



Gwadar Real Estate Business Future Update # 1 by Gwadarcorner.com & Awan Nazar

Gwadar Real Estates Business is rising up day by day, but still most of Pakistani doesn't know about the importance of Gwadar and its future role in world trade business. There is no doubt that after start of Gwadar Deep Sea Water Port every Pakistani living in any part of Pakistan will enjoy with its benefits and individual per annum growing of income. If I say here that it will be the first step of Pakistan to stand in the line of developed nations is absolutely correct. Those nations having the best trade, growing speedily. Considering the Gwadar Deep Sea water port it can give us the access to such world trade in near future. If you visit on world Map especially Asia you will see the importance of the Gwadar in world trade.

Gwadar links with other parts of country and world:

COASTAL HIGHWAY:

Makran Coastal highway is completed and inaugurated on 17/12/2004 and highly in operation now. Presently it starts from Lehari (Karachi) ended at Gwadar (Zero point). Along the coast it links to Ormara, Pasni and Gwadar and then Jiwani. Presently about 540 km road has been completed up to Gwadar, hopefully the remaining portion of 80 km distance will be completed up to Jiwani. Further it'll touch to Iran border. It is surprising for all who have no awareness about Gwadar and its environment, that before completion of that road, there was a kacha track passing through desert, narrow strip of mountain and nallas which took about 48 hours to reach Gwadar (in case there is rain then there was no road link of Gwadar to other parts of country). It's now journey of only 7(seven) hours in air-conditioned coach(fair Rs 500/- only). It is quite safe journey, because all coastal area is quite peaceful as the native people of those areas are very fair and far away from criminal activities. Any one who likes to visit Gwadar can go and see physically, could be back same day. Public transport

or own transport could be used for that purpose. All credit for completion of that road directly goes to the present Government and genius engineers who designed this project and completed before its stipulated time period. The people who have not visited that area perhaps don't understand or realize the difficulties faced by the engineers for completion of that project. It is their great achievement. I convey my congratulation and pray for them. They are brave people of brave nation.

Deep Sea Port Gwadar:

First Phase of Deep seaport started on 22 March 2002 has been completed and hopefully it will be inaugurated by March 2005. All other relevant information about that project is available on net. Any one can visit at its web page and view the required information.

Airport Gwadar:

There is already an existing Gwadar International Airport at a distance of 10 kilometers from present Jinnah Avenue and less than one kilometer from Zero point. There is a planning to construct a New Airport to meet the future requirement. Site of that Airport has been marked on Master Plan, which can be viewed on it. Presently fopper service is available from Karachi to Gwadar that took about 1 hour 40 minute air time.

Railway line:

The plan for railway track from Gwadar linking with other parts of country is going on, hopefully will be finalized by Feb. 2005 and its foundation stone ceremony will take place.

Motorway

If you visit at the map you will see the future plan of Motorway the Map is available at net. One can view it there. Motorway linked Gwadar to Peshawar via Turbat, Khuzdar, Ratodero, D.G Khan and meets at Pendi Bhattian presently in operation. The same will give links to central Asia states in future.

Gwadar Master Plan:

Gwadar Master plan is available on net and every one like to see can view it. Generally all Plans is divided into Residential, commercial.

Industrial, Green area; land for deep seaport project, its utilities and for oil & gas storage.

Private Housing societies approved by GDA:

A number of private Housing Societies have announced their project after purchase of land and NOC from Gwadar Development Authority. Few of them are: - New world City, Golden Palm, Creek City, Makkah City, Sabzi Mandi, West Bay City, White pearl City, Gwadar Royal Garden, Platinum City.

Further information about these societies can be obtained from their site offices or by visiting at their web page.

Government Housing Societies:

Balouchistan Govt. has only two projects at Gwadar, which started by Balouchistan Government in 1992. (Singhar Housing Project & Newtown).

SINGHAR HOUSING PROJECT:

It is situated on a hill known as Kohi- e- Batel at south of Gwadar city. Its maximum height is 250 feet from sea level. Its southeast and west sides are surrounded by the sea, where as on north is Gwadar city. There is beautiful view of the sea on it. About 4000 plots of various sizes have been allotted. This project has five sectors I, II, III, III-B and IV. Phase IV is only commercial, where as other are residential and some commercial plots available there. Govt canceled the scheme in November 2003, which was restored on 27 June 2004. It is very precious land keeping in view of its location and sea view. One thing which very few people know that it is second key point is that this area absolutely safe and secure from sand storm being out of range due to its height and being surrounded by the sea. In future it will gain much importance due to shortage of land at the hill. It has limit area. So if any one thinking to buy some land, he must get it today, because the cost will rises soon many times. It is quite safe area and no one can capture it forcibly or fraudulently, so one can buy plot there being no doubt. Cost of plot according to market value today is as: -

400 sq/yd = US\$20000/- to US\$ 30000/-, 600 Sq/Yd =US\$ 23000/- to US\$ 33000/-

1000 Sq/Yd (Residential)= Us\$ 37000 to US\$ 45000/-

1000 Sq/Yd (Commercial) = US\$ 60000 to US\$ 80000

Note: - Plot of one acre and more are also available; the cost of such plots can be obtain through mail, which is varies according to the location of plot and size, which may be increased. The development work is almost completed in Phase I and road in phase II, III, and III-B .PC Hotel is being constructed in Phase-I and another hotel is functioning in sector-I, since last two years. The plot in all sectors for sale is available from original allottees.

NEWTOWN

It is located at the north west of the city and is a presently part of gwadar city. It has four sectors. I, II, III& IV. Main Jinnah Avenue passes from II & I. Here plot 400, 500, and 1000 sq/yd are available. One can purchase the plot from direct allottee with complete transfer. It is doubt free, so any one can buy the land through their authenticated estate agent or direct from the owner. The cost varies according to the location and size of plot.

Private land (agricultural barren land):

The private land in Tehsil Gwadar is transferable, which can be purchased in acres. The investor, who likes to invest or have the plan of housing societies, can buy the land at cheaper rate. The present rate of the land is from Rs 200000/- US\$3500/- to Rs 4000000/- US \$ 70000/- . That land which is available for sale can be purchased 20 kilometer East & 20 KM west, 10 KM North & 10 KM South from the center point Door Getti,

Drinking Water resources:

Presently a dam known AKRA DAM is located at a distance of about 30 kilometer from Gwadar city is available which can meet the drinking water for present population of Gwadar and has the capacity to store the water for five years.

How one can buy the land?

It is very simple, if any one desires to purchase a plot in Govt. Housing Project, private societies or private land, one should must visit there and see all with his/her own eyes. To make it convenient they must collect the required data from web site from real estates agents who can organize and manage better arrangements for them to visit at various sites in Gwadar.

Idea beyond to publish this?

It is for the larger interest to participate in development of Gwadar. The basic aim is to highlight about Gwadar just to give awareness to the people who are sitting faraway, so that they could know basic thing about Gwadar and must take part in development phase. Beside this they will also get lot of benefit.

What we do now?

Presently we are doing the sale purchase of the plot in Govt. housing project SINGHAR and NEWTOWN and private land located in Tehsil Gwadar only. Any party interested may ask any information about said projects/ land. All will be provided free of cost. Therefore all Pakistani living in Pakistan or abroad is invited.

GWADAR REAL ESTATES BUSINESS FUTURE UPDATE (1a)

An article on the above noted subject was posted at various web pages on 22nd December 2004. I visited Gwadar and stayed there from 3rd February to 22 February 2005. After watching the things personally I want to share all Pakistani brothers who have interest with Gwadar development and with real estate business at Gwadar.

Gwadar real estate business has the following merits: -

- 1) Sangar Housing Project

- 2) Main Airport road, Newtown Housing Project, Secondary road from main Jinnah Avenue to Zero point at Coastal Highway.
- 3) Coastal Highway from zero point to Karwaat (end point of Tehsil Gwadar)
- 4) West bay sea side from Govt. Rest House (known as Governor House) to Peshkan (a little town about 35 kilometer from Govt. Rest house)
- 5) Others private Land
- 6) Main Coastal Highway from Kapper to Wander (A place near Karachi just after Hub

I will try my best as per my own vision to give the true picture about Gwadar.

SANGAR HOUSING PROJECT

It is a beautiful and prime project of Balouchistan Government started in 1992. It has four phases. Phase-I is a big Phase. It has 1000 sq/yd, 600 sq/yd and 400-sq/yd Residential plots, Phase-II 600 sq/yd and 1000-sq/yd plots. In Phase-III and III-B 1000 sq/yd plots. In all three Phases there is some provision of commercial plots. Phase –IV is totally commercial located at the west end of the hill. It is a unique project and there is no alternate of it. We can compare it with any project not only in Pakistan, but may be in Asia. This project is on a hill known as Koh–e-Batal and it has 7 km (L) x 2.5 km (W) x 280 feet (H).

Its east, west & south sides have sea and at north is Gwadar town. Due to sea on its three sides no dust could reach at here. It is quite and calm area far away from any disturbances.

DEVELOPMENT

Road network in all phases is completed since 1996, whereas underground sewerage and water line work is also completed in phase-I. Overhead water tank is in phase-I near PC hotel. The main water pipeline work is done to get water from dam.

CONSTRUCTION WORK

At present construction of PC Hotel is in progress, hopefully it will be completed soon, another hotel (MARJAN) is also functioning since last two years. Hopefully the allottee will start their construction after operation of Deep Sea Port, which is expected in April 2005.

SALE/TRANSFER OF PLOT

Presently the status of file is as: -

- 1) A number of people got allotment order. In that order PDS number is given, but with the condition to deposit the money. If any one failed to deposit money after getting PDS allotment order then such allotment automatically stand cancelled, therefore such PDS number has no value.
- 2) The 2nd category of file, for which amount is deposited, but still plot is not allotted. Such file stands value but after allotment of plot.
- 3) The 3rd category of file, for which full payment is deposited and all document action is completed, even plot is also allotted but file is not delivered to the concerned.
- 4) The last category of file, which is fully completed and file handed over to the allottee. In that file there is an allotment order/possession letter dully signed by DC/DCO with site map. Such kind of plot can be

purchased without any fear or doubt.

TRANSFER PROCEDURE

The Government has issued a proper notification for transfer of plot at Sangar; DCO is authorized to transfer the cases. Other procedure is same like CDA at Islamabad. There is proper transfer fee according to size and nature of plot.

MAP SANGAR HOUSING PROJECT

A map has been posted at Lahore realestate.com/ads web page at ad No. 696. If any one likes to see the map can visit there and view by enlarging it. Map is also available.

SALE PRICE OF PLOT AT SANGAR

At present purchase of plot is going on in phase-1 especially close to PC hotel, there demand of 1000 sq/yd Residential plot is from 41 to 45 lac. People also taking interest to purchase plot-having size of 600 sq/yd located in phase-I and II; still their price is about 25 lac. At present people are not much interested to purchase the commercial plot therefore still its market is below 75lac. Plot having size of 400sq/yd are also available in phase-I. Demand is about 20 to 22 lac.

LAND AT AIRPORT ROAD

The other prime land is from Javed Complex to Door Ghatti along both

sides the Airport Road. On its east side major portion of land is already occupied and not for re-sale. Some land mostly in shape of 100x100 feet boundary wall can be found and purchased. On west side just after local colony, there is Newtown phase-I. Interested parties can buy plot in Newtown facing airport Road or some other private land even in acres. Although it is costly land but keeping in view its business importance, is still cheaper. This land could be used for construction of hotel /Plaza or warehouse etc. Present market is 2.5 crore/acre and similarly 500 sq/yard and 1000 sq/yard plot in Newtown can be purchased with in range of 25 lac to 50lac.

MAIN JINNAH AVENUE SECONDARY ROAD AND NEWTON ALL PHASES

Main Jinnah Avenue starts from Newtown phase-I, after passing through Newtown phase-I, II and New world city meet Main Coastal Highway just at central point of JORKAN and CHAP KALAMATI about five kilometer from zero point. Work for this Road having width of about 300 feet has been started and after completion of this road, people can view the new face of Gwadar city. There is commercial line on both sides of the road up to industrial area. Thereafter if you view latest Master plan issued by GDA, you can see Industrial area on its east side and area for housing is marked on west side. Behind commercial line there is 40 feet wide Road in front of Newton Residential plots. At here price of commercial plot is about 40 lac and just after Newtown phases, the land is available in acres, price of which is from 45 lac per acre to 1.5 crore. Cost varies according to the front size of land at Road and its distance from starting point of Main Jinnah Avenue. The development of it will take some time so the investors have to wait to start their immediate business after purchase of land till completion of Road.

NEWTOWN

Newtown Phase -I was announced in 1986. Thereafter allotment

made in

Phase-II, III and IV. At here mostly plot are allotted to locals.

The main thing is to understand the exact location of Phases. Maps of Newtown phase-I and II is available in market, but the Map of phase-III and IV is not found any where, may be available with town planner Newtown. . According to present planning Phase –I is located at Airport Road. Phase-III on it other side (west sea side), Phase- IV –A is located at the North of Phase-III, then

there is Phase-II and at last Phase-IV-B in the same line. All Newtown area is prime land and it will be the first face of new Gwadar. At present prices are low as compare it to the mid of January 05. In phase –I & II cost of 500 sq/yd plot is about 18 lac, 1000 sq/yd is Rs 25/- lac. . Rare plot for re-sale are available in Phase-III. The cost of plot in Phase IV for 500 sq/yd is about 11 lac and 1000 sq/yd is about 14 lac.

Transfer of plot in Newtown is quite easy; there is no transfer fee at here.

LAND FROM ZERO POINT MAIN COASTAL HIGHWAY TO KARWAAT

At present the rate at here are above the expectation. About two week ago rates near zero point were about 30 lac / acre. Similarly end of tehsil Gwadar Karwaat rate were about 4 to 5 lac/acre on main coastal highway. Here one thing is to understand that land in tehsil Gwadar from Karwaat to Genz is transferable, the buyer should kept in mind while making any investment, confirmed about transfer. Any land if available at main front Road from Door Gettii to surbander, Door Getti to Zero point and from Zero point to Karwaat is fine. If any one is buying the land behind coastal highway, must find access to main coastal highway. Sabzi Mandi Gwadar

The location selected for Sabzi Mandi is fine and it is the best time for the people related to such business to get land at there.

LAND AT WEST BAY SEA SIDE.

If we start from Govt. Rest house toward west, we will find the Creek City, Golden Palm, and Globiz etc. Govt. has plan for road along the beach. Govt. is also planning to announce the Govt. housing colony at Peshkan about 35 kilometers from Govt. Rest house. The land at here up to Genz is prime, at Genz sea front land cost is about 4.5 lac/acre, but if some one wants to find near the Rest house then he has to pay much more. Normally land for sale at here is available at Chetti Janaobi, Shabi, Peshkan and Genz. Land after Genz is also available but it is not recommended at present.

If you see Master plan recently issued by GDA, you will find a Road from Zero point toward west to Iran boarder. That land is fine for Housing Project if available at Main Road to Iran boarder only in Tehsil Gwadar.

MAIN COASTAL HIGHWAY FROM KARWAAT TO WANDER

There is no harm if one can invest money at Main Coastal Highway and can buy many acres at very cheaper rates, of course the land touches at Main Coastal Highway will stand value with passage of time. If you start from Wander (a place about 100 kilometer from Karachi), you will find here beautiful Gardens of Mango, cheeko, bananas and crops as commonly grown here indicating the availability of irrigated water. At this place the land cost is only 30 thousand per acre. If you proceed further on Coastal Highway there are dozens beautiful sea spot at where sea come very close to the Coastal Road. In such places hotel/resort, hut etc can attract the visitors, who visit northern area during vacation, can move at here. Land is as cheap as 10 thousand

Rupees per acre.

MISCELLANEOUS

At the end I want to clear about present facilities at Gwadar. There is some mis-understanding among the people, who don't know much about Gwadar, regarding basic facilities, i.e. water, electricity, road, telephone etc. Presently there is Akra Dam just few kilometers away from zero point Coastal Highway. It supplies sufficient amount of water for the whole city as well as to Sangar and Newtown Housing Projects. It has the capacity to store the water for five years for present population. Govt. has also planned for another Dam, (Mirani Dam), work for which in progress. It will meet the future requirement. Coastal Highway is in operation. NHA is also doing the work to interlink that city with the other main cities of Pakistan. Gwadar Development is doing the work for roads in Gwadar city. The people who visited Gwadar know that about 50% houses have already been constructed in Newtown Phase-I on allotted plots with fully loaded facilities of water, electricity and telephone etc.

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