



Gwadar Business Update Article # 5

By



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PART-A

Gwadarcorner.com team consisting on **Awan Nazar** and **Chaudary Dawood Wajid (CDW)** visited Gwadar from 9th January to 16th January 2007. This was the sixth tour of the team since 2004. Main purpose of this visit was to collect the latest information regarding development on the part of Government, as well as for Privates Projects. Useful information has been collected. It is difficult to narrate the whole information in one posting therefore this Article is being posted in two Parts. (**Part A & Part B**)

Part-A is only for Sangar Housing Project, whereas in Part-B, New town, Gwadar Industrial Zone, GDA (Gwadar Development Authority) Projects, Private housing Projects and Open land is included. We have tried our best to convey the correct information to our website visitors, and readers from all over the world. Any positive comments which may indicate our mistake are welcome. We also like to invite the builder/developers to send us information of any development in their project, so that we may add such things in our upcoming Articles.

Part -A

SANGAR HOUSING PROJECT:-

(1) RESERVATIONS:-

Usually people from various corners pass negative comments about this project. For example:-
Koh-e-Batil Hill (where Sangar project is situated):-

- (i) Will be handed over/ sell out to some foreign country?
- (ii) It is continuously facing destruction, happening due to land sliding on south of sea.
- (iii) It will be taken over by Pakistan Navy”.

Such kinds of comments/rumors are passed on from these corners due to two main reasons. First one is that either they are not happy from Gwadar’s development or, they purposely spread such news for the promotion of their own project. Infact there is zero percent (0%) truth in such rumors. Truth lies in the succeeding Para:-

(2) GEOLOGICAL IMPORTANCE:-

Before posting our comment about this project, it is necessary to understand its geographical location/importance of the hill (Koh-e-Batil). This hill is located on the south of Gwadar (old town). Its three sides (east, west and south) are surrounded by the Arabian Sea. Its dimension is 14 (km length) x2.5 (km width) x 280 (feet height) max. Being covered 3 sides by the sea, it provides a unique environment due to the following:-

- (i) During dust season no dust/sand can reach here.
- (ii) Its temperature always remain two degree lower than Gwadar town.
- (iii) Due to its height and sea surrounding, one can enjoy breath in polluted free fresh air and can enjoy **tremendous** sea view, and one of the best Sunset views in the world.
- (iv) Being **elevated** shape each corner of this housing Project have clear sea view.
- (v) Its three sides are covered by the sea and only single entrance lead to this hill, which is manned by security forces; therefore there is no problem of security in any circumstances.
- (vi) Such kind of location can rarely be found in the whole Asian region.



(3) HISTORY:-

Sangar Housing Project was initiated in 1992, by the then Chief Minister Baluchistan Taj Mohammad Jamali and DC Gwadar Jan Mohammad Dashti. Land measuring 1000 acres was allotted for this project for Phase-I and II, residential plots having sizes of 1000sq/yd, 600sq/yd and 400 sq/yd and commercial 1000 sq/yd were allotted, initial cost with development charges was Rs 24400/- for 400 sq/yd, Rs 34500/- for 600 sq/yd, Rs 55000/- for 1000 sq/yd and Rs 90000/- for 1000 commercial plot. Muslim Commercial bank Gwadar Branch played an active role in it. Keeping in view the demand, this project was further extended to Phase-III, III-B, and Phase-IV (commercial) and additional land measuring 1500 acres is allotted. Presently this project have total land 2500 acres, all Phases have been covered by constructing a ring road of 132 feet in 1996-97 (now Management is planning to construct it again as dual carriage road(having proper pavement) with an estimated cost of 260 million). It is good to mention here that all land presently covered by ring road is plane land and each location has good sea view.



Major Development work of this project is completed. An underground water tank having the capacity of 0.2 million gallon water is there in port area, a 10 inches pipe line have been laid down up to PIA office further linking of this line to public health main line (providing supply from Akra dam) is pending. Four inches pipe line from underground tank is connected to the overhead tank at sangar in Phase-I., from overhead tank 5 inches main line goes to the society; connection of 3 inches line from society main line is there for general public use. After operation of this pipe line and installation of desalination plant there will be the alternate facility of water supply, one from Ackra Kor Dam and other through desalination plant. Similarly sewerage main line is 8 inches and 6 inches pipe line connection is there for each plot. All these lines have already been laid down since 1997 same can be viewed personally. Road work is completed in all phases. In 2005 and 2006 out side of ring road (north side) some more plots have been marked on the map (known as fresh cutting plot) are located in un-developed area.



Till 2000 being no attraction for investors, getting allotment was not difficult but after stone breaking ceremony of port and coastal highway investors from all parts of the country rushed here due to which this project gained value and prices suddenly rose up many fold. In early 2004, average price of a plot was from 10 lakh to 22 lakh (residential plots), where as in February 2005 it was from 20 lakh to 48 lakh for residential where as 1000 sq/yd commercial was sold at 75 lakh. Due to some reason Govt. cancelled this project in December 2003. Few allottees approached to Baluchistan high court. Honorable court cancelled

Govt. notification and ordered to constitute a committee. Mohterma Zubaida Jilal (federal Minister) and Syed Ehsan Shah (Provincial Minister) were in committee. Committee gave the recommendation in favor of allottees. Due to some reservations from revenue department (that allotment have been made to non local whereas this project was specific for locals only), case was referred to law division.

Objection of the revenue department overruled by the law division with the decision that any Pakistan can purchase land any where in any part of Pakistan. Being no other reason ban was lifted and project was restored in June 2004,

decision is being pasted below.

“Quote:

Gwadar (Sangar) Housing Scheme Restored: 6/27/2004

Quetta, June 26: The Baluchistan Government has withdrawn the cancellation orders of Sangar Housing Scheme in December 2003. The announcement about the schemes restoration was made by the provincial Finance Minister Syed Ehsan Shah. Quote Sangar housing scheme has been restored in the larger interest of the people unquote, he told this correspondent. The committee constituted for reviewing losses sustained by the allottees of the scheme, had recommended restoration of the housing scheme in April 2004. Around 4000 residential and commercial plots were allotted to politicians, army officials, businessmen, defense and federal agencies and the general public in the Sangar Housing Scheme in the early 1990s when the scheme was announced by the then deputy commissioner of Gwadar district, Jan Muhammad Dashti

Source: Dawn Unquote.”



(4) DEVELOPMENT:-

In 1992, at the time of launching this project all planning was made keeping in view the then circumstances, therefore streets width is only 33 feet whereas other link roads are 66 feet and Main Ring road is 132 feet. Water was planned to manage from Akra Kor Dam, development charges were charged according to then planning. After new development of port, the plan has changed, and now it is decided that there will be underground electrification, Ring road which is already constructed will be re-constructed keeping in view the present needs, now it will be dual carriage road. Instead of getting water from Akra Kor Dam, it is decided to manage water from own resources from sea by doing the installation of desalination plant. All these new developments need huge expenditure for development.

To overcome extra expenditure additional development charges have been asked from allottee, which are about Rs 300/- per sq/yd for residential and Rs 400/- per sq/yd for commercial. Although it will be difficult for those allottees, who got a plot just making the payment of Rs 55000/- for 1000 sq/yd residential plot but there is no other option except doing the payment of said charges because now plot price is above 50 lakh, and we think these additional development charges are justified. Since 1997, there is no further development in this project but now Management is taking action and is doing the arrangements for water and electricity so that all allottees could start the construction work. Although the Management published ads in the newspaper which is quoted here. “Quote



By 26th day of July, 2006: Project Director of the scheme has warned that if within this period if the construction works are not started then Non- Utilization Fee will be charged and plots could be cancelled.”

Un-quote.”

This was an alert warning for the allottees but next time when they will publish such kind of notice, it will be implemented in true spirit but this could only be possible when arrangements of water and electricity will be completed. It is expected in 2008 all such arrangements will be completed. Any person who wants to do construction should now be ready for it.

(5) PRESENT DEVELOPMENT STATUS

- (i) Presently, there is a link road to this project from fish harbor/port road. Keeping in view very close to port there will be an independent separate road to this project, which will directly go to the hill from west bay turning point toward fish harbor/port road at the corner of the hill, this road will meet at Sangar at Phase-III probably at LM Street. Therefore in future the area of Phase-III, III-B and Phase-IV will be more important than presently Phase-I, for investor as well as for the tourist, because Picnic spot and most of resorts are located on this side. Although PC and Marjan lies on other side, but these will no longer be enough for entertainment and to accommodate all visitors at here. In future when construction process will take place there will be many resort /hotel on west edge of the hill.



Therefore, presently neglected west side will be attractive after construction of new link road. This road will also be good for the people who have recently purchased plot in new cutting. But all this depend on the planning of the Management and speedy execution of development work.

(ii) DUAL CARRIAGE RING ROAD UPGRADTIION, DESALINATION PLANT AND UNDERGROUND ELECTRICITY CONTRACT:-

A 25.90 crore Rs Contract for dual carriage ring road, 52 crore for underground electricity contract and for the procurement of desalination plant have been awarded. Our source tells that desalination plant has been procured. It is expected that development work will be re-started, which is suspended since 1997. After completion of all this development work, there will be a different look of this precious Project up to the entire satisfaction of allottees.



I would like to mention here again that in future many private as well as government project development standard may be better than this project but such kind of location is only and only one, and that is the Unique *Sangar Housing Project*.

(iii) HOTEL:-

100 beds PC Hotel is located at north-west edge in the mid of hill, and is operational. At here a room is available @ Rs 6500/- per night. They have very good packages including two days free bonus of Saturday and Sunday. Dinner is just for Rs 350 and Hi-Tea just for Rs 175/- Efforts of Hashwani Group who had constructed this beautiful PC hotel in Gwadar must be appreciated. Another Hotel (**Marjan**) is also situated at here, close to PC hotel which is functioning

since last many years. Now construction of a new hotel at same place is planned, its stone breaking ceremony took place in Jan 2007 by the Chief Minister Baluchistan. After completion of this hotel there will be enough capacity to accommodate the visitors, who wants to live in a good and secure environment.

But even then still there is need for construction of dozens of hotels, which could accommodate the investors/tourists in near future, because only two hotels do not fulfill the needs in peak days. Beside all this there is also need for construction of houses which could be utilized for offices and residence purposes to the companies engaged for port operation.



Still in Gwadar there is no such place except Sangar to accommodate such like companies. After port operation immediately there will be acute shortage of accommodation, so the investor must look into it and should manage good business at here besides providing facilities. This way they can contribute their share for the Gwadar development, and can also utilize a very good opportunity for their business.

(6) ENTERTAINMENT PROJECTS

Hashawani group acquired a piece of land on south-west edge of the hill, close to Phase-IV(Commercial). They have plans to build a resort and to construct a beautiful picnic spot at here, work for it has started. It is close to Phase-IV commercial and to the site of other 14 resorts (each resort has the two acres land). Soon there will be a good life on this part of the hill, which will attract the tourist. If, the Sangar Management issues NOC for construction, soon many will start construction at here. Management is also thinking like this; hope soon they will manage desalination plant and electricity, so that people could start the construction work.



(7) INQUIRY COUNTER AND ESTABLISHMENT:-

Presently representatives Consultant Group (C.G) sits in DCO office and provide some information .There is an urgent need to establish an inquiry counter in Gwadar for Sangar housing project, so that allottees could approach there in person, or can contact on phone to collect the various information about this project. There is an urgent need of an

independent office for the Sangar establishment preferably at Sangar (having Sangar property); on the patterns of DHA / Bahria Town. Same counters may be established for assistance of the people. Such kind of arrangement will give good impression, and will also help for the promotion of gwadar in general, and this project in specific.

As such according to our own views this project has no problem except the people deployed on it should be active and provide quick response. They should act with constructive ideas, instead of using delaying tactics and rude behavior.

Presently, DCO office is used to facilitate this project and the whole work is depending on consultant. Re-organization is needed, some authority should be established, which should take the responsibility, consisting upon the representative of GDA, Provincial Govt. District Govt, Federal Govt. and from allottee. Some technocrat may also be included in this management



(8) GDA TOWN PLANNING REGULATION ABOUT SANGAR

We officially got a copy of GDA's town planning regulation 2004. Few clauses of this document related to Sangar are being quoted for the information of GWADARCORNER.COM visitors, and general public.

Clause 676-A

- (viii) Existing plan of the Sangar Housing Scheme be revised keeping in view the town planning regulations of Gwadar Master Plan and specific regulations formulated for Koh-e- Batail.
- (ix) The development charges worked out for Sangar Housing Scheme be rationalized to sustain a viable development plan to be introduced by the sponsor.
- (x) Separate desalination plan for Sangar housing scheme be planned, which should cater for the requirement of the remaining area of koh-e-batail as well.
- (xi) The existing approach roads of koh-e-batail may get choked once the port starts functioning. Therefore another route is required to be planned from the west Bay side.
- (xii) All type of digging mud and mining of stone from koh-e-batail be banned.

The southern and south western tip of koh-e-batail is left open/green area for saving the area from pollution.

(9) Gwadarcorner.com SUGGESTIONS TO THE GOVERNMENT:-

- (1) Development work is discontinued since 1997, and this must be re-started. Arrangement of water, electricity, communications and gas may be made at priority basis. Although contracts for desalination plant, up gradation of dual carriage ring road and for underground electricity have been awarded but speedy execution of work is needed.
- (2) House Building Finance Corporation presently grants the loan only to local's, It is suggested that this facility may be extended for all allottees of Sangar.
- (3) Presently, there is a committee for this project but its role



is nothing more except to make the allotment. There is a need to have a well established administration on the pattern of DHA.

- (4) **Allowing of private trucks used for transportation of stones being used in Gwadar for construction of boundary walls, may be banned because due to stone mining and digging, hill is badly losing its natural environment.**
- (5) Construction at Sangar may be allowed and relaxation for payment of additional development charges may be considered.
- (6) Web site may be launched for this project and by-laws may be circulated.
- (7) Friendly atmosphere is needed instead of rude behavior on the part of management.
- (8) Remaining land at the hill may not be allotted, which could be used for other govt. needs/entertainment/educational activities etc.
- (9) Management also develops communication with the allottee and news letter may be issued to update them.



(10) **MISC**

Here is a suggestion for the people holding any piece of land in the shape of residential /commercial/resort or in acres, if their financial position allows them to hold it for a period of two-three years. I hope till that time most of development work will be completed at Sangar and port operation will be at some level. Beside this if any one can hold even a plot small in size for residential purpose it will be ever good for future. When all facilities will be available and construction work takes place, prices at here will rise up many folds.

Moreover, if allottees are in position to do the construction, they must take the full advantage of plot at here. Presently, plot prices are at good level from 1.125 million to 5.5 million (differs according to the size and location of the plot), but we know when port will start functioning in March 2007, it is expected that there will be some hike in prices, although



this hike will take effect gradually but it will be seen at different stages. 1st at the opening of port operation, 2nd when there will be some arrangement of utilities', 3rd when construction phase takes place, and, 4th when there will be demand of accommodations for the use of office/residence to national and multinational companies, this all will took two to three time period. (I will not be at wrong if I say that after port operation national and multinational companies engaged with the port will prefer to have their accommodation and site office at Sangar being very much secure and having good environment). Sangar which is presently marked for residential cum commercial, it is expected all will be commercial area; therefore construction phase will commence soon. When there will be the 4th stage then I don't think any person like us will be able to think to have a piece of land at Sangar, and will only be able to see this hill, while standing down in Gwadar town area.

To Be Continued... (Part-B)

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