



Article No.4 **Gwadar Corner**

**GWADAR REAL ESTATE BUSINEE FUTURE UPDATE (4)  
(PAST, PRESENT AND FUTURE)**

Courtesy: *Awan Nazar, Chaudhry Dawood Wajid (CDW) and [www.gwadarcorner.com](http://www.gwadarcorner.com)*

We (Awan Nazar & CDW) would like to thank all Gwadar fans, site visitors, and Pakistanis for being patient. It took decent efforts, time, and passion to complete this tour. Alhamdulillah, by the Grace of Almighty Allah we enjoyed our visit, and got plenty of useful information for all of our friends and site visitors. We visited Gwadar from 27<sup>th</sup> to 29<sup>th</sup> of December 2005. We carried out the survey of all Tehsil Gwadar and took pictures of roads under construction by GDA and also of the Private Housing Societies. There is enough information for the people/investors who want to know about Gwadar. We will try to explain all in detail. All stated was seen with our own eyes and there is no speculation. All will be discussed according to the merit of the project, and keeping in view the prime areas for investment.

But before going to discuss about this tour, I want to post here few lines about Gwadar Past also. It will help to understand about work progress happening in Gwadar. It is interesting that few writers have mentioned all negative things about Gwadar and posted on websites about what they saw during their trip. While posting negative things they forgot all those entirely new developments which happened there recently. They have put their lights on old Gwadar town but forgot or deliberately did not note down what has happened there for the last three years. Natives of Gwadar and the people who visit Gwadar frequently know about developments at there. We want to post some at here.

***Before 2001***

Every one who visited Gwadar before 2001, know well that there was nothing to see except beautiful sea, desert and Gwadar town which was way backward than any of the undeveloped villages in Punjab. There was no regular electricity in the past except through generators, and it was arranged for ten hours in a day. There was no Mettled road in the whole district Gwadar except 13-kilometer road which too was in bad condition being many creators on it. There was no proper traveling system to reach Karachi or other parts of the country except by air. If anyone who wanted to go to Karachi or any other parts of the country and couldn't afford air travel had to travel on improper roads. One can imagine how miserable it is to travel about 600 kilometers on kacha road in desert. And incase of rain it took many weeks. All eatable items come there from Iran. There was no proper system of education, hospital or employment. The One, and only source



of income was fishing. The people of all Makran area were living in miserable condition, whereas the people living in urban areas cannot think about it.

### ***After 2001***

Remarkable and Huge Progress which is seen today's Gwadar is as follows:-

- 1) Coastal Highway is completed and is in operation now since last year and a half, now people can travel on this road. Roadwork is done by FWO and they only know how difficult it was to construct a 600-kilometer long road. Every one has to appreciate their work, which was completed before given time period. It is very fine and comfortable to travel. It is interesting that there is no security risk while traveling on this road any time. After operation of this now people could reach from Gwadar to Karachi easily with in 7 hours by their own conveyance and 9 hours through public transport by spending Rs.500/- only.

**Makran Coastal Highway (600 km long).**

### **Another view of MCH. Constructed by F.W.O**

- 2) Now all eatable/daily use items are reaching Gwadar easily by road from Karachi.
- 3) PTCL/Fiber Optic service is available and most of cell phone companies (Mobilink, Ufone, Warid Telecom) are now operational at Gwadar. Airport road is constructed and now it's a double road. GDA is also working on many others roads. You will read detail of it in coming paragraphs.
- 4) Branches of all National and Multi-national Banks (Bank Alfalah, Habib Bank, MCB, NBP, etc..) are operating in Gwadar city.
- 5) Electricity is available now for 24 hrs without any interruption, and Power Grid stations are under construction for Govt. Gwadar Industrial Estate, and Sangar Housing Project at Mountain top.
- 6) Sui gas pipeline has been laid down and its main station is built at Door Ghatti.

**SSGC Billboard @ Main Market**

**Suigas pipe network under progress**

About 2000 connection is being given to local's native in 1<sup>st</sup> Phase. Formal Inauguration is expected to be done by President Musharraf.

- 7) Many beautiful houses are being constructed at there. You may view the picture of few of them in Newtown Phase-1



### **A House in Newtown Phase-1**

- 8) Beside Akra Dam that is already there, rapid work on Mirani Dam is going on. After completion of it there will be enough water for Gwadar and also for all areas in Makran for drinking and irrigation purposes.
- 9) Ground plus four stories Zaver PC hotel is near completion and expected inauguration by May 2006.
- 10) One of the Mega Projects is Deep-Sea Port Phase-I which is completed and will be in operation in June this Year. It's worth mentioning that by the Mid of Feb 2006, the Port operator for this port will be finalized. Bidders are Hong Kong Port Holdings, DP World, PICT and two companies from Saudi Arabia.

**A distant view of the Free Trade Gwadar Port from Sangar**

### **GWADAR EXPECTED FUTURE**

No one can predict about the future of anything. Almighty ALLAH knows better about tomorrow. But one can plan for it to get the better future. Having said that all present indicators, Governments interests, China's investments, foreign countries keen interests, and mega developments that have taken place recently at Gwadar all points towards a very successful and economically strong city of Gwadar. A common man can think which things are needed for development and to boost the economy, that are; -

Water, electricity, Sui Gas, Telephone, Road links, communication, education, medical facilities, and political stability are the basic things to grow economy. Almost all things are there and present Gwadar is way much better then its past of 2001.

On the other hand all other facilities are being provided, Govt. is spending billions of dollars at Gwadar on Roads Development, Water Desalination plants for the population of Gwadar, Govt is already constructing Mirani Dam since last two years. After completion of it there will be no problem of water for all Makran areas. In communication sector PTCL is already there and many other private companies working there. Fiber Optic cable network has already been laid out along with the coastal highway from Karachi towards Gwadar city. In the upcoming months ISP's and Communication companies will start providing their services to the Residential and Commercial customers of the emerging tourist/business trade city. It is matter of understanding that Gwadar being a new born city will be in a much better shape in coming years. We too think that Gwadar future is bright and if people hold their investment in Gwadar for some period will surely gain big bucks. And its future will be much better then its present.

After stone breaking ceremony of Coastal High Way and Deep Sea Port, Gwadar took a turn, and diverted the attention of people/investors from all over the world. Land prices jumped up 100 times. Up till February of 2005 sale/purchase happened there about 40x100 km areas. Till date about 70 residential and commercial housing projects have been announced (Having GDA NOC) and Gov't has also granted a huge amount of Rs 134 Billions for Gwadar's development.



New Master that starts from Newtown Phase-I has the following High Potential and Hot Business Areas at start:

- 1) Main Jinnah Avenue Road
- 2) Airport Road
- 3) West Bay sea side
- 4) Governments Sangar Housing Scheme
- 5) Governments Gwadar Industrial Estate
- 6) Shankani Dar Industrial Area (close to Balochistan Broadway/Coastal Highway)

All other areas of the GDA Masterplan do have the potential but it will take some time, but above stated areas will gain a lot of business soon after port is operational.

### **GWADAR MASTER PLAN**

If you see the master plan it is divided into two parts, one is residential and other is commercial. If we start from Kohi-e- Batal i.e. Sangar from South end of existing Gwadar Town, we'll see the Main Jinnah Avenue boulevard. The existing population is not shown on this master plan, which means that the population in future planning will be shifted to some other places.

#### **Snapshot of Gwadar Masterplan**

Its site has also been marked on the map at east of Surbander and at Peshkan. Most of GDA development work is going on in residential area. After studying the road design of GDA it seems that Gwadar will be a most modern city of Pakistan as may be better than Islamabad city. Please read all this in coming lines.

### **GWADAR DEVELOPMENT AUTHORITY**

I myself observed this department even very new but is working very well and their cooperation is highly appreciated. During our visit we cannot meet the D.G GDA. But what we asking the other officials they provided us. GDA role is same like CDA in Islamabad. Before my previous visit I visited Gwadar in Feb 05. At that time GDA just started the work at Main Jinnah Avenue Road but during our recent visit we saw a lot of development, which will be discussed here in coming paragraphs. If all other Govt Departments in Gwadar work on the line of GDA, I think Gwadar development will be completed in very early stage.

### **GWADAR ROAD DEVELOPMENT**

GDA is working on 23 roads in Gwadar, out of which work on some roads is going on since last many month, some are in tendering process. According to GDA source they will complete all roads within in given time period. Presently work on following road is going on.



## 1) **MAIN JINNAH AVENUE**

This road starts from Newtown Phase-I and leads parallel to Airport road. After intersecting the northwest edge of existing airport funnel area, it joins Coastal Highway about 5 KM North East from zero point in between Jorkan and Cheb kalamati. After crossing Main Coastal Highway it goes further few km, overall its total length is about 13 KM that is under construction and have the capacity for further extension up to hill area in future. Its width is 300 feet having commercial area both sides and thereafter there is service road on both sides after commercial area.

### **A view of Jinnah Avenue near Black topping**

It's construction is going on same pattern like blue area Islamabad. Most of its footing work is completed and hopefully will be completed in this year i.e. 2006.

### **Service lanes of Jinnah Avenue under construction**

After completion of this road I don't think a common man will be in position to purchase land at here that is already costly. It's good for the people in new world city and GDA-5 whose plot will come on this road. So the people holding their plots in these both projects must check and keep touch with it.

## 2) **BALOUCHISTAN BROADWAY ROAD**

This road having width of 300 feet is being constructed. It starts from Surbander road in Shankani Dar, as it is shown on the map and passes on north of existing airport, meets Jinnah Avenue Road at west end of airport and then finally will meet Main Coastal Highway toward Iran Border after Chath Kaur and Shah bad.

### **Balochistan Broadway Site board**

### **Locations marked with flags for black topping on Balochistan Broadway**

Presently work on 13-kilometer road is going on. Most of its footing work is completed and hopefully will be completed soon. After completion of Main Jinnah Avenue Road and Balouchistan Broad Road, all this area will be prime for residential and commercial activities. And this is only at distance of one to two years time period.

## 3) **MARINE DRIVE AND PADI ZER BOULEVARD ROADS**

Work on these both roads is in progress; in 1<sup>st</sup> Phase 16 kilometer road will be constructed. It is for the information of all that these both roads have the width of 300 feet each and are parallel at west bay seaside.



### **300 ft wide Marine Drive leveled and ready for final works**

After construction of these roads west bay sea will give a different looks. It will attract the tourists all over the world. The people who visited Gwadar and saw the west bay know well about its beauty. INSHALLAH after completion of all needful work it will be counted in famous world-class beaches. All relevant pictures have been posted; one can view the work progress through these pictures.

### **OTHER ROADS**

GDA has planned to construct about 23 roads. Out of which 2 in commercial (Industrial area) where as other 21 lie in residential areas. Parallel to main Jinnah Avenue Road, each road is at one-kilometer distance in South-North direction. Whereas towards the East west direction, there are about 4 roads,

- a) After one kilometer east-west direction on west bay is Peshkan Road
- b) Jiwani Avenue

**Road going towards Jewani (Extension announced by Govt recently) from Zero Point.**

#### **Beach at Shabi (West)**

North –South Direction Roads Touches to Main Coastal Highway are: -

- a. Pasni Avenue in Industrial area at the east of Main Jinnah Avenue
- b. Main Jinnah Avenue Road
- c. Sarawan Avenue
- d. Jhallawan Avenue
- e. Awanran Avenue
- f. Kharan Avenue
- g. Rakshan Avenue
- h. Bolan Avenue
- i. Chaltan Avenue
- j. Taftan Avenue
- k. Mand Avenue
- l. Chagi Avenue
- m. Dasht Avenue
- n. Demi Zer Road Kech Avenue
- o. Buleda Avenue

These all roads will be parallel to Main Jinnah Avenue and will intersect Balouchistan Broadway and Coastal Highway. GDA road map proves that Gwadar Master Plan is designed to give best road link in the city and all this is not only on paper but also on groundwork is in progress. Infrastructure is the main thing; in absence of it we can't think about development.



### **Coastal Highway start from Zero Point**

In Gwadar the area that just starts at Zero point, the developments work on road shows the best planning on part of GDA. Best road links will promote Gwadar.

### **DEEP SEA PORT AND ROAD LINK OF GWADAR WITH OTHER PARTS OF COUNTRY AND TO CENTRIAL ASIAN STATES**

It is already in the knowledge of all that Phase-I of Port is already completed, due to need of more dragging and its infrastructure and civil works its opening is delayed up till June 2006, It will start function by June 06 or may be few months later. When a huge amount is spent on it, then it will work (INSHALLAH). It is not a matter of worry for a common man when it will start functioning. Govt. is doing all efforts to put it in operation as soon as possible and huge amount is spending on it and for other development projects in Gwadar. According to latest news but not confirmed so far opening of PC Hotel will took place by 7<sup>th</sup> May and Port on 1<sup>st</sup> June this Year.

Work on Railway Track from Gwadar-Turbat-Panjgur-Baseema-Kalat-Mastoong will start this year and will further lead up to central Asian States via Kundhar. This project will take 6 Years for its completion with the estimated cost of 70 billion. 56 Railway station on this track will come into existence, will provide great opportunity of employment in this area.

### **DETAIL OF GOVT. AND PRIVATE HOUSING PROJECTS**

#### **GWADAR INDUSTRIAL ZONE (GOVT)**

Govt. has planned to establish Gwadar Industrial Zone at Karwaat (about 40 Kilometer from Door Ghetti and about 50 Kilometer from Main Jinnah Avenue start point) on 10000 acres land. At here one to five acres plots are allotted for industrial purpose on making the down payment of one lac per acres.

#### **Site Location for the Government Gwadar Industrial Estate**

Total cost of one-acre plot is 1.5 millions. Remaining 1.4 millions will be paid in 7 equal quarterly installments. K.B Megsi is Project Director of it and his office is located at SIDCO Avenue Stanchen road Opposite YMCA Karachi. His contact Number is 021-9204669. In 1<sup>st</sup> phase 1000 acres had already been allotted to 600 industrialist Consultant group who had already provided its services at Sangar housing project is again at here. Any body interested to get plot in this area may approach directly to Project Director to know the procedure, how to apply in it. Usually in private Housing Societies, most of people are offering plot much higher rate then this Govt. project. It is secure and good investment on easy installment.



## **NEWTOWN**

Enough information about this Govt. Hosing project is already posted. Now a day it is in problem. Still District management only publishes map for its Phase-I & II, whereas map for Phase-III & IV is pending which is creating many doubts in between the plot holder. It is matter of worry due to which a plot which cost was about 1.8 millions is now available in market just at 0.45 millions/1000 sq/yd plots. All is this due to Ban on transfer at here and non-availability of Map.

### **Houses being Constructed in Newtown Scheme.**

Therefore, people are suggested to go to invest in Phase I and II. And, if they interested to buy a plot in other phases then wait for opening of transfers and release of map. After written verification by the management plot deal could be finalized. This is all to avoid the risk.

## **SANGAR HOUSING PROJECT**

This Govt Project has the value and that is one of the unique project being on 280 max height from sea level and surrounded by sea from its three sides (east, west and south). DCO is the Project Director; its roadwork is completed since 1997 and now its electrification, water and all other basic facilities work will took place. Now it is very difficult to get allotment at here and plot are available on re-sale. Before 2001 it was easy for a common man to get plot on reasonable payment.

### **View from Sangar Housing Scheme**

With the passage of development and becoming its prime location a common allottee is facing problem. Because, now the administration is asking additional development charges of Rs. 300/sqyd for residential and Rs. 400/sq/yd for commercial plots. It is surprising that they already given possession letter to allottee, making these charges are not understood. All this reduces the commercial importance of this precious project. Now a days plots are at reasonable prices at here, but with the operation of PC hotel and Deep-sea port its price will increase many times

## **PC HOTEL**

PC hotel Ground plus four have been constructed in Sangar Phase-I. Any one can view its latest picture.

### **External View of Zaver PC Hotel near completion.**



Hopefully with in few months it will be in operation. Great job done by Hashoo Group

### **PRIVATE HOPUSING PROJECT(s)**

Almost NOC for the 70 Housing Projects have been given by GDA. Most of the projects have been announced at prime location as at west bay sea side, airport road, Main Jinnah Avenue road, Surbander road, Coastal High way around Zero Point and at Jiwani Road. None of the private Housing is doing work up to mark except New World City. At West Bay there are Royal Garden, you will only see its sign board except this there is nothing to see then Globbiz.

#### **Site Location for Gwadar Royal Gardens of Formanites Group. (Facing Sea)**

We can see its office but still development not in boom, same it for Golden Palm and creek city.

#### **Site Location for Globbiz Avenue Society (Facing Sea )**

I would like to say one thing about all these projects those are located within 25-kilometer areas comes under prime land. After completion of Marine drive road that is going on, prices of plot in Creek, Golden Palm and Globbiz will shoot up. Royal garden fall after creek therefore it will take some time till there is Bridge at Paleri Kaur there and proper road link is established at there.

New World City is located at existing Airport Road and main Jinnah Avenue and GDA-5 at main Jinnah Avenue road. The plots is new world city are costly now a days and will be more costly after construction of Main Jinnah Avenue Road, which is under construction and hopefully will be completed this year. All projects announced in Shankani der are also at prime location but will take time for development. Being junk of roads in future all the area up to 20 km circumference will become very prime.

While discussing Private Housing Project it is necessary to highlight the Projects lying at prime location and will be good for future business. They are: -

- a) Creek Arena (located at Main Jinnah Avenue)
- b) New world City (located at Main Jinnah Avenue & Airport Road)
- c) GDA-5 (Jinnah Avenue Road)
- d) Muscat Center (Airport Road)
- e) F T B A (Airport Road)
- f) New town (Airport Road & Main Jinnah Avenue)
- g) Creek City (West Bay Sea Side)
- h) Golden Palm (West Bay Sea Side)
- i) Globiz (West Bay Sea Side)
- j) Sangar (Kohi-e-batal)
- k) GDA-3 (Surbandar Road)



After Operation of Deep-sea port demand in following areas will be high.

- 1) Newtown Phase-I
- 2) Airport Road and Door Ghatti areas
- 3) Sangar
- 4) West bay Sea side

### **INVESTMENT OPPORTUNITY AT GWADAR**

Any one confused how he/she can invest being far and what is the law and order situation at there. I already said that all Makran area is very much secured then any part of Pakistan. All natives of this area are very good people and crime ratio in those people is close to zero. If some miscreant from outside create problems then it's another matter, but as far local population is concerned they are very peace-loving residents.

Anyone interested to invest at Gwadar should go there and before going there should mark the area to visit and not depending on dealer because they will take you on their own interest areas. After through visiting, one will come at decision end either he/she have to invest here or not, if so in which areas will be the best for investment. Then ask the dealer to find the land in the area of his/her choice. Usually people directly approach the dealer at Gwadar or any other parts of the country and at there they get the price much higher than of its value. At here one question arises that how he/she could get the real price. I suggest visiting at the unique website related to Gwadar ([Gwadarcorner.com](http://Gwadarcorner.com)) and there is lot of material along with latest prices. It will help them out to purchase the land of their choice at market rate and of its real value.

#### **View from the Sangar West Side**

Usually, when market is calm and there are few buyers in the market, people think that there is some problem. Actually the things are not like that but what happened in Gwadar, a huge sale/ purchase was made in Gwadar during the months from Oct 2004 to Feb 2005. Prices were risen up 10 times in this period. Many traders, brokers played the role at there.

#### **A beautiful sunset at Gwadar (snap taken from Sangar)**

It is interesting to quote that during this period, every native of Gwadar and any single dealer from all over Pakistan was doing the property business. Bank transactions prove it. These are the ground realities when trading happened at such a large scale then it is difficult to maintain it. That's why prices came down and resultantly there was no buyer in the market. Now problems are for the people who buy the land at high cost could not get buyer at this cost. Therefore I suggest them to wait for next two years to get the profit. And for buyers get the land after doing home works. I will post the actual rate at [gwadarcorner.com](http://gwadarcorner.com) soon; it will help the people while making the purchase.

Thank you all for being patient. We will keep working hard and continue to update all of



you those who are interested in Gwadar's development and Pakistan's economic stability.

Best Regards,  
Sincerely  
Awan Nazar & CDW

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## Coming Soon

- More pictures at [www.gwadarcorner.com](http://www.gwadarcorner.com)
- Gwadar Real Estate Prices
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*Credits: GDA, Rana Estate, Gwadar Airport Authority*

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