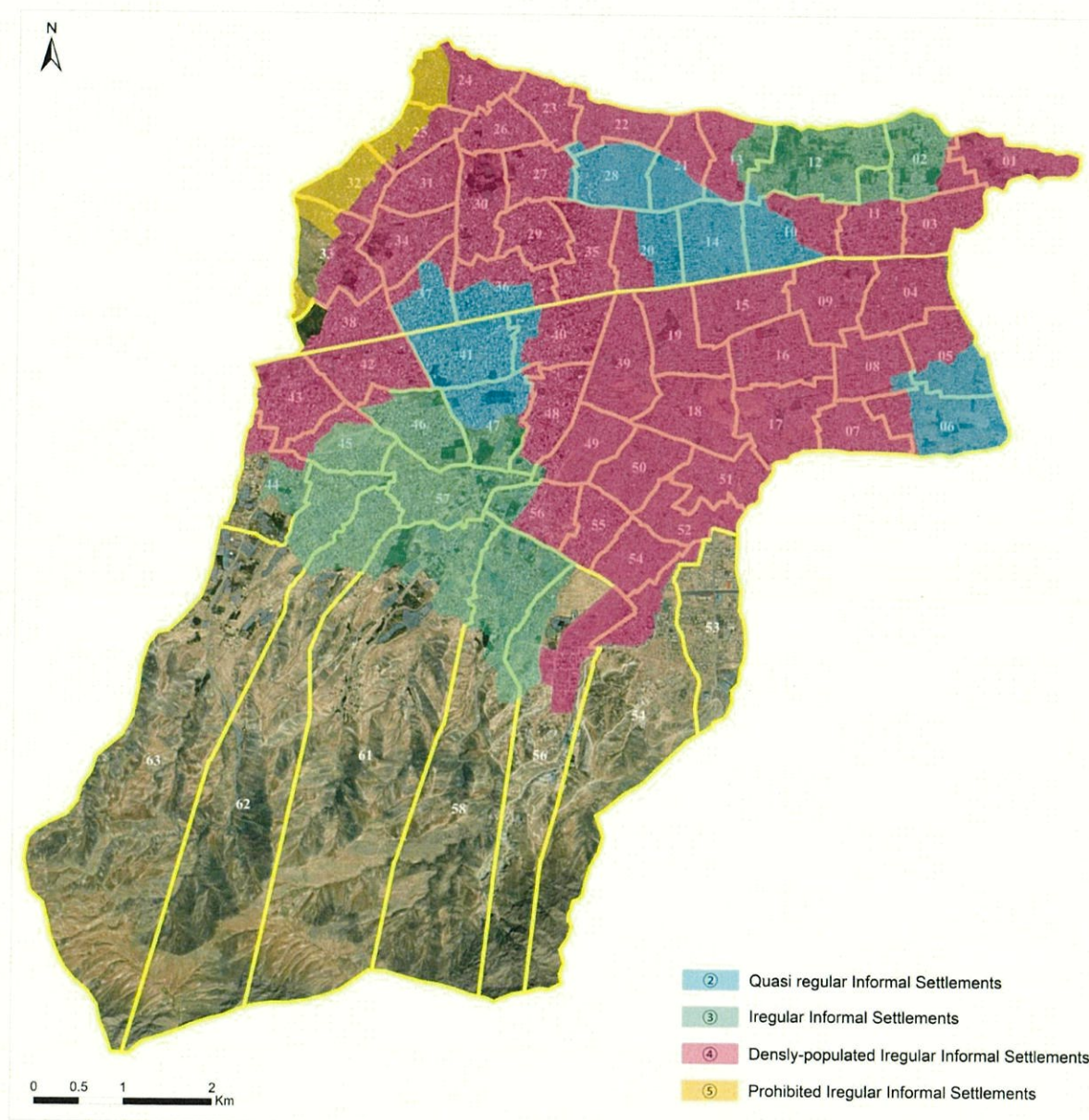
Over 70% of the total informal settlement areas of District 13 belong to this type: Densely-built Irregular Informal Settlements. This type of informal housing has been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.

##### **⑤ Prohibited-Irregular Informal Settlements**

This type of informal areas has been informally developed in such legally restricted areas for housing construction. About 3% of the total informal settlement areas of District 13 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.



Fig. 6. Informal settlement areas of District 13



(Source) Prepared by T & Associates Inc.

Report No	Date	Main Topics
44	September 26, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 6</li> <li>2. Social structure and land-use of District 6</li> <li>3. Major urban issues in District 6</li> <li>4. Current situation of informal settlement areas in District 6</li> <li>5. MUDL to build 1,400-unit township in District 6 with financial support of China</li> </ol>



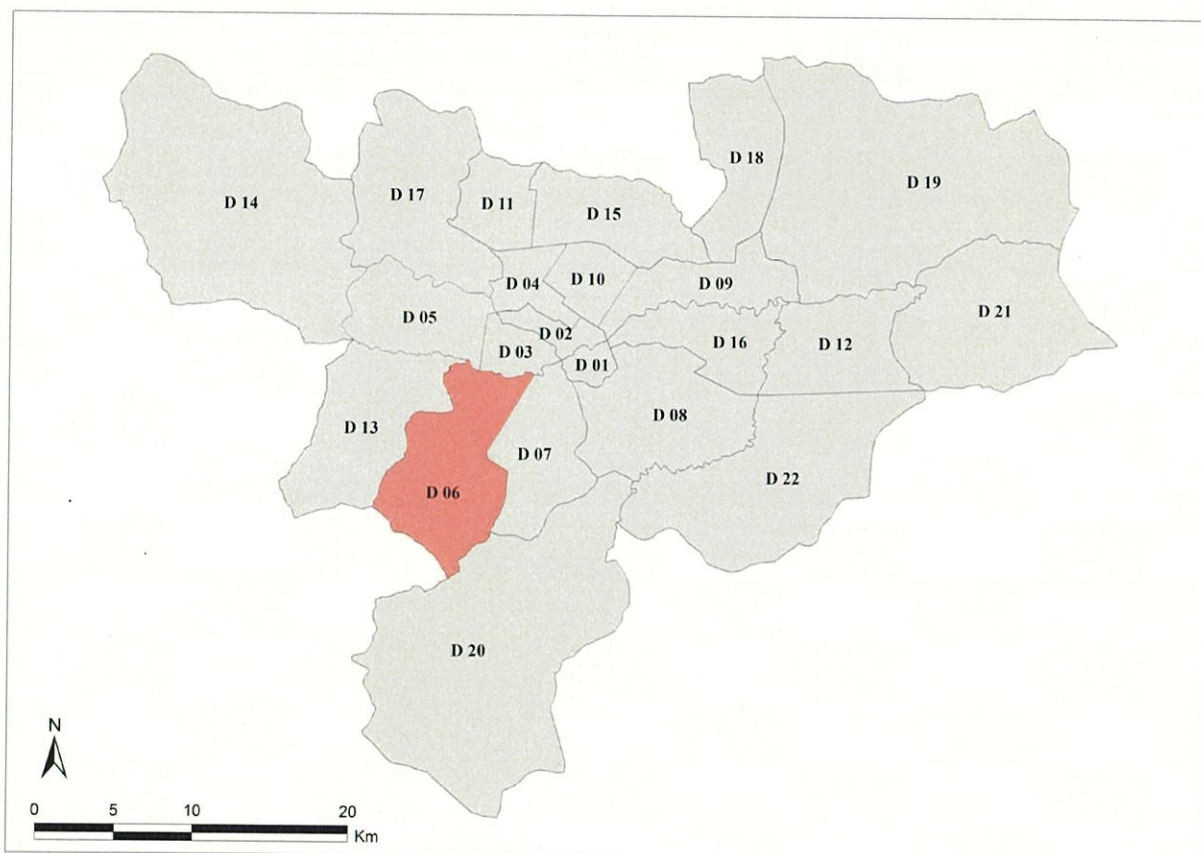
### 1. Background information on District 6

District 6 is located in the Southwest side of Kabul City as shown in Fig. 1. 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 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.

Fig.1. Location Map of District 6



(Source) Prepared by T & Associates Inc.

### 2. Social structure and land-use of District 6

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 the 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% is developed areas. Along



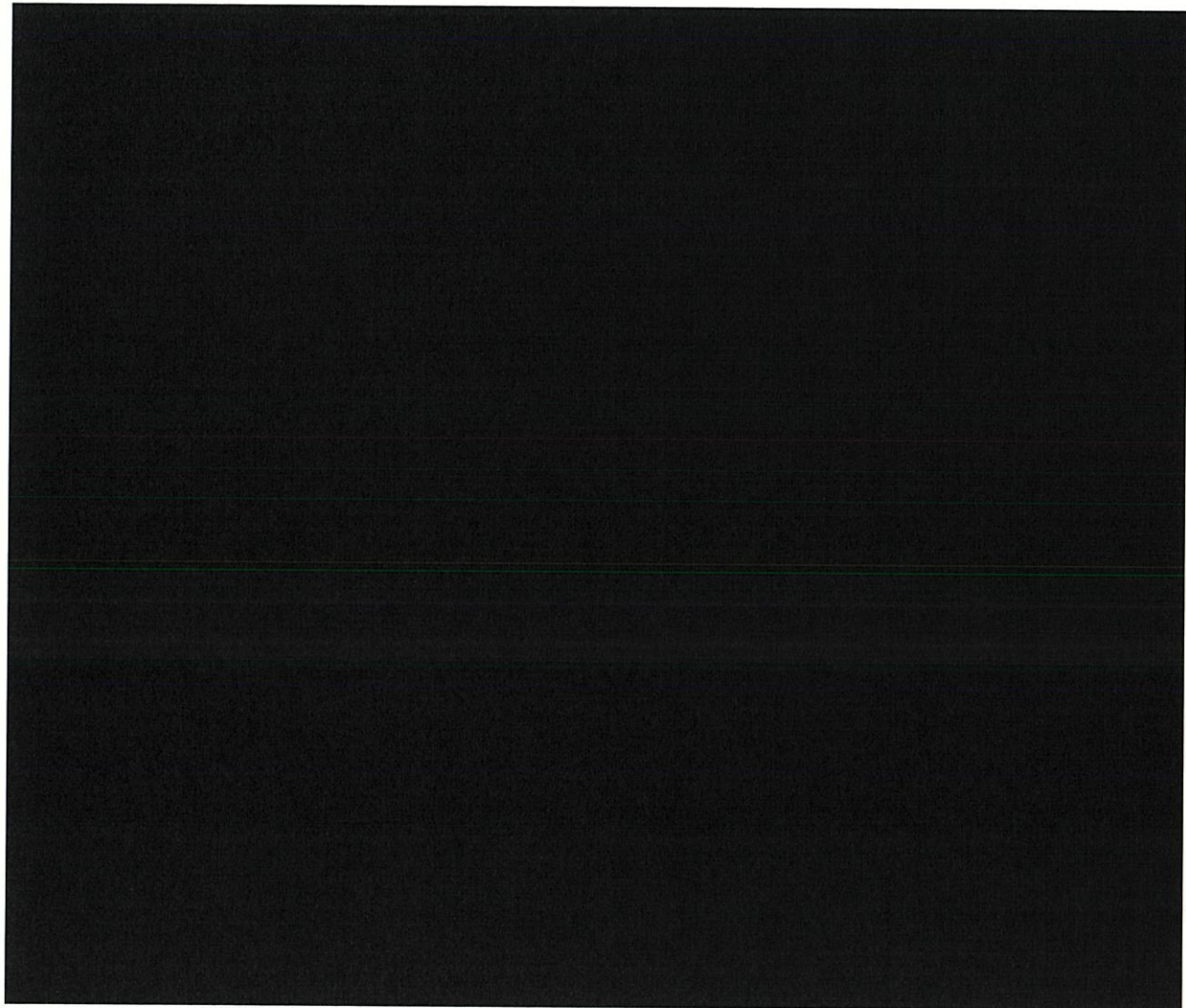
Charqala-e-Chardihi Road and Darulaman Road, some commercial development has been taking place. About 61% of District 6 is vacant land that includes agriculture land, mountains, and undeveloped terrain. The vacant land of the district is in danger of being encroached by informal settlement expansion because of the growing pressure of population in Kabul City.

Fig. 2. Gozars' boundaries of District 6



(Source) Prepared by T & Associates Inc.





### **3. Major urban issues in District 6**

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 a 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 of 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 ground water. 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 prioritize planned areas and communities that are adjacent to both side 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 of collecting solid waste is provided in informal settlement areas that have poor accessibility.



#### **4. Current situation of informal settlement areas in District 6**

There are mainly three types of informal settlement areas in District 6 as shown in Fig.3. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### **② 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 8% of the total informal areas of District 6 belong to Quasi-Regular Informal Settlements

##### **③ Irregular Informal Settlements (with vacant land)**

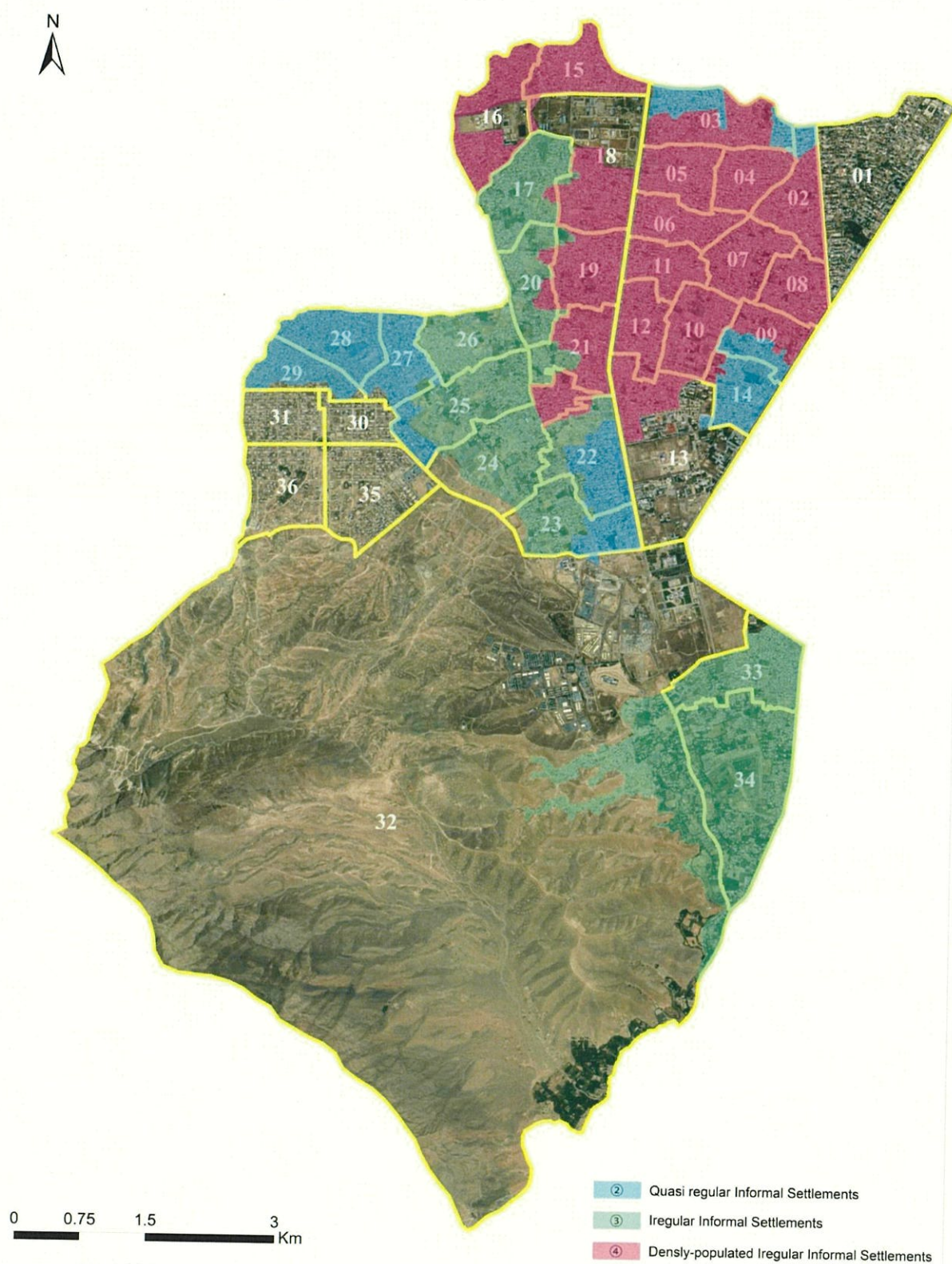
This type of informal settlements has been developed in the course of urban sprawl, encroaching on agriculture areas without any control or intervention of any private or public sector. About 30% of the total informal areas of District 6 belong to this type. These informal settlements do not have access to urban services. The physical condition of these informal settlements is usually very poor.

##### **④ Densely-built Irregular Informal Settlements**

About 62% of the total informal settlement areas of District 6 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.



Fig. 3. Informal settlement areas of District 6



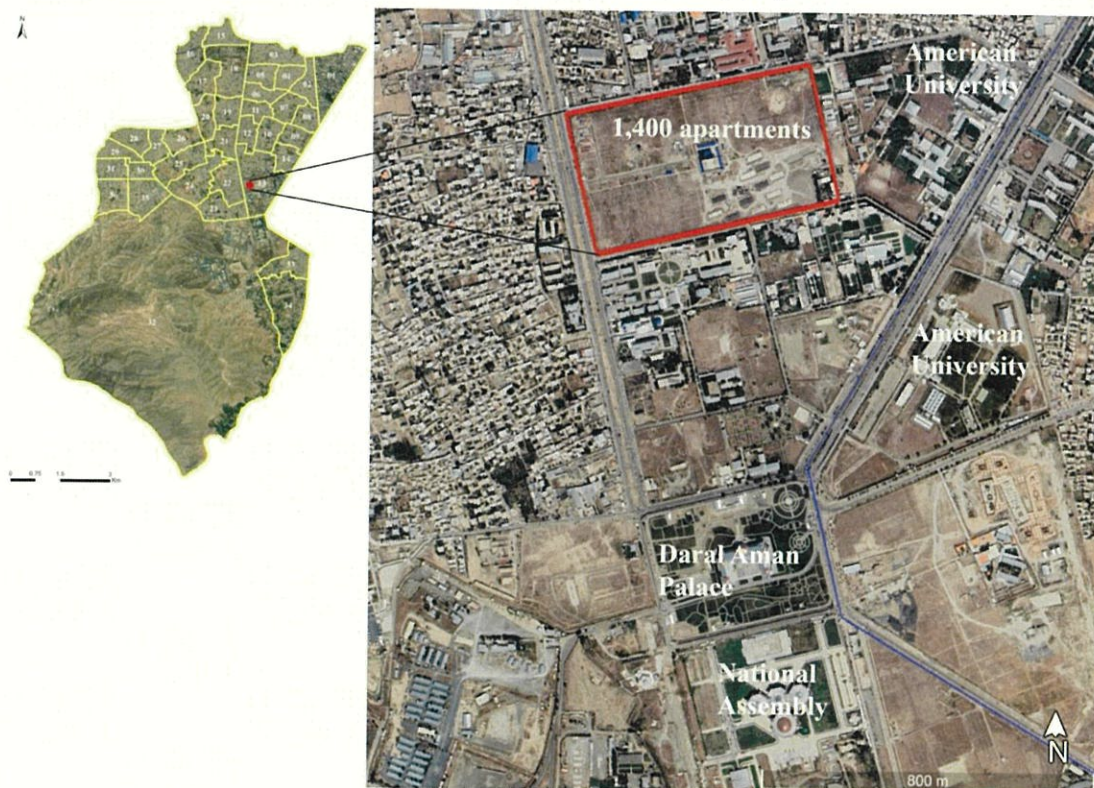
(Source) Prepared by T & Associates Inc.



### 5. MUDL will build 1,400-unit township in District 6 with financial support of China

On 17 March 2020, MUDL announced that People's Republic of China pledged \$300 million funding for the construction of 10,000 apartments in Afghanistan. Minister of MUDL, and the Chinese Ambassador to Afghanistan signed a contract on 16 March 2020 for construction to start on 1,400 apartments in District 6 of Kabul City, and the township would be constructed in a comparatively small area of 21 hectares. The project is developed under affordable housing scheme of MUDL. The apartments will be provided to government officials on long-term instalments. According to MUDL, the project of providing 10,000 apartments is the second largest housing project in Afghanistan after the assistance of former Soviet Union. It is to be under implementation by MUDL, but not started yet. MUDL is of the view that the implementation of this project would be a big step towards the institutionalization of the concept of 'affordable housing' in Afghanistan. It is hoped to contribute to relief of the problem of homelessness. According to the officials of MUDL, the technical team at MUDL has completed the planning and design of the 1,400-unit township that is located in District 6. The location has also been certified including the checking of the land as shown in Fig.4. Currently, MUDL is making preparation to start the implementation of the project.

Fig. 4. Location map of housing project



(Source) Prepared by T & Associates Inc.

Report No	Date	Main Topics
45	October 3, 2022	<ol style="list-style-type: none"> <li>1. The master's plan for the new Kabul city has been evaluated by MUDL leadership, university professors and social society representatives.</li> <li>2. The 110 million \$ Project of Qatar Residential Complex has</li> </ol>



		<p>been 60% completed and the rest of the work is still making progress fast in the fifth district of Kabul city through MUDL.</p> <p>3. The MUDL structure is under preparation by Ministry leadership after the joining of CRIDA and the separation of ARAZI to the Ministry of Agriculture.</p> <p>4. 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.</p> <p>5. MUDL leadership is focused on planning and construction of township projects across the country.</p> <p>6. MUDL has initiated discussion with experts to build reasonable-price housing in Kabul and throughout the country.</p> <p>7. The Acting Minister of Urban Development and Lands met with the Chinese ambassador.</p>
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**1. The master's plan for the new Kabul city has been evaluated by MUDL leadership, university professors and social society representatives.**

The Minister of MUDL [REDACTED] representatives of the other Ministries and independent agencies were invited to a meeting named "Review of Kabul Masterplan" on September 1, 2022 in the MUDL Minister's office. The Acting Minister stated that the purpose of this meeting was to evaluate the new Kabul city master plan and asked the participants to express their views and suggestions regarding it. Engineers of the MUDL have given information to the representatives regarding the technical issues of Kabul's new city master plan and presented suggestions for reforming public facilities in different areas.

Representatives of the Ministries, independent agencies and institutions expressed their views on the new Kabul city master plan and thanked the specialists and engineers of the Ministry of Urban Development and Lands for their presentation and suggestion.

(Source: MUDL Facebook page, <https://www.facebook.com/MUDLAFG>)

**2. 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**

The construction work of the first phase of Qatar Residential Complex, located in the fifth district of Kabul, is ongoing, and so far, about 60% of its work has been completed. The contract for the construction of the blocks of the Qatar residential complex was signed between the Al-Gharafa Qatar Charity and the construction companies during the previous government, and its practical work began in the field. But due to problems, its work was stopped.

After the transformation, with the efforts of the officials of the de facto authorities the challenges and problems of the Qatar residential complex were resolved and the work on this big project started again.

This residential complex is one of the most important residential projects in the city of Kabul. The cost of its construction is about 110 million US \$, a grant from Al-Gharafa charity organization.

[REDACTED], the supervising engineer of the construction affairs of Al-Gharafa Institute,



said that this residential complex on a total area of 32 acres of land includes eight 12-story residential blocks with 768 residential units, seven five-story commercial blocks and three eight-story blocks, a three-story mosque altar, There are two sections of the three-story male and female school.

██████████ stated that this project is going to be built in three phases and that now the construction work was going on in the first phase and with the completion of this phase, the construction work of the other phases would start according to the plan.

He added that the construction work of one mosque mihrab was 60%, two school buildings are 70% and three residential blocks were 35% progress, and now 700 people were busy working on the mentioned project.

(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

### **3.The MUDL structure is under preparation by Ministry leadership after the joining of CRIDA and the separation of ARAZI to the Ministry of Agriculture**

MUDL leadership have been preparing the new structure of MUDL based on the mandate of the Ministry of the task expectations. Right now, the deputy Ministry of Admin/Finance is actively working and the rest of the other deputies have not been introduced or either waiting for the new structure to be approved and then will be introduced.

(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

### **4.The MUDL permanent employees have not been terminated, only contractual employees have been terminated after the transformation of the government**

The MUDL permanent staff have not been changed but only those who themselves leave their jobs for their own reasons, including the ex-deputies and directors. Due to the shortage of budget for the de facto authorities, the MUDL development projects have been suspended and MUDL terminated all their contractual employees.

(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

### **5. The KUDF and SDF plans are still the main source of planning in the Ministry including those prepared Masterplans for the other cities**

MUDL are preparing their plans including the upgrading plans of the cities based on KUDF and SDF plans that have been prepared by the previous government.

(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

### **6. MUDL leadership is focused on planning and construction of township projects across the country**

The new leadership of MUDL announced that the ministry has made plans to develop 131 townships nationwide. MUDL has already started construction of Qatar Project, Piroozi Project and planning to start Chinese and Makoryan housing projects.

(Source: The information gathering was conducted by T. & Associates, Inc. by local interview)

### **7. MUDL has initiated discussion with experts to build reasonable-price housing in Kabul and throughout the country.**

The Acting Minister of MUDL discussed and exchanged opinions with a number of university professors on August 14, 2022 about the plan to build low-cost housing.

In this meeting, ██████████ presented his plan for the construction of low-cost housing to the Acting



Ministry of Urban Development and Lands.

Also, in relation to mass housing in the settlements of this Ministry, the economic power and social and cultural conditions of the people in Afghanistan were also discussed and the participants of this meeting expressed their views on the matter.

Acting Minister of MUDL said that this ministry welcomes and supports the constructive programs and plans of experts that lead to solving people's problems of homelessness.

He stated that a committee should be established and that this committee should work on plans that have several categories and consider the economy of the people at different levels in order to deal with housing problems in Afghanistan.

(Source: MUDL Facebook page, <https://www.facebook.com/MUDLAFG>)

#### **8. The Acting Minister of Urban Development and Lands met with the Chinese ambassador**

The Acting Minister of Urban Development and Lands met with Wang Yu Ambassador of China to Afghanistan on August 25, 2022 in his office. In this meeting, The Acting Minister of Urban Development and Lands stated that China had good cooperation with the Afghan government in housing construction and non-profit construction projects, as well as granting scholarships and organizing seminars and training programs to improve the capacity of the ministry's engineers and other government employees.

He asked the Chinese ambassador to cooperate with the Ministry of Urban Development and Lands in the construction of non-profit facilities, investing in the housing sector with modern equipment and starting work on unfinished projects.

The Chinese ambassador said that his country has played a good role in the development of Afghan cities and would continue to do so in the future and cooperate with the Ministry of Urban Development and Lands in the construction of housing for the needy and the construction of non-profit facilities.

Mr. Wang Yu requested the Acting Minister of Urban Development and Lands, asked for cooperation in the projects of the Ministry of Urban Development and Lands in the field of ensuring the security of employees and companies of that country.

The Acting Minister of Urban Development and Lands assured the Chinese ambassador about the security of Chinese employees and companies in the projects of this Ministry.

(Source: MUDL Facebook page, <https://www.facebook.com/MUDLAFG>)

Report No	Date	Main Topics
46	October 10, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 7</li> <li>2. Social structure and land-use of District 7</li> <li>3. Major urban issues in District 7</li> <li>4. Current situation of informal settlement areas in District 7</li> <li>5. Darulaman Administrative Complex</li> </ol>

#### **1. Background information on District 7**

District 7 is located in the south side of Kabul City as shown in Fig. 1. Darulaman Road is located in the west of District 7 and the Chihilsitoun Road crosses through District 7. Chihilsitoun 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.

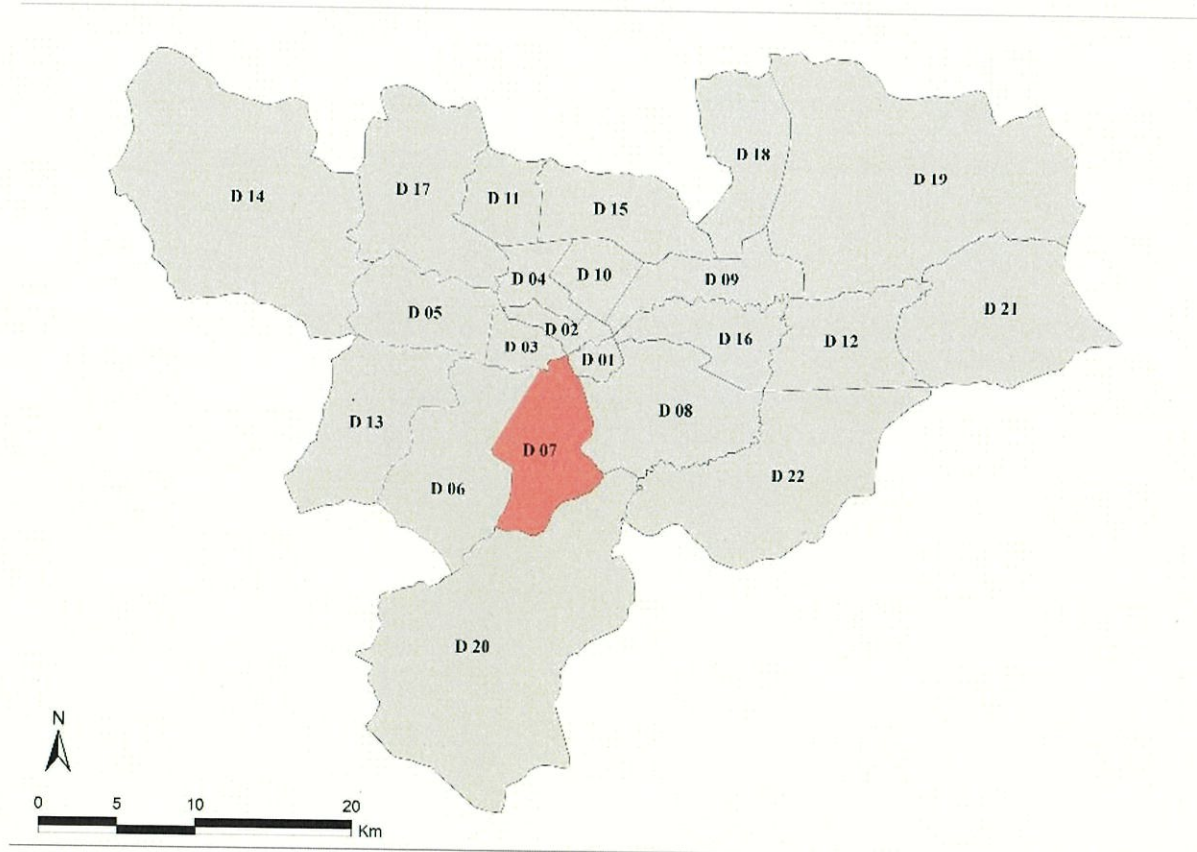
District 7 has a total land area of 3,448 hectares, of which around 80% is developed areas. The rest, approximately 20% of District 7 is still vacant land, which are comprised of agriculture land, mountains, and undeveloped terrain. The vacant land of the district is at risk of being encroached by informal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

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-Chihilsitoun is located in District 7 as well. It is considered as one of the historic and entertainment parks. The Chihilsitoun 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 Chihilsitoun 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 Chihilsitoun Palace was used as a guesthouse and was hosting foreign guests.

Fig.1. Location map of District 7



(Source) Prepared by T & Associates Inc.



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**2.Social structure and land-use of District 7**

There are 44 Gozars in District 7 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 42,878 households in District 7 and the total population is about 448,514 people according to the recent survey. Information on 44 Gozars of the district is shown in Table 1.

District 7 has a total land area of 3,448 hectares, of which about 80% is already developed areas. Along Chihilsitoon 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-Chihilsitoon, Jangalak Factory, Khoshal Khan High School, Emini Girls' High School and Sultan Razia Girls' High School are located along Chihilsitoon Road. Some other governmental facilities such as 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 agriculture 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 population in Kabul City.

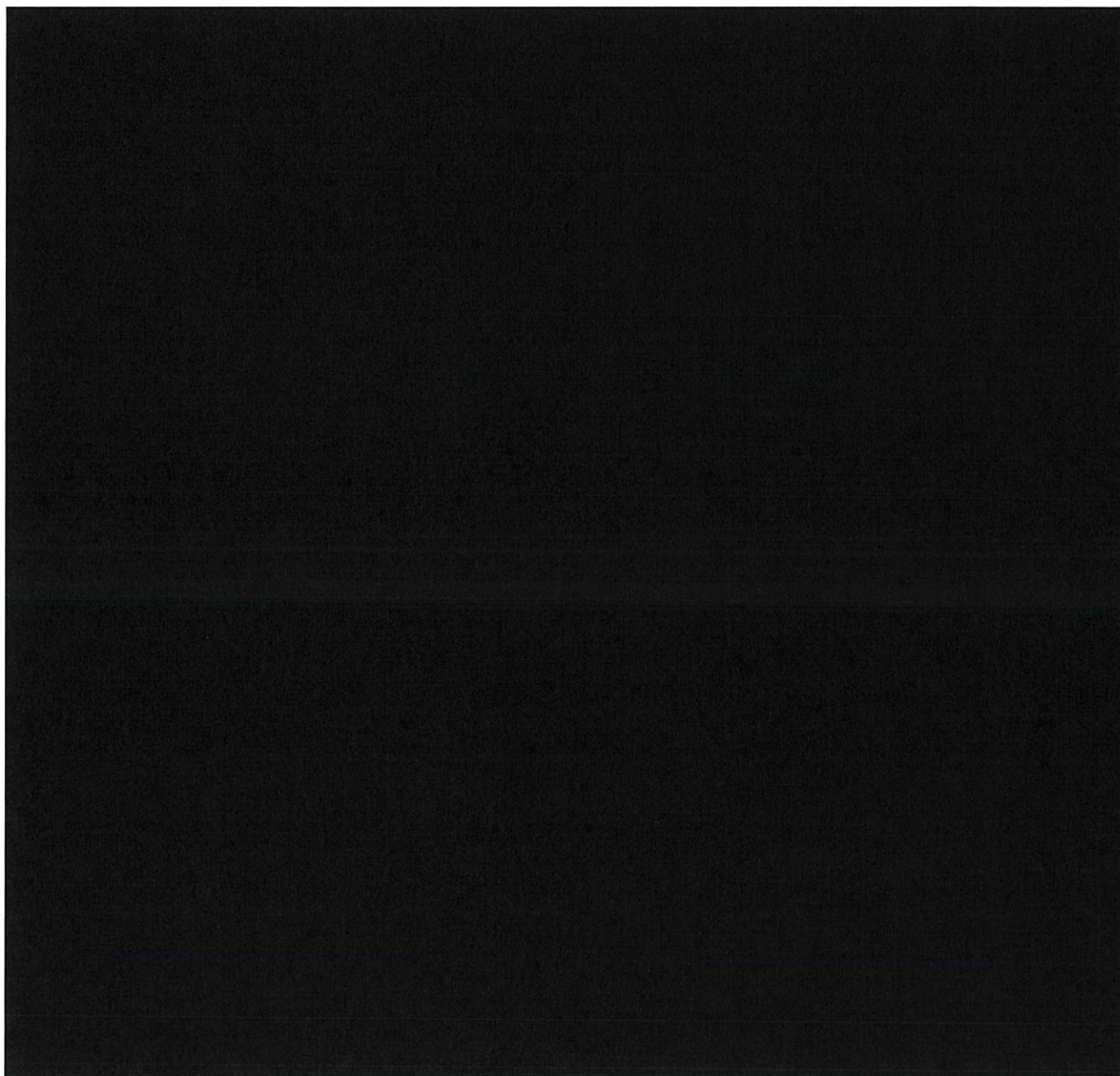


Fig. 2. Gozars' boundaries of District 7



(Source) Prepared by T & Associates Inc.





### **3. Major urban issues in District 7**

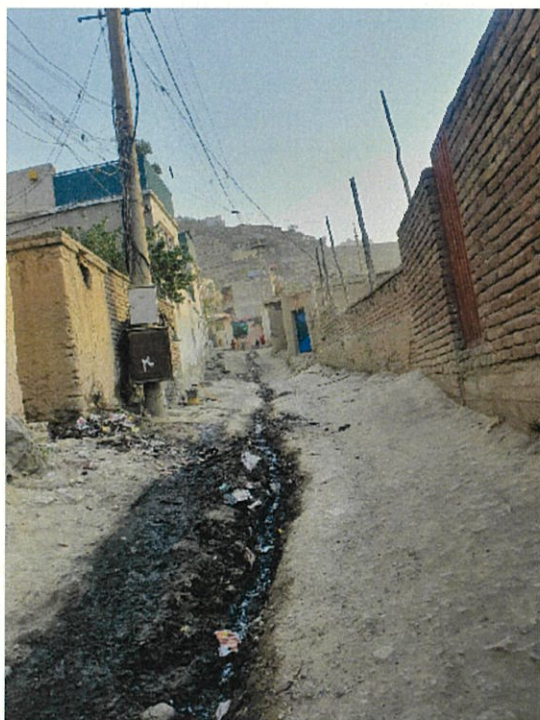
The majority of the households in informal settlements of Districts 7 do not have access to most of the services provided by Kabul Municipality. District 7 does not have a sewage network and has a minimal water supply network. In some of the informal settlement areas there are private water vendors. They provide water on a regular basis to households, which are located too far from communal water pumps. The informal settlement areas located on hillside do not have access to potable water. The streets are very steep slope. The topographic situation makes it difficult to provide urban services as shown in Fig.3. 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 place where most convenient to discard and very dirty to be seen. Such discarded garbage pollutes the living environment in the district. During 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 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.

Fig.3. Hillside street in Gozar 3 of D7



This picture shows the current situation of one of the streets in the informal area of Gozar 3 in District 7 that is located on the hillside. According to the residents, the area does not have access to potable water and many other urban services.

(Source) Prepared by T & Associates Inc.

#### 4. Current situation of informal settlement areas in District 7

There are mainly four types of informal settlement areas in District 7 as shown in Fig.4. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### ② 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. Less than 5% of the total informal areas of District 7 has developed as Quasi-Regular Informal Settlements

##### ③ Irregular Informal Settlements (with vacant land)

This type of informal settlements has been developed in the course of urban sprawl, encroaching on agriculture areas without any control or intervention of any private or public sector. About 30% of the total informal areas of District 7 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.



④ Densely-built Irregular Informal Settlements

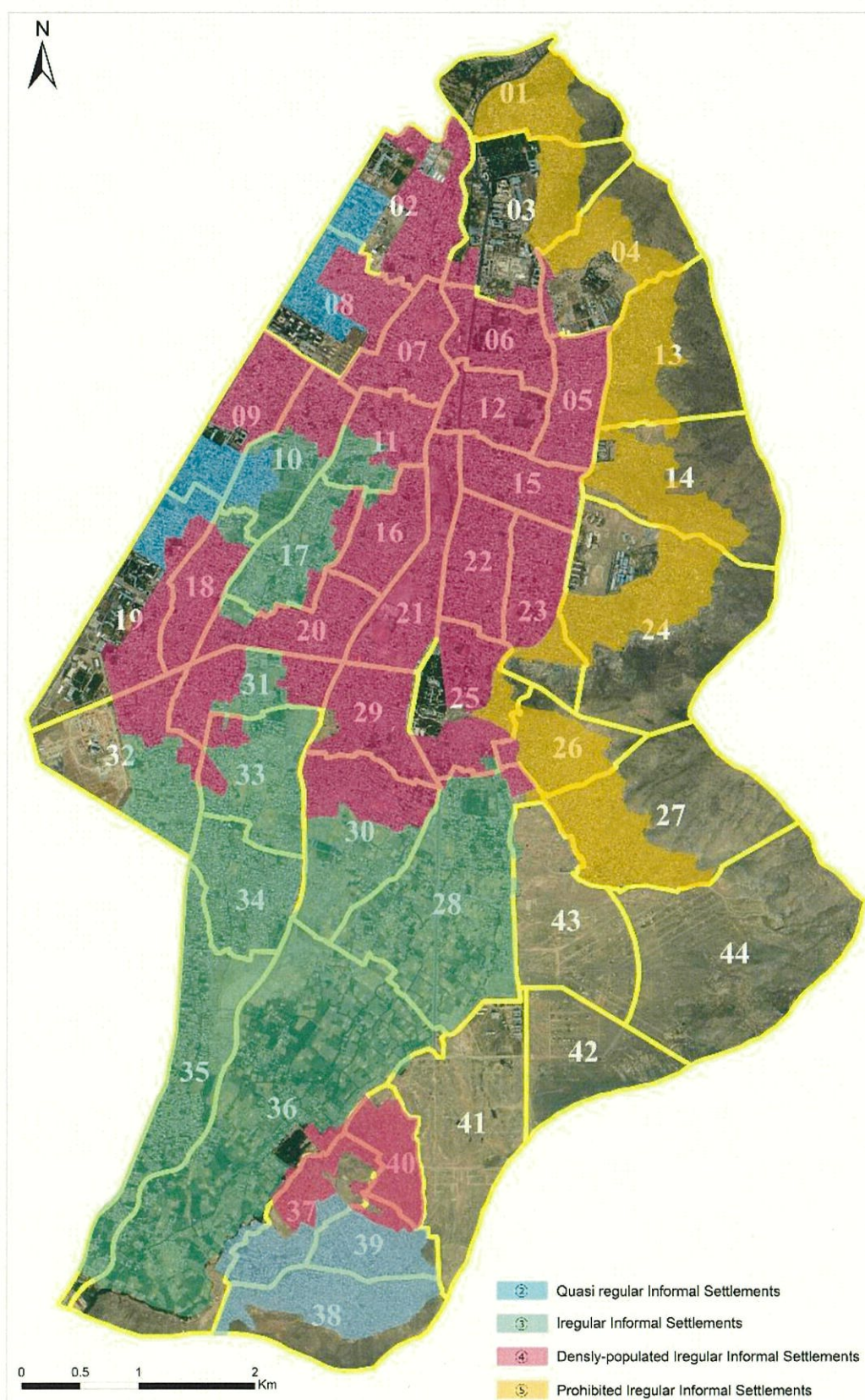
Over 50% of the total informal settlement areas of District 7 belong to this type: Densely-built Irregular Informal Settlements have been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal settlements are in a very poor 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.

⑤ Prohibited-Irregular Informal Settlements

This type of informal areas has been informally developed in such legally restricted areas for housing construction. About 15% of the total informal settlement areas of District 7 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.



Fig. 4. Informal settlement areas of District 7



(Source) Prepared by T & Associates Inc.



### 5. Darulaman Administrative Complex

Darulaman administrative complex is located both in D6 and D7 as shown in Fig. 5.

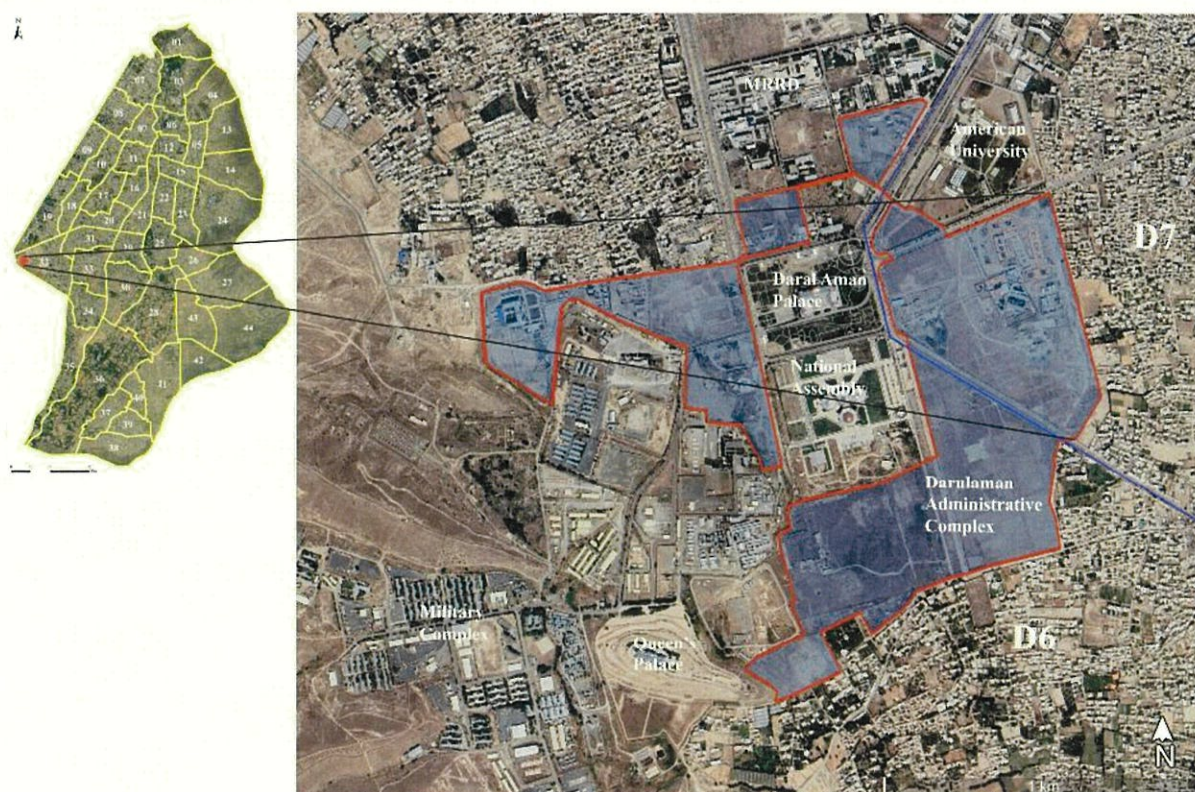
On 30 May 2018, Sayeed Saadat Mansour Naderi, the former Minister of MUDL alongside some other government officials including the governor of Kabul laid the foundation stone of Darulaman Administrative Complex. And, some infrastructure development of the first phase of the project started at that time. However, on July 14, 2019, the former president Ashraf Ghani laid the foundation stone for Darulaman Administrative Complex for the second time and inaugurated the project. According to the former government, the administrative complex will be built in 20 years and will cost \$1.2 billion. The architecture style of buildings in the complex are inspired both by modern Islamic architecture patterns and some classical patterns of Timurid, Ghaznavid, Ghorid and Khurasanid dynasties. The main purpose of developing such a huge project is to provide quick, easy, transparent and sustainable services to the Afghan citizens. According the proposed plan, the buildings that are included in the complex are 18 ministries, 10 independent offices and 3 state-owned banks that will be built in a fundamental and modern way within a total area of over 100 hectares.

According to Ministry of Urban Development and Land, the initial work started on the first phase, which includes 13 governmental institutions and will be completed within the next 10 years, where 13 ministries and government institutions will be transferred.

And, the completion of the second phase will take about 10 more year, where 14 remaining ministries and government institutions will be transferred to the complex. The complex will have the capacity of 50,000 government employees, and the allocated area for each employee is in the range of 6 to 60 square meters.

Upon the completion of this infrastructure project, the level of coordination between government institutions will be strengthened, and a decent work space for employees, and easy, stable and transparent services will be provided to the citizens.

Fig. 5. Darulaman Administrative Complex



(Source) Prepared by T & Associates Inc.

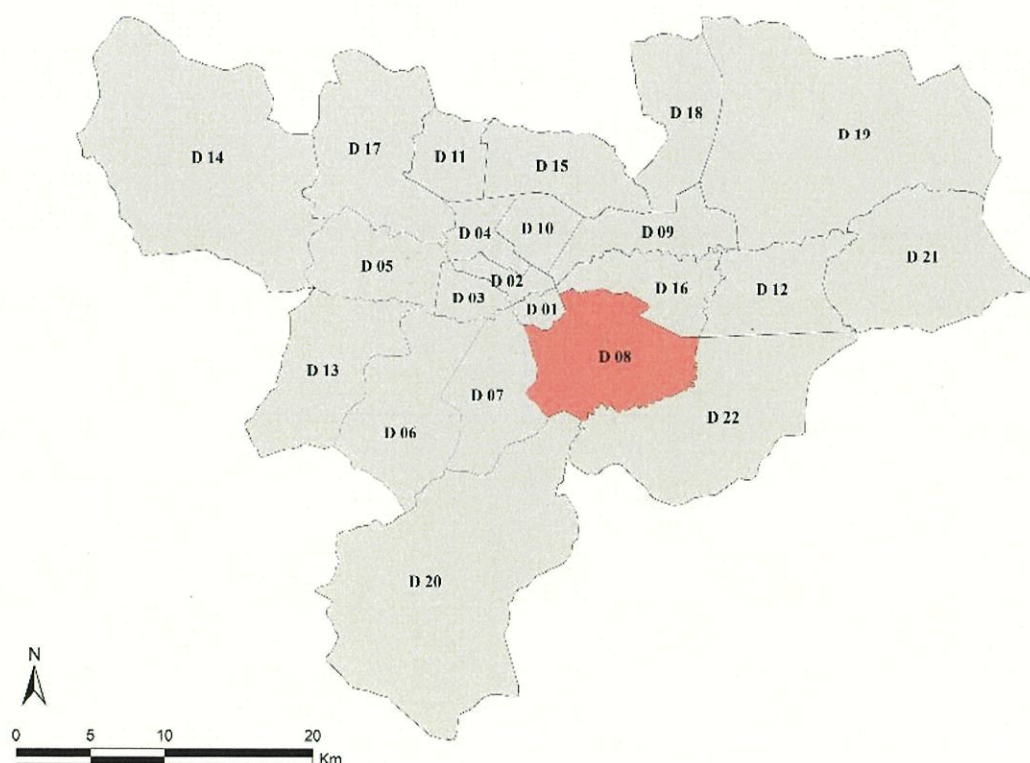


Report No	Date	Main Topics
47	October 24, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 8</li> <li>2. Social structure and land-use of District 8</li> <li>3. Major urban issues in District 8</li> <li>4. Current situation of informal settlement areas in District 8</li> </ol>

### 1. Background information on 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 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 Ghani administration, MUDL has started the implementation of a residential complex in District 8. The project was named as 1st Macroryan Rahman Mena 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.

Fig.1. Location map of District 8



(Source) Prepared by T & Associates Inc.



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**2.Social structure and land-use of District 8**

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 the recent survey. Information on 50 Gozars of the district is shown in Table 1.

District 8 has a total land area of about 4,920 hectares, of which over 50% is developed areas. A large portion of 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.

Based on 1978 master plan three huge residential areas have been developed in District 8 that 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 north and south, and they are organized to a great extent.

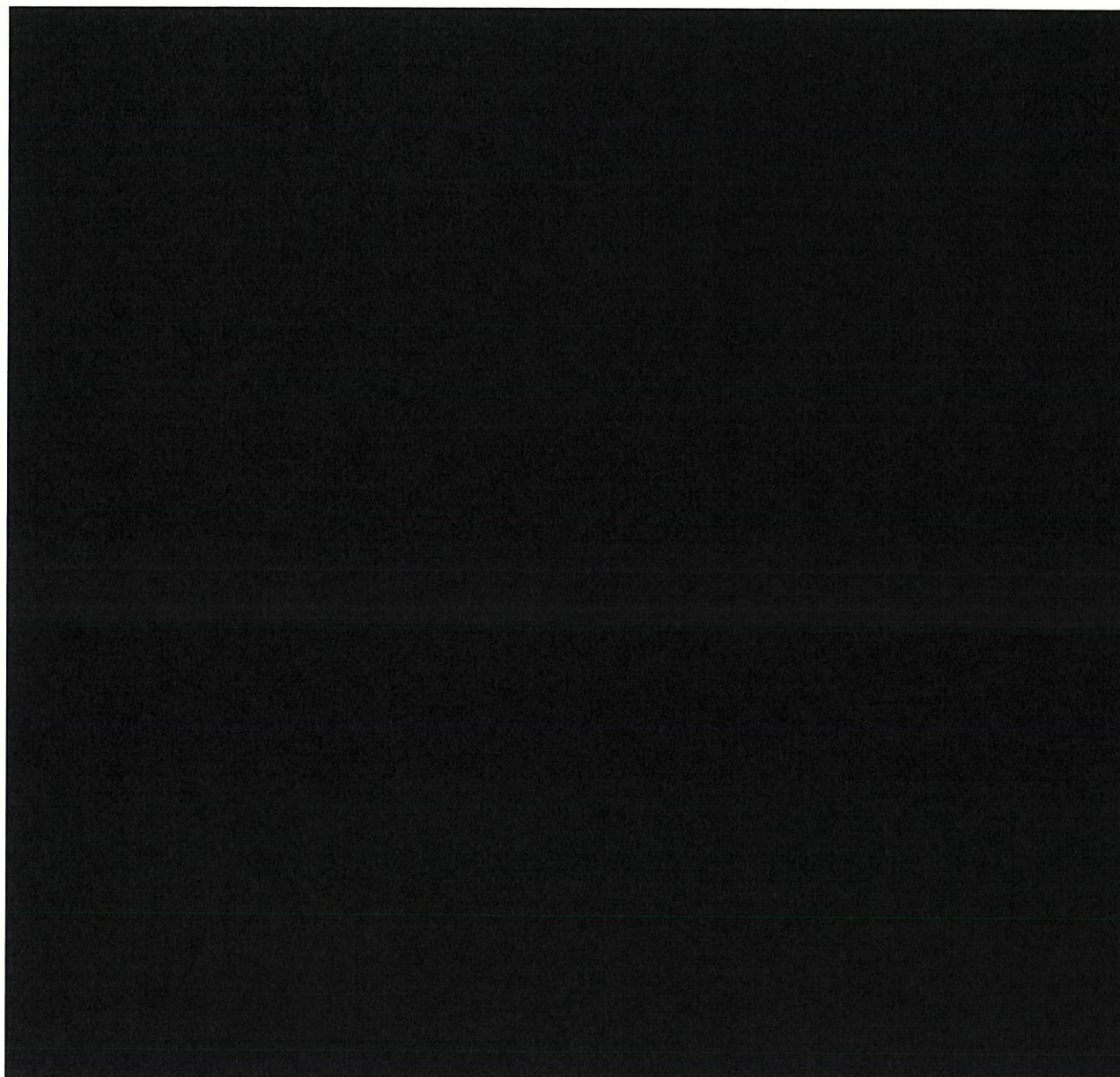


Fig. 2. Gozars' boundaries of District 8



(Source) Prepared by T & Associates Inc.





(Source) Prepared by T & Associates Inc.

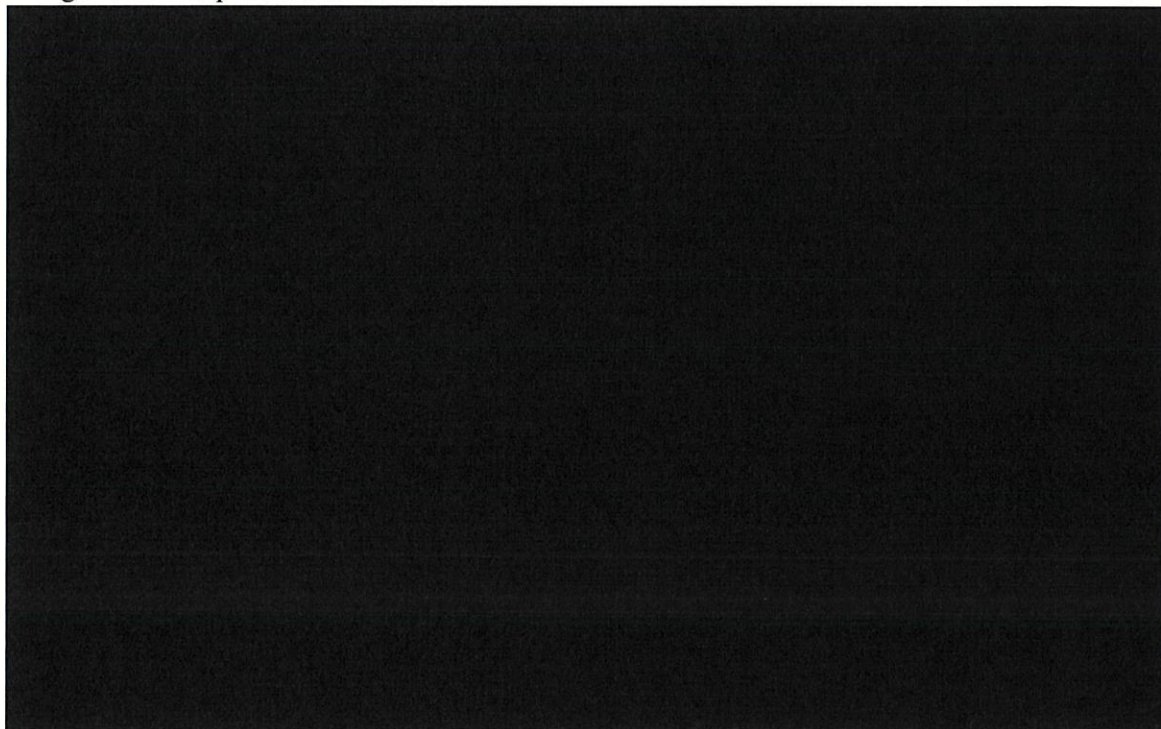
### **3. Major urban issues in District 8**

The majority of the households in informal settlements of Districts 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 to go 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.



Fig.3. IDP camp area in Gozar 11 of D8



(Source) Prepared by T & Associates Inc.

#### **4.Current situation of informal settlement areas in District 8**

There are mainly four types of informal settlement areas in District 8 as shown in Fig.4. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### **② 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 8 has developed as Quasi-Regular Informal Settlements

##### **③ Irregular Informal Settlements (with vacant land)**

This type of informal settlements has been developed in the course of urban sprawl, encroaching on agriculture areas without any control or intervention of any private or public sector. About 50% of the total informal areas of District 8 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.

##### **④ Densely-built Irregular Informal Settlements**

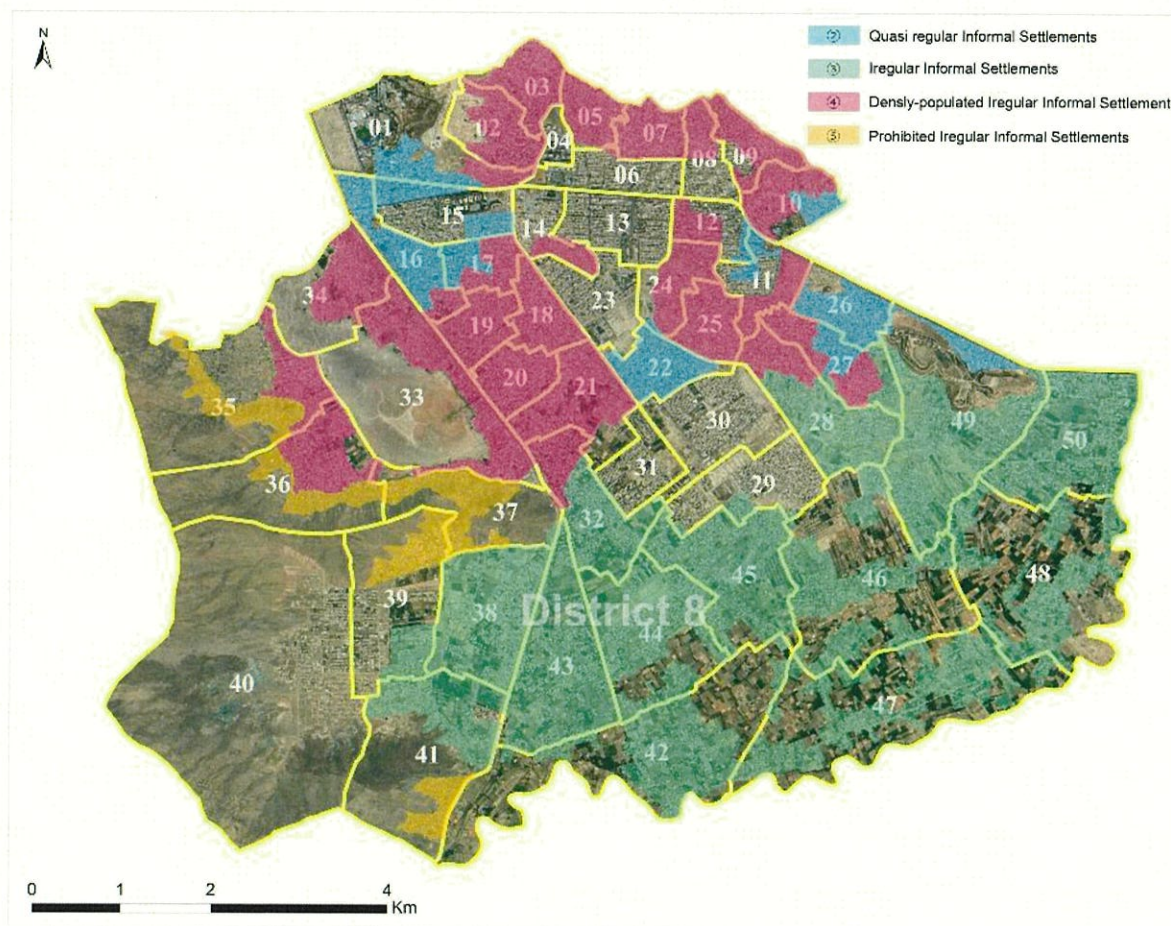
Over 40% of the total informal settlement areas of District 8 belong to this type: Densely-built Irregular Informal Settlements have been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal settlements are in a very poor 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.



### ⑤ 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 8 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.

Fig. 4. Informal settlement areas of District 8



(Source) Prepared by T & Associates Inc.

Report No	Date	Main Topics
48	November 7, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 15</li> <li>2. Social structure and land-use of District 15</li> <li>3. Major urban issues in District 15</li> <li>4. Current situation of informal settlement areas in District 15</li> </ol>

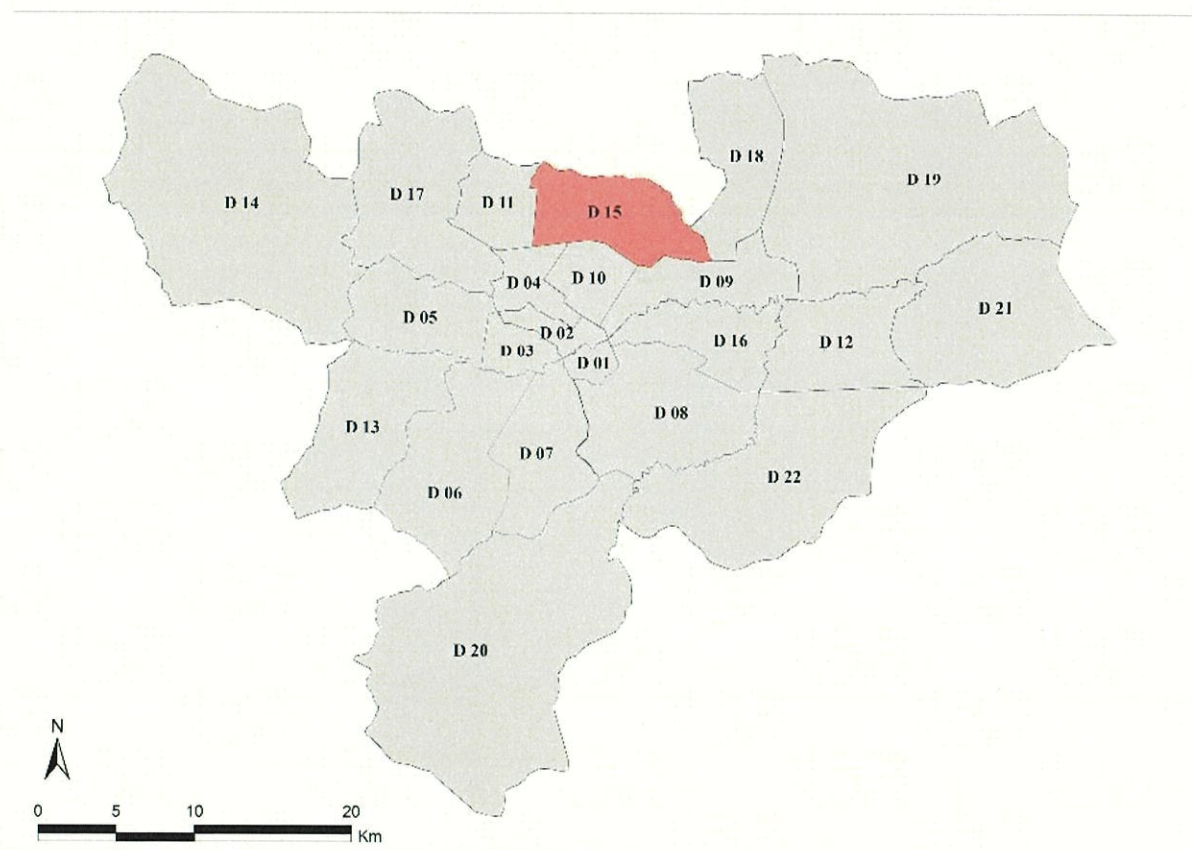
#### 1. Background information on District 15

District 15 is located in the North side of Kabul City as shown in Fig.1. 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 administration, MUDL has started the implementation of a two large scale residential development projects in District 15. They are Khoja Rawash Township and Shaikh Zahed 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

Fig.1. Location map of District 15



(Source) Prepared by T & Associates Inc.

## 2.Social structure and land-use of District 15

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 the recent survey. Information on 32 Gozars of the district is shown in Table 1.

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.

Fig. 2. Gozars' boundaries of District 15



(Source) Prepared by T & Associates Inc.





### **3. Major urban issues in District 15**

The majority of the households in informal settlements of Districts 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 hillside 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 of the informal areas, solid waste collection is usually done by private companies, but they are liable for the cost of the services.



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#### **4.Current situation of informal settlement areas in District 15**

There are mainly three types of informal settlement areas in District 15 as shown in Fig.3. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### **② 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 4% of the total informal areas of District 15 has developed as Quasi-Regular Informal Settlements

##### **④ Densely-built Irregular Informal Settlements**

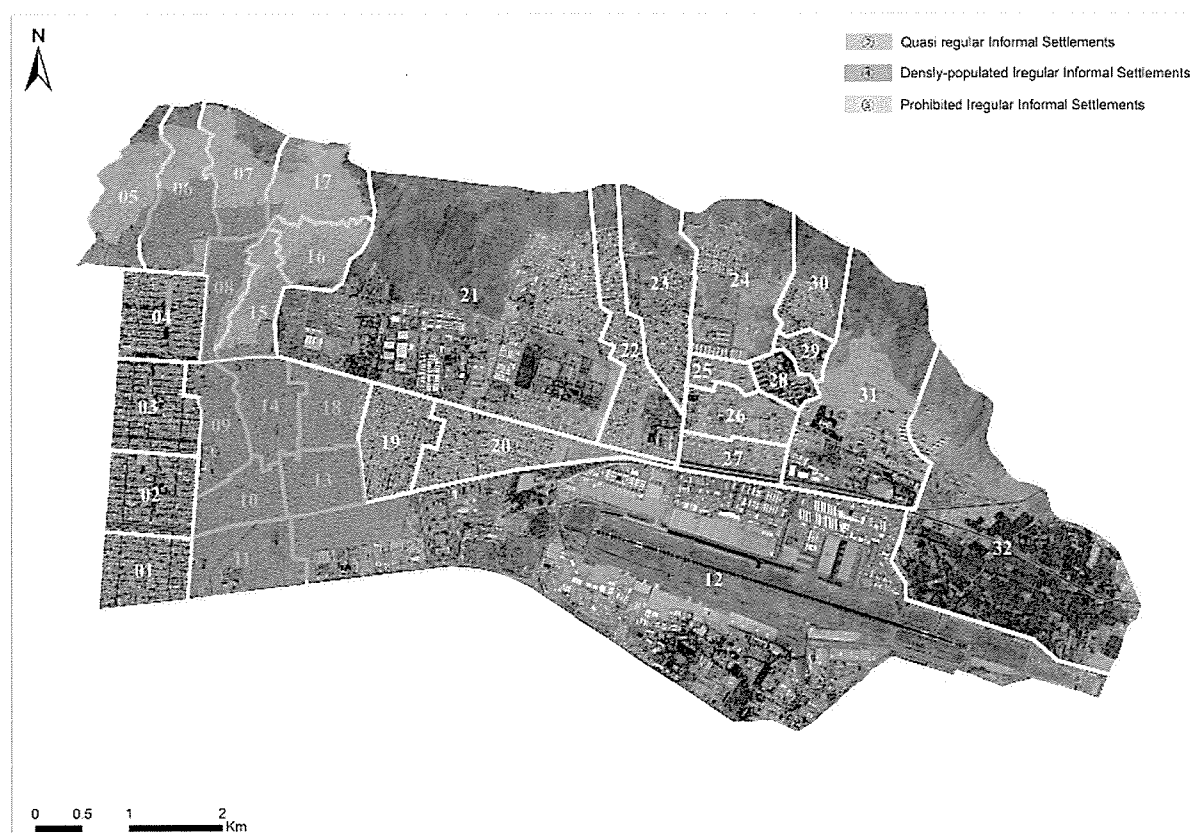
Over 62% of the total informal settlement areas of District 15 belong to this type. Densely-built Irregular Informal Settlements have been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal settlements are in a very 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.

##### **⑤ Prohibited-Irregular Informal Settlements**

This type of informal areas has been informally developed in such legally restricted areas for housing construction. About 34% of the total informal settlement areas of District 15 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.



Fig. 3. Informal settlement areas of District 15



(Source) Prepared by T & Associates Inc.

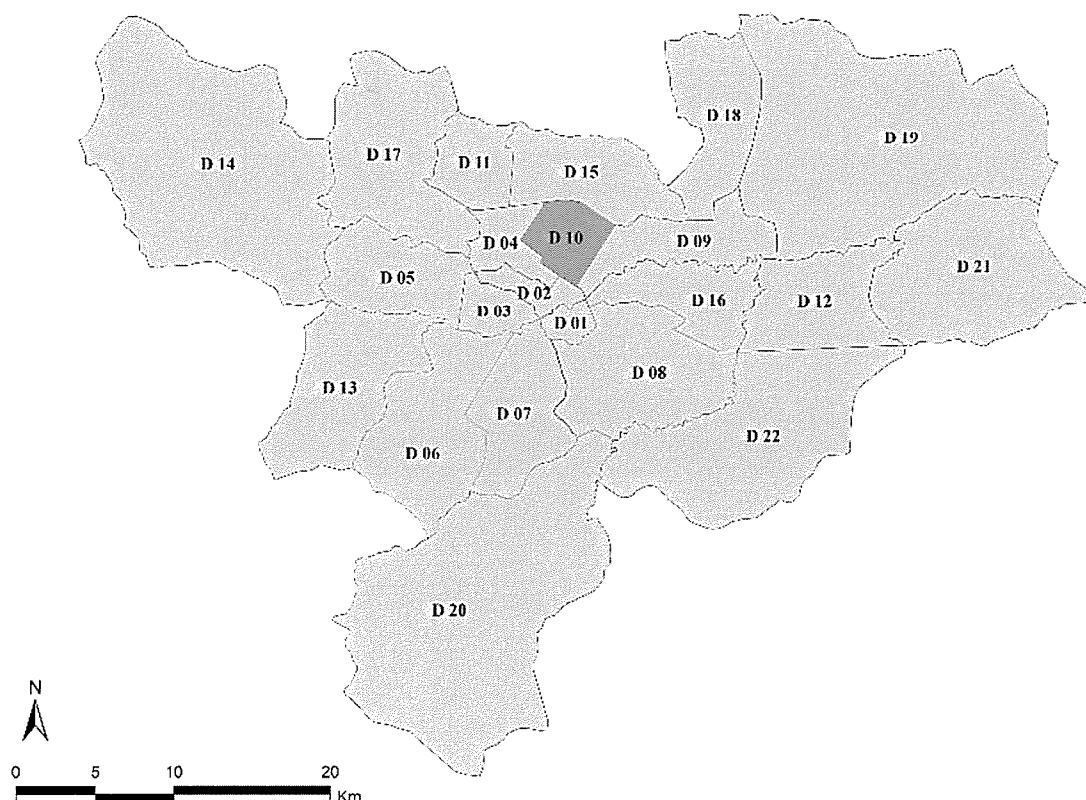
Report No	Date	Main Topics
49	November 14, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 10</li> <li>2. Social structure and land-use of District 10</li> <li>3. Major urban issues in District 10</li> <li>4. Current situation of informal settlement areas in District 10</li> </ol>

### 1. Background information on District 10

District 10 is located in the North side of Kabul City as shown in Fig.1. Some of Afghanistan's national governmental institutions are located in the area, including Ministry of Transportation, 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 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.

Fig.1. Location map of District 10



(Source) Prepared by T & Associates Inc.

## 2.Social structure and land-use of District 10

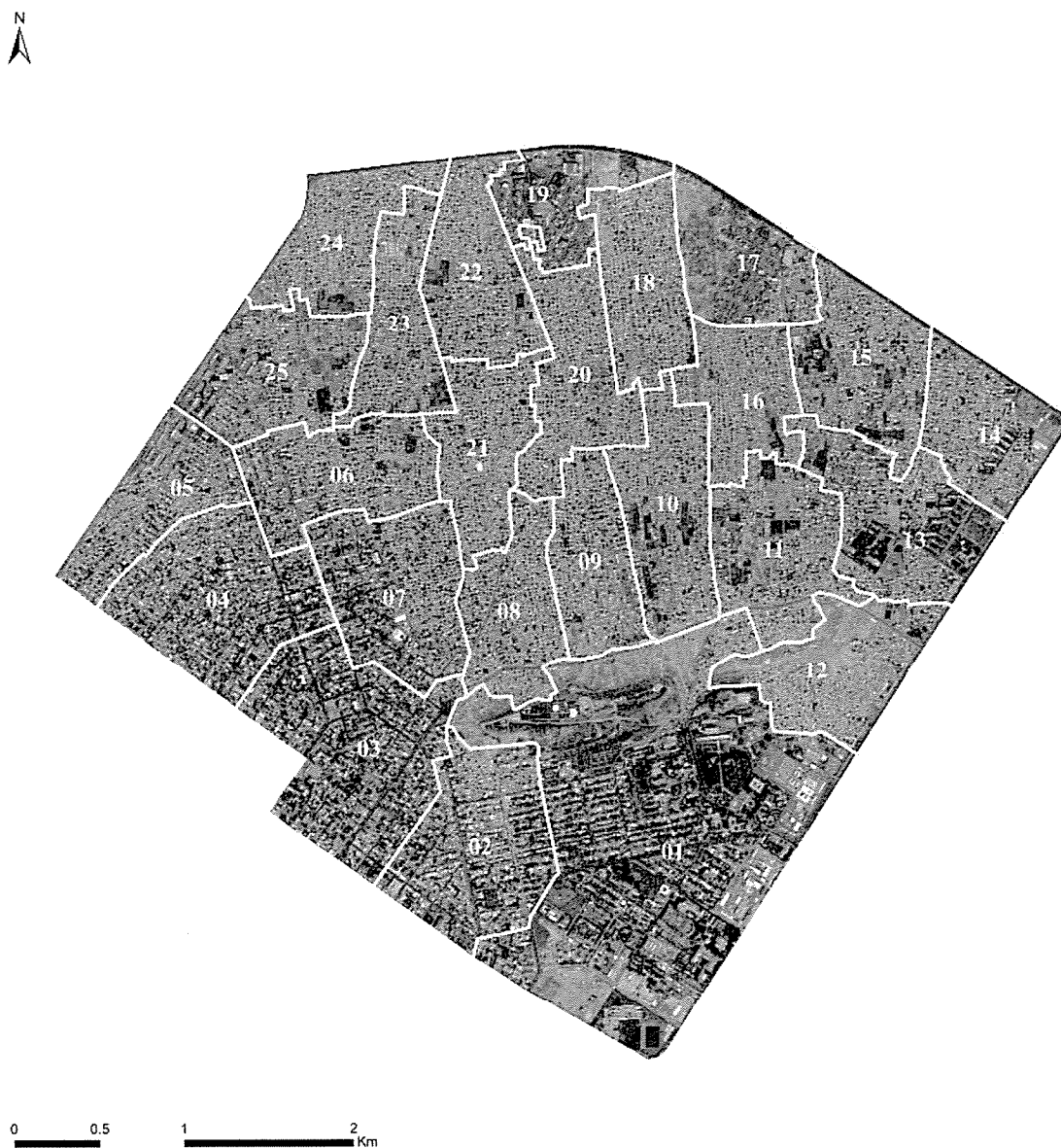
There are 25 Gozars in District 10 as shown in Fig.2. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are 25,838 households in District 10 and the total population is 246,033 people according to the recent survey. Information on 25 Gozars of the district is shown in Table 1.

District 10 has a total land area of about 1,301 hectares, of which over 95% is developed areas. A large portion of 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 1964 and 1970 master of Kabul City. In addition, there 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.



Fig. 2. Gozars' boundaries of District 10



(Source) Prepared by T & Associates Inc.



### **3. Major urban issues in District 10**

The majority of the households in informal settlements of Districts 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 as shown in Fig.3. 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 continues 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.



Fig.3. IDP camp area in Gozar 12 of D10



This picture shows a public water hand pump in Gozar 12 of District 10. Many households that do not have their own well use the water pump.

(Source) Prepared by T & Associates Inc.

#### 4. Current situation of informal settlement areas in District 10

There are mainly four types of informal settlement areas in District 10 as shown in Fig.4. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### ② 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 10 has developed as Quasi-Regular Informal Settlements

##### ③ Irregular Informal Settlements (with vacant land)

This type of informal settlements has been developed in the course of urban sprawl, encroaching on agriculture areas without any control or intervention of any private or public sector. About 50% of the total informal areas of District 10 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.

##### ④ Densely-built Irregular Informal Settlements

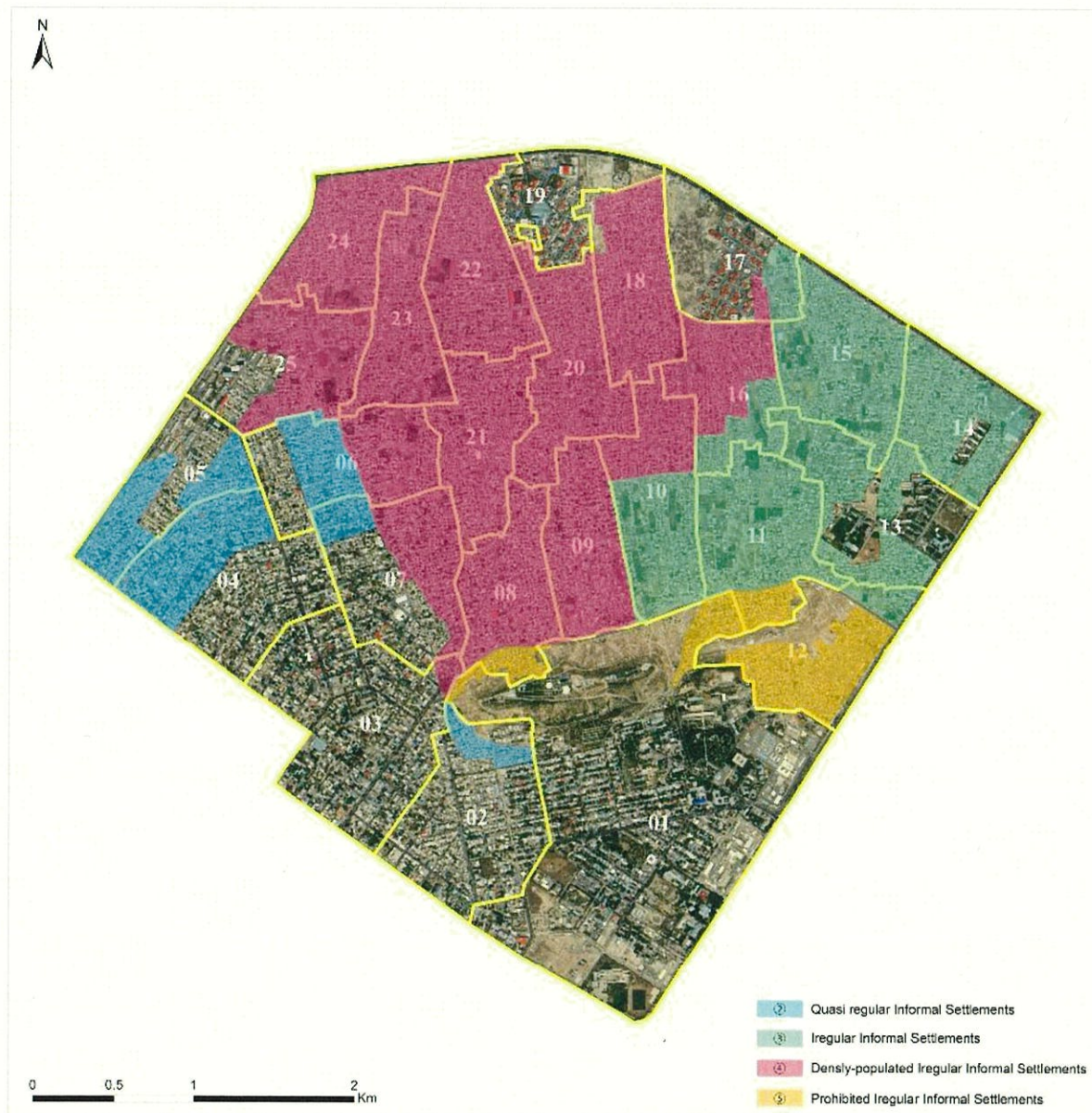
Over 40% of the total informal settlement areas of District 10 belong to this type: Densely-built Irregular Informal Settlements have been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal settlements are in a very 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.



### ⑤ 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 10 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.

Fig. 4. Informal settlement areas of District 10



(Source) Prepared by T & Associates Inc.

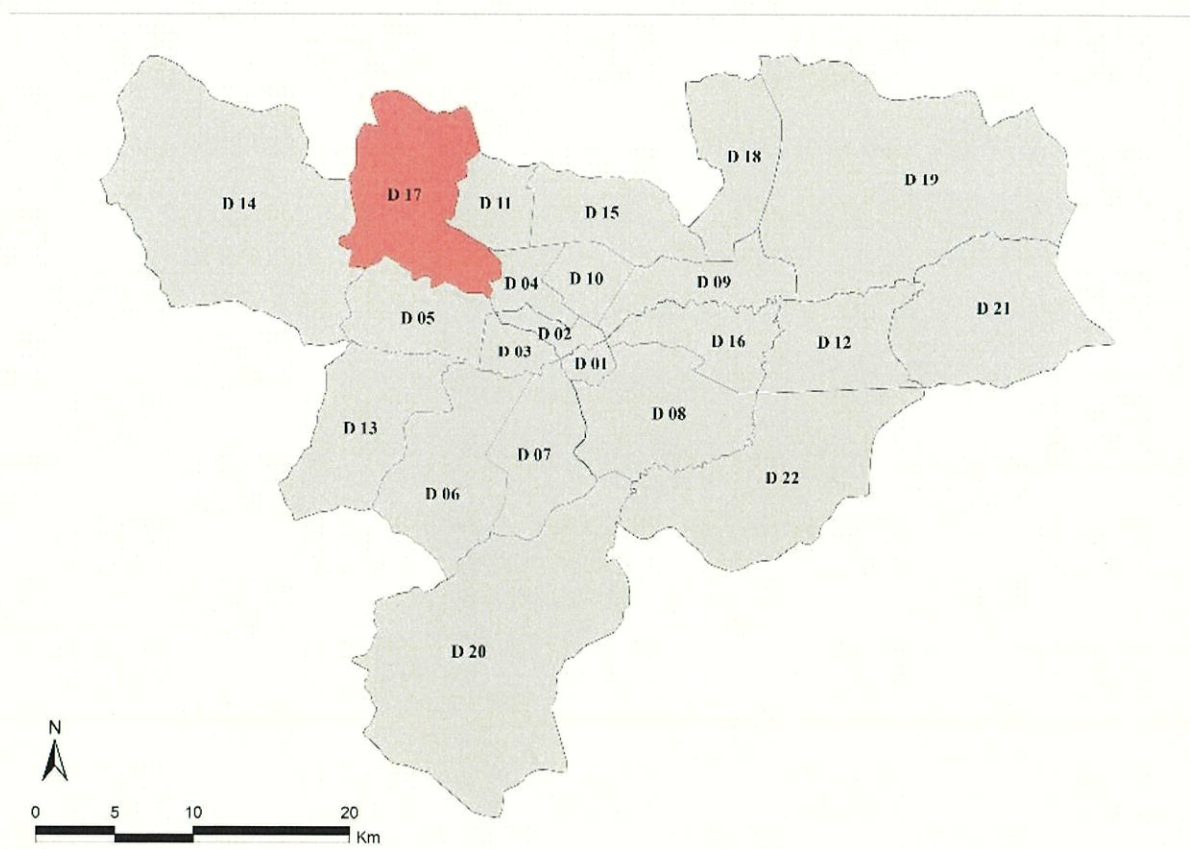


Report No	Date	Main Topics
50	November 21, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 10</li> <li>2. Social structure and land-use of District 10</li> <li>3. Major urban issues in District 10</li> <li>4. Current situation of informal settlement areas in District 10</li> </ol>

### 1. Background information on District 17

District 17 is located in the North side of Kabul City as shown in Fig.1. 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.

Fig.1. Location map of District 17



(Source) Prepared by T & Associates Inc.

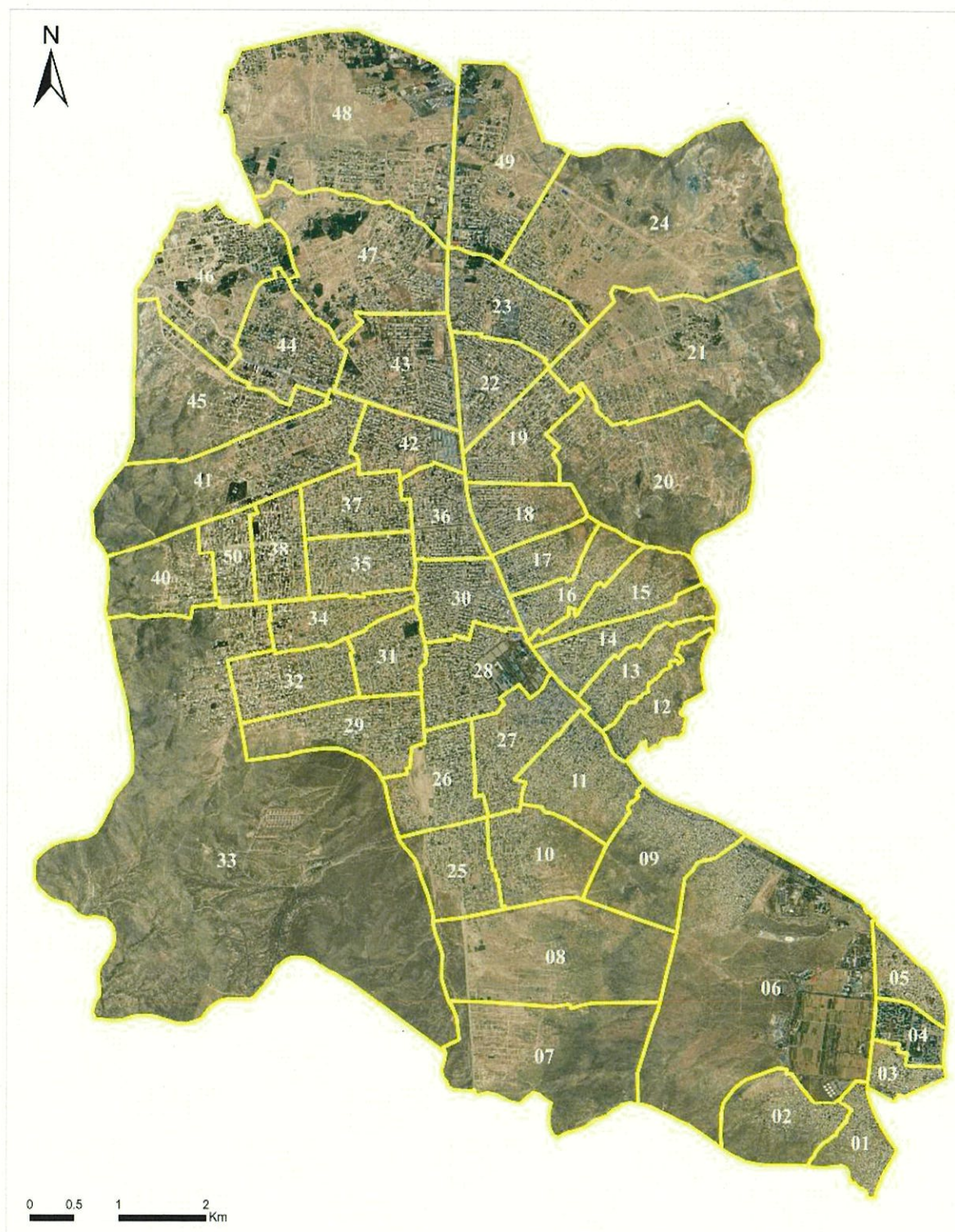
### 2. Social structure and land-use of District 17

There are 50 Gozars in District 17 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 42,641 households in District 17 and the total estimated population is about 359,366 people according to the recent survey. Information on 50 Gozars of the district is shown in Table 1.



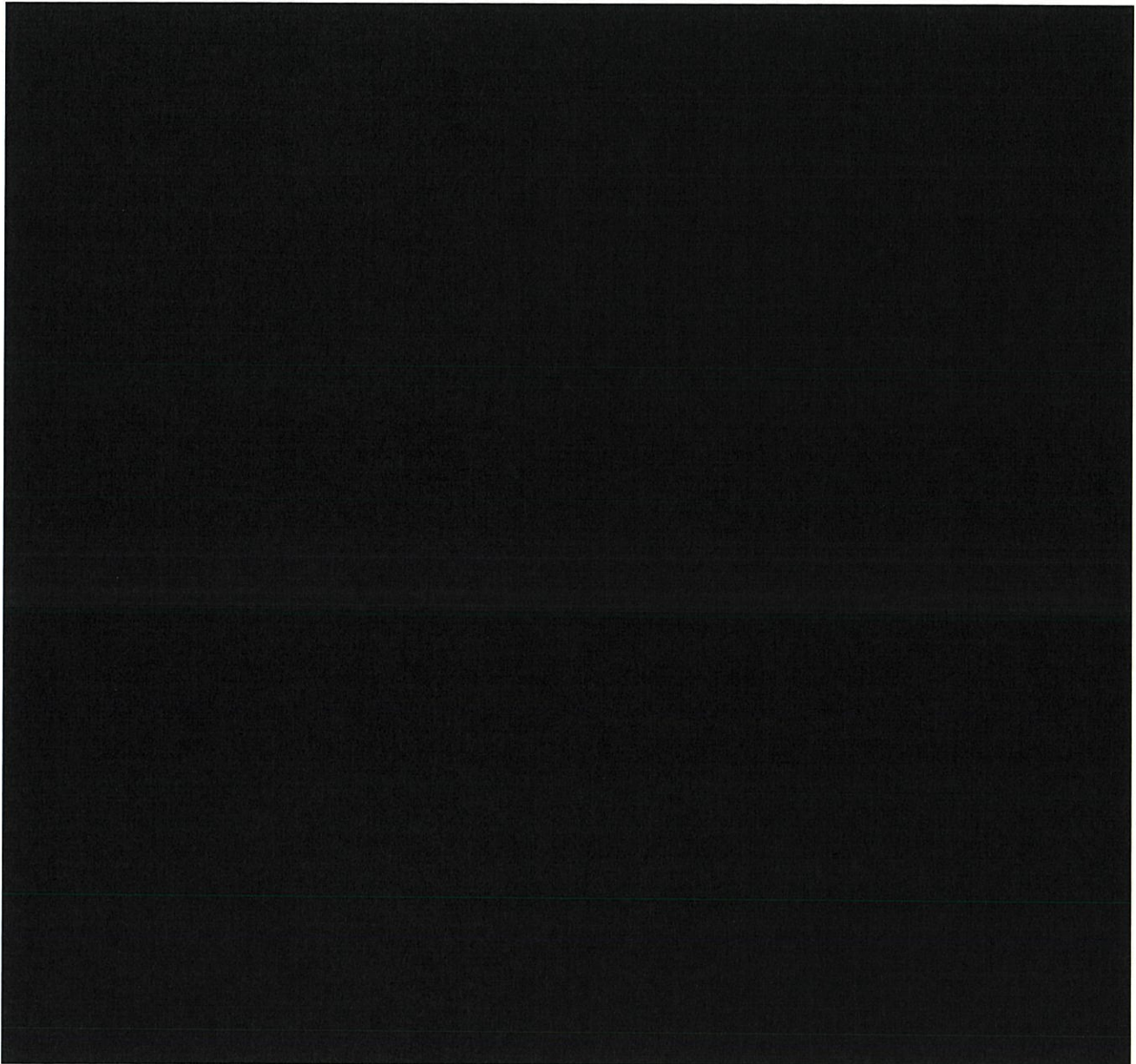
District 17 has a total land area of about 5,688 hectares, of which over 49% is developed areas. A large portion of vacant land in the North side of the district is private agriculture land, which is in danger of tenacious encroachment of informal settlement areas because District 17 is one of the most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

Fig. 2. Gozars' boundaries of District 17



(Source) Prepared by T & Associates Inc.



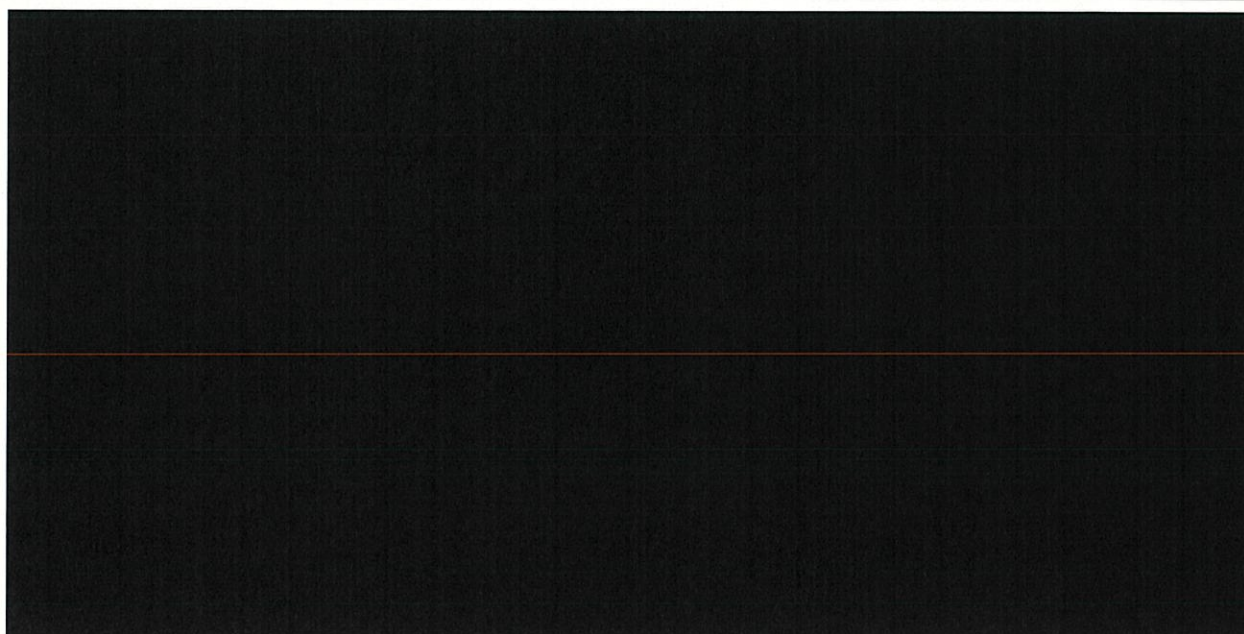


(Source) Prepared by T & Associates Inc.

### **3. Major urban issues in District 17**

The majority of the households in informal settlements of Districts 17 live on steep hillside. 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 as shown in Fig. 3. 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 continues 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.



#### **4.Current situation of informal settlement areas in District 17**

There are mainly four types of informal settlement areas in District 17 as shown in Fig.4. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

##### **② 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 4% of the total informal areas of District 17 has developed as Quasi-Regular Informal Settlements

##### **④ Densely-built Irregular Informal Settlements**

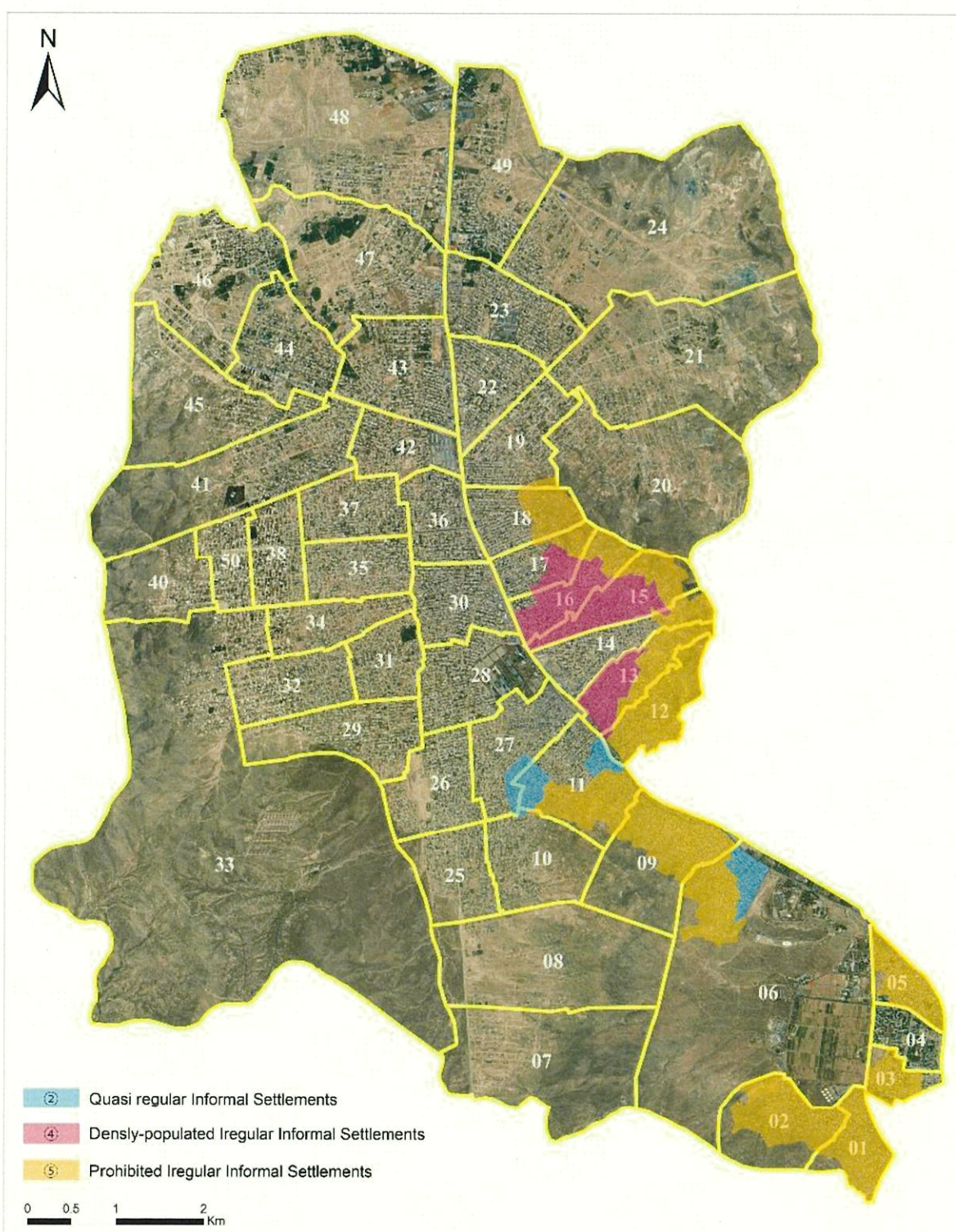
About 20% of the total informal settlement areas of District 17 belong to this type: Densely-built Irregular Informal Settlements have been developed gradually close to urban cores without any control or intervention of any private or public sector. Therefore, these informal settlements are in a very 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 still are areas that are in dire need of urgent assistance for the improvement of their living environment.

##### **⑤ Prohibited-Irregular Informal Settlements**

This type of informal areas has been informally developed in such legally restricted areas for housing construction. About 76% of the total informal settlement areas of District 17 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.



Fig. 4. Informal settlement areas of District 17



(Source) Prepared by T & Associates Inc.

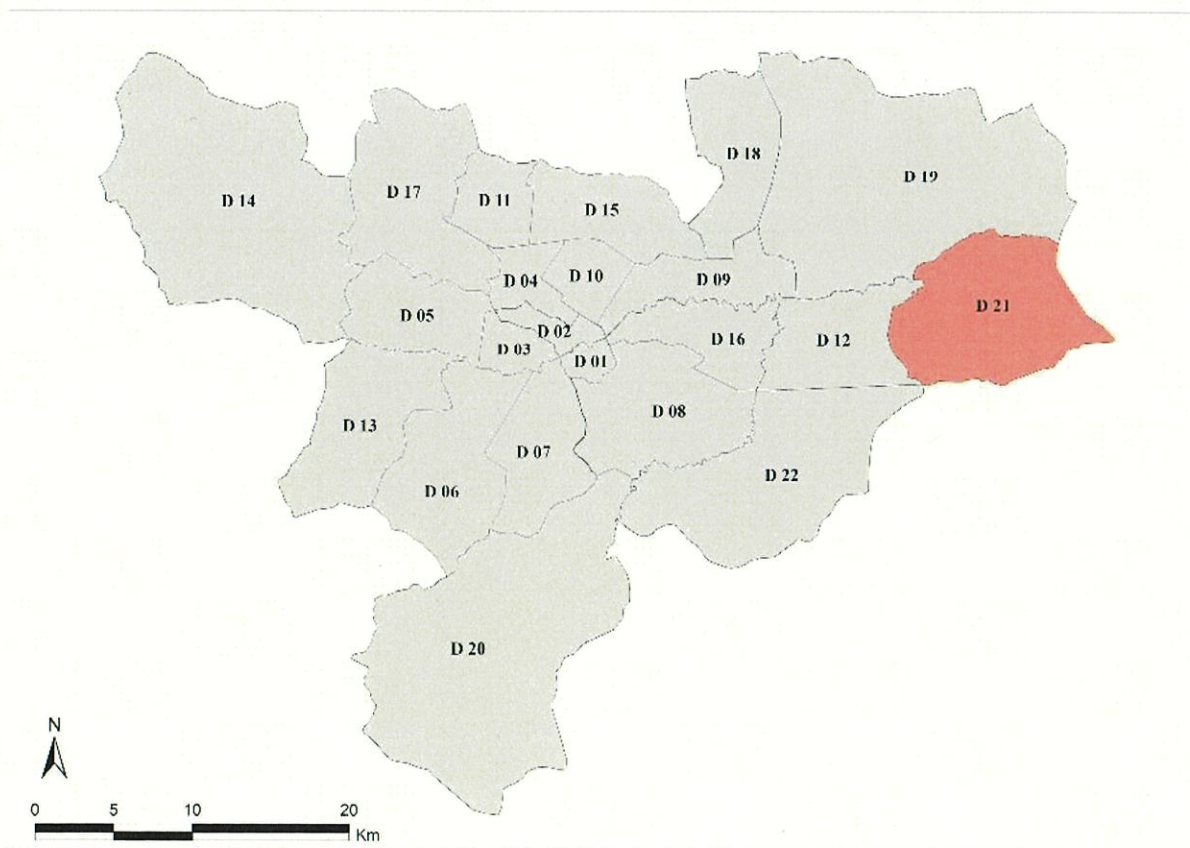


Report No	Date	Main Topics
51	November 28, 2022	<ol style="list-style-type: none"> <li>1. Background information on District 21</li> <li>2. Social structure and land-use of District 21</li> <li>3. Major urban issues in District 21</li> <li>4. Current situation of informal settlement areas in District 21</li> </ol>

### 1. Background information on 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 as shown in Fig.1. During 1970s, most of the land of District 21 was the property of 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 that link the district with the eastern provinces of Afghanistan. And, some commercial and mixed-use development have taken place on both side of the mentioned highways.

Fig.1. Location map of District 21



(Source) Prepared by T & Associates Inc.

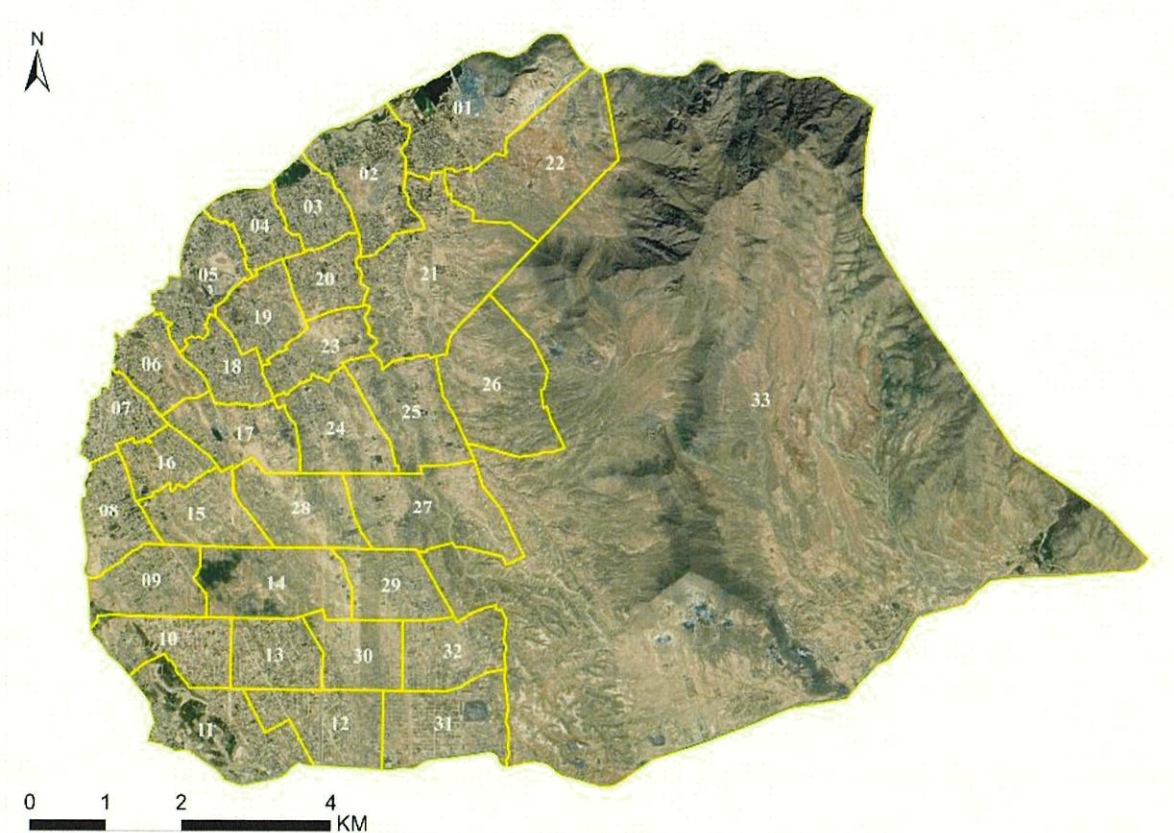


## 2.Social structure and land-use of District 21

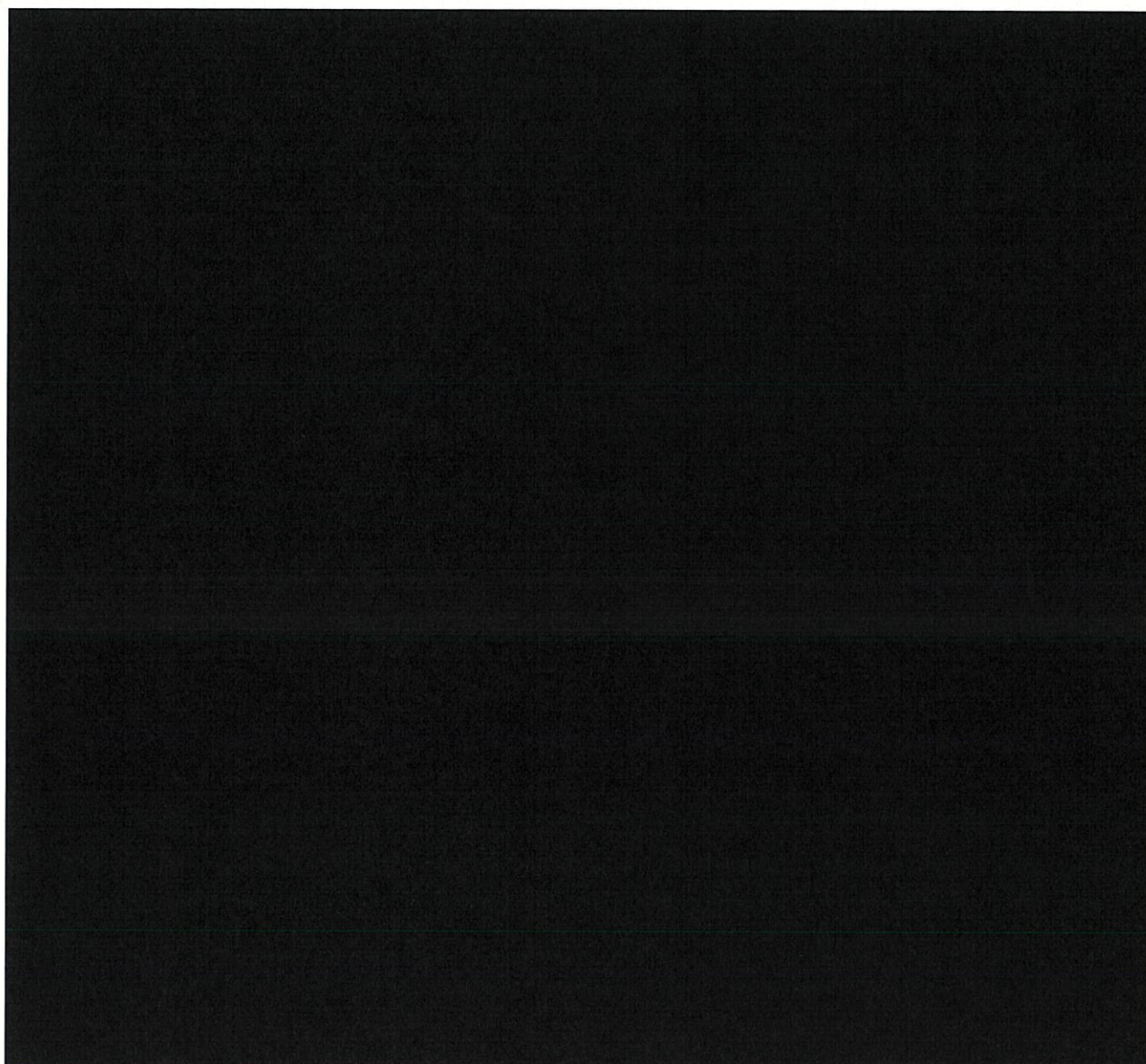
There are 33 Gozars in District 21 as shown in Fig.2. Each Gozar has a representative who is called Wakil Gozar. Each Gozar has a different number of households, population, and area. There are about 26,059 households in District 21 and the total estimated population is about 244,998 people according to the recent survey. Information on 33 Gozars of the district is shown in Table 1.

District 21 has a total land area of about 6,566 hectares, of which over 35% is developed areas. Most of the vacant land in District 21 is subdivided in residential land plots and is sold out in open market. A large portion of vacant land in Gozar 33 that is located in the East side of the district which is mostly vacant hillside land.

Fig. 2. Gozars' boundaries of District 21



(Source) Prepared by T & Associates Inc.

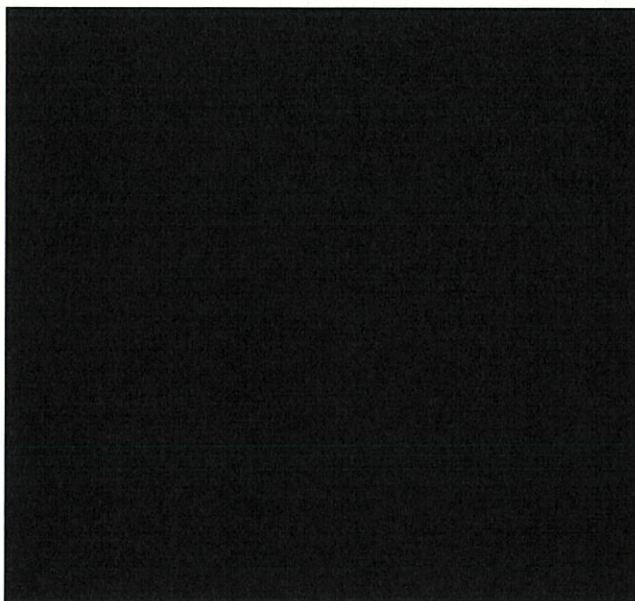


### **3. Major urban issues in District 21**

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 Districts 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 has 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 that has made the daily life of the residents very challenging as shown in Fig. 3. 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 continues droughts have caused the level of underground water go deeper in this region.





This picture shows the current situation of a street in Gozar 2 of District 21. Because of not drainage system both the waste water and rainwater are accumulated on the streets that causes various health issues

#### **4.Current situation of informal settlement areas in District 21**

There are mainly two types of informal settlement areas in District 21 as shown in Fig.4. Each type of informal settlement in the district has some specific characteristics and issues that are explained as follows:

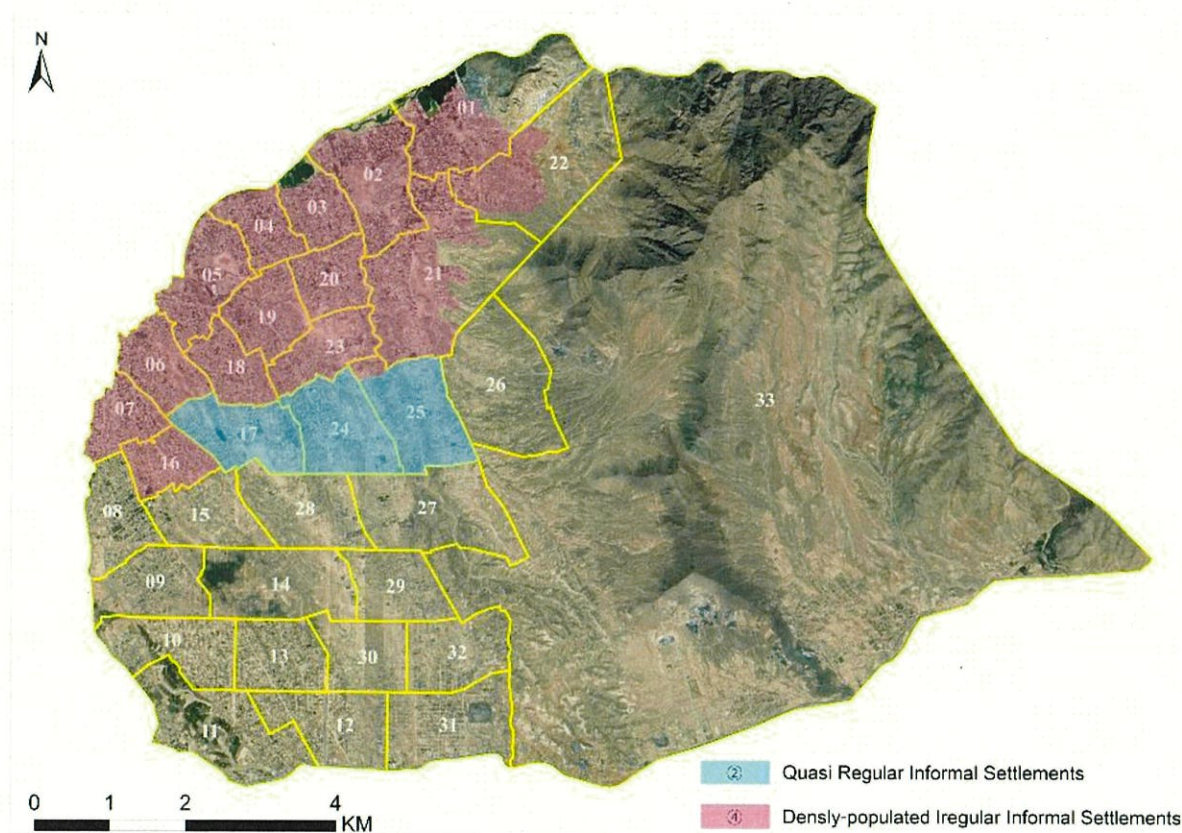
##### **② Quasi-Regular Informal Settlements**

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 30% of the total informal areas of District 21 has developed as Quasi-Regular Informal Settlements

##### **④ Densely-built Irregular Informal Settlements**

About 70% of the total informal settlement areas of District 21 belong to this type: Densely-built Irregular Informal Settlements have 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. And, until now both KM and some NGOs have not implemented any projects in such areas, that is why most of the informal areas are in dire need of urgent assistance for the improvement of their living environment.

Fig. 4. Informal settlement areas of District 21



(Source) Prepared by T & Associates Inc.

Report No	Date	Main Topics
52	January 30, 2023	<ol style="list-style-type: none"> <li>1. 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>2. 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>3. 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>4. MUDH has been assigned by the Taliban cabinet administration to find proper places for the New Herat City.</li> <li>5. The Minister of MUDH announced in a press conference that all facilities have been provided to start the New Kabul City Project</li> <li>6. The technical board meeting of MUDH was held in the</li> </ol>



		conference hall of the Ministry
		7. 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.
		8. Agha Khan Afghanistan Office agreed to support MUDH in the aspect of preservation, restoration and reconstruction of historical monuments
		9. 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

**1. MUDL has prepared several upgrading plans for several provinces, such as Kunduz, Laghman, Balkh, Badakhshan and Baghlan**

In the last four months, several upgrading projects have been prepared and approved for cities and provinces. 7 upgrading plans have been prepared and then approved for Heart City. 8 projects are under preparation by the Ministry for Heart City. The upgrading plans for Kunduz, Baghlan, Balkh, Laghman and Badakhshan cities have been prepared and approved by the MUDH as well.

The approved upgrading plans have been sent to provincial municipalities for consideration and implementation purposes throughout their own municipal budget in their provinces.

A joint coordination team from MUDL with provincial municipalities is established in the Ministry that properly coordinates all the upgrading plan issues and, time to time, provides training for municipal staff to increase their knowledge in terms of how to implement plans on the ground.

Due to budget shortages in MUDH, there are not any ground activities for those approved upgrading projects in those or other provinces through MUDH.

Kabul Municipality and MUDH have good coordination in terms of upgrading activities in Kabul city right now, where MUDH is only involved in planning issues and KM focuses on implementing upgrading projects around the city.

**2. 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**

Around 160 employees of CRIDA were transferred to MUDL and resettled in the new approved official positions in MUDL.

Most of these staff are technical staff. They worked for various period \from two years in short to ten years in long with CRIDA. All the CRIDA's general directors and deputy general directors resigned. [REDACTED] is leading CRIDA which is currently a part of MUDL.

[REDACTED] is also playing the role of the Deputy Minister of Housing, Construction and CRIDA.

**3. The name and abbreviation of the Ministry of Urban Development and Land (MUDL) were changed to the Ministry of Urban Development and Housing (MUDH)**

After the approval by the De Facto Authorities of Afghanistan, ARAZI was separated from MUDL and then merged with the Ministry of Agriculture and Livestock (MAL). The Ministry of Urban Development and Land (MUDL) was changed in terms of activities. From now on, all the land matters which were dealt by MUDL's ARAZI will pertain to MAL. MAL's ARAZI will continuously work on the land policies and administration.

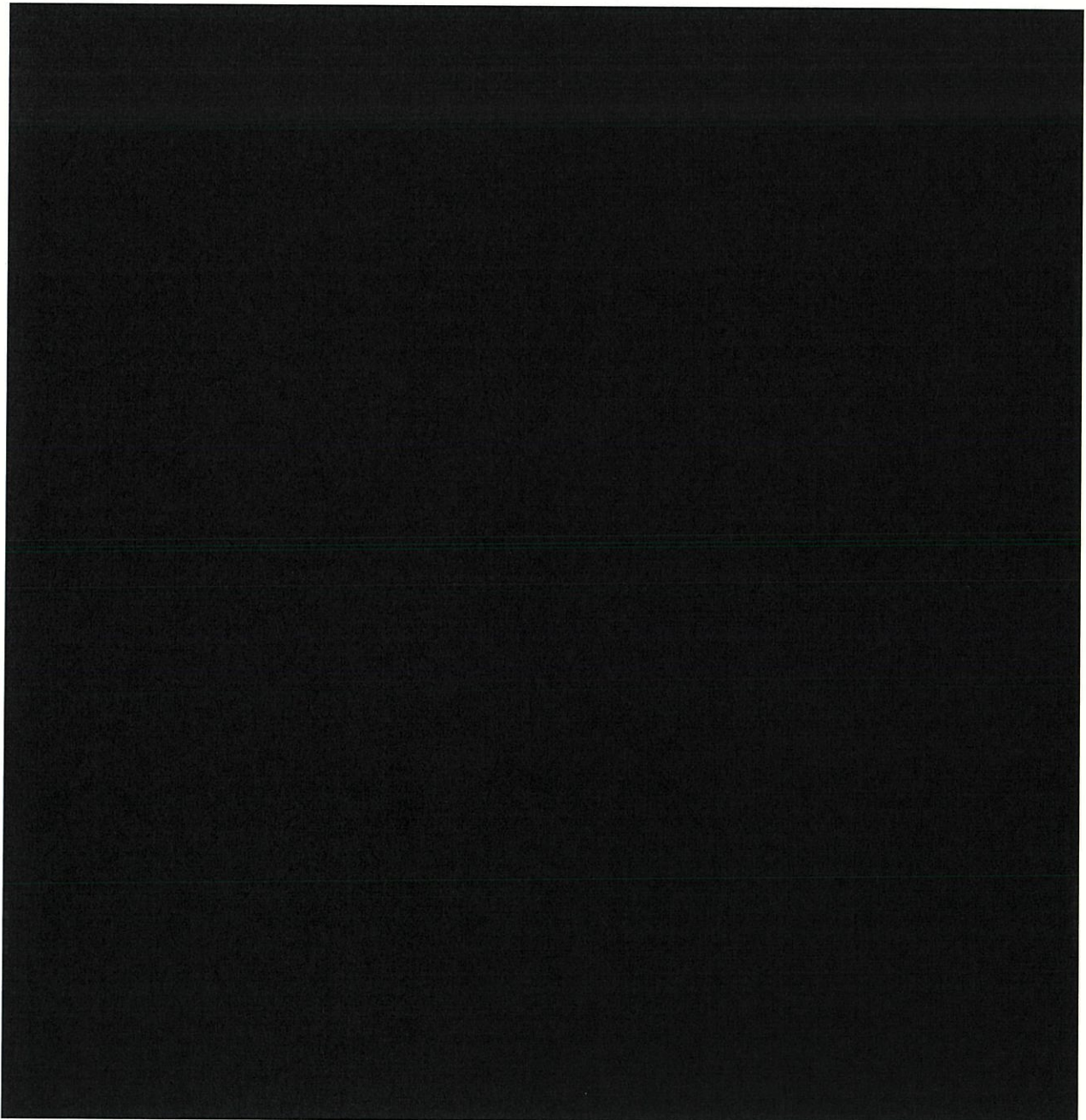


The official social media pages of the Ministry use MUDH instead of MUDL afterwards.

The new MUDH organizational structure was under preparation by Ministry leadership after the joining of CRIDA and the separation of ARAZI. Then, MUDH leadership determined on the new organizational structure of MUDL, based on the mandate of the Ministry from the viewpoint of the task and responsibility. Deputy Minister of Admin/Finance is actively working and the rest of the other deputies have not been introduced yet or either waiting for the new structure to be approved and then will be introduced.

**4. Deputy Authorities of Afghanistan dispatched a technical study team to Herat City for the purpose of conducting studies to find proper candidate places for building New Herat City**

A team of MUDH engineers traveled on 28th of October, 2022 to Herat City and surveyed five areas in order to collect data and analyze to know which area would be good to construct New Herat City. In addition, the study team will carry out a concrete survey of the customs field of Islam Qala as well.





infrastructure planning.

**8. Agha Khan Afghanistan Office agreed to support MUDH in the preservation, restoration and reconstruction of historical monuments**

On October 13, 2020, the Acting Minister of MUDH met with the heads of the housing, planning and building department of the Aga Khan Office. [REDACTED] Acting Minister of MUDH, met with [REDACTED] General Director of Aga Khan's Events and Housing in Asia, [REDACTED], Executive Director of the Housing Department, and a number of officials from various departments of that office. In this meeting, Acting Minister expressed his gratitude for the cooperation and all-round assistance of the Aga Khan Office in Afghanistan, saying that the Aga Khan Office has cooperated a lot with various departments in Afghanistan in the past years. He added that urban development and housing would be main tasks of MUDH, and that the dire need of the people of Afghanistan would be proper shelter and housing. Acting Minister of MUDH stated that Afghanistan would sincerely need the help and cooperation of Aga Khan's office in the aspect of providing suitable housing, preservation, restoration and reconstruction of historical monuments and also improving the capacity of the employees of this ministry. The General Director of Aga Khan Events and Housing in Asia said "According to the facilities of the Aga Khan office, there is cooperation with MUDH in various departments. He also added "There have been cooperation agreements with MUDH from the past. It should be revised and implemented according to the current requirements of MUDH."

**9. MUDH conducted a seminar for the second units (MUDH provincial directors) for six days in Kabul to increase working capacity and create proper communication and coordination channels**

The six-day seminar, titled "Informative and Educational Seminar for the second units of the Ministry" was completed on October 1, 2022.

The seminar was held in the meeting hall of the Institute of civil services located in Khushal Khan Mina Afshar.



Report No	Date	Main Topics
53	February 27, 2023	<ol style="list-style-type: none"> <li>1. MUDH leadership focused on planning and construction of affordable housing and township projects throughout the country</li> <li>2. Piroozi township project is one of the key affordable housing projects of MUDH. The construction is going on in Kabul New City</li> <li>3. 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> <li>4. 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>5. De Facto Authorities of Afghanistan dissolved the General</li> </ol>



		<p>Directorate of Municipalities from the framework of the independent administration. It belongs to Ministry of Interior</p> <p>6. KM started the process of recording and registering real estate properties electronically</p> <p>7. The KM leadership held a meeting</p> <p>8. Three projects of road and street construction in Kabul City has just commenced. They were put into operation by KM.</p> <p>9. Acting Mayor of Kabul City met with the ICRC officials in Afghanistan</p> <p>10. KM started implementation of some upgrading projects as well as some city beautification projects along major boulevards in Kabul City</p> <p>11. A meeting was held regarding the arrangement of Kabul Municipality's development budget</p>
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### **1. MUDH leadership focused on planning and construction of affordable housing and township projects throughout the country**

The new leadership of MUDH announced that MUDH came up with the plan to develop 131 townships nationwide. MUDH has already started construction of Piroozi Project in District 19. It is a part of Kabul New City. MUDH began construction of Qatar Project in District 5 as well. In addition, China is currently planning to start a bilateral aid project in District 6. MUDH is also planning to start Makoryan Housing Project in District 9.

Source: The information gathering was conducted by T. & Associates, Inc. by local interview

### **2. Piroozi Township Project is one of the key affordable housing projects of MUDH The construction is going on in Kabul New City**

T. & Associates, Inc., conducted an interview study with [REDACTED] Director of Piroozi township Project of MUDH in order to gather and update the information as shown below:

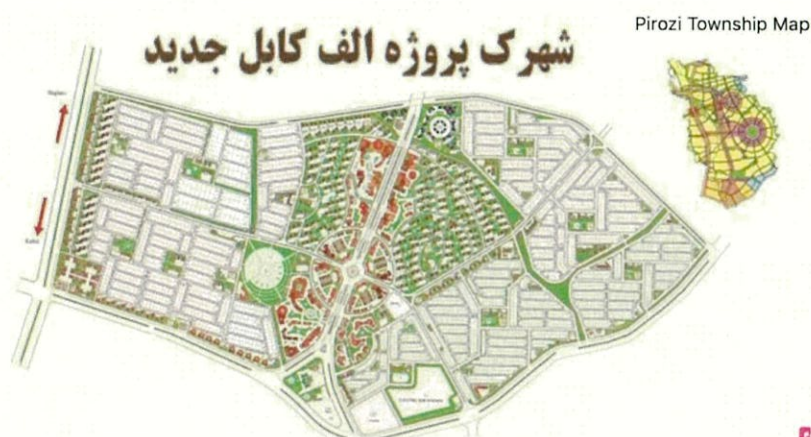
The Piroozi township construction project is located in Deh Sabz district of Kabul province (in the north suburb of Kabul City). The land area accounts for 8,665 acres. The Piroozi Project is intended to construct approximately 10,000 residential villas, 20,000 residential apartments in 417 blocks, commercial areas, industrial areas and green recreational parks. The Piroozi project was designed by MUDH in accordance with the norms and engineering standards of MUDH. In advance, the subdivision of residential land and commercial areas of this town for customers is going on right now. The infrastructure construction work (road, water supply and sewerage and greenery of amusement parks) is underway at present.

The Piroozi Project was originally planned in 2006 and in 2007. As MUDH could allocate a certain amount of development budget for the Piroozi Project, it could launch in construction. The construction has made steady progress. So far, the three phases were completed. Since the beginning of this project, MUDH has planted around 25,000 trees in this project site.

Further, The Economic Commission of De Facto Authorities approved MUDH's plan by which MUDH will provide Chinese investors with a total of 600 acres of land in the eastern part of the Piroozi Township. Chinese investors are intended to build 15 factories in the industrial parks of Piroozi Township. The total investment by Chinese investors will account for \$ 616 million, which will be spent by several stages.



Several months ago, a new Afghan business person made an agreement with De Facto Authorities to build around 2000 affordable houses in Piroozi Township. The construction work is under progress. The land use map of Piroozi Project is as shown below:



Piroozi Township Map

Source: The information gathering was conducted by T. & Associates, Inc. through online interview

**3. Qatar Residential Complex is under construction right now in District 5 of Kabul City at present. Around 70% of the overall activities have been already completed**

The construction work of the first phase of Qatar Residential Complex is ongoing. It is located in the fifth district of Kabul. So far, around 70% of the work has been already completed. Before August 2021, the contract of the construction of the Qatar residential complex was signed between Al-Gharafa Qatar Charity and the construction companies under the previous government (Ghani Administration). Although the implementation of the construction work began in the field before August 2021, the work was suddenly suspended due to the upheaval of 2021.



After the upheaval, De Facto Authorities made strenuous effort of negotiation and could agree with Al-Gharafa Qatar Charity. At last, the implementation of constructing Qatar residential complex was resumed recently.

This residential complex is one of the most important residential projects in Kabul City. The construction cost accounts for approximately 110 million US dollars. The money will be provided as a grant from Al-Gharafa Charity.

According to [REDACTED]

[REDACTED], the land area of this residential complex accounts for 32 acres. The project will provide eight residential blocks (12-story apartment buildings, 768 residential units), seven five-story commercial blocks, three eight-story commercial blocks, and one three-story mosque altar. For education, the project will construct two block for school (three-story male school and three-story female school).

[REDACTED] said, "This project is comprised of three phases. The 1st phase of construction is currently underway. The construction work of the other phases will start according to the time schedule".

He added, "The progress of construction work of one mosque mihrab is 70%, two school buildings are 75%, and three residential blocks are 35%. Progress. Around 700 construction workers are busy working on this project."

(Source: The information gathering was conducted by T. & Associates, Inc. through online interview.)

#### **4. MUDH started discussion with the experts concerned in the aspect of building affordable housing in Kabul City as well as throughout the country**

Acting Minister of MUDH held discussion and exchanged opinions with several university professors regarding the plan to build low-cost housing.

In this meeting, [REDACTED] one of the professors, made a presentation on his plan on how to construct low-cost housing to Acting Minister of MUDH.

In a reference to mass housing, they held intensive discussion on the economic, financial aspect as well as social and cultural aspects, reflecting Afghanistan feature. The participants of this meeting expressed their views on these matters.

Acting Minister of MUDH said, "Our Ministry welcomes and supports the constructive programs and plans that will lead to solving people's problems of homelessness".

He added, "A committee should be established and this committee should work on the plans. The plans are comprised of several categories. They are made in consideration of socio-economic aspects at different levels in order to solve housing problems in Afghanistan."

Source: MUDH Facebook page

#### **5. De Facto Authorities of Afghanistan dissolved General Directorate of Municipalities from the framework of the independent administration. It belongs to Ministry of Interior**

After gaining power, De Facto Authorities which was made by the Taliban changed the Independent Agency of Local Bodies to "General Directorate of Municipalities". With the exception of Kabul Municipality, the municipalities of all provinces and districts pertain to General Directorate of Municipalities.

Based on the decree of [REDACTED] (the Taliban leader), a delegation of representatives of the Ministry of Interior, the Ministry of Finance and General Directorate of the Municipality was appointed. The vehicles, tools and equipment which were owned and registered by General Directorate of Municipalities were transferred to Taliban Affairs Department with their



documents and records.

Based on the order, Ministry of Finance shall transfer the remaining budget of the current fiscal year (1401) of General Directorate of Municipalities to Department of Affairs.

██████████ said, "The salaries and privileges of the employees of General Directorate of Municipalities shall be paid until the implementation of this ruling".

The Taliban leader declared in his order, "The revenues and budgets of provincial and district municipalities shall belong to these municipalities and should be used for their affairs".

(During the previous government of Afghanistan, the municipalities of 34 provinces were independent administrations and operated under the influence of Independent Authority of Local Bodies.)

Source: Khama Press

#### **6. KM started the process of recording and registering real estate properties electronically**

KM's Municipal Properties Department has already started the process of registering and recording the documents of government properties and public properties for regular electronic archiving. According to KM, before, such property documents have been stored in bags and cartons for years and there was a risk that they would be possibly damaged and lost. On the other hand, the lack of a regular system, it had always caused the residents to waste time and get confused during the process of finding their documents. This system will be a convenient and protective system for archiving property documents.

Source: KM Website

#### **7. The KM leadership held a meeting**

On January 12, the leadership board of the KM held a meeting to discuss how to provide and implement better service and how to prepare development plans and programs.

Acting Mayor of KM said, "KM is studying about how to improve surveying as well as how to develop a number of projects in order to speed up the cleaning and greening services". He added, "New projects and programs are being examined from this year in order to improve urban development and management. The construction of roads, tunnels, sidewalks, canals, bridges, culverts, parks, and green spaces are all included in these programs and plans."

Source: KM Website

#### **8. Three projects of road and street construction in Kabul City has just commenced. They were put into operation by KM**

KM has started three projects of construction of road and street as follows: The construction of roads and streets in the Jangalak area of the 7th district; two roads in the Ahmad Shah Baba Mina Project of the 16th district; and one road and canal in the 25th Guzar of the 12th district. KM is implementing the three projects ██████████. Acting Mayor of Kabul City, is taking an initiative for these projects. During the earth-breaking ceremony, Acting Mayor of Kabul said, "So far, we have honestly provided services to Kabul residents and added the implementation of the short-term, medium-term, and long-term plans of KM. KM can keep sustainable growth and development of Kabul City. ██████████ said, "New programs and plans have been designed and prepared to build many roads this year. It is essential to paving streets and roads as well as to provide a number of transportation facilities from the viewpoint of creating healthy urban environment". He sincerely hoped that residents would pay due attention to the maintenance of their roads.

It is noteworthy that these projects have been implemented from the internal budget of KM.

Source: KM Website

**9. Acting Mayor of Kabul City met with the ICRC officials in Afghanistan**

██████████ Acting Mayor of Kabul City, met and talked with Yovan Deson, Operational Officer, International Committee of the Red Cross (ICRC) in Afghanistan. In this meeting, Acting Mayor of Kabul City appreciated very much the activities of ICRC in the field of humanitarian aid and construction of shelters for the displaced people. He expressed to be sure of his cooperation with ICRC. Subsequently, Mr. Deson, Operational Officer, ICRC, responded to Acting Mayor, thanking Kabul Acting Mayor for KM's kind understanding and cooperation. Both Mr. Deson and ██████████ emphasized on strengthening the relationship between KM and ICRC.

Source: KM Website

**10. KM started the upgrading projects and the city beautification projects along the several boulevards in Kabul City**

KM exerted strenuous effort for city beautification and upgrading. The project areas accounts for more than 20 areas. The projects of upgrading and beautification program are composed of constructing water fountains, building green space, installation of lights, tables and chairs.

According to KM's explanation, beautification can make KM residents feel comfortableness. KM is implementing around 20 projects of beautification and upgrading.

KM requested all national businessmen to take part in the implementation of city beautification programs to increase beauty and amenity throughout Kabul City.

Source: KM Website

**11. A meeting was held regarding the arrangement of Kabul Municipality's development budget**

██████████ Acting Mayor of Kabul City, held a meeting with the leading officials of different departments of KM regarding the arrangement of the development budget of Kabul Municipality. He explained about his ideas to enrich the development budget. Acting Mayor of Kabul City said, "The development budget of Kabul municipality should be appropriated and spent, depending on the prioritization as well as the basic needs of Kabul City. All the administrative processes of appropriation and use of the budget should be done carefully and faithfully. On the other hand, the implementation of construction projects should be accelerated". He also emphasized that the provision of services to residents should be done in a timely and orderly manner.

Source: KM Website