



Funded by
the European Union



MINISTRY OF ECONOMY AND
FINANCE OF THE
REPUBLIC OF UZBEKISTAN

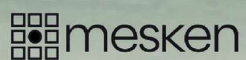


KUVASOY

City Core and Riverfront Development Master Plan

March, 2026

This master plan has been prepared within the within the EU-funded project "Further improvement of Public Service Delivery in Uzbekistan" implemented by UNDP in partnership with the Ministry of Justice.



Section 1

VISION & STRATEGIC POSITIONING

1.1. Project Background 8

- Purpose & Objectives
- Master Plan Development Process
- Site Missions

1.2. Project Context 14

- Kuvasoy's Regional Context
- Role in the Fergana Valley
- Historical Prosperity Context

1.3. Vision & Strategic Framework 18

- Kuvasoy as a Vibrant Riverfront City
- Economic Transformation Strategy:
- An Integrated Ecosystem Framework

Section 2

SPATIAL STRATEGIES & DECISIONS

2.1. City Scale Strategic Framework 26

- Spatial Context and Urban Structure
- Structural Shifts towards a Vibrant Riverfront City
- Strategic Spatial Interventions

2.2. Master Plan Concept and Structure 30

- Master Plan Area and Boundaries
- Spatial Organization and Land-Use Structure
- Core Planning and Urban Design Principles
- Master Plan Scheme

2.3. Master Plan Zones & Programmatic Structure 36

- Zoning Framework
- Zone A
- Zone B
- Zone C
- Zone D-E-F

2.4. Plan Components 58

- Open Space and Ecological Structure
- Urban Mobility
- Urban Development and Built Form
- Infrastructure Systems

Section 3

ECONOMIC STRATEGY & MARKET POSITIONING

3.1. Growth Diagnostics 82

- 1- Spatial Expansion without Density
- 2- Economic Leakage and Underdevelopment
- 3- Tourism Potential Unrealized

3.2. The Big Push: Master Plan as Economic Catalyst 86

- Tourism & Commerce Engine
- Current Economic Structure & Leakage
- The Big Push: Master Plan as Economic Catalyst
- (1) Tourism & Commerce Engine
- (2) Manufacturing & Industrial Transformation
- Sector Integration & Diversification

Section 4

IMPLEMENTATION

4.1. Plot Passport Framework 104

- Plot Passports Overview
- Revenue-Generating and Non-Revenue Areas
- Plot Passport Territories

4.2. Phasing & Implementation 140

- Phasing Strategy
- Implementation Roadmap
- Intervention Synthesis
- Economic Impact & Project Cost Analysis

4.3. Branding & Destination Marketing 150

- Destination Identity & Positioning
- Marketing Strategy & Target Audiences
- Digital & Cross-Border Outreach

About the Project

This master plan has been prepared within the EU-funded project “Further improvement of Public Service Delivery in Uzbekistan” implemented by UNDP in partnership with the Ministry of Justice.

- The joint project aims to improve the quality and coverage of public services. A pivotal component of this initiative is the development of Master Plans, a new urban planning tool formalized by Cabinet of Ministers Resolution #497 (2024) and several Presidential Resolutions to guide social, economic, and sustainable development.
- Ministry of Economy and Finance was involved as the project coordinator for this master plan project “Development of a Master Plan and a Detailed Planning Project for Kuvasoy city, Fergana Region”.
- The master plan was entitled as “City Core and Riverfront Development Master Plan” by the Consultant Team in line with the areas covered.

According to the legal framework set by the Government master plans;

- serve as forward-looking instruments that align investments with economic potential while ensuring environmentally responsible land use.
- help generate private-sector jobs, expand income opportunities, and improve living standards by identifying high-potential economic activities, promoting entrepreneurship, and guiding infrastructure investment,
- emphasize inclusive and green economic growth in districts
- reinforce ecological principles, ensuring that development adheres to environmental protection norms and contributes to low-carbon growth.
- enable diversification of tourism, better utilization of natural resources, and accelerated implementation of investment projects, including opportunities for foreign direct investment.

- align with the Sustainable Development Goals, incorporating priorities in social inclusion, economic resilience, and environmental sustainability.
- Kuvasoy city was selected as a pilot settlement to introduce a master plan for an area up to 100 hectares by Ministry of Economy and Finance and the Fergana Regional Khokimiyat . They noted the natural and urban development potential of the city as:
- The Isfayramsoy River offers opportunities to create walking paths, recreational spaces, and commercial areas for residents.
- Multi-story residential buildings, recreation facilities, shopping and entertainment centers, as well as parks and green zones, could be developed in the city center.
- Implementing these ideas as part of the master plan will help organize public services for visitors, create stable, high-paying jobs, and expand the city's green areas.

Content of this master plan do not necessarily represent the views policies, or official positions of the European Union, the United Nations Development Program or the Government of Uzbekistan.