

The Role of Urban Regeneration in Revitalizing D Ground: A Case Study from Faisalabad

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Abstract

Background: Urban regeneration is a critical instrument for rejuvenating degraded urban districts. D Ground is one of the major business districts in Faisalabad. This research study investigates the various measures required to turn D Ground into a thriving, sustainable, and economically dynamic urban region. Despite its historical significance and strategic location, D Ground suffers several issues, including structural degradation, inefficient land use, and socioeconomic inequality. *Methodologies:* The study takes a comprehensive strategy, focusing on the integration of mixed-use development to address these concerns. To get deep insights into the local context, the researchers use a qualitative methodology that includes semi-structured interviews, focus group discussions, and participant observations. These methodologies enable thorough understanding of the opinions and experiences of a wide range of stakeholders, including residents, business owners, urban planners, and municipal governments. *Major Findings:* The findings illustrate the importance of stakeholder engagement in the urban regeneration process, underlining the necessity for inclusive planning and decision-making frameworks. *Conclusion:* The study concludes with realistic recommendations for legislators, urban planners, and community leaders to undertake effective urban regeneration measures that will not only revitalize D Ground but also serve as a model for other metropolitan areas suffering similar issues.

Keywords: Urban regeneration, mixed use model, D ground, Faisalabad, City development.

Introduction

Roughly half of the global population continues to reside in the urban center (Un-habitat, 2010). Urban regeneration is a multifaceted process which works towards resuscitating run-down urban districts, including physical redevelopment, business-

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related recurrence and social growth. Originating in reaction to the challenges formed by industrial decline, city conversion seeks to alter out-of-date and underutilized urban scopes into agonizing, sustainable atmospheres that pamper the developing needs of contemporary institutions. Central urban regions' physical, economic and social settings are negatively affected from inequality (Paddison, 1993). Urban conversion is a versatile process aimed at reviving run-down urban districts, including physical redevelopment, business-related recurrence and social expansion. Originating in reaction to the challenges formed by industrial decline, city conversion seeks to alter out-of-date and underutilized urban scopes into throbbing, sustainable atmospheres that pamper the developing needs of contemporary institutions. In Pakistan, urban planning tariff was 4.4 percent conferring to the 1972 and 1981 census review Throughout the ten years that follow, 95 percent of the growth in cities will take place within emerging regions, and for the very first time in history, there is going to be a substantial decline in dwellings (Ahern, 2011).

One of the essential benefits of city conversion is the advancement of financial events. By rejuvenating the old modern sites or run-down neighborhoods, capitals can appeal new trade and outlay, leading to task creation and upraised economic venture. With the goal to satisfy the requirements of the constantly growing populace, there is going to exist an effort for land in areas of high population and urban development (OECD, 2001). On top of growing feature prices, redevelopment can encourage local economy.

Additionally, by giving families an approach to better dwelling, more contemporary foundation, and revised public areas, city conversion raises the level of material comfort for locals. By supporting approachable community's place things from many inceptions can prosper, it advances public cohesiveness. The advantages to the environment are worthy of note since urban redevelopment routinely includes cleaning up areas which are populated and doing sustainable practices into place, which further down the population and appreciate greener and more volatile communities.

Literature Review

Urban conversion includes a range of strategies and models proposed at reviving city regions that have experienced decline or revolution.

- **Sustainable development model:** The sustainable development model incorporates environmental considerations into urban redevelopment efforts to promote long term sustainability and ability to last.

- **Heritage preservation model:** In regions which a metropolitan, the heritage preservation

Model puts a strong prominence on the promotion and protection of historic sites and cultural heritage which is the identity and pride of the region.

- **Mixed- use development model:** The approach appreciates the incorporation of different land uses including residential, commercial and recreational into urban redevelopment projects. Opportunity is provided for both residents and visitors by the mixed used development method the area becomes more livable, walkable and provides lively neighborhood. Providing opportunities and amenities for both visitors and residents.

Successful Urban Regeneration Model

Metropolitan transformation is frequently portrayed as an organic process which renders the urban setting an existential entity. To be able to put themselves in the context that other current potential needs for living in cities and engaged, the main objective of seeking out is to deliberately change the urban setting and bring a fresh atmosphere via anticipated adaptation to current locations. It is anticipated that cities around the globe are going to absorb the eternity of the human population growth which will occur over the next forty years, whilst additionally impacting certain individuals who reside in the countryside (OECD, 2005). Redevelopment of cities can be defined as an approach that involves machinery and public engagement that relies on societal consent and consolidation of the goals of planners and elected officials. Consequently, it constitutes a complex procedure which ought to be regarded as a social, economic, cultural and regulatory concern in addition to a physical and economical suggestion (Couch, 1990). Past experiences highlighted the significance of viewing the transformation of encompasses as a corporative and welcoming approach. A rational urban transformation plan ought to concentrate on the whole ecosystem and have its foundation on a multi corrective comprehension of the economic and sociable elements. Shifting urban areas and human looking communities and urban areas must be pushed. There have been numerous instances of excellent urban transformation numerous programs across the globe's biggest municipalities. Examples of success illustrate how deserted urban regions, brown grassland, trash yards and tumbling industrial regions can be transformed into freshly built, lively and newly created financial centers which provide fresh possibilities and an urban atmosphere (Lees, 2000). A few of those most prominent and regular instances of achievement are presented below:

Bilbao, Spain the redevelopment of Bilbao has been cited as being among the most notable instances of urban regeneration. Historically a modern metropolis in decrease, Bilbao commenced redevelopment in 1997 following the Guggenheim Museum open operating as an opportunity for wider city rehabilitation. The endeavor has dealt with enhancing public areas, enhancing transportation options, and enhancing the town's beaches. Consequently, there has been a significant increase in travel, growth in the economy, and the upkeep of traditional methods of existence. The notion highlights how infrastructure and activity in cities must be integrated to encourage metropolitan rejuvenation.

London Docklands, UK in reaction to the substantial amount of congestion and extensive degradation, the docklands of London Development Corporation created an executive team for the United Kingdom in the 1980s to lead the reconstruction efforts. The community was turned into a vibrant economic center by its leaders through the establishment of canary wharf. Modern business districts, housing developments, and access to transportation were the main attractions that drew companies and people rejuvenated the urban setting.

High line, New York City, USA a singular instance of city conversion attained through the adjusting talk over again of infrastructure is the High Line project. The High Line, that was formerly a raised train path was converted into a public park and is immediately a fashionable allure for residents and guests alike. Along with growing property principles and promoting the tumor of adjacent extents, the drive has still advanced the production of creativity and educational scenes. Urban redevelopment drives can benefit from the integration of green regions and society-attracted design, as this idea portrays.

Another **UK model, Glasgow**, has been changed from the monotonous, deteriorating town of related to business collapse of the state to a recovered humble existence with contemplating desire in inner city regions, particularly the Glasgow Harbor Project and the large Clyde waterfront reconstruction. Another among the largest beach transformation efforts in the UK is the modern Glasgow Harbor initiative. The town has been named within the list of 50 environmentally conscious locations in the entire globe by Mercer and the travel guide lonely planet anticipated that it would be among the top ten tourist attractions.

Benefits of Mixed-use development Model

An essential component of direct city regeneration actions is assorted-use development. Mixed-use composites, that integrate monetary, dwellings, enlightening, and recreational purposes in individual sites, have the following advantages:

- **Enhanced city energy:** Mixed use developments devise active atmospheres bringing together different projects and people. This difference boosts constant extremity of an animate being traffic, upholding local businesses and supporting a sense of society.
- **Economic Growth:** It fosters economic development by comforting enterprises and investments. In the shape of duties, taxes, and land rules, they enhance the price of providing services for municipal governments. Those who live nearby benefit as well financially, this regularly encourages greater urban growth and regeneration
- **Improved Quality of history:** Homeowners of mixed-use development buildings receive advantages like accessibility and quick access to services. Individuals develop more efficiently while they are given a choice of outdoor spaces and require support. Nature friendly areas and design which are

appropriate for hiking strengthen the condition of cities and encourage mental as well as physical health.

- **Environmental sustainability:** Assorted use events enhance sustainable urban environments because they promote cycling, walking and taking transit whilst neglecting the need for extended journeys. The compact structure of these occurrences enhances endurance and efficacy whilst decreasing the impact of carbon dioxide that corresponds to worldwide ecological objectives.
- **Efficient Land Use:** This course of inquiry enhances ground activity through connecting numerous uses to just one location. This land saving location minimizes the growth of cities while making greater use of the current infrastructure. Through promoting greater population density, reducing reliance on personal vehicles and reducing negative environmental impacts, mixed use development enhances the nation's public transportation infrastructure.

The transformative impact of careful planning and means of sustenance has been shown by the international development of metropolitan transformation concepts. By organizing many kinds of practical occurrences, communities may establish lively, ecological urban environments that fulfill an array of state requirements. The concepts obtained through such international encounters are extremely helpful for encouraging D Ground in Faisalabad while improving the region's significance as an additional primary roadway.

Materials and Methods

Data Collection and Sampling

The study consist of qualitative data gathering strategy, with focus group discussions, semi structured interviews, and participant scrutinization. Semi structured interviews performed with important stakeholders such as business owners, urban planners, architects, residents, and government officials, to obtain an extensive understanding of their involvement, desired results and point of view. Purposive sampling technique was used to choose people with appropriate knowledge and experience with D ground. The approach included long term residents who provided historical background, important informants from local government, business owners who discussed the economic circumstances, and urban planning authorities who brought forth governance views and policy. The sample size was selected by data saturation, making certain that the data set wide range of frame of reference with redundancy.

Data Analysis

Qualitative data assessed methodically accumulated through focus groups, interviews, and observations to find themes, patterns and insights to the urban redevelopment operation. By categorizing and assembling the data, recognize stakeholders' point of view, community needs and possible outcomes of proposed

solution. Furthermore, data study helps to evaluate the efficiency of present policies, recognize breaks, and specify evidence-based plans for a tenable and all-embracing urban conversion action. This severed analytical method guarantees that the conversion strategy is established legitimate-experience insights and is tailor-made to the distinguishing surroundings of D Ground.

Analysis and Interpretation of Results

The gathered data provided a complete understanding of how the mixed-use development concept repercussions D ground's urban regeneration in Faisalabad's commercial hub. By gathering qualitative data from focus groups, interviews and observations the evaluation will demonstrate the advantage of integrating the commercial, residential, and recreational spaces in benefiting social harmony, economic growth and environmental sustainability. The analysis laid out urban planners, policy makers, and stakeholders with vital ideas for accelerating urban regeneration techniques to build a lively, adaptable and inclusive urban environment that meets the projection and needs of D ground's varied population.

Identification of Problems

D ground is facing several issues daily. Daily commute is affected by traffic blocking in rush hours leading to substantial obstacle. The scenario is further amplified through the encroachments by casual street vendors, disarranging pathways and creating pedestrian movement tireless. Environmental degradation is an additional drastic concern, with littering, poor waste management, pollution, affecting people's wellbeing and health. Efficiency of urban system is caused by infrastructure deficiencies, such as poor-quality road and inadequate utilities. In addition to that a shrink in economic activity is observed resulting in termination of businesses and a decline in foot traffic, hindering growth. By governance challenges these problems are made worse, where unsuccessful regulatory structures fail to perform their duties effectively. Comprehensive planning and coordination are necessary for addressing these issues.

Results and Discussion

Additionally, by repairing conventional forms and amalgamating them into the already existing city texture, resuscitating the urban regions can protect the educational property while encouraging the character and compatibility of the city. The making of Faisalabad's redeveloped D ground gives out as an instance of by what mechanism urban regeneration acknowledges possibility of handing a sort of city troubles, bright sustainable sarcoma and reinforcing the city's overall appeal and livability. D ground, an outstanding economic and recreational center of Faisalabad, was formed in the 20th century. It has long served as an important center for trade and connivance, inviting companies from not only the Faisalabad but from across the Pakistan for business. Despite that the area has well informed solid shifts that have command of various city challenges. Its use and interest have happened impeded by

various problems, containing incidental depravity, incompetent public areas, traffic tie-up, and degenerating foundation.

D ground faces various important urban challenges that make it necessary to take steps for urban revitalization. One of the ultimate understandable problems is traffic tie-up that is precipitated by small streets and few storages building for vehicles and causes regularly bottlenecks. Pollution and approachability have gone produced by way of the tumor in automobiles and useless traffic control. Moreover, the infrastructure of the area has not been kept up with the constant expansion. The building and roads are seen to be dilapidated, and the situation is worsened by the lack of care. Because of the lack of green spaces and amenities the area's livability is further diminished, which provides locals with less opportunities for relaxation and leisure.

To tackle the various questions that D Ground is experiencing, an all-encompassing urban renewal plan is wanted. Rejuvenating the foundation, reconstructing traffic signals, extending Green extents and pledging tenable development practices are the main goals of an approach. Urban revival is an effective armament that can help D Ground recover its past radiance and enhance someone worth imitating of existing city living. The revival of D Ground has the potential to spur more far-reaching redevelopment of town or city initiatives in Faisalabad by seamlessly joining artistic preparation answers accompanying local demands. In the process, the domain's potential was reimagined, business-related tumors encouraged, tangible characteristics enhanced, and dwellers' accepted condition of growth will be raised.



Figure 1: Transformation from Original to Transformed Phase

As Faisalabad came beneath British control in 1904, city had a total overhead space that was only 5.8 square kilometer. At present time, the metropolitan portion of Faisalabad encompasses 1295 square kilometers (Mahmood, 2014). The structure that comprises the D Ground, previously referred to as a D Block in its starting phase. It was built as a residential area for the town's wealthy people, featuring spacious dwellings; routes surrounded by plants and groomed gardens. D Ground was predominantly residential in its initial stages, without much foundational expansion or business ventures. The property was strategically located in the center of the town, adjacent to popular attractions and major transportation routes. The region's maintained proper green spaces, manicured lawn and exquisite structures mirrored the lovely prevalent of the pioneering age in Faisalabad at that point in time.

In addition to the emergence of the D ground, challenges establish showing up throughout the period of transition. After gaining independence, Faisalabad's urbanization and industrialization signified the commencement of the D Ground a transitional stage. When the town's textile sector grew, it transformed from a quiet residential area to a vibrant commercial hub. The emergence of textile factories, manufacturing centers and commercial enterprises drew immigrants across every part of the country who were looking for opportunities in Faisalabad's manufacturing industries. Along with adding to the city's extensive and varied cultural textiles, an influx of immigrants has influenced Faisalabad's demographics. Since residents and business activity expanded quickly, D Ground started experiencing an assortment of urban challenges. Insufficient roadways, water seepage system, amenities for the public, congestion, unauthorized recommendations, and physical decline were amongst infrastructure challenges that started affecting the region's desirability as an area to reside and conduct businesses. Because of the arrival of immigrants, D Ground's population from the countryside evolved into increasingly varied and vibrant. As people migrated and business activity grew rapidly, D Ground started experiencing an array of urban challenges.

D Ground, a rebuilt state, is a dynamic and lively economic center located in the urbane countryside of Faisalabad. Despite its associated with business expansion and dynamic educational institutions, D Ground is still confronting an assortment of urban challenges that threaten its economic health and attractiveness. Infrastructure shortcomings, congestion, unofficial communities, and degradation of the environment were among the primary challenges in D Ground. The region's problems with urbanization are a consequence of obsolete layout, insufficient facilities, and an inadequate garbage management framework, that resulted in stuffed avenues, an absence of parking spots and various other challenges. In addition, changing customer tastes, altering dynamics of the market and rivalry from expanding business sectors are collectively presenting new challenges to D Ground's desirability and significance with urban environments.

In the past few years, efforts were undertaken to deal with such urban issues to rejuvenate D ground through urban redevelopment initiatives. Initiatives have been put in place to modernize public spaces, update facilities and encourage the economy. Nevertheless, significant challenges have already been highlighted in the attempt of a long-term complete transformation in D ground guaranteeing that local companies, government agencies, and commercial collaborators collaborate and put in the required ongoing efforts.

Table 1: List of Problems

PROBLEMS	CURRENT SCENARIO	FACTORS INVOLVED
Traffic congestion	Major traffic congestion at times of peak traffic	Land use shifts, parking ability, inadequate infrastructure for roads, and rapid development.
Limited parking space	Lack of adequate parking facilities.	Increased congestion and insufficient planning for cities
Encroachments	An upsurge of unauthorized marketplaces on streets	Financial prospects and an inability to implement limitations.
Environmental degradation	Littering, environmental damage, and insufficient management of waste.	Increasing urbanization, disrespect for the natural world, and pollution from industries
Infrastructure deficiencies	Poor infrastructure and inadequate facilities	inadequate resources and no attempts to improve them
Overcrowding	Concentrated population and commercial activities.	Absence of urban planning, rapid urbanization.
Decline in economic activity	Discontinuation of businesses, decrease in foot traffic.	Economic downturn, changing market situation
Governance Challenges	Ineffectual governance and regulatory framework.	Bureaucratic obstacles, lack of integration among authorities.





Figure 2: Identification of problems in D ground: (a) encroachment located at footpath, (b) Flower vendor located at green belt, (c) Stall located at the area of D ground mosque, (d) authorities lifting encroachments from road, (e) illegal parking at green belt, (f) waste pollutants on green belt.

The influence of urban transformation on legitimate renewal is a subject of significant discussion. The opponents view it as a silent strategy for satisfying the wealthiest at the expense of the less fortunate and those who pay taxes, whereas advocates view it as the cause of the economic downturn. It has come to significant consequences for societies which were established at that moment and often result in the demise of thriving, though suspicious, societies. The basic justification brought forth by those who support it is that revitalizing cities would decrease the trend towards development, reduce the demand for more growth in neglected regions, and encourage the reconstruction of deteriorating houses and the disposal of deserted assets. It would additionally remove an apparent weakness in the place of advertising.

Perhaps the most thorough and effective strategy for tackling the complex challenges that D ground in Faisalabad confronts is city transformation. D ground has been accused of an array of challenges and for a variety of causes urban transformation is the only feasible choice. One of the fundamental strategies for revitalizing cities is the establishment of mixed-use projects. This proposed solution integrates advertisement, leisure activities, and housing industries to optimize the utilization of land whilst maintaining a lively and dynamic neighborhood. It tackles inappropriate utilization of land, enhances inhabitants' overall quality of existence, and encourages business growth in the region of D Ground.

For metropolis transformation, sustainability taking place phases have higher priority since they're crucial for constructing a D Ground, particularly those which are equally environmentally and economically feasible. Metropolitan transformation emphasizes smart frameworks, transportation systems, and natural objectives, all of these helps promote society rejuvenation. In addition, this strategy guarantees money and encourages continuing growth in the economy. Such engaged partnership among stakeholders is required for successful transformation in cities, particularly among individuals, company owners, planners for cities, and representatives of local governments. Through guaranteeing all the requirements and perspectives of mankind have been properly considered in consideration, this comprehensive strategy resulting in greater equality and feasible options.

Municipal transformation is essentially an adaptable approach that could be customized to D grounds' distinctive characteristics and capabilities. The investigation utilizes qualitative techniques including interviews that are semi-structured and sample surveys, discussions in groups to offer a comprehensive understanding of the circumstances in the area. This acknowledges the creation of specific treatments which take into consideration the region's space and complexities.

Conclusions

To sum up, deteriorated urban districts are revitalized through an essential strategy of urban regeneration, with D ground in Faisalabad helping (a sorrowful example). This research highlights the complicated disputes faced by D ground including poor land use, socioeconomic disparities, and structural decline. Through diverse shareholders' frame of reference, an elaborate qualitative examination has been conducted. The investigation emphasizes the interpretative role of comprehensive planning and inclusive engagement in addressing these issues. Generating a model for similar urban neighborhoods, executing the endorsed strategies by urban planners, policy makers, and community leaders can revitalize D ground successfully. The perception and proposals gave aim to foster a dynamic, sustainable, and economically vibrant urban environment, setting a model for successful urban development efforts.

Recommendations

Enhance Parking areas

- To overcome shortages of space, offer either underground or multifaceted parking lots.
- For optimal effectiveness, integrate effortless parking structures that can handle cellular revenues.

Optimize Traffic Control

- To minimize congestion, employ congestion control methods, which include one sided roadways and traffic management methods.
- To reduce dependency on personnel automobiles, enhance transportation options to the D Ground.

Enhance public spaces and services

- Green spaces and streets ought to be improved and kept effectively for the betterment of the echo system throughout its eternity.
- We ought to provide modernized public spaces with lighting, restroom facilities, and a gathering place to improve access and safety.

Manage encroachments and unlawful parking

- Set into effect effective regulations and laws to prevent curbside encroachments and illegal parking domains.
- Offering vendors on the street the right set of circumstances of accomplishing likewise.

Facilitate the establishment of environmentally friendly domains

- As a component of environmentally conscious design integrate stormwater gardens on rooftops and sustainable lighting for the outdoors develop sustainable methods of construction.
- Apply smart city initiatives to regulate consumption of energy and minimize wastage.

Promote enterprise assignment

- Provide benefits to neighboring enterprises that encourage investment and reconstruction.
- Promote the blending of dwellings, businesses and recreational areas via mixed-use development efforts.

Boosting involvement

- In the D ground section enhance the possibilities for the public to engage in urban development initiatives.

- Establish advisory groups that include both businesses and residents in the procedure of making choices.

Minimize degradation of the environment

- Through the adoption of waste disposal methods that emphasize environmental disposal and restoration.
- Employ pollutant prevention methods and plant trees to improve the environment while minimizing your effect on the natural world.

Enhance cooperation and governance

- Greater cooperation among private citizens, municipal officials and business organizations is crucial for effective administration
- A smooth administrative procedure for cutting out lags in efforts for regional growth

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