



**RESEARCH PAPER**

**Establishing Significance of Old Central Hub-Faisalabad Built Heritage through Documentation for Regeneration Strategy**

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**ABSTRACT**

The goal of the study is to document the declared built heritage of Old Central Hub of Faisalabad being an industrial city of Pakistan, with a unique history and significant heritage structures. These structures and buildings are still standing in their grandeur while lacking the essence of aesthetically beautiful architecture appreciation due to neglect and ownership. The archival data was collected and further strengthened with the textural data to formulate the inventory while using architecture documentation as a main instrument for recording information. The establishment of statement of significance would emphasize the future restoration methodologies. This first step would lead to the formulation of the regeneration strategy with the series of prioritization of restoration actions. The present era of climate change and DE carbonization demands the conservation of resources which can be best achieved through regeneration strategy for the built structures like in old central hub of Faisalabad.

**Keywords:** Old Central Hub, Heritage Buildings and Structures, Architectural Documentation

**Introduction**

Heritage is our legacy to be carried from past to present and to deliver to the future generations. The historic built environment of Faisalabad comprises of many buildings and structures from different eras but the built heritage from The British Era are most significant. The current deteriorated conditions need to be addressed as custodians of these historic buildings. Most of the built heritage is still in function and used by the administration and general public. But these buildings and structures are not documented architecturally yet. Architectural documentation is important to make the inhabitants be aware of the built heritage which is their city's identity. This research and documentation is an initial step to provide basic data for future restoration methodologies for these buildings.

Understanding and establishing the significance is one of the preliminary step while formulating the restoration and regeneration strategies. Significance of heritage site is based on the associated values to these heritage assets from architectural, aesthetic, historical, scientific, social etc.

**Literature Review**

Faisalabad is the third largest city of Pakistan located in Punjab Province. It is known for its textile industry and also called as Manchester of Pakistan due to the textile industry sector. It was established by Sir Charles James Lyall, from the British Government, in 1892 with a concept to develop the area as an agricultural marketplace. The city of Faisalabad was originally named as "Lyallpur" on its founder's name. Before the establishment as a city, this place was comprising of various villages and was also used by the people, to take some rest

and stay, on the way from Jhang to Lahore. When this area was thought to be established by the British Government a design idea was developed and prepared by Captain Pophan Young. That idea was based on the national flag of Britain i.e. the Union Jack. They designed the clock tower to be as the central point and eight bazaars originating from this central point resembling the flag design. (Ahmad, 2006).

After preparing the design many important buildings started to be erected for smooth running of the new place. Since then, Faisalabad is having many historical structures and buildings.

The declared built heritage of Faisalabad is comprising of 37 building and 5 towns. These towns are located outside the city boundary. The buildings are located within the city boundary limits. Out of these 37 buildings 13 buildings are of great significance due to their historical background and current use. (Lyallpur Heritage Foundation, 2021)

These 13 buildings are being explained in further reading of this paper.

The built heritage of Faisalabad is being deteriorated due to many human actions which include inappropriate management, negligence, lack of ownership and lack of awareness to conserve these historic marvels. (Manzoor, 2017)

The other reason of deterioration, which is of primary importance, is adverse environmental effects. These buildings are exposed to the city's bad environment which include particulate matters in high quantity. These particulate matters, in air, are impacting the heritage buildings and structures due to which they appear to be changed or dull colors. The other problems include chipping at external and internal areas, flaking of the stone pieces mainly at the external side, cracking, widening of joints and natural weathering. All these problems are minimizing the aesthetic appreciation of the built heritage and also depositing stains on the surfaces. (Manzoor, 2017)

According to the study conducted in 2014, the stability of the old structures depends on various factors i.e. function of the building, human activities, impacts of natural loads like shakings, environmental impacts etc. (Gulzar, 2014).

Same is the case with British Era Structures of the Faisalabad.

As the environment is being polluted by the humans, thus, the environment, in response, is creating an adversative effect on the manmade features i.e. the built environment. Our buildings and structures are a major part of the built environment. Newly erected buildings are taken with care typically but old buildings and structures need more attention, hence, people do not give deliberation to those structures. For this reason, these marvels are diminishing with the passage of time and the area is losing its heritage. (Manzoor, 2017)

## **Material and Methods**

This qualitative research was conducted through identification of historic buildings with the literature mapping and followed by architectural documentation. Site visits were done to document and observe the identified buildings and structures. Related offices i.e. Deputy Commissioner Office, Metropolitan Corporation Faisalabad, Tehsil Council city Faisalabad, Parks and Horticulture Authority and Lyallpur Heritage Foundation were visited to take the available information. After gathering all the data architectural documentation was started with the preparation of drawings of the identified built heritage. All the information, pictures and drawings were then put into a standardized format to convey the findings for the formulation of regeneration strategy. Therefore, a research for the declared heritage buildings and structures in the old central hub of the city had been carried out by the author, as an initial step. For doing this research, literature has been reviewed which

was present in the libraries of the city related to the heritage buildings and structures. The Deputy Commissioner Complex Faisalabad, Metropolitan Corporation Faisalabad, Tehsil Council Faisalabad city and offices of Lyallpur Heritage Foundation were visited to collect the existing data available. The area of the old central hub was explored and the British Era buildings and structures were visited to gather the related information and to observe the architectural character, their present conditions and historic information. Having collected all the required data and after completion of the architectural documentation conclusions and recommendation were derived.

The main objective of this study is to document the buildings built during British period (1892-1947) in the central hub to develop significance of this heritage for regeneration strategy.

**Built Heritage of Old Central Hub**

The old central hub area is shown in the following figure:

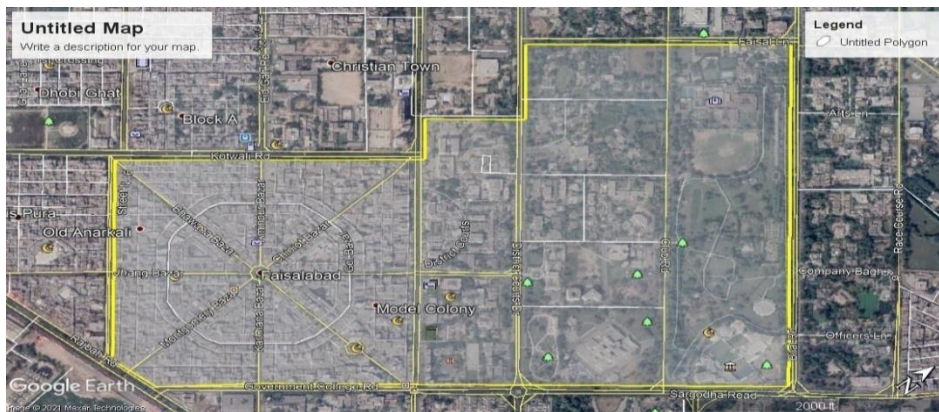


Figure -1: Old Central Hub of Faisalabad city (Google,2021)

The above map is showing a highlighted part in yellow which is the explored site area. The selected buildings and structures are marked in the following figure:

LEGENDS	
NO	NAME
1	Clock Tower
2	Gumti
3	Kaisery Gate
4	Tehsil Council
5	District Courts
6	Allama Iqbal Library
7	Sanatan Dharam Library
8	Pakistan Model High School
9	Lyallpur House
10	St. Peters Church
11	Sir James Broadwood Lyall Monument
12	Gora Graveyard
13	Sita Ram Mandir

Figure-2: Selected buildings and structures pointing (Google,2021)

figure – 2 is pointing the selected buildings and structures from the old central hub of the city. The architectural documentation of the pointed buildings and structures is explained as below.

### The Clock Tower

The Clock Tower is the landmark of Faisalabad built in 1905 by the British Government. It was built in the center of the city by filling an old well (Source: Aslam, 2018). It's location with coordinates can be seen in the following figure:

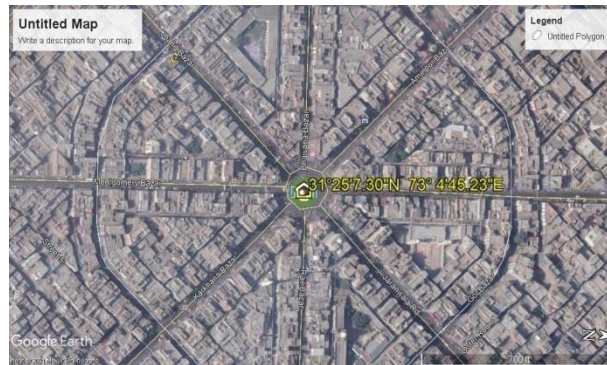


Figure-3: Location of The Clock Tower (Google,2021)

The Clock Tower is pronounced as “*GhantaGhar*”, in local language, that means “an hour house”, because of the installed clock (Punjab Information technology Board,2023). The Clock Tower requires some maintenance and restoration works which had been started by The City District Government and Lyallpur Heritage foundation in 2016 which was stopped due to shortage of funds in the same year (Source: Lyallpur Heritage Foundation,2021). The existing picture of The Clock Tower is shown as follows:



Figure-4: Façade of The Clock Tower (Source: author)

### Architectural Character

The clock tower is surrounded by a small green area and old eight bazaars of the city some of which can be seen in the above image. This small area of landscape is enhancing the beauty and impact of the five storey tower showing its vital historic importance.

There are two types of stones used in both the exterior and interior of the clock tower i.e. sand stone (in red and light brown) and white makrana also known as *sang-e-marmar* (Manzoor,2017). The elevation of the tower is as follows:

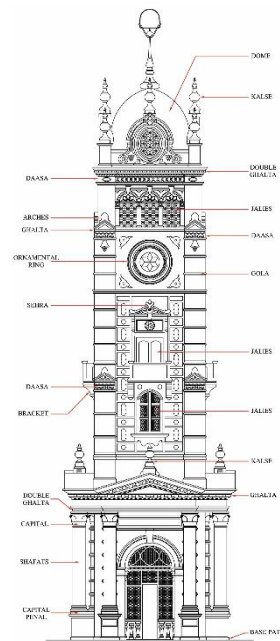


Figure-5: The Clock Tower (Source: author)

As can be seen in the above shown elevation-1, there are eight composite columns, standing on a square plan, upon which entablature can be seen having stone carving details. Small (white) cupolas and stone work leads the viewer’s eye up to the crowning dome of the clock tower. Square and rectangular shapes are used at most of the places in the exterior but created emphasis on the clock of the tower by designing it as white circle.

The interior of the tower is having sandstone stairs which leads up to the clock level. This clock is still functioning with the old style of clock working with heavy weights and a big key. The interior is small square place where two or three people can stand at a time. The interior is well lighted and ventilated by providing windows at each floor on each façade of the tower.

**The Kaiseri Gate**

Kaiseri Gate was built as an entrance for Queen Victoria when she was on a visit to Lyallpur in 1897. It was located at the outer side, as an entrance, of Rail Bazar for the Queen (Manzoor, 2017). Its location with coordinates is shown in the below figure:



Figure-6: Location of the Kaiseri Gate (Google,2021)

Some portion from the base of this gate was broken down by the shopkeepers to widen their shops. This gate was also functioning as pole for various electric wires which have been recently cleared. A decision to restore Kaiseri gate was made by the City District Government of Faisalabad and the restoration work had been started to save the gate from further interventions in 2016 which was not completed due to shortage of funds (Lyallpur Heritage Foundation, personal communication,2021). The current picture of the gate can be seen as follows:



Figure-7: The Kaiseri Gate (Source: author)

The gate was just painted in pink to show it neat by the Metropolitan Corporation in 2020 as can be seen in the above figure (Metropolitan Corporation Faisalabad, personal communication, 2021).

### **Architectural Character**

The central arch of the gate, as shown in elevation-2, was designed as main entrance for Rail Bazaar when it was built. Nowadays, it is used as main outlet from bazaar instead of entrance due to one way traffic rules, whereas, the two small arches, one on each side of the gate, are difficult to be used even for pedestrians due to interventions of the shopkeepers and carts. The prominent features can be seen in the below elevation:

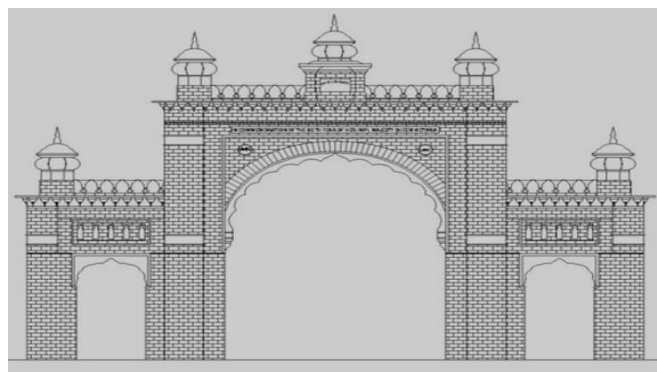


Figure-8: The Kaiseri Gate (Source: author)

The arches and five small cupolas are the main features of the gate connected with detail works like cornices and dentils. The whole gate had been constructed in brick, which was not painted originally as observed by the author, on rectangular plan.

### **The Gumti**

Gumti was built as an ornamental feature to welcome and for the sake of aesthetics for Queen Victoria when she was on a visit to Lyallpur in 1897 (Manzoor, 2017). It is located in front of the Kaiseri Gate. Its location with coordinates is as below:



Figure-9: Location of the Gumti (Google,2021)

The current picture of the structure is as follows:



Figure-10: The Gumti (Source: author)

### Architectural Character

The Gumti has an octagonal plan as can be observed in above figure. There are eight arches in total, according to old shopkeepers around the Gumti, four of eight arches were used to enter into the Gumti when it was built. People used to sit around the fountain in the center of the Gumti to study and to spend some leisure time. Nowadays, Gumti has been closed for public to be entered due to security issues by the City Administration (Manzoor, 2017). Its elevation is as below:



Figure-11: The Gumti (Source: author)

Gumti has eight arches separated aesthetically with Tuscan columns and covered with a dome. Ornamental details at frieze and cornice are uplifting the expression of the structure. The whole structure was erected in stone.

The Gumti has a fountain installed in the center which still exists but not functional. City District Government has started its restoration in 2015, which was completed in June 2016, which includes its fountain to be functional, removing of paint, which was done to hide the discoloration due to air pollution, as Gumti was not originally painted and installation of deteriorated/missing stone pieces. (Manzoor, 2017).

### Pakistan Model High School

Pakistan Model High School was originally a Gurdwara constructed in 1911. It was converted to school after partition in 1947 (Manzoor, 2017). It is located in Gol bazaar. Its location and coordinates are shown in the following figure:

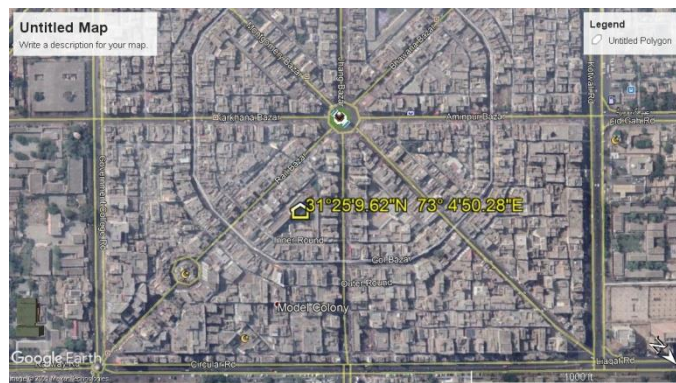


Figure-12: Location Map of Pakistan Model High School (Google,2021)

It requires some preservation works like removal of damaged bricks, lime plaster application etc. The City District Government had started its preservation work which was completed in 2017. The main building of the school has been shown in the following figure:



Figure-13: Pakistan Model High School (Source: author)

The building still requires some conservation works as can be seen in the above image that the building is in inappropriate exterior finish. Its heritage building and should be restored in its original finish. Same is the situation is some interior parts.



## Architectural Character

There are three types of arches presenting the entrance to the ground floor verandah. Tudor and round arches are being represented at the first floor having wooden windows installed. Small ornamental columns are present at the sides of these arches, as can be seen in the elevation below, which are round arch, tudor arch and multifoil arch:



Figure-14: Pakistan Model High School (Source: author)

Multifoil arches. The top i.e. parapet, is having the *Chhatris* as prominent elements. Two types of *Chhatris* are there. The central one, which is crowning the building, is having a rectangular base and the two (one on each side) are having a square base having *Jali* work within them.

The interior of the building comprises of a large rectangular hall at the ground floor and small rooms, functioning as classrooms, are at the first floor. There is a side stairway which leads the users from ground floor to the upper levels till roof.

## Lyallpur House

The old bungalow at Deputy Commissioner residence is known as Lyallpur House built in 1909 as officer's residence. In early 1980's this building was considered not to be used as the structure of the building was weakened. In 2014, this building was restored by City District Government (Source: Manzoor, 2017). Its location with coordinates is shown in the following figure:



Figure-15: Location Map of Lyallpur House (Google,2021)

The house is in functional condition, as can be seen in the below image, but still some maintenance work is required:



Figure-16: Lyallpur House (Source: author)

**Architectural Character**

There are five tudor arches of the same size, as can be seen in the below elevation, welcoming the visitors/users for entrance:

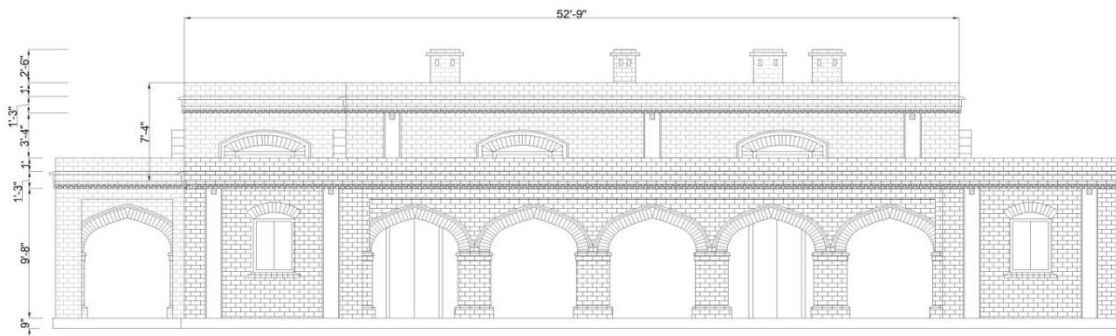


Figure-17: Lyallpur House (Source: author)

The sixth arch at the left side of the elevation is of back side verandah. Two segmental windows are present at the sides of these arches. There is a verandah after crossing the arches which leads to the main wooden door. The house comprises of an office, drawing room, two rooms with attached washrooms, dining area and kitchen. There are also fire places at some areas which can be seen in the above elevation. The central portion of the building is at double height with ventilators for natural light and proper ventilation. The eaves are also at the exterior of the building as can be seen on the above shown elevation.

**Lyall Monument at Bagh-e-Jinnah**

Lyall Monument is located at Bagh-e-Jinnah, Faisalabad. Its location map with coordinates is as below:



Figure-18: Location Map of Lyall Monument (Google,2021)

The monument was built as a memorable to Sir. James Lyall, founder of Lyallpur, near 1920. Proper care of this monument was not taken by the management earlier due to which some architectural features of this structure were broken and are missing (Manzoor, 2017). These missing elements such as small domes surrounding the larger central dome, can be observed in the following figure:



Figure-19: Lyall Monument (Source: author)

Restoration of this monument was started which included cleaning of colored spots due to air pollution and new installation of missing domes.

### Architectural Character

The monument is a *Chhatri* like structure i.e. an elevated pavilion having a dome covering it (Wikipedia website, 2021). As can be seen in the elevation below, the monument is having a large central dome surrounded by four side domes. The side domes are missing elements which will be installed after having funds.

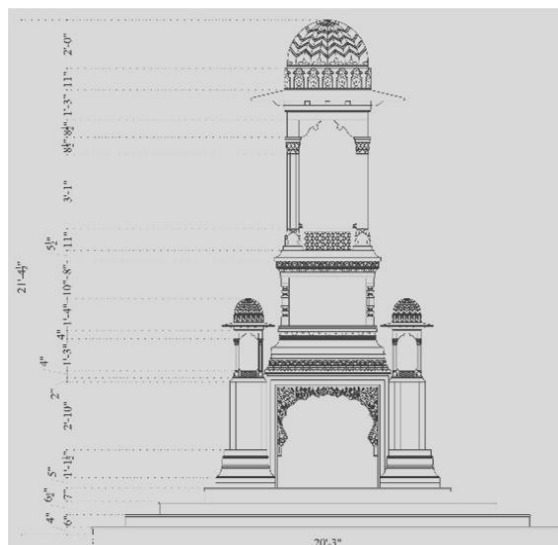


Figure-20: Lyall Monument (Lyallpur Heritage Foundation, 2021)

The whole monument is made of white stone. Ornamental details like carving on central dome, small cantilevered shade supported with brackets, jail work and molded spandrels are uplifting the monument's impression as can be seen in the above elevation.

### **Tehsil Council**

Tehsil Council (originally District Council) was built by the British Government in early 1900s. Its location map with coordinates is as below:



Figure-21: Location Map of Tehsil Council (Google,2021)

Presently, this building is functioning as Tehsil Council and some government departments are also placed here like courts and local government office. The exterior of the building can be seen in the following figure:



Figure-22: Tehsil Council (Source: author)

Its conservation was started in 2015 during which council hall was conserved and restored according to its original plan and elevations (Lyallpur Heritage Foundation, personal communication, 2021).

### **Architectural Character**

The building is having two types of arches i.e. round and tudor. The tudor arches are frequently repeated whereas round arches can be seen at small part. The building is having two minarets standing in middle of the building (having some distance in between). The cupolas, finials and jail work are used as ornamental features in the exterior of the building as can be seen in the following elevation:

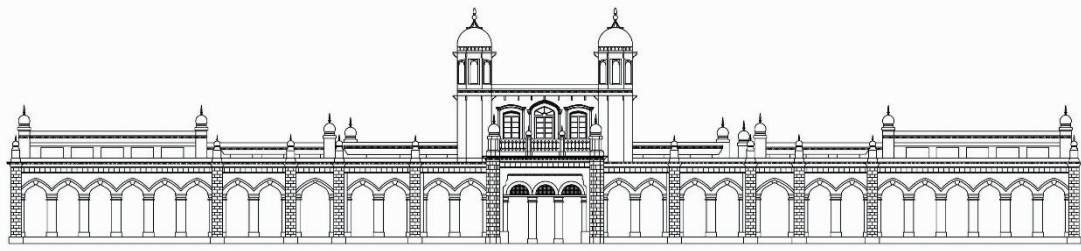


Figure-23: Tehsil Council (Source: author)

The building has a central main entrance through the porch. The verandah is running all around the building. The interior of the building has many halls, offices and store rooms. There are some courtyards inside the building which provide natural light and ventilation in the building.

### District Courts

District Courts were built in 1904 by the British Government. Its location map is as under:



Figure-24: Location Map of District Courts (Google,2021)

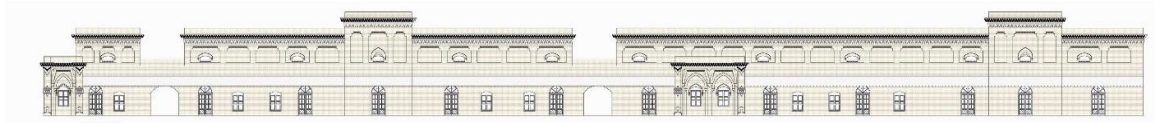
The semi-covered spaces like veranda etc. had been encroached by the advocates for their offices. Some offices of judges were also built in these spaces due to which front verandas of the building were fully covered which also hides the aesthetics of the building. The City District Government Faisalabad started its conservation in 2014 (phase-1) and in 2016 (phase-2) which has been completed. The covered verandas were proposed to be open verandas as in original form. The current building condition can be seen in the following image:



Figure-25: District Courts (Source: author)

## Architectural Character

District Courts Faisalabad is having a straight line façade as can be seen in the following elevation:



The straight lines monotony has been broken by introducing ornamented tudor arches at windows and doors openings. The ventilators are kept in segmental arch which is framed in square blocks having straight line spandrels. The building welcomes the visitor/user with a plan to enter in the verandah. After crossing the verandah, offices and courts linked with corridors can be seen in the interior of the building. District Courts were planned with courtyards for natural light and ventilation which are still functioning and not been encroached as were the exterior verandahs of the building. The courtyard verandahs are also having arches for passing and ornamentation instead of straight columns.

## Gora Graveyard

It is a Christian Graveyard from the British Era. It was constructed in 1902. It was named as Gora Graveyard by the local people as in local language “Gora” means “people white in color”. The name was given due to the white skin of the British Christian (Manzoor,2017). Its location map with coordinates is as below:



Figure-26: Location Map of Gora Graveyard (Google,2021)

This graveyard is now used by the local Christian Community. The entrance is still the same as was originally built but requires proper maintenance as can be seen in the following figure:



Figure-27: Gora Graveyard (Source: author)

### Architectural Character

The Gora Graveyard is having a slanting entrance in brick. The pointed arch forms way to the inner side as can be seen in the following elevation:

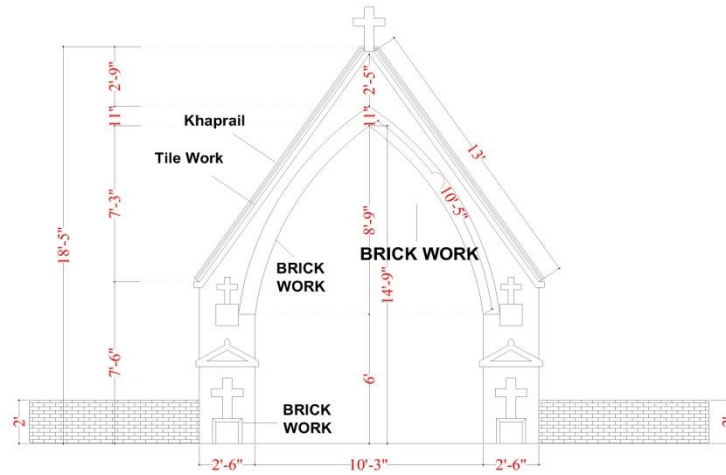


Figure-28: Gora Graveyard (Lyallpur Heritage Foundation, 2021)

After entering through a pointed arch there is a small covered passage while entering the gate which is supported by wooden trusses. According to the caretaker of the graveyard, the wooden trusses and wooden gate are in original form. The graveyard is having many graves of important personalities form Lyallpur Era. This graveyard is required to be conserved and restored.

### Sanatan Dharam Library

Sanatan Dharam Library was constructed in pre-partition period. The exact year is unknown as very less information is available related to this library. Its location map with coordinates is as below:

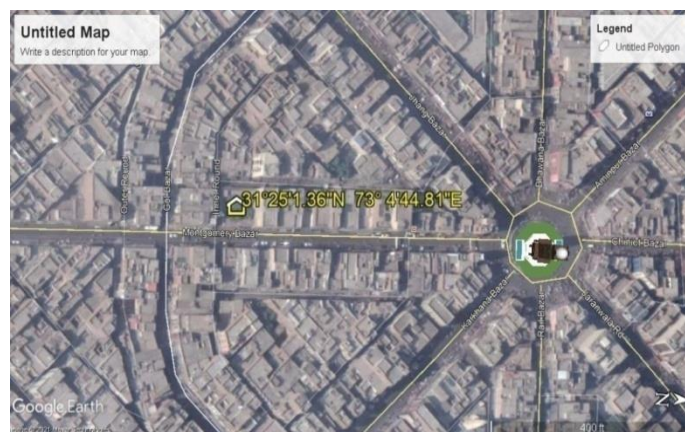


Figure-29: Location map of Sanatan Dharam Library (Google,2021)

The existing condition of the building is not good and requires conservation as can be seen in the figure as follows:



Figure-30: Sanatan Dharam Library (Source: author)

### Architectural Character

The library is having arches as prominent exterior feature. There are two types of arches present in the building i.e. multifoil and tudor as can be seen in the following elevation:

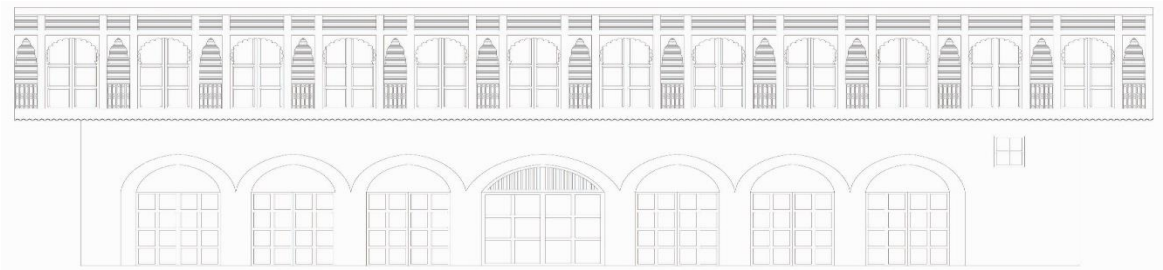


Figure-31: Sanatan Dharam Library (Source: author)

The library is having a central main entrance. Two building blocks can be seen at the sides of the main entrance which is having a small lawn that leads to the side building blocks. There is a wooden balcony covering the whole exterior of the building.

### Allama Iqbal Library

Allama Iqbal Library was built in 1914 by the British Government. It was originally named as The Coronation Library, after partition it was named as Allama Iqbal Library in 1979 by General Zia-ul-Haq-President of Pakistan during his visit to Faisalabad (Naik, personal communication, 2021). Its location map with coordinates is shown in the following figure:



Figure-32: Location Map of Allama Iqbal Library (Google,2021)



It is one of the primary libraries of the city. Many people visit this library at daily basis to gain knowledge from books. The condition of the building is still good with some conservation works requirements. The existing condition of the building can be seen in figure as follows:



Figure-33: Allama Iqbal Library (Source: author)

### **Architectural Character**

The building is having a prominent tudor arch entrance located in the center of the building as can be seen in the following elevation:

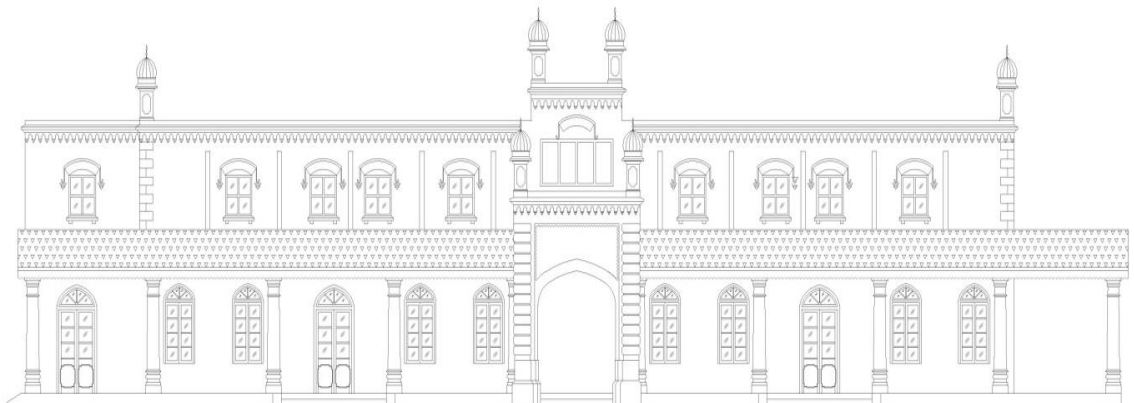


Figure-34: Allama Iqbal Library (Source: author)

The building is having tudor arch openings as doors and windows. Ventilators can be seen mounted in segmental arch. Cupolas are crowning the building façade further ornamented with finials. Tuscan columns are supporting the verandah roof. After entering through main entrance and crossing the verandah of the building starts the building interior spaces including big study halls and offices at the ground floor. The library is having a mezzanine floor housing store room and caretaker residence.

### **St. Peter’s Church**

St. Peter’s Church was built in 1913 by the British Government. Its location map with coordinates is as under:



Figure-35: Location Map of St. Peter's Church (Google,2021)

The structural condition of the building is good. Its conservation was done by the City District Government in 2015 which included minor repair works, scrapping, pointing and painting (Lyallpur Heritage Foundation,2021). The exterior of the Church can be seen in the following figure:



Figure-36: St. Peter's Church (Source: author)

### Architectural Character

The church is having a majestic slanting roof as can be seen in the following elevation:

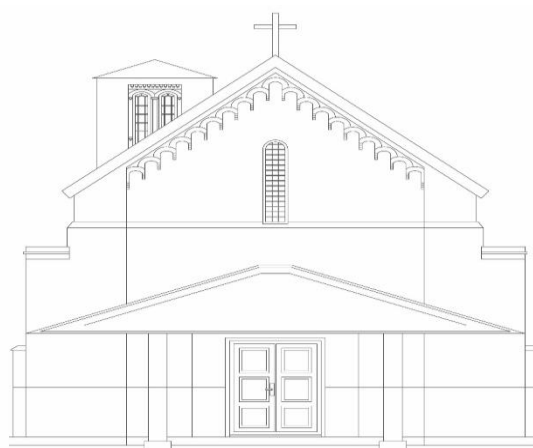


Figure-37: St. Peter's Church (Source: author)

The church is having round arches for windows. A central round arch is having stained glass installation. The walls are supported by buttresses. Small ornamentation work can be seen as cornices and dentils. The interior of the church is designed by providing a high roof with appropriate aisle and nave requirements. The church is having a stage after crossing the aisle and nave part. The stage is reserved to be used as chancel and altar. Pulpit is also placed on the stage.

The roof of the church was constructed from wooden planks and battens which are supported by arches. There is one stained glass window in the façade as can also be seen in the elevation but having three stained glass windows at the rear wall, backing the stage, creating spiritual impact.

### Sita Ram Mandir

Sita Ram Mandir was built in 1906 (Lyallpur Heritage Foundation-2021) at the outer edge of one of the eight bazaars of the central hub i.e. Jhang Bazaar. Its location map with coordinates is as under:



Figure-38: Location Map of Sita Ram Mandir (Google,2021)

At the present, only the Mandir tower and some internal portion are left. Other parts are not in existence due to unknown reason. Some shops were erected in place of the nonexistent parts on rental basis by the government which are still functioning. The exterior of the tower can be seen in the following figure:



Figure-39: Sita Ram Mandir (Source: author)

The conservation of the tower was completed in 2015 (Lyallpur Heritage Foundation, 2021)

### **Architectural Character**

The temple tower is observed to be in vesara temple style mostly found in central Indian parts (Testbook, 2023). The elevation of the tower can be seen in the following figure:

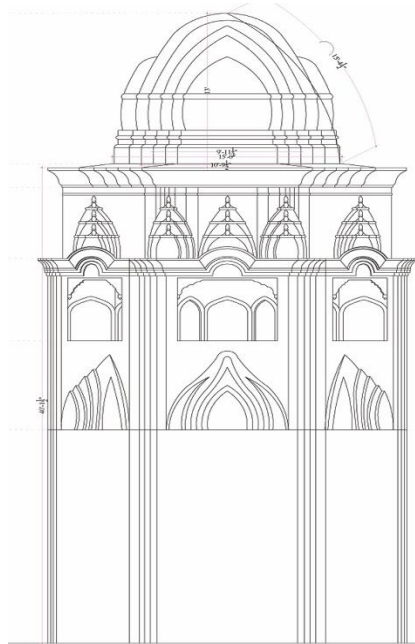


Figure-40: Elevation of Sita Ram Mandir. (Lyallpur Heritage Foundation, 2021)

The building is not functioning as a place of worship currently. It is a residence in which some parts of the Mandir can be seen. Entering from a small door, right under the tower, some vague fresco works of Hindu Holy symbols can be seen. There is no other part left related to the Mandir.

### **Results and Discussions**

Faisalabad is one of the cities that are developing at larger scale. The primary reason of this development is industry. The industry of the city is much developed and still in a process of enhancement. Because of the larger populations which include the inhabitants and daily basis visitors of industry, especially the central hub has a higher rate of pollutants.

The environmental pollution impacts on humans and built environment. On one hand humans are facing health problems and on the other hand the built features is having rapid deterioration rate. The older structures of the city have been declined by the environmental impacts and by deprived maintenance. These older structures are the heritage of Faisalabad and are essential to be restored in their original form.

### **Conclusions**

The old central hub of Faisalabad is losing its identity due to negligence and lack of maintenance. Once developed by the British as an industrial hub with numerous building typologies including office buildings, public buildings, towers, religious buildings, institutional buildings etc. Many of these buildings and structures are still functioning for the same purpose for which they were constructed like District Courts, Allama Iqbal Library, Tehsil Council (formerly District Council), St. Peter’s Church etc. This historic built environment is the reflection of particular British architecture style developed for Indian subcontinent.

### **Recommendations**

The need of the time is to conserve the built historical line to protect the city's identity. The establishment of significance by recording its values provided an opportunity to bring this as a baseline for developing the framework for the regeneration strategy. The Architecture documentation also highlighted the hidden aspects of this historic fabric that is backed by the archival data to further strengthen the demands for its regeneration. The regeneration of these historic economic hub not only generate economic benefits but at the same time upgrade the social and cultural status of the associated community.

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