



## Town Planning Regulations 2020

JANUARY 2020

Town Planning Directorate  
Gwadar Development Authority

## **CONTENTS**

<b>DESCRIPTION</b>	<b>PAGE</b>
<b>Part-I      General</b>	<b>05</b>
1.      Short Title, Extent and commencement	
2.      Definitions.	05
<b>SECTION A</b>	
<b>PRIVATE SCHEMES REGULATIONS, 2020</b>	
<b>Part-II      Planning Permission &amp; Procedures</b>	<b>11</b>
3.      Framing of Housing Scheme.	11
4.      Submission of Housing Schemes for obtaining planning permission	11
5.      Fee structure	12
6.      Procedure for scrutiny	12
7.      Aspects to be considered	12
8.      Time limit for scrutiny	13
9.      Communication of the decision	13
<b>Part-III      Submission and processing of detailed lay out plan</b>	
10.      Submission of Detailed Scheme	15
11.      Planning Standards.	16
12.      Fee Structure	18
13.      Processing of Detailed Scheme	18
14.      Communication of Objections	19
15.      Approval of layout plan (technical approval)	19
16.      Mortgage of plots	20
17.      Public Notice	21
18.      Registration of Mortgage Deed.	21
19.      Communication of Final Approval	21
20.      Validity of Approval	22
21.      Approval of Infrastructural Design.	22
22.      Release of Mortgage Plots.	22
23.      Penalty for Non-execution of Works	23
24.      Linking the Services with main networks	23

**Part-IV Miscellaneous.**

25.	Miscellaneous.	23
25-A	Grievances committee	23
25-B	Arbitration / Dispute Resolution Committee	23
25-C	Procedure for GDA sponsored Scheme	23
25-D	Land purchase, exchange and Lease	24

**Part-V Sub-Division Schemes.**

26.	Sub Division Schemes	24
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**SECTION B**

**LAND USE CONTROL REGULATIONS 2020**

Part-II	Development Permits and Procedures	25
27	Application of Regulations	25
28	Development Permits	25
29.	Type of Development Permits	25
30.	Areas of Concern	25
31.	Requirements of Application	26
32-35	Grant of Development Permit.	27
36-37	Approval of Detailed Plans	28
38.	Period of Validity	28
39.	Conditions for Development Permits	28
40.	Scrutiny/Attestation & Copying Fees	29
41.	Penalties.	30
42.	Site Inspection	31
43.	Violations of Approved Permits	31
44-45	Execution of Development Schemes	32
46/47	Completion of Certificate	32
<b>Part-III</b>	<b>Guidelines for Issuance of Development permits to Major Areas of Concern</b>	<b>33</b>
48.	Petrol Stations	33
49.	Industrial Development	33
50.	Cinema Houses	35
51.	Hoardings/Neon Signs.	35
Part-IV	Land Use Control Requirements/Restrictions	36
52.	Use of Land	36
53.	Right of Way	36
54.	Compatibility of Proposed Developments	37
55.	Seismic Consideration	37

56.	Protection of Green Areas.	37
57.	Development Related to Water Availability.	37
58.	Control on Water Extraction	38
59.	Existing Urban Area / Villages within Urban Area	38
60.	Graveyards	38
61.	Environmental Aspects	38
62.	Change of Land Use	39
63.	Development in Municipal Area	39
64.	Other Planning Matters.	39
<b>Part-V</b>	<b>Preservation of Structures of Special Architectural or Historical Interest.</b>	<b>40</b>
65.	Historical Interest Structures	40
66.	Approval for Demolition, Alteration or Extension	40
<b>Part-VI</b>	<b>Areas subjected to Special Control.</b>	<b>40</b>
67.	Commercial Zone	40
67-A	Koh-E-Batail	41
67-B	Sanghar Housing Scheme	42
68.	Residential Zones	42
69.	Green Belts	42
<b>Part-VII</b>	<b>Miscellaneous Provisions</b>	
70.	Removal or Prevention of Violations	43
71.	Revocation of Development Permits	43
72.	Appeals	44
73.	Registration of Professionals with GDA	44
74.	Pre-qualification of Contractors	44
<b>Part-VIII</b>	<b>Special Consideration</b>	
75	Existing Area (E-A)	45
76	Existing Schemes	45

## APPENDICES

Appendix	-A	Planning Permission	46
Appendix	-B	NOC/ Application Form	47
Appendix	-C	Land Use Classification	48
Appendix	-D	Public Notices	63
Appendix	-E	Transfer Deed	64
Appendix	-F	Mortgage Deed	65
Appendix	-G	Check list.	69
Appendix	-H	Undertaking for Freezing Development Account	71
Appendix	-I	Undertaking for Development Works	72
Appendix-	J	Undertaking	73
Appendix	-K	Bank Guarantee	74
Appendix	-L	Approval of Layout Plan (technical approval)	78
Appendix	-M	Public Notices (Mortgage)	79
Appendix	-N	Approval of Scheme	80
Appendix	-O	Public Notice (Approved Scheme)	82
Appendix	-P	Grant of Development Permit	84
Appendix	-Q	Number of Plots and Roads	86
Appendix	-R	Land Verification Certificate	87

GWADAR DEVELOPMENT AUTHORITY

Dated Gwadar the \_\_\_\_\_/2020

**NOTIFICATION**

No.G-DEV/\_\_\_\_\_/ In exercise of the powers conferred under Section 24 of Gwadar Development Authority Act, (V of 2003), Gwadar Development Authority is pleased to make the following regulations, namely:

**PART-I**

**GENERAL**

**1. Short Title, extent and commencement**

1. These regulations shall be called the Town Planning Regulations, 2020.
2. These regulations shall come into force at once.
3. These Regulations shall supersede the Gwadar Town Planning Regulations 2004. Notwithstanding the replacement of Town Planning Regulations 2004 by these Regulations hereinafter referred to as the said Regulations, any instruction issued, action taken, funds created or established, departmental inquires and proceedings initiated under the said Regulations and in force immediately before commencement of these Regulations (Town Planning Regulations 2020) shall be deemed to have been passed issued, established, initiated or made in these Regulations (Town Planning Regulations 2020), as if these Regulations were in force at the time of which such orders were passed, instructions issued, and made and shall continue to have effect accordingly.

Note: - For Clarification on Existing Schemes read clause 76 of these Regulations.

**2. Definitions: -**

Unless otherwise expressly stated, the following terms shall, for the purpose of these Regulations have the meanings indicated in this part. Where the terms are not defined, they shall have their ordinarily accepted meaning or, such as the context may apply;

- a) **“Acre”** means a size of land equal to 8 kanals or 4840 Sq. yards or 4048 Sq. meters;
- b) **“Act”** means the Gwadar Development Authority Act 2003;

- c) **“Amalgamation”** means the joining of two or more adjoining plots into a single plot;
- d) **“Approved”** means approved by the Competent Authority;
- e) **“Approved Plans”** means plans for a building or a layout plan approved by the Competent Authority in accordance with these Regulations;
- f) **“Authority”** means the Gwadar Development Authority;
- (g) **“Building Line”** means a line beyond which the outer face of any building except compound wall, may not project in the direction of any street existing or proposed;
- (h) **“Building Works”** means site excavation, erection or re-erection of a building or making additions and alteration to an existing building;
- (i) **“Built-up Area”** means the existing constructed area within the Existing Area.
- (j) **Central Area”** means the central business area prescribed in the Master Plan serving the city, urban area and generally includes commercial functions. The Central Area also embodies commercial, office and institutional functions of the highest order;
- (k) **“Chief Engineer”** means Chief Engineer of Gwadar Development Authority;
- (l) **“Circulation Pattern”** means the system of roads, streets and lanes used for the purpose of access to any part of the scheme;
- (m) **“Commercial Building”** means a building having shops or show rooms, clinics, offices, hotels, restaurants etc;
- (n) **“Commercial Site”** means the space reserved for commercial buildings having shops, showrooms, offices, hotels, restaurants, etc. on the ground floor or subsequent floors;
- (o) **“Competent Authority”** means the authority competent to approve plans and to control the development activity.
- (p) **“Controlled Area”** means an area declared as such under Section 11 of the Gwadar Development Authority Act 2003;

- (q) **“Cooperative Housing Society”** means a cooperative housing society registered with the registrar of cooperative societies, Balochistan;
- (r) **“Detailed Plan”** means a land use plan approved by the Authority for a specified existing or new community or a major area thereof, which may include land use standards or other provisions relating to:
- I. the precise location and characteristics of roads, other rights-of-way and utilities;
  - II. the dimensions and grading of plots and the dimensions and sitting of structures;
  - III. The precise location and characteristics of permissible types of development; and
  - IV. Any other planning matters which contribute to the development; and use of the area as a whole.
- (s) **“Development Permit”** means any general or special development permit whether or not so denominated, including a permit customarily denominated a “no objection certificate”, “Planning permit”, “town planning permit” or other action (including planning permission) having the effect of permitting development as defined in these regulations;
- (t) **“Director General”** means the Director General of Gwadar Development Authority;
- (u) **“Director Town Planning”** means the Director Town Planning of Gwadar Development Authority;
- (v) **“Engineering Design”** means the structural details of services for the implementation of any engineering works;
- (w) **“Existing Area”** means the area defined in Gwadar Smart Port City Master Plan.
- (x) **“Existing Schemes”** means the scheme approved by the Authority in accordance with Town Planning Regulations 2004 and Building Regulations 2005.
- (y) **“Functions”** mean powers and duties;



- (z) **“Hoarding”** means a close boarded fence of temporary character erected along a road or a street or around a building site, on which erection; demolition or repair work is in hand;
- (aa) **“Housing Scheme”** means a scheme consisting of residential plots along with commercial, recreational, cultural and institutional uses spread over an area, granted by the Competent Authority;
- (bb) **“Industrial use”** means a use designated for the development of factories or workshops and includes any offices or other accommodations provided on the same site the use of which is intended for the convenience of staff and the workers and the area designed for use in connection with the mining of mineral (including brick or earth), or warehouse, depository or stores;
- (cc) **“Kanal”** means a size of land equal to 605 sq. yards or 506 Sq. meters;
- (dd) **“Land”** means the earth, water and air, above, below or on the surface, and anything attached to the earth;
- (ee) **“Land Development”** means the dividing of land into two or more plots, the amalgamation of plots, the carrying out of any building operation including erection, construction, redevelopment, alteration or repair, the making of any material change in the use or appearance of any structure on land;
- (ff) **“Land use”** means the development of existing land (notified for use in accordance with these rules or any other law subsequently enforced);
- (gg) **“Land use standards”** means those land use regulations or other land development requirements or restrictions which have therefore been, or may hereafter be, adopted for specified area or areas by or on behalf of the Authority whether or not as part of a detailed plan;
- (hh) **“Master Plan”** means the documents adopted by Gwadar Development Authority for improving the existing urban environments and providing guidelines for future growth in a coordinated manner;
- (ii) **“No Objection Certificate”** means no objection certificate or planning permission;

- (jj) **“Notification”** means a notification published in the Balochistan Government Gazette;
- (kk) **“Obnoxious Industries”** means brick kilns, coke ovens, salt glazing, Sulphur working, making of cellulose, lacquer, pitch bitumen, charcoal burning, fish curing, frying or dressing, gut scraping, glue making, fish meal, soap boiling, tallow making, skin dyeing and those which may be specified as obnoxious industries by the Industries Department from time to time;
- (ll) **“Open Space”** means children’s play areas, open green areas, play grounds, parks used for leisure/recreational purposes;
- (mm) **“Parking Area”** means a space reserved for parking of vehicles;
- (nn) **“Persons”** means any individual, company or association or body of individuals, whether incorporated or not or any Government agency;
- (oo) **“Physical Features”** means existing structures, borrow pits, high tension lines, water channels, trees, graves, katcha/pucca tracks, telephone electric poles;
- (pp) **“Plans”** means the layout or building plans showing the proposed details of the arrangements of intended development or building works;
- (qq) **“Plot”** means any size of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit;
- (rr) **“Public building”** means a building designed for public use includes a school, dispensary, post office, police station, transport stand, petrol filling station, town hall, library cultural center and premises of social agencies such as hostels etc., Port, Air Port, Fish Harbor Landing jetty etc.;
- (ss) **“Gwadar Tehsil”** means the area notified by the Government of Balochistan as such;
- (tt) **“Registered Engineer”** means a person possessing a degree in Civil Engineering from any recognized University and having sufficient

experience in the design of the services and is registered in Pakistan Engineering Council;

- (uu) **“Registered Town Planner”** means a person possessing a degree in town and country planning or city and regional planning from a recognized University and having sufficient experience in planning projects and registered with the Pakistan Council of Architects and Town Planner;
- (vv) **“Residential Area”** means an area exclusively designated for human habitation;
- (ww) **“Road”** means any public or private road, highway, street, land, alley or bridge, as indicated by the context;
- (xx) **“Salable Area”** means area under any scheme earmarked for residential, commercial and industrial uses;
- (yy) **“Services”** means the public services which are required in a housing scheme to facilitate the health and convenience of the population and include the system of road network, water supply, sewerage, drainage, street lighting, telephone, refuse collection and fire protection;
- (zz) **“Special Areas”** means those areas, which have been notified as such by the Competent Authority for the specific purposes;
- (aaa) **“Sponsor”** means a person or a group of persons or a public or private body who applies for planning permission and develops the proposed scheme. The said person or entity shall be required to fulfill all the legal and administrative pre-conditions that may enable them to seek permission for development;
- (bbb) **“Structure”** means anything constructed or installed or portable, the use of which requires a location on a plot of land such as building, huts, sheds, cabins, other enclosures, advertising signs, fences, swimming pool, pipelines, transmission lines and tracks;
- (ccc) **“Sub Division”** means the division of land held under one ownership into two or more plots, and “Sub Division Plan” means a lay out plan for a Sub Division duly approved by or on behalf of the Authority;
- (ddd) **“Unauthorized Development”** means the development declared by the Authority to be unauthorized;
- (eee) **“Zoning”** means area/areas earmarked for a particular use or character including an area in which sizes of plots have been prescribed;

## **SECTION – A**

### **Private Scheme Regulations 2020.**

#### **Part-II Planning Permission & Procedures**

#### **3. Framing a Private Scheme.**

A private scheme can be made by co-operative societies, an individual, a group of individuals or any of his/their attorney on his/their behalf for an area not less than 32 kanals falling within the Gwadar Tehsil for submission to and approval of the Gwadar Development Authority as per Land zones specified in Gwadar Master Plan.

#### **4. Submission of an Application for Obtaining Planning Permission. (No Objection Certificate (N.O.C))**

1. **Submission of an application.** – A developer shall submit an application to the Director Town Planning of Gwadar Development Authority, as per their jurisdictions, for seeking preliminary planning permission for a scheme before initiating any planning or development activity.
2. Attachments with application. Three (3) sets of the following Documents are required.
  - i. Land Ownership Documents
    - a) Certified copy of Khatoni, /Fard-e-Malkiat.
    - b) Certified copy of Irrevocable Power of Attorney registered in the registrar office Gwadar (if applicable).
    - c) Certified copy of a registered partnership deed (if applicable).
    - d) Certified copy of Khasra plan (Tateema/Aks-e-Shajra) of the proposed site duly signed by Patwari, Qanoongo and Tehsildar of the area including the location of proposed Scheme including list of Khasra numbers along with area.
  - ii. A certified copy of Computerized National Identity Card of the Developer.
  - iii. Complete mail address of the developer / applicant
  - iv. A certified copy of certificate of registration of the company or the cooperative society, if applicable.
  - v. A location plan of proposed scheme with reference to Gwadar Smart Port City Master Plan signed by a Consultant or Town Planner registered with Pakistan Council of Architects and the

Town Planners enlisted in Gwadar Development Authority as Consultant or Town Planner.

- vi. Receipt of Scrutiny Processing Fee.
- vii. Certified copies of National Tax Number (NTN) certificate and necessary registration from Federal Board of Revenue (FBR).

3. If the documents are incomplete and deficient in any manner the same shall not be accepted by the Authority, and may be returned to the sponsor.

**5. Scrutiny Processing Fee for Granting Planning Permission**

A sum of Rs. 25,000/- (Twenty-Five Thousands) Processing Scrutiny Fee as mentioned in the application form shall be payable to the Gwadar Development Authority, by the sponsor for each scheme for which the "Planning Permission" has been requested. The payment shall be made through a challan to be prepared by the Town Planning Section of GDA on the request of the sponsor of a scheme. The Scrutiny Processing Fee is, however, subject to revision by the Authority from time to time.

**6. Procedure for Scrutiny of Application for the Grant of Planning Permission.**

- (1) On submission of requisite documents and the deposit of the scrutiny fee as mentioned in clauses 4 and 5 above, the Director Town Planning shall forward a set of these documents to the Chief Engineer as well as Director Land Management who are the members of the committee constituted for considering the grant of Planning Permission for private scheme.
- (2) The members of the committee or their representatives, not below the rank of a Deputy Director shall hold a meeting within 30 days of the submission of the application to consider the grant of Planning Permission.

**7. Aspects to be considered by the Members of the Committee for Granting the Planning Permission.**

The committee shall be required to evaluate proposals for grant of Planning Permission keeping in view the following aspects:

1) **Chief Engineer GDA**

The Chief Engineer shall examine the submitted proposals on the basis of physical characteristics of the scheme infrastructure and services design, compatibility of the scheme with water supply and sewerage network and the overall compliance with the provisions of Gwadar Smart Port City Master Plan (GSPCMP).

2. **Director Town Planning GDA**

- (I) He shall scrutinize the Site Plan, the Land related documents i.e. Land Ownership, Kasra Plan (Tateema/Aks-e-Shajra) submitted along with the proposal in order to ensure their correctness and identify/locate it in the Gwadar/Master Plan Area to ascertain its proposed use. He shall assess the proposal to ensure that it does not come in conflict with any proposed/notified scheme of the Authority or any other scheme of the Government or Semi-Government agency processed and approved by the Authority. He shall also ensure that proper Town Planning Standards are being adopted as per Scheme Regulations.
- (II) He shall examine the proposal to ensure that the road network proposed in the housing scheme, strictly adheres to the Master Plan of the Authority so as to ensure proper access to the proposed scheme in future.
- (III) He has the discretion powers to suspend the NOC if found any irregularity or violation of Town Planning Regulation.

3. **Director Land Management GDA**

He shall register the mortgage deed within the Authority. He also looks after the amenities, reserved land of the Authority.

Each of the above offices shall examine the submitted plan against a checklist of parameters for assessment. The same shall be available to applicants.

8. **Time Limit for Scrutiny of Applications for Planning Permission**

The planning permission shall be granted or refused by the committee in a period not exceeding 60 days from the date of acceptance of the application for Planning Permission in the office of the Director Town Planning.

9. **Communication of the decision of the Committee with regard to Planning Permission.**

- (1) The Director Town Planning shall communicate the decision of the committee on the application for Planning Permission to the sponsor within a period of 30 days after committee's meeting. **(as per specimen enclosed at Appendix-A)**. The approval for the grant of Planning Permission shall be subject to the terms and conditions approved by the committee.

- (2) In case objections are raised by the committee on the application for the grant of Planning Permission, the case shall be reconsidered by the committee as soon as the sponsor removes the objections. This reconsideration of the application by the committee shall be treated as a fresh application for Planning Permission. The committee shall approve or reject it, as the case may be, within a period of 60 days after the acceptance of the application for Planning Permission by the office of the Director Town Planning. In case of rejection after the second instance, the sponsor shall have the right to make a representation to the Director General of the Authority. The Director General shall decide the matter, his decision shall be final and binding for all parties concerned.
- (3) The Director Town Planning may allow the inclusion of an additional area to the extent of 20% of the total area for which the initial proposal for Planning Permission had been made by the sponsor and granted by the Committee, if the area proposed for inclusion is contiguous and fulfills all the requirements for the grant of Planning Permission. All such decisions shall be undertaken after advertisement in the press for inviting objections, if any.
- (4) The Planning Permission granted by the Authority shall remain valid for a period of three (3) months from the date of issue by the Authority.
- (5) The Director Town Planning may consider to extend the validity of the Planning Permission for an additional period of three months and on the payment of additional fee of Rs. 20,000/-.
- (6) The sponsor will not advertise the scheme for the sale of plots on the basis of Planning Permission. In case of any violation, the Planning Permission shall be cancelled forthwith without giving any notices and same will be published in daily leading newspapers.



### **Part -III Submission and processing of detailed layout Plan**

#### **10. Submission of Detailed Scheme for the Area**

The sponsor shall submit to the Director Town Planning a detailed scheme for approval consisting of the following documents, before the expiry of the validity of the planning permission:

- 1) Four (4) copies of the site plan showing location of the scheme with reference to its surrounding areas on scale 1:10,000 or on any convenient scale.
- 2) Four (4) copies of the survey plan of the site drawn to a scale of not more than 1:2400 showing the spot levels, physical features such as, existing trees, borrow pits, high tension lines, water channels, existing graveyards, mosque etc. The contours with one-meter interval shall be indicated on the plan.
- 3) Four (4) copies of lay out plan drawn to a scale of not more than 1:2400 showing the sub-division of land into plots and allocation of land for circulation network and sub-division of land for various uses in accordance with the planning standards acceptable to the Authority **(as per specimen enclosed at Appendix-C)**
- 4) Layout plan must be prepared and signed by a qualified Town Planner.
- 5) One copy of ownership record including Fard-E-Malkiat, Aks Shajra, Tatima and certified copies of Mutation Deed in respect of transactions entered into after the preparation of Current Register of Rights.
- 6) One copy of the irrevocable General Power of Attorney duly registered if any person other than the sponsor submits the scheme.
- 7) **Technical requirements for the layout plan.**

Town Planning Section of Gwadar Development Authority shall ensure that a layout plan of a scheme is prepared and sanctioned in accordance with the following technical requirements:

- i) Size and dimension of each plot;
- ii) Chamfering of corner plot by 5x5 feet up to one kanal zone and 10x10 feet for above one kanal zone;
- iii) Size and dimension of public buildings and open spaces;
- iv) Right of way of road;
- v) Parking area with parking layout;



- vi) Dimensions of a scheme boundary;
- vii) Boundary of a mouza;
- viii) Number and boundary of each khasra in a mouza;
- ix) Area statement and percentage of;
  - a. Residential use /Commercial use/ Industrial use/Recreational use/;
  - b. Open space;
  - c. Road;
  - d. Graveyard;
  - e. Public building;
  - f. Reserved for GDA
  - g. Other uses;
- x) Aggregates of various categories of plots with area and, size;
- xi) Aggregates of various categories of plots to be mortgaged;
- xii) Signatures of the developer and the town planner;
- xiii) Seal of the approving authority;
- xiv) Cardinal sign indicating north;
- xv) Name of scheme;
- xvi). Names of the mouzas comprising a scheme;

11. **Planning Standards**

The planning standards may vary in each scheme depending upon the residential density desired to be achieved by the sponsor of the scheme. But the land percentage distribution must remain within the following limits:

**A) Planning Standards for Housing Schemes in Residential Land (R)**

- |       |                   |                   |
|-------|-------------------|-------------------|
| i.    | Residential       | Not more than 55% |
| ii.   | Commercial        | Not more than 05% |
| iii.  | Open/Green Spaces | Not less than 08% |
| iv.   | Graveyards        | Not less than 02% |
| v.    | Public Buildings  | Not less than 02% |
| vi.   | Educational Use   | Not less than 03% |
| vii.  | Reserved for GDA  | Not less than 02% |
| viii. | Road /Streets     | Not less than 25% |

**Other Compulsory requirements:** In every Residential Scheme there shall be at least one Major road to connect with Master Plan designated roads which must not be less than 100ft (30.50m) wide and other local roads/streets to connect with major roads of Residential Scheme which must not be less than 40ft (12.20m).

**Note:** The maximum size of residential plot will not be more than 2500 Square yards.

**B) Planning Standards for Schemes in Business & Residential (Mixed Land Use) (B&R)**

I.	Business & Residential	Not more than 55%
II.	Open/Green Spaces	Not less than 12%
III.	Graveyards	Not less than 02%
IV.	Public Buildings	Not less than 03%
V.	Educational Use	Not less than 03%
VI.	Reserved for GDA	Not less than 02%
VII.	Road /Streets	Not less than 30%

**Other Compulsory requirements:** In every Business & Residential Mixed Land Use Scheme there shall be at least one Major road to connect with Master Plan designated roads which must not be less than 100ft (30.50m) wide and other local roads/streets to connect with major roads of Business & Residential scheme which must not be less than 50ft (15.24m).

**C) Planning Standards for Schemes in Business & Commercial Land (B)**

I.	Business & Commercial	Not more than 40%
II.	Open/Green Spaces	Not less than 25%
III.	Public Buildings	Not less than 05%
IV.	Reserved for GDA	Not less than 02%
V.	Road /Streets	Not less than 30%

**Other Compulsory requirements:** In every Business & Commercial land (B) use Scheme there shall be at least one Major road to connect with Master Plan designated roads which must not be less than 200ft (60m) wide and other local roads/streets to connect with major roads of Business & Commercial scheme which must not be less than 50ft (15.24m).

**D) Planning Standards for Schemes in Recreational Land**

i.	Recreational	Not more than 40%
ii.	Open/Green Spaces	Not less than 25%
iii.	Public Buildings	Not less than 05%
iv.	Reserved for GDA	Not less than 02%
v.	Road /Streets	Not less than 30%

**Other Compulsory requirements:** In every Recreational Scheme there shall be at least one Major road is to connect with Master Plan designated roads which must not be less than 200ft (60m) wide and other local roads/streets to connect with major roads of Recreational scheme which must not be less than 50ft (15.24m).

**E) Planning Standards for Schemes in Industrial Land (M)**

- |      |                   |                   |
|------|-------------------|-------------------|
| i.   | Industrial        | Not more than 50% |
| ii.  | Open/Green Spaces | Not less than 15% |
| iii. | Public Buildings  | Not less than 05% |
| iv.  | Reserved for GDA  | Not less than 02% |
| v.   | Road /Streets     | Not less than 30% |

**Other Compulsory requirements:** In every Industrial Scheme there shall be at least one Major road to connect with Master Plan designated roads which must not be less than 200ft (60m) wide and other local roads/streets to connect with major roads of Industrial scheme which must not be less than 60ft (18.28m).

**F) Planning Standards for Schemes in warehouse logistics (W)**

- |      |                       |                   |
|------|-----------------------|-------------------|
| I.   | warehouse & logistics | Not more than 50% |
| II.  | Open/Green Spaces     | Not less than 15% |
| III. | Public Buildings      | Not less than 05% |
| IV.  | Reserved for GDA      | Not less than 02% |
| V.   | Road /Streets         | Not less than 30% |

**Other Compulsory requirements:** In every warehouse logistics Scheme there shall be at least one Major road to connect with Master Plan designated roads which must not be less than 200ft (60m) wide and other local roads/streets to connect with major roads of warehouse & logistics scheme which must not be less than 60ft (18.28m).

12. Fee for Planning and Detailed Prescribed in the Application Form shall not be less than **Rs. 40,000/-** per acre covering the entire area of the residential (R) Industrial(M), warehouse(W) and Recreational scheme, while **Rs. 200,000/-** for Business & Commercial(B) and Business & Residential (B&R) scheme.

**Note:** In case of Sub-division schemes, having an area less than 4 acres, the percentage distribution of land use shall be decided by Director Town Planning GDA, according to size of the scheme and existing facilities available in the surrounding localities does not apply to commercial area provided in master plan.

**13. Processing of Detailed Scheme.**

- (I) The processing of land ownership documents submitted with the detailed scheme shall be examined in the office of the Director Town Planning. The sponsor shall be informed about the objections in the land ownership documents if any.
- (II) The Authority shall have the discretion to reject the request for approval of the detailed scheme in case no response is received from the sponsor within a period of two months from the date of communication of the objections to him about the land ownership documents.

- (III) In case the ownership documents are found in order, a public notice shall be given at least in 3 newspapers 1 local and 2 National level (English & Urdu) for inviting public objections, if any.
- (IV) Public Notice shall be published at the cost of the developer specifying the following: **(as per specimen enclosed at Appendix-D)**
  - (a) Location of the scheme;
  - (b) Total area of the scheme;
  - (c) Name and address of a developer;
  - (d) Detail of khasra number along mauza;
  - (e) Time limit of fifteen days from the date of publication for filling of objections; and
  - (f) Name and address where objections can be filed.

**14. Communication of objections Received on the Scheme**

- (1) The Director Town Planning shall inform the sponsor about the objections, if any, received from the public in response to the Public Notice for comments/clarification. The scheme will not be processed further until and unless objections are removed/ settled by the sponsor.
- (2) After the confirmation of ownership documents in favor of the sponsor through the Public Notice, layout plan for the housing scheme shall be examined by the Town Planning Directorate of Gwadar Development Authority. A copy of the layout plan shall be forwarded to the Chief Engineer to ensure that the layout plan of the scheme is in conformity with the Master Plan Recommendations.
- (3) In case of any objection/ irregularity in the layout plan, the same will be communicated to the sponsor within 30 days of the conformation of ownership documents for rectification, if any.

**15. Approval of layout Plan (Technical Approval)**

- (1) After the incorporation of all the observations raised on the layout plan, the sponsor will be required to submit;
  - a. The layout Plan on a tracing cloth with khasra Numbers super-imposed on it and also showing 30% salable area in terms of plots to be mortgaged with Gwadar Development Authority as a security towards the provision of infrastructural services such as, water supply, sewerage, roads, electricity etc.
  - b. A soft copy of approved layout plan.

- c. The receipt of total payment of Planning Processing Fee (Scheme approval fee) mentioned in Clause 12.
  - d. A transfer deed (as Per specimen enclosed at Appendix-E):
  - e. A mortgage deed, (as Per specimen enclosed at appendix-F):.
  - f. And other requirements, (as Per specimen enclosed at Appendix-G):
  - g. An undertaking for freezing of Development Account (as Per specimen enclosed at Appendix-H)
  - h. An undertaking of Development Schedule (as Per specimen enclosed at Appendix-I)
  - i. An affidavit (as Per specimen enclosed at Appendix-J)
- (2) After the completion of all the above requirements, the layout plan will be forwarded for consideration and approval of the Director Town Planning or other such office authorized by the Director General. After the approval the same shall be communicated to the developer/ sponsor through a letter. **(as per specimen enclosed at Appendix-L).** The developer/sponsor shall not sale and advertise of the scheme until the final approval is granted. In case of any violation, the authority shall cancel forthwith without giving any notices and same will be published in daily leading newspapers.

**16. Mortgage of Plots.**

After the approval of the layout Plan by Gwadar Development Authority.

- (a) The sponsor shall be required to mortgage 30% of the salable area in favor of the Authority **(as per specimen enclosed at Appendix-F).**
- (b) In case the sponsor does not desire to mortgage 30% of the salable area they shall be required to deposit the entire development cost of infrastructure with the Authority or shall furnish a bank guarantee **(as per specimen enclosed at Appendix-K, K/1, K/2)** from a scheduled bank of equivalent amount in favor of the Authority. The amount of development cost declared in the application form shall be assessed by the Authority on the basis of prevailing costs of development. Parameters of development work shall be duly prescribed by the Competent Authority for compliance.
- (c) In any case the account of development cost/charges shall be maintained in a bank in Gwadar Town.
- (d) The sponsor shall also be required to transfer to the Authority free of charge the land of the scheme as per specimen given in **(as per specimen enclosed at Appendix-E).**

**17. Public Notice for Plots to be mortgaged**

Within 15 days after the layout plan, showing the plots to be mortgaged has been submitted to Gwadar Development Authority for approval, a Public Notice shall be published in the press and GDA website for inviting objections from the public, if any. **(as per specimen enclosed at Appendix-M)**

**18. Registration of Mortgage Deed with the Authority**

- (1) After the publication of the public Notice in the press regarding the plots mortgaged in favor of the Authority the sponsor shall submit a copy of the plan of the scheme superimposed by khasra numbers, on tracing cloth indicating thereon the schedule of plots mortgaged in favor of the Authority along with the seals of the Director Town Planning.
- (2) The sponsor shall then be required to submit seven copies of the layout plan of the scheme for the purpose of registration after it has been signed by the Director Town Planning.
- (3) The deed shall be registered by Director Land Management, Gwadar Development Authority, within a period of two weeks after the submission of the requisite number of copies of layout plan and in manner set out in the mortgage Deed at **(as per specimen enclosed at Appendix-F.)**
- (4) All costs including the purchase of stamp paper of prescribed value, registration fee and incidental expenses shall be borne by the sponsor.

**19. Communication of Final Approval of Detailed Scheme Plan (No objection Certificate).**

- i. The final approval of the detailed scheme plan shall be conveyed to the sponsor after the registration of the mortgage deed.
- ii. The Director Town Planning shall issue a formal letter of approval of layout plan. **(as per specimen enclosed at Appendix -N)**
- iii. This letter shall be an official permission for marketing and sale of the plots in approved layout plan in addition to compliance with marketing requirements under any other law for the time being in force.
- iv. Before the commencement of sales and marketing, sponsor shall be required to submit copies of sales and marketing material being used in the sales of the scheme.

- v. A public notice shall be published in the press and GDA website (**as per specimen enclosed at Appendix- O**)

**20. Validity of Approval of Detailed Scheme Plan.**

The approval of the detailed scheme plan shall be valid for a period of one year within which the sponsor shall be required to submit the detailed design of infrastructural facilities including roads, water supply, sewerage, drainage refuse collection, electricity, etc., to the Authority for approval.

**21. Approval of Infrastructural Design.**

- (i) The Authority within a period of 60 days after receipt of the detailed design shall approve the same or propose amendments or require further details of the plans for incorporation in the scheme.
- (ii) In case of any observations raised by the Authority on the infrastructural design the same shall be rectified by the sponsor and resubmitted to the Authority for approval before the expiry of the period of validity mentioned in clause 20 above.
- (i) The Authority may suspend the approval of detailed scheme plan / NOC if the sponsor is failed to get the approval of infrastructural design.
- (ii) The Authority may restore the approval of detailed scheme plan / NOC after verifying that at least 20% development work has been carried out by the Sponsor.

**22. Release of Mortgaged Plots.**

The plots mortgaged in favour of the Authority will be released with the consent of the sponsor subject to the condition that the Committee consisting of the Chief Engineer and Director Town Planning or their representatives, not below the rank of a Deputy Director have certified that the proportionate development works have been completed as per specifications and designs approved by the Authority and the Director General has accorded necessary approval to the release of mortgage plots as per provision contained in the Mortgage Deed. Parameter wise assessment shall be done by the GDA officials to verify the development undertaken.



**23. Penalty for Non-Execution of Development Works.**

- i. In case the sponsor is unable to undertake the development works in the proposed scheme within the time limit as specified by the Authority, the Authority shall proceed to sale the remaining unsold plots and mortgaged plots in its favour in the scheme either through private negotiation or public auction in order to accumulate funds for the completion of the whole or remaining development works in the scheme.
- ii. The Authority shall also be authorized to freeze the development account if it finds the pace of development un-satisfactory. They may complete the development work at the cost of the sponsor by recovering the same as arrears of land revenue.

**24. Linking the Services of the Scheme with the Main Network.**

- i. The Authority shall permit the sponsor to link the proposed services network within the scheme with the overall network of the services provided by the Authority within the city after the same has been approved and the sponsor has deposited the fee as may be prescribed by the Authority for this purpose.
- ii. Outside of the planned area the sponsor shall link the proposed services network with nearby or adjacent trunk infrastructure by them on cost and also deposit the fee as may be prescribed by the Authority.

**Part-IV Miscellaneous**

**25. Miscellaneous**

The Authority has the discretion to change, modify, alter or relax any of the provisions contained in the Regulations and when so required without any prior notice or intimation to the sponsor of a Scheme. However, any such action shall be duly notified to all the sponsors and advertised in local press.

**25-A Grievances Committee**

The Director General shall constitute a Grievances Committee to redress complaints against Gwadar Development Authority.

**25-B Arbitration and Dispute Resolution Committee**

The Director General shall constitute an Arbitration and Dispute Resolution Committee to redress dispute of allottees against a particular scheme.

**25-C Procedure for GDA Sponsored schemes**

- i) The Authority may plan and develop schemes such as the projects approved for urban development, redevelopment or renewal, larger area



- plan, areas specified and notified for specific use, traffic control plans, classification and reclassification plans, housing or zoning schemes and other schemes.
- ii) Subject to such restrictions on the value of the housing scheme as Government may determine, the Authority in case of schemes, and the person or authority duly authorized by the Authority in this behalf in case of development projects may accord administrative approval.
  - iii) The layout plan of a scheme shall be in accordance with the planning standards as applicable to private schemes approved by the Authority.
  - iv) The Authority shall decide the mode or combination of modes of procuring the land, which may include acquisition, purchase, negotiation, exchange or lease.
  - v) The Authority shall decide the mode or combination of modes of compensation to be paid to the owners of land or property.
  - vi) The Authority may appoint agents and enter into joint ventures for purposes of procuring land, developing a scheme or any other allied purpose.
  - vii) The Authority shall determine the price of plots including development charges of various sizes and categories of plots in the scheme and also determine the payment of place.

**25-D Land purchase, exchange and lease.**

- i) For purposes of the Act, the Authority may acquire property, by way of purchase or exchange or lease.
- ii) In the event where negotiations are required to be undertaken with the property owners, the Authority shall constitute a Negotiation Committee and approve the terms and conditions under which the negotiations are to take place.
- iii) All negotiations shall be in public interest and shall meet the requirements of transparency and fair play.
- iv) The negotiation committee shall submit to the Authority, the final report of negotiations with the property owners, for decision.

**Part-IV Sub Division Schemes**

**26. Sub Division Schemes**

All the above procedure will be adopted for approval of Sub-Division Scheme, having total area ranging between 1.0 acres to 4.0 acres, except the land use standards for which Director Town Planning, GDA will specify these standards according to the size of the scheme and the existing facilities available, near the proposed scheme.

## **Section B**

### **Land USE Control Regulations 2020**

#### **Part-I Development Permits and Procedures**

#### **27. Application of Land Use Control Regulations**

Every public and private sponsor (including Government, Semi-Government agencies, Autonomous bodies, Limited Companies, Housing Societies, firms etc. hereinafter called the “Sponsor”) intending to undertake any land development works within the boundary of the area controlled by the Authority shall comply with the requirements of these Land Use Control Regulations.

#### **28. Development Permit**

Every prospective sponsor may obtain Development Permit from the Authority before undertaking any development activity within its jurisdiction area.

#### **29. Types of Development Permits.**

Development Permits shall consist of two types:

a) **General Development Permit.**

- i. For land developments as per proposed land use.
- ii. For development which does not involve a change in the use of land or a structure from a designated use to another use which is in a different category.

b) **Special Development Permit:**

For land developments requiring special permission for a change in the proposed land use or sanctioning a particular use of land and involving an exercise of policy decision.

#### **30. Areas of Concern.**

Every prospective sponsor who intends to carry out land development works of the following and similar categories of land uses within the area/jurisdiction of the Authority may seek such permission before undertaking any works:

- a) Development of streets and other rights of way.
- b) Public utilities and Municipal Service facilities.
- c) Cinemas, Theater, Petrol Station Etc.
- d) Parks, play land, amusement parks, open spaces.
- e) Poultry, Dry and Fish farming or hatcheries.
- f) Small- or large-scale industrial Establishments and Ware housing.
- g) Small- or large-scale commercial Establishments.
- h) Transports, Terminals.
- i) Religious, buildings.
- j) Educational, Training Institutions and health Centers.
- k) Irrigation works, Water bodies.
- l) Mining/Quarrying.
- m) Marriage halls.
- n) Amalgamation of plots.
- o) Hoardings/Neon Signs (All types)
- p) Stone crushers.
- q) Brick Kilns.

**31. Requirements of Application for granting the Development Permit.**

Every application submitted for obtaining development permit for uses listed under clause 6 above must be accompanied by the following plans/documents.

- a) Site/location plan on appropriate scale (not less than 1:15,000) giving location of the proposed site in relation to its surroundings duly verified by a registered Town Planner and signed by the sponsor.
- b) Original ownership record of land/structures proposed for development (i.e. AKS Shajra, Pard-e-Malkiat, Mutation Deeds, Tetima duly attested by Tehsildar concerned).
- c) Exact identification of the site duly signed by the Patwari concerned giving area of the proposed scheme and the intended use/uses.

- d) An official bank receipt of Rs. 25,000/- paid as scrutiny fee in favour of the Authority. This is subject to revision by the Gwadar Development Authority.
- e) In case the above documents are incomplete in any manner, the same shall not be accepted and be returned to the sponsor.

**32. Grant of Development Permit.**

- a). Director Town Planning within a period of 30 days after the receipt of an application for permission to carry out development works shall:
  - b) Scrutinize the application as per provisions of Gwadar Master Plan and other approved schemes of GDA.
  - c) Give a notice in the press at the cost of the sponsor regarding the scheme for inviting objections from the Public within 15 days.
33. In the light of objections, if any, received from the public, a special committee comprising of Chief Engineer and Director Town Planning shall put up its recommendations for final decision by Director General so as to:
- a) Approve or refuse permission to carry out the proposed development activity based on the objections, if any, received from the public and in the case of refusal, specify the reasons or
  - b) Propose amendments or require further details of the plans, documents and any other particulars to be submitted to it.
34. The development permit issued by the Authority (**as per specimen enclosed at Appendix-P**) shall provide the details of the terms and conditions to be complied by the sponsor for the proposed development works.
35. Appeal against the rejection of the development permit may be filed with the higher competent authority within thirty days of the issue of rejection order by the Authority.

**36. Approval of Detailed Plans**

After obtaining permission for the development of proposed scheme under Regulation 33, the sponsor is required to submit within a period of one year from the date development permit is granted, three copies each of the following documents duly signed by the Registered Town Planner/ Engineer Concerned for approval by the Authority:

- a) Detailed topographical survey plan of the site showing all physical features existing on the site with contours at one-meter intervals.
- b) Detailed layout plan of the proposed schemes/ developments showing circulation pattern and sub divisions of land under various uses according to the prescribed land use standards incorporating details of the AKS Shajra Plan.
- c) Detailed design of infrastructural facilities including roads, water supply, sewerage, drainage, refuse collection electricity and gas networks etc.

**37.** The Director Town Planning, in consultation with Chief Engineer, within a period of sixty days after receipt of the detailed plans for the proposed Scheme shall approve the same and charge fees as per regulation 40 hereunder or proposed amendments or require further details of the plan for incorporation in the scheme.

**38. Period of validity**

- (1) After the grant of development permit, the detailed layout plans of the proposed Schemes shall be submitted for the approval of the Authority within 90 days and the detailed infrastructural planes within one year from the date of the grant otherwise the development permit shall stand cancelled.
- (2) The period of validity of a sanctioned plan to undertake developments shall be three years from the date of sanction.
- (3) In the event of expiry of a period of validity of a development permit / sanctioned plan, every prospective developer shall be required to get fresh approval in accordance with the provisions of these regulations by applying afresh and depositing the required fees etc.

**39. Conditions to Development Permits**

The Director Town Planning may attach to a development permit conditions which may concern any matter or subject to these regulations including means for:

- a) Minimizing any adverse impact of the proposed development upon other land including the hours of use and operation and the type of intensity of activities which may be conducted.
- b) Controlling the sequence of land development including when it must be commenced and completed.
- c) Controlling the duration of the use of land development.
- d) Ensuring proper maintenance of land development in future.
- e) Ensuring provision of rights of way, development of streets, utilities, parks and open spaces etc. of a certain quality and quantity which is reasonably necessary for the proposed development.

**40. Scrutiny / Attestation and copying Fees**

- (1) The Authority shall charge a scrutiny fee at the following rates for granting a General Development Permit under these regulations. Prescribed rates which are subject to revision from time to time by the Authority.
  - (i) Development Permit Fee (per Acres) Rs. 25,000/-
  - (ii) Approval of Detail Plan (Residential, Industrial, Recreation & Warehouses land use including utility services :( per Acres) Rs. 1,000/-
  - (iii) Approval of Detail Plan (Business & Commercial and Business and Residential land use Including utility services:( per Acres) Rs. 2,000/-
  - (iv) Approval of Infrastructure Drawings (per Scheme) Rs. 25,000/-
- 2) Amalgamation / Bifurcation Fee (per sq.Yard) Rs. 100/-
- (3) Advertisement Fee (per Scheme) Rs. 200,000/-
- (4) All Provisional Transfer /Final Transfer/ Possession Transfer and Documentation Fee (Residential @ Rs.50/sq. Yard, Recreation @ Rs.75/sq.Yard, warehouse @Rs.100/sq. Yard, Industrial @ Rs.100/sq.Yard and Commercial (B/B&R) @Rs.200/sq. Yard.
- (5) Plot Registration Fee (by Builder) (per Plot) Rs.5000/-
- (6) Delete, Add or Change the name of Director/ Rs. 2,000,000/-
- (7) Sale out the project (Ownership Change) Rs.5,000,000/-  
(Subject to fulfill all the requirements)
- (8) Change of Site/Location of Scheme Rs. 2,500,000/-

- (9) An attestation fee of Rs. 500/- shall be charged for any letters / documents / plan etc.
- (10) All Provisional / Final Transfers of plots shall be made after approval of the Authority.
- (11) The Authority may exempt from the payment of scrutiny fee the premises, which in the opinion of Authority shall be used for religious charitable or educational purposes.
- (12) For Special Development Permits, one and a half times, the rates of General Development Permits will be charged.
- (13) For change of land use from residential to commercial / industrial if agreed by the Authority, a lump sum fee of Rs. 1,200,000/- per kanal shall be charged for obtaining a Special Development Permit within the Master Plan planned area and Rs. 6,00,000/- per kanal in areas outside master plan planned area in addition to the normal fees payable for obtaining Development Permits under these regulations.
- (14) The Sponsor may submit an application for the change of the management (sale out the project) or shifting the location of scheme with full justification. The application may be forwarded to the processing committee for further decision and same will be communicated to the Sponsor.

#### **41. Penalties**

- (1) Any person who violates any of the provisions of these regulations or the conditions of development permits who abstracts the entry of the person authorized under these regulations or molests any such person after entry shall be punishable:
  - i. With a fine which may extend to Rs 200,000/- in default, with simple imprisonment which may extend up to six months; and
  - ii. In case of continuing violation, with an additional fine which may extend to Rs. 20,000/- for each day after the first day during which the violation continues.
  - iii. In case of disposal of mortgaged plot/area or services plot, the original plot will be restored if possible and penalty of up to Rs. 100,000/- will be payable in addition to the cost of plot at market rate. The amount of penalty will be decided by a committee consisting of chief Engineer, Director Land Management and Director Town Planning.
- (2) If the person committing an offence punishable under these regulations, is a company firm or other association or body of individuals, whether

incorporated or not, if it is proved that the offence was committed with the consent or connivance of, any officer of, or other individual concerned with its management, such officer or individual shall be liable to be proceeded against and punished.

- (3) The above action will be in addition to any other applicable enforcement powers, for the time being in force.

**42. Site Inspection**

- (1) The Authority may, through its authorized Officer, inspect such premises, at any time without giving previous notice:
- (i) During execution of development works; and
  - (ii) before and after the grant of development permit with respect to any such works;

**43. Violations of Approved Permits**

If on making any inspection the Authority finds that the development works:

- a) Contravene any of the provisions of these Regulations, any officer duly authorized in this behalf by the Authority may by written notice require the person carrying out development works within a period to be specified in such notice, either to make such alteration as shall be specified in such notice, with the object of bringing the work in conformity with the said plans or provisions of these Regulation or to get amended plans approved after complying with the requirements of these Regulations.
- b) In case the developer has not complied with the requirement as per Regulation 18 (1), any officer authorized by the Authority shall be competent to order in writing cessation of work or order demolition of such construction which may contravene any of the provisions of these Regulations and the expenses thereof shall be paid by the owner.



**44. Execution of Development Scheme**

The sponsor shall execute the development Scheme as approved within the stipulated time and with all necessary infrastructure.

45. The Authority may, in genuine case grant extension in the development period but not beyond a total of three years.

**46. Completion Certificate**

Every sponsor on completion of development works as approved shall inform the Authority in writing about the completion of the scheme.

47. On receipt of the above information, the Authority shall depute an officer to inspect such works and a completion certificate shall be issued, provided the work has been carried out in accordance with the approved plans, designs and specifications.

**PART – III**

**GUIDELINES FOR ISSUANCE OF DEVELOPMENT PERMITS**

**TO MAJOR AREAS OF CONCERN**

**48. Petrol Stations**

- (1) A Petrol Station may be installed and located only on a main collector street having a total right of way of at least 100 feet.
- (2) A Petrol Station may be installed and located within one Kilometer of the site of an existing or approved Petrol Station unless it is located on the opposite side of a street having a right of way of not less than 100 feet and a dividing median strip. The Authority may however relax such condition in densely populated areas if in its judgment traffic conditions permit.
- (3) No Petrol Station shall be located within 300 feet of a crossing of two major arteries or a roundabout. The Authority may relax this condition as per site requirements.
- (4) The minimum street frontage of a Petrol Station shall be 75 ft. and a minimum plot area of 9,000 Sq-ft.
- (5) Both “in” and “out” roadway shall not be less than 40 feet wide and an approach angle of not more than 45 degrees.
- (6) Adequate parking space shall be provided for a supply tanker within the premises.
- (7) There should be a provision of at least one lavatory at the site.
- (8) The Authority may impose lease rent of the portion of highway being used by the Petrol Station for the entry and exit of the traffic.

**49. Industrial Development**

- (1) No land development for industrial purposes may be undertaken without a Special Development Permit obtained from the Authority.
- (2) The applicant for industrial development shall submit plans for the removal of liquid and solid wastes from the site in such manner as shall avoid or minimize environmental hazards, the pollution of nearby water courses or sources, sewers or water supply facilities.

- (3) The applicant shall give the details of noise and vibration generation in the industry and the measures for its control.
- (4) All major roads of Proposed Industrial scheme shall not be less than 200 ft. (about 61m) wide and internal roads of sub blocks shall not be less than 60 ft. (about 18m) wide. Adequate sidewalks not less than 06 feet wide, shall be provided.
- (5) High-tech Industrial Zone: Relying on basis of industrial development in the short and medium term, it should actively cultivate design, R&D and technological innovation to promote sustainable industrial development. In addition, increasing more jobs in the central city shall be conducive to jobs-housing balance.
- (6) Logistics Storage Zone: To combine with important transportation hub nodes of sea, air and railway, and actively develop modern logistics industry.
- (7) General Manufacturing Zone: To give priority to manufacturing industry, mainly advanced manufacturing such as food, textile and electronics industries which have little impact on the urban environment.
- (8) Fishery Processing Zone: Located near the fishing port, the Fishery Processing Zone shall extend the fishery industry chain on the basis of traditional fishing links, actively develop fishery products processing and cold-chain logistics, and promote fishery to become the characteristic and competitive industry in Gwadar.
- (9) Heavy Industry Zone: Located on the east side of the new airport and the eastern part of the planning area, Heavy Industry Zone shall be mainly used as industrial development space for building materials and heavy equipment manufacturing, etc. Meanwhile, combined with development of prospective industrial ports, the industrial dock shoreline and its supporting rear land space should be reserved.
- (10) Port Industrial Zone: Relying on Gwadar Port, it shall mainly develop export-oriented processing and manufacturing industry, cargo carriage, warehousing, devanning and assembling, distribution, etc

**50. Cinema Houses**

- (1) No Cinema, theatre or similar entertainment facility shall be located within 250 yards of any mosque, religious building, hospital, public building or school.
- (2) The size of a cinema plot shall be calculated @ 2 Sq-meter per seat with a total area of not less than 1000 sq-meters.
- (3) The size of auditorium shall be calculated at the rate of 0.70 sq. meter per seat and shall only be located on ground or first floor.
- (4) Proper provision of parking space, W.C. and urinals be made as per prevailing standards under Building Regulations.
- (5) Sufficient parking spaces for cars, motor-cycles and cycles shall be provided in the premises.
- (6) No Cinema should be located on any road having a right of way of less than 50 feet.

**51. Hoardings / Neon Signs**

- (1) No hoardings, advertisements, sign boards or neon signs shall be allowed on the plot or along roads/ Streets except with the approval of the Competent Authority.
- (2) No hoarding, advertisement, sign board or neon sign shall be fixed:
  - (i) On the roadside obstructing the flow of traffic and causing road accidents within 12 ft. from the outer edge of a carriageway and should have a vertical clearance of at least 6 feet.
  - (ii) Within 200 ft. of a road junction/road about.
  - (iii) On a footpath or a public walkway.
- (3) A neon sign fixed on an electric/telephone pole should have:
  - (i) A vertical clearance of at least 12 ft. from the top road level.
  - (ii) No overlap / projection over the carriageway.
- (4) Design and executing of erecting a hoarding large than 60 ft. shall be undertaken under the supervision of Registered Civil Engineer.

## Part-IV Land Use Control / Requirements / Restrictions

### 52. Use of Land

No land shall be used in a manner inconsistent with the use prescribed in any approved scheme, land use plan, zoning plan or the master plan as the case may be.

### 53. Right of Way

- (1) The minimum rights of way for Arterial, Major and Secondary roads within the jurisdiction area and the proposed minimum building lines along these roads shall be as specified below:

Type of Road	Right of Way
Primary-1 Road (D)	120 Meter
Expressway & Highways (A)	100 Meter
Expressway (B)	60 Meter
Primary -2 Road (E)	50 Meter
Expressway (C)	45 Meter
Secondary Road (F)	32 Meter

Note: The section of Roads & Property Line Guidelines shall be taken from Master Plan Report.

- (2) For roads other than those mentioned at 53 (1) the right of way shall be: -
- (I) as prescribed in the approved Schemes
  - (II) as established at site in existing built up areas
- (3) No gate, boundary wall or fence shall be erected within public right of way or public accesses.
- (4) The Authority may exercise the powers to remove or demolish any encroachment existing on public rights of way including roads, footpaths, junctions, roundabouts etc. and take necessary steps to ensure their protection.

**54. Compatibility of proposed Developments**

The Authority may ensure that the development permits are not granted to such land use activities which might injuriously affect property owners or cause discomfort or inconveniences to the residents of the neighborhood or community or otherwise be incompatible with the surrounding environment or community interests.

**55. Seismic and tidal considerations**

The major hazards that surrounds Gwadar City and its vicinity are related to direct Seismic hazards such as earthquake surface rupturing, earthquake ground shaking and various types of indirect earthquake hazards such as slope instabilities, bank collapse, liquefaction susceptibility, ground subsidence, Hill Torrent/Flood Hazards and the most important the Tsunami Hazard.

Developments in the high-risk zones like seismic and high tide affected shall be confined to those which are designed by qualified structural engineers.

Further Guideline shall be taken from Gwadar Smart port City Master Plan Report.

**56. Protection of Green Areas**

- (1) Orchards and green areas are a rare feature of the city as well as they give it an aesthetic value that deserves to be protected and enhanced. Efforts shall be made to retain existing open spaces, orchards and green areas.
- (2) A reasonable green space is proposed along coast line. Hence no development should be allowed within 100 meters for the coast line.

**57. Development Related to water Availability**

- (1) Development Planning and control has to be directly linked with the water availability. The scarcity of water requires an economical and judicious use of water. Recycling of water and inclusion of secondary reservoir be included in plan.

- (2) The agency responsible for the control and development of water resources shall have the charter to monitor the existing uses of water and to develop new sources of water meet the future demands of its population.

**58. Control on Water extraction**

Since the water resources are limited, therefore, it is mandatory for all schemes to develop a desalination plant in their scheme or deposit the cost of desalination during the development work to GDA for combined desalination plant for schemes.

**59. Existing Urban Area**

The Existing Urban Area has meandering and narrow streets that dictate their own system of service infrastructure. The existing boundaries of these areas should be demarcated and the Prospective Developers must ensure that all developments outside these boundaries must conform to the general land use standards applicable within the controlled area.

**60. Graveyards**

All existing and proposed graveyards shall be identified, demarcated, protected and planted with trees. Locations and sites of graves shall be managed according to a grid-based plan.

**61. Environmental Aspects**

- (1) The grant of development permits to land uses causing air, water and noise pollution are to be strictly controlled by the Authority. Such land uses shall only be encouraged for development away from the built-up area. Every non-residential scheme shall have an environment impact assessment.
- (2) The development of industrial establishments be kept away from the residential land uses and their location shall be dictated by prevailing wind direction.

**62. Change of Land use**

- (1) No change of land use or conversion of amenity, utility and other plots as designated shall be allowed.
- (2) The sponsor shall apply to the Authority for the change of land use of the plot with full justification. The Authority shall examine the application in the light of the proposed land use and planning of the area, commercial facilities in the vicinity, road width, traffic flow and other relevant factors.
- (3) The Authority shall also issue a public notice for the change of land use of the plot/plots for inviting objections, if any, from the public and the expenses shall be borne by the sponsor.
- (4) Final "No Objection Certificate (Development Permit) shall be issued by the Authority after approval of the proposed change.

**63. Development in already existing Areas**

The District and Tehsil Government shall consult and seek technical advice from the Authority for the following:

- a) Change of land use from residential to commercial / industrial use.
- b) Buildings to be constructed with more than three stores.

**64. Other Planning Matters**

For all the intended development activities which are not provided for under the scope of these regulations, all agencies concerned should seek the technical advice of the Director, Town Planning before undertaking any such development to ensure its conformity with the land use developments recommended under the Master Plan.



## PART-V

### PRESERVATION OF STRUCTURES OF SPECIAL

#### 65. ARCHITECTURAL OR HISTORICAL INTEREST

Designation and Declaration of Special Architectural or Historical Interest Structures: -

The Authority shall designate and declare a special architectural or historical interest structure which:

- (a) Is of special interest through association with significant persons or events in the history of the province or nation, or
- (b) Embodies distinctive characteristics of a type, period or method of construction, or possesses high artistic or architectural value; or
- (c) Has yielded or is likely to yield information important in prehistory, such as ancient monuments or archaeological findings.

#### 66. Approval for Demolition, Alteration or Extension

It shall be unlawful for any person to demolish, alter or extend any structure of special architectural or historical interest, without obtaining the prior approval of the Authority.

## Part – VI

### Areas subjected to Special Control

#### 67. Commercial Zones

- (1) The designated commercial land use is provided in the Master Plan. At the initial stage commercial areas in the Housing Projects may be allowed for specific prescribed percentage.
- (2) **Central Business District (CBD) / Downtown:** - Downtown is oriented towards the international market and takes the lead to create a new and smart city of harbor and culture. There is one core and two axes with bay interconnection. The plan is to build high-rise office buildings around the central waterfront, forming a unique central business district in Downtown Core. It will increase the waterfront interface, enhance the value of the land and embody the dynamic and diverse international modern atmosphere. The water system is introduced into the downtown along the north-south and east-west water systems for a unique creative waterfront line, connecting the various areas in series. The spatial form of one core and two axes will come into being. Its south-north waterway connects the

ocean with Akara Kaur. The plan combines the unique waterfront resources to create a vibrant waterfront cultural leisure belt along the coast.

- (3) **Business & Commercial Land:** - It consists of business office and commercial land. The business office land is for financial, insurance, accounting, media, legal, trade and other activities. It is mainly located on both sides of Jinnah Avenue and the city center. Commercial land is mainly used for all kinds of commercial business activities such as supermarkets, shopping mall, professional markets and brand stores. The professional market combines the layout of railways and bus stations and the large-scale retail commerce and shopping malls located along the coastal waters, waterfront and other characteristic water system spaces and densely populated areas.

**67. A**      **Koh-E-Batail**

Having in view the peculiar location and geographical conditions of Koh-e-Batail the following special byelaws shall be followed:

- (i) Pakistan NAVY base in the eastern portion be allowed to continue its allotted area because of its strategic requirements with the condition that all new constructions made there should not be more than single story buildings comprising not more than 40% constructed area.
- (ii) The remaining area of Koh-e-Batail be used for limited residential and recreational purposes.
- (iii) The existing allottees of Koh-e-Batail should be allowed to use their land for residential purposes with prescribed restriction of single-story construction, no basement, preferably each unit should have its own sewerage treatment and disposal plant or small-scale sewerage recycling plant and disposal facility catering for 50 to 100 units.
- (iv) The total constructed area in each unit shall not be more than 40% of the allotted area. The allottees may change the land use from residential to recreational only with the prior approval of the Gwadar Development Authority.
- (v) No new allotments in Sangar Housing Scheme shall be made for residential purposes except to resettle or compensate those people of the new town area whose houses/plots got acquired for main boulevard, circle and green area under the Master Plan. All

remaining area be reserved at a ratio of 20% for commercial / recreational purposes, and 80% for open space sports like golf course, playground, zoological garden and national park.

- (vi) The area reserved for commercial/recreational purpose be auctioned in open, to generate funds to be used for development of Koh-e-Batail.
- (vii) The overall leasing authority should be the Government of Balochistan. However, every development plan and building plan should be got approved from the Town Planning Section and Building Control Section of Gwadar Development Authority.
- (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) A separate Desalination Plant for Sangar Housing Scheme be planned, which should cater for the requirement of the remaining area of Koh-e-Batail.
- (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.
- (xiii) The southern and south western tip of Koh-e-Batail be left open/green area for saving the sea from pollution.

**67-B Sanghar Housing Scheme:**

Sanghar Housing Scheme shall have a low population density and is categorized as low-density residential land.

**68. Residential Zone**

Residential Zones are provided in the master plan and any change of land use is only allowed after the approval of the Competent Authority.

**69. Green Belts / Areas**

The green areas proposed along with coast line shall be maintained as such and no change of land use shall be permitted in these zones:

## **PART- VII**

### **MISCELLANEOUS PROVISIONS**

#### **70. Removal or prevention of violations.**

- (1) The Authority shall carry out periodic site inspection and take other appropriate measures to ensure compliance with these regulations.
- (2) If the Authority shall find that any of the provisions of these regulations or any rules relating thereto or any conditions of a general or special development permit, are being, or have been violated, it may cause a notice in writing to be served on any person responsible for the violation.
- (3) The notice shall indicate the nature of the violation and the Authority may order such action as it deem appropriate to correct the violation including:
  - (i) The discontinuance of any illegal work being done on or activities being conducted in relation to land or structures;
  - (ii) The removal of unlawful conditions or the alteration, removal or demolition of illegal structures or of illegal additions, alterations or structural changes; or
  - (iii) Any other measures authorized by these Regulations; or with the conditions of development permit.
- (4) The order may specify the period within which the violation shall be corrected and in the event of non-compliance with the order, the Authority may itself cause appropriate measures under the relevant statute to be taken to affect compliance. The expenses shall be recoverable from the owner or owners in the manner provided for the recovery of arrears of land revenues or taxes.
- (5) The giving of notice and making and serving of an order under this section shall not be a prerequisite to the initiation of, and shall not bar any prosecution under any applicable law, and the Authority may take action under this section whether or not a prosecution has been initiated.

#### **71. Revocation of Development Permits**

Where a development permit has been granted and the authority which granted it finds that any of the provisions of these Regulations or any conditions of the development permit, have been violated that authority may issue an order revoking the permit.

- (a) If the person has miss-represented the facts or sup-pressed the facts;
- (b) If the person responsible for the violation has not taken the corrective action directed by such Authority within the time specified;
- (c) The authority has given such person an opportunity to be heard on the matter.

**72. Appeals**

- (1) Within thirty days from the date of service of any order of the Authority under these regulations any aggrieved person so served may appeal to Authority which shall give him an opportunity to be heard before such officer or committee and within such reasonable time as shall be designated by the Authority.
- (2) Within thirty days from the date of service of any order of the Authority under these Regulations or if its determination on a appeal under sub-section (56 a), the aggrieved person so served shall appeal to the Government which shall give him an opportunity to be heard before such officer or committee and within such reasonable time as shall be designated by the Government.
- (3) Representatives of the Authority shall be entitled to participate in the proceedings of any appeal to the Government.
- (4) The Authority or the Government, as the case may be, after considering a report and any recommendations of the hearing officer/officers, may affirm, modify or over-rule the order or determination/decision.

**73. Registration of Professionals with GDA**

All qualified Town Planners, Architect & Engineer registered with the Pakistan Council of Architects and Town Planners (PCATP) & Pakistan Engineering Council (PEC) and desiring to practice in public or private sector in Gwadar Tehsil must get himself / herself registered with the Authority on payment of annual subscriptions as provided for in such regulations adopted by GDA.

**74. Pre-qualification of Contractors**

Every Contractor being qualified / enlisted under the prevailing rules in force with the Communications and Works Department, Government of Balochistan, Pakistan Engineering Council (PEC) and Pakistan Council of Architect & Town Planner (PCATP) shall be entitled to bid / participate in works sponsored / executed by GDA.

## **PART- VIII**

### **Special Consideration**

#### **75). Existing Area (EA)**

- i) While planning the Existing Area (EA), effort shall be made to allow the existing historically developed, lawfully or unlawfully, planned or unplanned settlements within existing applicable Building Regulations to avoid hardships to the owner(s) / occupant(s).
- ii) In the existing built-up areas attempt shall be made to regulate and promote a systematic relationship and interaction between various land uses/activities in respect of their approach and accessibility.
- iii) The residential, commercial or industrial activities in the existing built up area of Gwadar shall be carefully examined under prevalent rules and avoid / discontinue mixing of non-conforming uses.
- iv) The Authority shall undertake detailed planning of the Existing Area to set minimum standards for the built-up portion of the Existing Area. Such standards shall be notified by the processing committee after detailed planning.

#### **76) Existing Schemes**

Schemes approved as per Town Planning Regulations 2004 shall not be affected by the new standards. However, in the event of any conflict between the land zoning of the Master Plan and an existing scheme the former land zoning of Master Plan shall prevail and no fee shall be charged from the sponsor.

**BY ORDER OF  
GWADAR DEVELOPMENT AUTHORITY**

**Appendix-A**

Directorate of Town Planning  
Gwadar Development Authority

No:

Dated

To

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subject: **GRANT A PLANNING PERMISSION**

Reference is made with the cited subject. It is to inform you that your application for the granting a planning permission for the \_\_\_\_\_ Scheme has been approved in \_\_\_\_\_ processing committee of planning permission on dated, \_\_\_\_\_.

2. You are directed to submit your detail scheme as prescribed in Town Planning Regulations 2004 and Amended in 2019, and also with application /NOC form **(as per specimen enclosed at Appendix-B)**.
3. The planning permission shall remain valid for a period of 3 (three) months from the date of issue and treated as withdrawn if the details of scheme are not submitted to the Authority for scrutiny within the stipulated time period.

Director Town Planning  
Gwadar Development Authority

Copy Forward to

1. Chief Engineer, GDA
2. Director Land Management, GDA
3. PS. To DG, GDA





## APPENDIX-C

### LAND USE CLASSIFICATION

#### 1. RESIDENTIAL LAND (R):

This zone (Refers to this kind of land, the same below) identifies four division of residential uses;

##### a). Low Density Residential Land;

The population per hectare is relatively sparse, and there are about 100 people per hectare.

##### Normally Permissible Category;

- I. Any residence including dwelling, detached, semi-detached, tenements or Subsidiary Apartment.
- II. Professional consulting offices and incidental uses thereto occupying a floor area not exceeding from 40sqm.
- III. Family Home Child Care Service.
- IV. Petty shops dealing with daily essentials like retail sale of provisions, soft drinks, cigarettes, newspapers, tea stalls, bakery, confectionary, retail shops, mutton stalls, milk kiosk, cycle repair shops, tailoring shops, internet/computer centers and ATMs etc. occupying a floor area not exceeding 40 sq.m.
- V. Nursery schools, primary schools, middle schools, high schools, Libraries and reading rooms.
- VI. Parks play grounds, farms, gardens, nurseries, including incidental buildings thereon.
- VII. Cottage industries / small industries (home based).
- VIII. Installation of motor for pumping water, air conditioning, lifts, solar heaters, dish antennas, etc.
- IX. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

Permissible with the special sanction of the Authority:

- i. Hostels, and dormitories not exceeding 500 sq.m in floor area.
- ii. Working women hostels, old age homes.
- iii. Religious buildings, Welfare Institutions and Assembly Halls occupying floor area not exceeding 300 sq.m.

- iv. Govt./Semi Govt. Offices, Banks, Pay Offices, Post Office, Offices of Electricity Board, etc. occupying a floor area not exceeding 300 sq.m.
- v. Public Utility Buildings like sewage pumping stations, water works, fire stations, telephone exchanges.
- vi. Swimming Pool attached to residential activity in a plot.
- vii. Daily or weekly markets serving local needs.
- viii. Transport Depots, Bus Terminus and Railway Stations.
- ix. Burning, burial grounds, crematoria and cemeteries.
- x. Higher Secondary Schools & Colleges.
- xi. Restaurants not exceeding 300 sq.m in floor area provided the width of the abutting road is minimum 10 meters.
- xii. Clinics, Nursing Homes, Dispensaries and other Health facilities not exceeding 300 sq.m in floor area provided the width of the abutting road is minimum 10 meters.
- xiii. Departmental stores with a floor area not exceeding 100 sq.m provided the width of the abutting road is minimum 10 meters.
- xiv. Fuel filling stations and service stations with installations not exceeding 5 HP.

**b). Medium Density Residential Land**

The population per hectare is dense and medium, and there are about 200 people per hectare.

**Normally Permissible Category**

- I. Single-family dwelling – attached
- II. Single-family dwelling- detached
- III. Multi-story buildings (up to 24 units per building)
- IV. Schools (Primary Schools, middle school, High schools, libraries and reading rooms) & Colleges
- V. Houses of worship
- VI. Clubs
- VII. Hospitals (Community hospital and BHU) & Health Centers
- VIII. Community Centers / Conventional Halls
- IX. Institutions
- X. Boarding Houses
- XI. Day Care Centers
- XII. Disabled Persons Residential Facility
- XIII. Manufactured housing units 24 feet or wider on a permanent foundation.
- XIV. Nursery Schools

XV. Mosque, Churches & Temples

**Permissible with the special sanction of the Authority:**

- I. Assisted and Residential Care Facility
- II. Athletic Fields Bed and Breakfast Inn
- III. Cemeteries Churches, Synagogues, Temples
- IV. Communications in accordance other applicable communications ordinances
- V. Dormitory Housing, Fraternity, Sorority
- VI. Electricity Regulating Substations
- VII. Golf Course
- VIII. Golf Course w/ Country Club
- IX. Home Business regulated
- X. Big Hospitals
- XI. Ice Skating
- XII. Libraries
- XIII. Mobile Home
- XIV. Courts and Subdivisions
- XV. Other Utility and Public Facilities
- XVI. Parks and Playgrounds Skate Parks
- XVII. Pools xviii. Recreation Centers
- XVIII. Residential Facility for Elderly Persons
- XIX. Schools
- XX. Separate Parking Lots
- XXI. Short Term Rental
- XXII. Tennis Courts

**c). High Density Residential Land**

The population per hectare is relatively dense, and there are about 420 people per hectare. The housing form is mainly for apartments/high rise towers.

**Normally Permissible Category**

- I. Multiple dwellings
- II. Community residences
- III. Dwelling houses on small plots
- IV. Short term accommodation
- V. Residential care facilities
- VI. Mix of dwelling types
- VII. Relocatable home parks
- VIII. Neighborhood centres

- IX. Standalone small-scale non-residential development
- X. Car washes
- XI. Child care centres
- XII. Health care services
- XIII. Food and drink outlets, Shops (other than a supermarket)
- XIV. Veterinary services
- XV. Community care centres
- XVI. Educational establishments
- XVII. Emergency services
- XVIII. Places of worship
- XIX. Indoor sport and recreation and parking stations
- XX. Tourist-related development
- XXI. Tourist parks

**2. Residential Service Land;**

It is a concentrated development space for serving residential communities, and is used to arrange community-level public facilities, including public transportation stations, schools, general hospitals, open spaces, commercial, religious facilities, post offices, telecommunications bureaus and other community facilities. It also provides some land for business office services. In addition to the above-mentioned land use, community service land can also provide some family-style workshop employment areas, centrally arrange the development of small handicraft industry, solve the close employment problem for some residents and facilitate the centralized management of waste brought by the industry. Services in the industrial community, such as office, business services, and vocational education.

**3. BUSINESS & COMMERCIAL LAND (B):**

There are following 2 Major distributions in this zone.

**a) Commercial Land (B-1)**

Commercial land is mainly used to carry all kinds of commercial business activities and catering and other service industries, such as supermarkets, shopping mall, professional markets.

In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:

- I. All commercial and business uses including all shops, stores, markets, shopping centers and uses connected with the display and retail sale of merchandise but excluding explosives, obnoxious

products and other materials likely to cause health hazards and danger to lives.

- II. Fuel filling stations, automobile service stations and workshops with installation not exceeding 5 HP.
- III. Goods, Warehouses and other uses connected with storage of wholesale trade in commodities not notified under the Specified Goods Act/law, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.

**b). Business Office Land (B-2)**

Business office land is mainly used for office activities such as finance, insurance, securities, news publishing and literary and art groups.

This zone means Business offices belt of buildings having high rise towers. The principal purpose of this zone is to accommodate major corporative sector's offices to communicate their business in efficient manners. The developments in this zone shall be in accordance with zoning regulation and building rules in force/recommended.

In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:

- I. Buildings for development of software and its associated computer technology applications, IT Parks.
- II. Bio-informatics centers.
- III. High rise towers for Head offices of industries, corporative sectors, Broadcasting, telecasting and telecommunication stations.
- IV. Private helipads subject to clearance by Civil Aviation department, Directorate of Fire and Rescue Services and police department.
- V. Research, Experimental and testing laboratories not involving danger of fire, explosives or health hazards.

**4. BUSINESS & RESIDENTIAL MIXED LAND (B&R) :**

The purpose of this zone is to provide land for combined uses of residential and commercial in areas of high-density development potential. This is more prevalent in developments along Mass Transit Corridors to promote transit-oriented developments (TOD) and in City Centers along central main corridors within the urban core.

The main function of mixed retail commercial and commercial office, mixed land use function, the general residential building area does not exceed 50% of the total building area, the two types of land can be built separately or land consolidation construction. The housing construction

form is mainly apartment style. Business & Residential Mixed Land is adjacent to the layout of the business office, providing residential services for the business district and complementing commercial and business events.

In this zone buildings or premises shall be permitted only for the following purposes and accessory uses.

- I. All activities that is permissible in Primary Residential and Mixed Residential Zones without restriction of floor area (except industries)
- II. Banks and Safe Deposit Vaults, Business Office and other Commercial or Financial Institutions occupying floor area not exceeding 500 sq.m
- III. Hotels, Restaurants occupying a floor area not exceeding 500 sq.m.
- IV. Hostels, Dormitories, Boarding and Lodging houses and Welfare Institutions occupying a floor area not exceeding 500 sq.m.
- V. Clinics, Hospitals, Dispensaries, Nursing Homes and other Health facilities occupying a floor area not exceeding 500 sq.m.
- VI. Departmental stores occupying floor area not exceeding 500 sq.m. or organized markets.
- VII. Religious buildings and welfare institutions occupying a floor area not exceeding 500 sq.m.
- VIII. Assembly Halls, Community Halls and Cinema theatres, Multiplex complexes along roads of width min. 12m.

**5. ADMINISTRATIVE LAND (A):**

The main purpose is to provide land for public and semi-public uses / activities serving the urban at large and towards improvement of quality of life through physical, mental and spiritual well-being of the individuals.

There following categories of land-use in the administrative land.

**1. Administrative Office Land (A-1)**

This includes the administrative agencies, the offices of provincial & local government, and the offices other cities in Gwadar. The purpose of this zone is intended to establish area within the city that provides flexibility for the development of public structure and uses.

In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

- I. Govt. and semi Govt. offices and institutions
- II. Broadcasting, telecasting, installations and Weather stations.
- III. Public utilities, municipal and community facilities.

**2). Cultural Facility Land (A-2)**

It is a venue for city-level libraries, conferences and exhibitions, cultural exchanges and expo.

In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

- I. Art galleries, Archives, Museums, Public Libraries, Social and Cultural Institutions and Religious buildings.
- II. Public utilities, municipal and community facilities.
- III. Social and Cultural Institutions.

**3). Educational Facility Land (A-3)**

It is a place for teaching and living in higher education schools such as universities, colleges, Vocational College, and degree colleges.

In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

- I. Educational institutions including colleges and institutions of higher education, research, technical and training in nature.
- II. Art galleries, Archives, Museums, Public Libraries, Social and Cultural Institutions and Religious buildings within educational zone.
- III. Affiliated Nursery, Primary and Secondary Schools.
- IV. Residential and commercial spaces incidental to the activities permissible in this use zone (higher education).

**4). Religious Land (A-4)**

It is a large-scale religious activity site in the city, and does not include religious facilities in the community, neighborhood, and Mohalla.

In this zone premises shall be permitted only for the following purposes and accessory uses:

- I. All kind of religious buildings / open areas reserved for the requirement of large religious gathering i.e. Nimaz -e- Eid required a city level Eid Ground, funeral prayers, cemetery grounds where various religious group may perform funeral activities.
- II. Burial Ground, Burning Ground, Cemeteries, crematoria.

**5). Medical Facility Land (A-5)**

It is a land for medical, health care, sanitation, epidemic prevention, and rehabilitation and first aid facilities in the city.

In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

- I. Hospitals, Clinics, and other medical and public health institutions
- II. Residential and commercial spaces incidental to the activities permissible in this use zone.
- III. Few other building/uses permissible after with special grant of GDA
- IV. Transport terminals, bus and railway stations, Airport, Harbour, and parking lots including multilevel parking lots for the purpose to facilitate medical related activities.

**6). Foreign Affairs Land (A-6)**

The office areas of foreign consulates and international organizations or institutions. This will fall under the Administrative Offices Land (A-1) and same rules may be applicable with special case consideration as (A-6).

**6. RECREATIONAL & ENTERTAINMENT LAND (REC):**

The site includes Sports Facility Land, Golf & Polo Field Land, Park / Green Land, Entertainment land and Resort Land.

The entire Recreational & Entertainment Land (REC) zone buildings or premises shall be permitted for the following purposes and accessory uses:

- I. All public and semi-public recreational uses and open spaces, parks and play grounds, zoological and botanical gardens, nurseries, waterfront developments, museums and memorials.
- II. Installations that may be necessary for the uses mentioned above.
- III. Theme parks and amusement parks
- IV. Open Air Theatre, Exhibitions, Circuses, Fairs and Festival grounds, public utilities
- V. Related residential uses for essential staff required to be maintained in the premises



- VI. Related commercial uses
- VII. Hotels and restaurants not exceeding 500 sq.m
- VIII. Beach cottages each not exceeding 100 sq.m in floor area and 7.5 m in height.
- IX. Sports grounds and recreational complexes.

**There are following major subdivisions in the REC zone:**

- 1). The Sports Facility Land (REC-1)**  
It is used for sports venues, sports training bases, etc. for football, basketball and cricket. Parks, Play fields, Swimming pools and other public and Semi-public open spaces.
  - 2). Golf & Polo Filed Land (REC-2)**  
It is a separate golf driving range, racecourse, ice rink, skydiving, Motorcycle Park, shooting range and other places.
  - 3). Park / Green Land (REC-3)**  
It refers to concentrated parkland, including community parks, urban central parks, botanical gardens, wetland parks, etc
  - 4). Entertainment Land (REC-4)**  
Land reserved for cinemas, theatres, opera houses, theme parks, etc.
  - 5). Resort Land (REC-5)**  
Land reserved to a variety of entertainment, health, hotels and other facilities.
- 7. INDUSTRIAL LAND (M):**  
The purpose of industrial zone is to provide land for industrial purposes for manufacturing, processing, assembling, servicing, repairing and packaging of goods and machineries / equipment etc. The development has to in conformity with all standards in Force / recommended. The industrial standards / guidelines set by Industries Departments, Environment Departments or SED regulations shall also be observed. Existing Gwadar Industrial Estate and Free Zone should follow their established / approved Master Plans etc.
- I. In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:
  - II. Existing Gwadar Industrial Estate
  - III. Gwadar Free Zone

- IV. In approved layouts residential, commercial, and institutional and activities as designated therein.
- V. All industries but excluding industries of obnoxious and hazardous nature by reasons of effluent, dust, smoke, gas, vibration or otherwise likely to cause danger or nuisance to public health or amenity.
- VI. Residential buildings for security and other essential staff required to be maintained in the premises.
- VII. Storage of petroleum timber and explosives and inflammable and dangerous materials All industries (without restrictions of H.P or floor area or number of workers) not producing noxious and dangerous effluents or where sufficient precautions to the satisfaction of the Pollution Control Board have been taken to eliminate noxious or dangerous effluents.

**Industrial Land (M) further divided to the following major zones:**

**1). High-tech Industrial land (M-0)**

Refers to the use of innovative industrial functions such as R&D, creativity, design, pilot test, and pollution-free production, as well as related supporting service activities. High-tech industrial land located near a type of industrial zone can support manufacturing R&D; high-tech industrial land located in the city's long-term development zone can provide development momentum for future urban transformation.

**2). Type-1 Industrial Land (M-1)**

Refers to industrial land that has no interference, pollution and safety hazards to the residential and public environment. Such as food, textile, electronics, fishery processing and other labor-intensive processing and manufacturing industries, located in the eastern side of the planning area, the area with better external traffic conditions.

**3). Type-2 Industrial Land (M-2)**

An industry that has an impact, pollution or danger in residential and public environments. Such as automotive, building materials and equipment manufacturing.

**8. WAREHOUSE LOGISTICS LAND(W):**

Refers to land for material reserves, transit, distribution, etc., including auxiliary roads, parking lots, and yards for freight company fleets, Warehouse for government & non-government organizations.

**9. TRANSPORT LAND (T):**

Including ports, airports, railways and stations, roads and stations and urban roads. among them:

- a). The port includes the land area of the seaport, including the terminal operation area and auxiliary production area.
- b). Airport includes flight areas, terminal areas, and airport services. Area around Airport/Aerodrome: The buildings/structures in the vicinity of aerodromes shall conform to the Civil Aviation Authority. However, latest rules, including amendments if any notified by the Directorate General of the Civil Aviation shall be followed in all such cases of building constructions in the vicinity of aerodromes. If the site is located within 3 kms. from the aerodromes reference point, for constructions, which rise to 15 meters or more in height, no objection certificate shall be obtained from the Directorate General Civil Aviation.
- C). Railways and station stations include railway marshalling stations, lines and other land. Plan the railway line along the East Bay Expressway; Three terminals are planned, including the cargo terminal (Eastern Cargo Terminal) at the eastern entrance to the city, the passenger terminal (Airport Terminal) on the southern side of the airport, and passenger & cargo terminal (Gwadar Terminal) on the northern side of Koh-e-Mehdi Mountain in the central area. Each terminal is roughly 1.5 km long and its width will be fixed on the basis of actual need for cargo handling. Meanwhile, two handling operation lines will be arranged at Gwadar Port.
- d). Roads and stations land include land for passenger stations such as roads.
  - i). Urban road land includes urban expressways and land for major roads, including land for intersections.

Note: Buildings according to the construction requirements of various professional buildings approved by GDA within Sea Ports, Airports, Transportation Terminals, Railway stations, Parking spaces may observe related professional building- byelaws. Additionally, applicable laws are Pakistan Civil Aviation standards, Ports and harbor regulations, National Highway Authority Regulations, Pakistan Railways bye-laws as available.

**10. MUNICIPAL UTILITIES LAND (U):**

It refers to the land for water supply, drainage, power supply, communication, gas supply, environmental protection and safety facilities. Water supply land includes urban water intake facilities, water plants and their associated structures. The drainage land includes sewage treatment plants, sludge treatment plants and their associated structures, excluding the drainage channel. The land for power supply includes land for substation. The communication land includes land for broadcast television and broadcasting and receiving facilities of the communication system. The gas supply land includes centralized heating boiler room, heat station and heat exchange station. The environmental sanitation and environmental protection land include collection.

**11. TRAFFIC & UTILITIES BUFFER LAND(TB)**

It is reserved for future urban road expansion, large public transportation corridors, vehicle parking and municipal facilities pipeline construction, and urban interchanges. It is mainly located on both the urban expressway and Primary-1 Road. The specific scheme can be combined with the stage of urban development. Demand construction.

- i) Green Belt along Northern Bye pass and any Highway pass the city:  
As per National Highways standards, green belts on either side to a depth of 30 along any Bye Pass Road and any Highway road have been reserved. In this green belt area forming part of plots/sites, no development except gate pillars and watchman booth is permissible.
- ii). Landscape greening is possible, but construction is not allowed.

**12. WHITE LAND (WL):**

White Site is a new concept proposed to increase the flexibility of land use and the flexibility of planning changes. This project stipulates that White Land is the land for temporary land use in the planning. After the construction of the surrounding land is mature, the land for land use function can be determined according to the actual development needs, and the government preferentially enjoys the right to plan and use. Facilities or open spaces are development spaces in the city that can be flexibly changed according to actual market demand.

**13. MILITARY LAND (ML):**

Military Lands and Cantonments is an attached department of Ministry of Defense. Directorate of Military Lands and Cantonments provides advisory input on defense lands and local government matters in cantonments to the Federal Government (Ministry of Defense) and all related stakeholders i.e. Service

Headquarters and other organizations under Ministry of Defense. Guidelines: Lands to a depth of 10 m around the boundary of the Military Area, Civil Aviation, Navy, cantonments or for any other defense or strategic areas prohibited for development as per the Government of Pakistan. Development within military land (ML) shall observe all applicable byelaws by Military Engineering Services.

**14. RESERVED LAND (RL)**

Reserved land is the land reserved for future development. In the future development reserve land area, except for the NOC project, other land needs to be used after the land use property is determined by the land use plan.

If the scale of urban development exceeds expectations during the planning period, its development can be started. In the future development reserve land area, except for the NOC project, other land needs to be used after the land use property is determined by the land use plan.

Reserved land-1 refers to the area in which the development of the reserve is prioritized and reserved land-2 refers to the area where the sub-optimal construction is carried out. The purpose of distinguishing the two types of land is to allow the urban land to be concentrated and developed in stages.

**15. WATER BODY& BASIN/NULLAH (WB&BA):**

Water body refers to the area where water is maintained throughout the year. An artificial lake is planned in the center of downtown. In the future, it will connect the ocean. Artificial water storage is needed to maintain a certain water level. Basin/Nullah refers to river waters and may have seasonal dryness. Guidelines: Must be protected to maintain their actual position. Disturbing such natural lines will create/enhance the chances of hazards.

**16. BEACH (BE):**

Land alongside a body of water which consists of loose particles. The particles composing a beach are typically made from rock, such as sand, gravel, shingle, pebbles. It includes lifeguard posts, changing rooms, showers, shacks and bars. They may also have hospitality venues (such as resorts, camps, hotels, and restaurants) nearby. Wild beaches, also known as undeveloped or undiscovered beaches, are not developed in this manner. Wild beaches can be valued for their untouched beauty and preserved nature.

**Guideline for BEACH LAND (BE) are as follow:**

Construction of beach resorts/hotels with prior approval of Authority in the designated areas of COASTAL ZONE for temporary occupation of tourists/visitors shall be subject to the following conditions:

- I. The project proponents shall not undertake any construction (including temporary constructions and fencing or such other barriers) within 100 meters (in the inland wide) from the High Tide Line and within the area between the Low Tide and High Tide Line. If the width of 100 m is not enough in the existing area, the restrictions can be appropriately relaxed.
- II. live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;
- III. no flattening of sand dunes shall be carried out;
- IV. no permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts. Construction of basements may be allowed subject to the condition that no objection certificate is obtained from the Competent Authority to the effect that such construction will not adversely affect free flow

**17. ECOLOGICAL CORRIDOR AND MOUNTAIN (BC):**

EC is a buffer zone for ecological development, mainly located around the Basin & Nullah land, and MC refers to the mountain range.

There zones may follow the following guidelines:

- a) Areas that are ecologically sensitive and important, such as national parks/marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/historically/heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming. Area between Low Tide Line and the high Tide Line. Area of the mountains in the north of the free zone, as well as mountains locate in the northeast and west of the planning area.
- b) In addition, areas likely to have (i) moderate to very high damage risk zone of earth quakes, or (ii) moderate to very high damage by cyclones, or (iii) significant flood flow or inundation, or (iv) landslides proneness or potential, or (v) tsunami proneness, or (vi) one or more of this hazards, have been declared as natural hazard prone areas.

Whole of Gwadar Smart Port City Area falls in this natural hazard prone areas classification. Structural design and aspects of the building constructions in the Gwadar City, Towns, and District Councils shall also take into account of the special provisions contained in the Building Rules/By Laws under the Smart Port City Gwadar Building by Laws / Act respectively relating the regulations for natural hazard prone areas.

**PUBLIC NOTICE**

(Name, location and address of scheme)

The public is hereby informed that M/s

(Name of developer)

(Address of developer)

Has applied to Gwadar Development Authority for NOC of a scheme located in mauza \_\_\_\_\_ Tehsil \_\_\_\_\_ district \_\_\_\_\_ having a total area of \_\_\_\_\_ Acres.

Detail list of khasra numbers along with mauza is:

\_\_\_\_\_  
\_\_\_\_\_

Any person having objection against NOC of the scheme or title of land may, within fifteen days of publication of this notice, submit the same in writing to undersigned. Any objection filed after due date shall not be entertained. This notice shall not be taken a commitment of Gwadar Development Authority for NOC of the scheme.

**Director Town Planning**  
Gwadar Development Authority



APPENDIX-E

**TRANSFER DEED**

THIS DEED OF TRANSFER made on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

By Mr. \_\_\_\_\_, Secretary, \_\_\_\_\_, hereinafter called the

Transferor:

IN FAVOUR OF The Gwadar Development Authority, hereinafter called the "Transferee" (including the area increased due to addition of village revenue paths, water courses and village boundary, if any). WHEREAS the Transferor is absolute owner with possession of land measuring \_\_\_\_\_ Acres \_\_\_\_\_ bearing Khasra Nos. \_\_\_\_\_ in \_\_\_\_\_ Tehsil and District Gwadar.

AND WHEREAS the Gwadar Development Authority has approved the layout of \_\_\_\_\_ on the land. As per annexed Map.

NOW THEREFORE, this deed witnesses as follows:

1. That the transferor hereby warrant that he is the absolute Owner of the Property and no person whatsoever has any charge, encumbrance, lien or mortgage over the property and same is free there from.
2. That in consideration of Public Welfare, the transferors hereby transfer to the Transferee free of charge all its rights, interests, easements, appurtenant hereto in the Property and to hold the same to the transferee as absolute and lawful owner.
3. That the transferor further agrees that all times hereinafter, upon the request and at the expenses of the Transferee, to executed or cause to be executed all such lawful deeds, acts and things whatever for better and more perfectly conveying and assuring the "Property" for the Transferee, its heirs, executors, administrators, assigns as shall be reasonably required by the Transferee and placing it in its possession or the same according to the true interests and meaning of this agreement.
4. IN WITNESS WHEREOF the Transferor has been signed the deed.

TRANSFEROR

WITNESSES

1. \_\_\_\_\_  
Occupation / CNIC: \_\_\_\_\_  
Address: \_\_\_\_\_

2. \_\_\_\_\_  
Occupation /CNIC \_\_\_\_\_  
Address: \_\_\_\_\_

APPENDIX-F

**MORTGAGE DEED**

THIS Mortgage Deed is made at \_\_\_\_\_ on the  
\_\_\_\_\_ day of the month of \_\_\_\_\_ the year two thousand  
and BETWEEN \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_ adult,

(hereinafter referred to as the "Mortgager" which expression, where the context so admits, shall include heirs, executors, administrators, legal representatives, assigns and successors) of the One Part AND the Gwadar Development Authority being a corporate body established under the GDA Act-2003 (hereinafter referred to as "the Authority" of the other part.

WHEREAS the mortgager applied for approval of a \_\_\_\_\_ Scheme for an area of \_\_\_\_\_ Kaal bearing drawing No. \_\_\_\_\_ District Gwadar under Section of the GDA Act, 2003 and the Authority through its Director General approved the scheme on the condition that the Mortgager had agreed to mortgage to the Authority 30% of the saleable area of the said \_\_\_\_\_ Scheme.

Now this deed witnesses as follows:

1. As a security for the provision of development cost for services, the mortgager hereby grants, assure, demises and mortgages up to the Authority Plot Nos. \_\_\_\_\_ shown in red color on the attached scheme plan. Value of the assessment of Revenue Officer, Gwadar.
2. The Mortgager shall pay all stamp duties registration charges and other incidental expenses for and in connection with this any other document to be required in respect of the redemption of this mortgage deed.
3. The Mortgager shall pay proportionate cost to the Authority for the trunk services provided by the later such cost shall be worked out by the Authority which shall be final and paid by the Mortgager within the period as stipulated by the Authority.
4. If the sponsor desires GDA to undertake the detailed designing of each utility service, the design fee for rendering such service will be mutually agreed between GDA and the sponsor.
5. the Authority shall release the mortgaged plots in proportion to the development that may be completed by the Authority.

- a) On the completion of 50% of the development work, 25% of the mortgaged plots shall be released to the mortgager.
  - b) On completion of 75% of the development work, another 25% of the mortgaged plots shall be released to the mortgager.
  - c) On the completion of 100% of the development work, another 30% of the mortgaged plots shall be released to the mortgager.
  - d) Remaining 20% of the mortgaged plots shall be released to the mortgager on actual operation of water supply and sewerage system.
6. The Mortgager hereby transfers to the Authority free of charge the land reserved in the layout plan for open spaces and sites for public buildings like schools, dispensaries, mosques, post offices, grave yards etc. and land under the roads in the scheme as detailed below:

Site	Color	Area
i)	_____	_____
ii)	_____	_____
iii)	_____	_____
iv)	_____	_____

7. If at any stage, the land under the scheme or any part thereof is required by the Authority for any purpose, the Mortgager or his successor-in-interest or any other person claiming any right or interest in the said land shall have no objection to its acquisition by the Authority under the Land Acquisition Act in-force nor shall the approval to the layout plan by the Authority operate as an estoppel against it.
8. If the sponsor fails to abide by the agreement the concurrence will be withdrawn and the scheme shall be taken over by the Authority.
9. The plots mortgaged to the Authority as a security towards the payment of development cost, shall be open to inspection at any time by any officer of the Authority deputed for the purpose.
10. The mortgager hereby covenants with the Authority and guarantees as follows:

- a) That he/she will from time to time and all times hereafter comply with all Regulations framed by the Gwadar Development Authority under GDA Act, 2003.
  - b) That the property hereby mortgaged is his / her exclusive and absolute property in which no one else has any claim, concern, right or interest of whatsoever nature.
  - c) That he /she has a legal right, full power, absolute Authority to so has been or may be impaired.
  - d) That he/she has not prior to the date of THESE PRESENTS done, made, committed, caused or knowingly suffered to be done any act under a deed or matter hereby the right to some mortgage has been or may be impaired.
  - e) That he/she hereby declares that the property offered as security for provision of civic services is free from all sorts of encumbrances and charges and undertakes that the said property shall not be sold or charged without the prior approval in writing to the Authority.
  - f) That he/she not put the said property in any other charge or otherwise transfer the same or any part thereof in any way and would keep and hold the Authority secured harmless and indemnified against all losses and damages caused to be suffered or sustained by the Authority as a result of any defect in his / her title or any claim or demand preferred by any one with respect to the said property or any part thereof.
  - g) That he/she shall keep the property mortgaged with the Authority as security for the provision of civic services in a proper condition till the entire cost of civic services are provided.
11. In case the Mortgager fails to provide the development cost as required by the Authority under the proceeding clauses, the Authority without any further notice to or concurrence on the part of the Mortgager shall be entitled to:
- (a) Take possession of the mortgaged property.
  - (b) Sell or dispose of the said property or any part thereof together or in parcel on the account and at the risk of the

Mortgager either privately or by public auction or by private contract on such terms and conditions as the Authority shall think fit and proper without the bid and intervention of a Court of Law and without prejudice to the Authority's rights to execute the necessary sale deed, present it for registration and get the same

registered and have the necessary mutation of names entered in the Government and Municipal Records, and on such transfer the property shall vest in the transferee, all rights in or to the property transferred as if the property had been sold to the transferee by the owner and for the purpose aforesaid or any of them to make agreements, execute assurance and give effectual receipt for discharges for the purchase money and do all other acts and things for completing the sale, which the person or persons exercising powers of sale shall think proper of the aforesaid power shall be deemed to be a power to sell or concur in selling without the intervention of the Court under the transfer of property Act,1882.

IN WITNESS WHEREOF the Mortgager hath hereinto set his handed the day and year first above written.

Mortgager

In the presence of witness

1. \_\_\_\_\_  
CNIC. \_\_\_\_\_  
Occupation. \_\_\_\_\_  
Address \_\_\_ \_\_\_\_\_

2. \_\_\_\_\_  
CNIC.#. \_\_\_\_\_  
Occupation \_\_\_\_\_  
Address \_\_\_\_\_

S #	Requirements	Guidelines
ii.	Transfer Deed (as per GDA TPR 2004)	<ul style="list-style-type: none"> <li>a. To be on Rs. 1000 Stamp paper</li> <li>b. to be issued from Gwadar</li> <li>c. to be issued in the name of owner of scheme</li> <li>d. To be signed by Thumb by builder on all pages</li> <li>e. Two Passport size pictures of owner and one A4 size picture during signing of documents.</li> <li>f. To be signed &amp; Thumb by two witnesses at last page</li> <li>g. After completion above requirement to be got attested on all pages, CNIC, Pictures from Notary Public Gwadar</li> </ul>
iii.	Mortgage Deed	Same as above except attachment of mortgage plot list with sign & Thumb of builder on all pages
viii.	Attested undertaking for freezing of development account	To be on Rs. 100 Stamp Paper other requirements are as above b,c,d,g
****	Attested Undertaking for sold plots on Rs. 100 Stamp Paper (to be signed & Thumb by builder)	To be on Rs. 100 Stamp Paper other requirements are as above b,c,d,g
xi.	Undertaking for Date of completion of Project	To be on Rs. 100 Stamp Paper other requirements are as above b,c,d,g
xvi.	Provision of comprehensive development schedule/work plan to	To be annexed with Date of Completion undertaking with Start & Project Completion Date to be signed, stamped and thumbed by builder
****	Attested Undertaking for enlistment as builder	Same as above a,b,c,d,g
ix.	Development charges per Sqyd	Builder has to intimate regarding development charges
ii.	Clearance of all outstanding Dues	Copy of Statement from GDA that All dues are cleared
x.	Price Schedule for Allottees	to be Signed, stamped & Thumbled by builder

Gwadar Development Authority Town planning Regulations 2020

xii.	Terms & Conditions for allottees to be attested by builder	to be Signed, stamped & Thumbed by builder
xviii.	Advertisement materials	to be Signed, stamped & Thumbed by builder
iv.	List of Sold Plots as per specimen	All pages to be Signed, stamped & Thumbed by builder (to be submitted hard & soft copies of list of allottees)
xv.	Detail scheme plan duly approved by GDA	Topographic map, Layout Plan, Mortgage Plan
xiv.	Fresh verification of land ownership documents (Khatoni, Tatima on transparent paper)	a. Land verification by DC Gwadar b. Tatima on transparent paper c. Joint Survey Form to be signed by (owner, concern Patwari, GDA S. team) d. Location Map of scheme in Gwadar Master Plan by GIS GDA e. Form with GPS Coordinates of scheme land by GIS
i.	Opening of Development Account	To be opened in any bank of Gwadar and submission of Bank Certificate Letter
****	Registration as builder in GDA as per annex Form	To be filled and submitted in Building Control Section and copy of the same should be submitted in Town Planning
xiii.	Registration of Firm in SECP or in Registrar of Firm, Provision of FBR NTN No.	For Pvt. Ltd Companies SECP registration must and for partnership firms Registration from Registrar of firms required, In case of Sole Proprietorship FBR NTN No. with detail required
***	Hiring of Chartered Accountant firm for annual audit of scheme account	Sponsor should hire a QCR Rated chartered accountant firm (List of Firm available in Director Town Planning office)
xvii.	Registration of Town Planner with PCATP & GDA	<ul style="list-style-type: none"> <li>• PCATP registration certificate copy of Town Planner</li> <li>• Documents copies of Town Planner</li> <li>• Letter from Town Planner working on Layout Plan of scheme</li> </ul>
v.	Public Notice for mortgage plots	To be published by GDA at the cost of sponsor after approval of mortgage plan
vi.	Registration of Mortgage Deed	To be register by GDA at the cost of sponsor

**UNDERTAKING**  
**For Freezing Development Accounts**

I \_\_\_\_\_, R/O \_\_\_\_\_, CNIC No. \_\_\_\_\_, Muslim, Adult do hereby solemnly undertake that I will comply with all the GDA Town Planning Regulations 2004, in our residential Scheme namely “\_\_\_\_\_”, consisting on \_\_\_\_\_ acres of land at **Mouza** \_\_\_\_\_, **Tehsil & District Gwadar.**

2. In case the management of our scheme namely “\_\_\_\_\_” **unable** to undertake the development work in the said scheme within the time limit as specified by the Gwadar Development Authority, the authority is authorized to sell the mortgaged plots through private negotiation or public auction in order to accumulate funds for the completion of the whole or remaining development works in the scheme.

3. The Gwadar Development Authority is hereby also authorized to freeze the development **account no.** \_\_\_\_\_ in \_\_\_\_\_, if the authority finds the development funds being misused or the pace of development un-satisfactory according to GDA Town Planning Regulations 2004 Clause No.23.

Dated \_\_\_\_\_

\_\_\_\_\_  
**CNIC No.** \_\_\_\_\_  
Director “\_\_\_\_\_”  
Owner of Scheme “\_\_\_\_\_”  
Office Address \_\_\_\_\_ -



**Appendix: I**

**UNDERTAKING FOR DEVELOPMENT WORK SCHEDULE**

I, \_\_\_\_\_ S/o \_\_\_\_\_, R/O House No. \_\_\_\_\_, CNIC No. \_\_\_\_\_, owner of a Housing scheme having title of \_\_\_\_\_ Muslim, adult do hereby declare on oath that undersigned will abide by all rules and regulations of Gwadar Development Authority in respect of development work of \_\_\_\_\_, from time to time and shall be fully responsible for all acts and deeds done under the above cited name and title. .

I do hereby also undertake that I will follow the development work schedule/chart submitted and the development work schedule Start Date is \_\_\_\_\_ and completion Date is \_\_\_\_\_. I hereby undertake that project will be completed within 36 months as per given schedule.

Name \_\_\_\_\_ S/o \_\_\_\_\_  
CNIC No. \_\_\_\_\_  
Director \_\_\_\_\_

**UNDERTAKING**

I, **Mr.** \_\_\_\_\_, CNIC No. \_\_\_\_\_, R/O \_\_\_\_\_, owner of a housing scheme having title of “\_\_\_\_\_” bearing NOC No. \_\_\_\_\_, dated, \_\_\_\_\_ do hereby undertake that: -

1. I have got NOC from Concern Authority (GDA) for Sale & Advertisement
2. I have sold the plots to the public with advertisement and to the personal contacts.
3. I have charged only the land cost of the plots to the allottees/ clients
4. I have not increased the rates of already sold plots to the allottees however I have the right to increase the prices of unsold plots after approval from your good office.
5. At present I have not received any development charges from the allottees/clients and if any amount collected from allottees as development charges in future will be deposited in our development account No. \_\_\_\_\_ in Gwadar as instructed by GDA.
6. Development charges will be calculated after the completion of Engineering drawings and the Engineering Estimates.
7. I will inform to the Authority (GDA) regarding the development charges as soon as we calculate them.
8. I do hereby undertake that cancellation of plots cases are according to rules/Terms & Conditions and with the consent of the allottees.
9. I will be responsible if any complain received from allottee.

\_\_\_\_\_ S/o \_\_\_\_\_  
CNIC No. \_\_\_\_\_  
Director \_\_\_\_\_

**(SPECIMEN)**  
**BANK GUARANTEE**

BANKS GUARANTEE NO: \_\_\_\_\_

DATED : \_\_\_\_\_

AMOUNT: \_\_\_\_\_

EXPIRARY DATE: \_\_\_\_\_

Whereas a Performance Agreement dated \_\_\_\_\_ has been executed between Gwadar Development Authority and M/s. (Name of the Developer of the Scheme) for the development of the (Name of the scheme) Scheme as per terms and conditions contained in the said Performance Agreement.

AND WHEREAS you have required the Developer to furnish, a Bank Guarantee equivalent to the amount Rs. (in figures) Rupees (in words).

1. NOW THEREFORE in consideration of the aforesaid we (Name of the Bank) do hereby bind ourselves, unconditionally and irrevocably, and guarantee to pay you the said amount without objection or reservation or any reference to the Developer, within three days of the receipt of the written demand notice, before the expiry of this Bank Guarantee.
2. This Guarantee shall continue to be in full force and operative and binding on us, until all the requirements of the Performance Agreement have been complied with.
3. Any such demand made by you on default by the Developer, shall deemed to be conclusive by the mere fact of placing a demand. We shall be bound to encash this Bank Guarantee on demand.
4. Our obligation under this Guarantee shall not be discharged or affected by:
  - a. Any time or any indulgence given by you to the Developer in respect of any obligation of the Developer under the Performance Agreement.
  - b. Any variation of any provision of the Performance Agreement.
  - c. Any dissolution, winding up or corporate reorganization of the Developer.
  - d. Any transfer or extinguishing of any of the liability of the Developer by any law, regulation, decree, judgment order or similar instrument.

5. Our liability under the Bank Guarantee shall, in any case, not exceed the sum of Rs. (in figures) Rupees (in words).
6. We will be released and discharged of our liability, if no claim is lodged with us on or before (Expiry date of the Bank Guarantee).
7. This Bank Guarantee shall constitute an irrevocable arrangement binding on us and our successor in interest, and shall inure to the benefit of your successor in-interest, assigns under Agreement.

For and on behalf of the bank:  
Seal and signatures of the authorized person  
Designation

Name of the bank

**WITNESS 1**

Signature

Name: \_\_\_\_\_

CNIC: \_\_\_\_\_

Address: \_\_\_\_\_

**WITNESS 2**

Signature

Name \_\_\_\_\_

CNIC: \_\_\_\_\_

Address: \_\_\_\_\_

**COVERING LETTER**

BANKS GUARANTEE NO \_\_\_\_\_  
DATED \_\_\_\_\_  
AMOUNT \_\_\_\_\_  
EXPIRARY DATE \_\_\_\_\_

To,

The Director Town Planning  
Gwadar Development Authority  
Marine Drive, Gwadar

Dear Sir,

As per request of M/s (name of the Developer)\_we hereby enclose Bank Guarantee No \_\_\_\_\_ dated \_\_\_\_\_ in your favour, the sum of Rs. (in figures) and\_(in words) on account of M/s (name of the Developer).

We, hereby undertake to make an unconditional payment of Rs. (in figures) and\_(in words) to you on your first written demand and without recourse to the Developer as per the provisions of Bank Guarantee,

This Bank Guarantee shall remain valid and in full force till the expiry date, after which no claim will be entertained.

Any claim arising against of this Guarantee must be lodged in writing within the validity period of Bank Guarantee, certifying that the Developer has failed to meet the requirements under Performance Agreement.

For and on behalf of the bank:  
Seal and signatures of the authorized person  
Designation

## **BANK GUARANTEE**

### **INSTRUCTIONS FOR SUBMISSION OF BANK GUARANTEE**

1. Bank Guarantee is to be executed on Rs, 1000, non-judicial stamp papers.
2. Bank Guarantee must accompany a covering letter from the issuing bank.
3. Two additional copies of the Bank Guarantee shall be submitted and each page of the bank guarantee shall be stamped and signed.
4. The Bank Guarantee shall be as per given specimen.

**Appendix-L**

Directorate of Town Planning,  
Gwadar Development Authority

No:

Dated

To

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subject: **Approval of Layout Plan (Technical Approval)**

Reference is made with the cited subject. It is to informed you that, your submitted layout plan for \_\_\_\_\_ scheme, Namely \_\_\_\_\_

Has been approved with the following details


Land Use Schedule

2. The copy of approved layout plan is enclosed. you will not advertise the scheme for sale of plots on the basis of approval of layout plan.

Director Town Planning  
Gwadar Development Authority

1. Copy Forward
2. Chief Engineer, GDA
3. Director Land management, GDA
4. PS. To DG. GDA





Appendix-N

Directorate of Town Planning,  
Gwadar Development Authority  
No:  
Dated

To:

\_\_\_\_\_  
\_\_\_\_\_

SUBJECT: APPROVAL OF SCHEME /LAYOUT PLAN  
(name and location of scheme)

The scheme plan submitted by you for an area measuring\_\_\_\_\_ Acres in Kasra No.\_\_\_\_\_ Mouza/s\_\_\_\_\_ in Tehsil\_\_\_\_\_ and District\_\_\_\_\_ has been approved by Gwadar Development Authority)

This approval of the scheme is subject to the following conditions:

1. No change in land use of plots will be allowed at later stage in violation of any prevailing Laws for the time being enforce.
2. The approval of designs of services such as water supply, sewerage and drainage systems and of roads shall be obtained from this Authority.
3. The approval of design of electrification and street lights shall be obtained from this Authority.
4. The development works in the scheme shall be completed in accordance with the approved designs and specifications.
5. All development works shall be completed within a period of three years from the date of issue of this letter.
6. Construction of buildings shall be undertaken after approval of building plans in accordance with prevailing Building and Zoning Regulations/Bye-Laws.
7. Proportionate cost for the provision of trunk services on proportionate area basis shall be paid by the plot owners as and when demanded by this Authority.
8. Provision of horticulture and landscaping of the scheme area will be done as per approved plans.
9. The operation and maintenance of the schemes after completion of development works shall be responsibility of the plot owner's association for certain time period then after the terms and conditions decide by this Authority.

10. In case of any litigation or objection regarding the land ownership, you will be responsible for the same and Gwadar Development Authority shall not be a party in this issue. You will be responsible to settle any dispute about ownership of land if arises at any stage.
11. The plot owners shall pay any betterment charges as and when levied by this Authority.
12. In case of any complaint from the plot owners you or plot owner's association shall be responsible to settle the issue this Authority ensure / protect the legal interest of general public.
13. You will display a copy of approved scheme plan, a copy of approval letter and a list of mortgaged plots in your office.
14. You will abide by the terms and conditions of the Transfer Deed and Mortgage Deed/Performance Agreements.
15. No revision in layout plan and design specification etc. to be done without the approval of this Authority.
16. You will make arrangements to hand over the possession of the areas to Gwadar Development Authority) as per Transfer Deed.
17. You shall get the approved scheme transferred in revenue record within six months after the approval of the scheme.
18. The advertisement and publicity material shall include:
  - a). Total area and location;
  - b). Total number of residential and commercial plots of various sizes;
  - c). detail of mortgaged plots.
  - d). Period for completion of development works.
  - e). Method of allocation of plot numbers.
19. Sale or commitment of plots over and above the total number of plots provided in the approved scheme is not allowed.
20. Sale or commitment of mortgaged plots is not allowed before their redemption.
21. Full contents of this letter shall be given in the publicity brochure prepared for the sale of plots.
22. You will take up the case regarding the proposed acquisition of land if any with the concerned authority; The Plan approving authority has nothing to do with it.
23. You shall include all the general terms and conditions under these Rules in your application forms.

**Director Town Planning**  
Gwadar Development Authority

**Appendix -O**

**PUBLIC NOTICE (Approved Scheme)**

(Name and location of the scheme)

The public is hereby informed through this notice that M/s (Name and Address of the developer) Has applied to Gwadar Development Authority for approval of the scheme named (name of scheme) located in mauzas(name of mauzas) in tehsil(name of tehsil) in district(name of district), having a total area of \_\_\_\_\_ Acres.

The Gwadar Development Authority has approved this scheme.

Detail of various categories of plots provided in the scheme is as follows

Residential /Industrial/Business & Residential /Recreational/Business & Commercial	Size of Plots	No. of Plots
Commercial		
Others		

The public is hereby informed through this notice that the following plots in the scheme have been mortgaged with the Gwadar Development Authority as security towards provision of development works (provision of roads, water supply sewerage and drainage system, street light and electricity network, gas facilities and horticulture work). It is the responsibility of the developer of the scheme to provide and complete the development work. The developer cannot sell or transfer these plots until these are redeemed after due completion of the development works. List of mortgaged is as follows;

Plot Number	Block	Dimension	Area		Use
			Sq.ft	Sq.Yd	
Total Area					

Public is informed through this notice not to enter into any transaction, sale or purchase of the mortgaged plots till they are redeemed.

**Director Town Planning**  
Gwadar Development Authority

**APPENDIX-P**

Directorate of Town Planning,  
Gwadar Development Authority  
No:  
Dated

To

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GRANT OF DEVELOPMENT PERMIT**

The proposal submitted by M/S \_\_\_\_\_ for \_\_\_\_\_  
\_\_\_\_\_ has been scrutinized in this office and  
there is no objection to the development of \_\_\_\_\_ in  
the area situated at Gwadar, for an area measuring about \_\_\_\_\_ Acres and  
consisting of the following Khasra Nos: \_\_\_\_\_

The issuance of Development Permit is subject to the following conditions:

1. Development works in the scheme will be executed by the sponsor/owner.
2. Provision of proper access to the scheme, proper system of sewerage
3. Khasra numbers, if any, overlapping with the schemes already approved by GDA will be considered/have been deleted.
4. Khasra numbers, if any, overlapping with the schemes already under process or at planning permission stage will be allowed to be included in the scheme provided ownership is confirmed in your favour at the time of submission of detailed scheme.
5. Areas falling under proposals/ notifications issued by the Government will be considered deleted from the scheme.
6. The scheme will not be advertised in any newspaper or magazine or through any other publicity media for sale to the general public till the final approval of the scheme is accorded in writing by GDA.
7. The provision of proposed Master Plan roads adopted by GDA will be made so as to accommodate the circulation network and other proposals, if any, of the Master Plan in the layout of the scheme.

8. The Layout plan of the scheme to be submitted by you shall be prepared and signed by a Registered Town planner and shall also bear the signatures of the owner/sponsor.
9. Following documents shall be submitted for scrutiny of the proposed development:
  - a) 3 copies of site plan showing location of scheme, on scale 1: 10,000 or any other convenient scale with reference to its surrounding areas.
  - b) 3 copies of survey plan of the site showing the spot levels, physical features such as existing trees, borrow-pits, high tension lines, water channels, existing grave yards, mosques etc. The contour with 0.5 meters or 1 fit interval be indicated on the plan.
  - c) 3 copies of layout plan drawn to be scale of not more than 1:2500 with Khasra plan duly superimposed and showing various land uses in accordance with prescribed standards.
  - d) One copy of ownership record including Fard-e-Malkiat, Aks shajra, Mutation deed duly attested by Tehsildar concerned.
  - e) One copy of an irrevocable General Power of Attorney duly registered, if the scheme is submitted by any person other than the owner/s.
10. The development permit shall remain valid for a period of 3 months from the date of issue and will be treated as withdrawn if the details of the scheme are not submitted to GDA for scrutiny within stipulated period.

Director Town Planning  
Gwadar Development Authority

Copies for information to:

1. Director General, GDA
2. Chief Engineer, GDA
3. Director Land Management, GDA

## NUMBERING OF PLOTS AND ROADS

### 1. NAMING THE BLOCKS

- i. The scheme may be divided into Blocks keeping in view its area.
- ii. Efforts shall be made to ensure that each Block is bounded in such a way that total numbers of plots in the Block do not exceed 500 or so.
- iii. Boundaries of each Block shall be well defined with a road or prominent physical feature
- iv. These Blocks shall be named or given alphabetical numbers.

### 2. NAMING THE ROADS

Each road shall be given a name, numerical or alphabetical number for identification

### 3. NUMBERING OF PLOTS

A particular plot in a street shall be given a unique/specific number. The intention is to make it easier to locate it. There are different systems being followed for numbering of plots, same are summarized below.

- a). **Option 1**  
Odd numbers on the left side, as viewed from the datum point at the start of the road, and even numbers on the right side. Along long roads numbers will typically ascend until the road crosses a junction or reaches the boundary of the next Block.
- b). **Option 2**  
To proceed sequentially along one side of the road and then back down the other, it is a combination of clockwise and anti-clockwise system, depending on the layout plan.
- c). **Option 3**  
First roads are numbered. Then plots are numbered along both sides of the road sequentially or on odd/even system basis. In this case the road numbers vary but the plot numbers in each road start from one.
- d). **Option 4**  
Plots which surround a square are usually numbered consecutively clockwise

Appendix-R

**CERTIFICATE FOR VERIFICATION OF LAND/TATIMA**

**For the Scheme \_\_\_\_\_**

Reference to the decision taken in the meeting held on 17<sup>th</sup> October, 2017 under the chairmanship of Commissioner Mekran to resolve the issue regarding land document/Tatima.

The following decisions were made:-

- A joint visit of land/property shall be conducted by the representatives of GDA, Revenue staff and representative of land/property owner.
- The representatives will check the possession and demarcation of land and subsequently a site plan would be developed in the light of Revenue record, possession and NOC issued by Gwadar Development Authority.

**Owner of Scheme:**

Representative of Scheme owner submitted the Land ownership documents and site plan in concerned quarters for verification.

**Revenue Department Representative:**

The representative of the Revenue Department has checked the documents, site plan, demarcation of the land and possession of the land as per Revenue record, This site plan has been developed as per Revenue Record is to be considered as Tatima.

**Gwadar Development Authority Representative:**

The representative of GDA has taken the coordinates/points of the scheme and developed a location plan of the scheme shown by the owner of Scheme.

**Signatures**

Owner of Scheme: Scheme Name & Address: _____ _____	Revenue Representative: Name and Designation _____ _____	GDA Representative: Name and Designation: _____ _____
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