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No. 162/TPS/20/GDA/5397-99
Government of Balochistan
Gwadar Development Authority
(Town Planning Directorate)

Dated, Gwadar the, 28th February 2020

NOTIFICATION.

No. 162/TPS/20/GDA/5397-99 with the prior approval of the Chairman GDA, Governing Body, Gwadar Development Authority, Government of Balochistan, in exercise of powers conferred by GDA Act 2003, Section 9, Sub Section 2, the undersigned is hereby notified /published the Gwadar Smart Port City Master Plan 2017-2050 (Land Zoning Plan is enclosed).

The Gwadar Master Plan 2004 has been revised with Gwadar Smart Port City Master Plan. Whereas this is to inform all stakeholder, government, semi government department, agencies, organizations, general public, investors, developers that all kinds of planning and development activities to be undertaken as per the recommendation and guidelines of Gwadar Smart Port City Master Plan. The approved land zoning of Gwadar Smart Port City Master Plan is also available at GDA website www.gda.gov.pk.

The Master Plan has been prepared and planned with a vision and policy guidelines for the perspective period of 2017 to 2050. This Master Plan is being undertaken to provide the, land zoning policies, norms/standards and the implementation procedures.

2. The Gwadar Smart Port City Master Plan has the following land zoning:

Type	Code	Land use area (km ²)	Proportion of Urban Development Area (%)	Proportion of Planning Area (%)
Urban Development Area	Existing Area	EA	10.24	4.59
	Residential Land	R	91.90	25.99
	Business & Commercial Land	B	9.12	2.58
	Business & Residential Mixed Land	B&R	8.81	2.49
	Administration Land(Governmental & Institutional)	A	8.42	2.38
	Recreation & Entertainment	REC	17.69	5.00
	Industrial Land	M	78.74	22.28
	Warehouse Logistics Land	W	7.87	2.22
	Transport Land	T	84.05	23.78
	Municipal utilities Land	U	10.89	3.08
	Traffic & Utilities Buffer Land	TB	13.87	3.92
	White Land	WL	8.14	1.74
	Total		353.80	100.00
Restricted Area	Military Land	ML	44.34	3.09
Other Use Area	Reserved Land	RL	451.93	37.03
	Water Body	WB	0.38	0.03
	Basin/Nullah	BA	64.26	5.35
	Beach	BE	6.08	0.51
	Ecological Corridor	EC	133.37	11.10
	Mountain	MC	148.99	12.24
Planning Area			1201.15	100.00
Type		Code	Land use area (km ²)	
Out of Planning Area	Transport Land	T	17.91	

(Director Town Planning)
Gwadar Development Authority
Gwadar