

LOOKING FOR BETTER FUTURE AND VERTICAL DEVELOPMENT IN PAKISTAN

PROPOSED PROGRAMS/ BUILDINGS FOR PROPOSED SITES FOR COMMERCIAL EXPLOITATION IN RAWALPINDI DIVISION

JAMSHAD KHAN ARCHITECT AND ASSOCIATES

RAWALPINDI DISTRICT

PROPOSED BUILDING PROGRAMS

TABLE OF CONTENT

PROPOSED SITES FOR COMMERCIAL EXPLOITATION IN RAWALPINDI DIVISION

JAMSHAIK KHAN ARCHITECTS AND ASSOCIATES

S.No	SITE	ROAD NAME	RAILWAY (KM)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC VALUES (MILLION)	CO-ORDINATES	OWNERSHIP/POSSESSION
1	Site No.1 Murree Rest House	Mall Road Station	1505 Km	Rawalpindi	38756.08	8.61	-	Latitude= 33 54 44 Longitude= 73 23 58	Pakistan Railways
2	Site NO.2 Div Rail B.No.82 Near Officer Rest House Railway	Saddar Road	1505-1506 Km	Rawalpindi	108498	22.1	1100	Latitude= 33 36 05 Longitude= 73 02 45	Pakistan Railways
3	Site NO.3 Adjacent To Airport Flyover	Airport flyover near Chaklala	1505 Km	Rawalpindi	103554.69	23.16	239.99	Latitude= 33 35 57 Longitude= 73 04 46	Pakistan Railways
4	Site No.4 Westridge	Westridge Road 2 Site 4	-	Rawalpindi	178467	39.6	-	Latitude=33.615243 Longitude=73.031684	Pakistan Railways
5	Site No.5 Near IOW-2 Office RWP Station	Zahid Baig Road	1509 Km	Rawalpindi	12525	2.5	474.25	Latitude= 33 36 56 Longitude= 73 01 47	Pakistan Railways
6	Site No.6 Railway Land Proposed for Commercial Exploitation Near Lxing No 52 Manned At Sihala Railway Station	Kahuta Road	1490-1491 Km	Islamabad	59120.97	10.85	165.55	Latitude=33.550365 Longitude=73.203532	Pakistan Railways
7	Site No.7 Railway Land Proposed For Commercial Exploitation Near Korang Town Lohi Bir	Korang Town Road	1498-1499 Km	Islamabad	1067087	213	432	Latitude=33.583068 Longitude=73.142484	Pakistan Railways
8	Site No.8 Railway Land Proposed For Commercial Exploitation Near Radio Pakistan Islamabad	Main GT Road	1480-1481 Km	Kalar Syedan	36594.26	67.2	565	Latitude=33.466154 Longitude=73.203604	Pakistan Railways

RAILWAY SITE MURREE

PROPOSED BUILDING PROGRAMS



SITE # 01

MURREE REST HOUSE



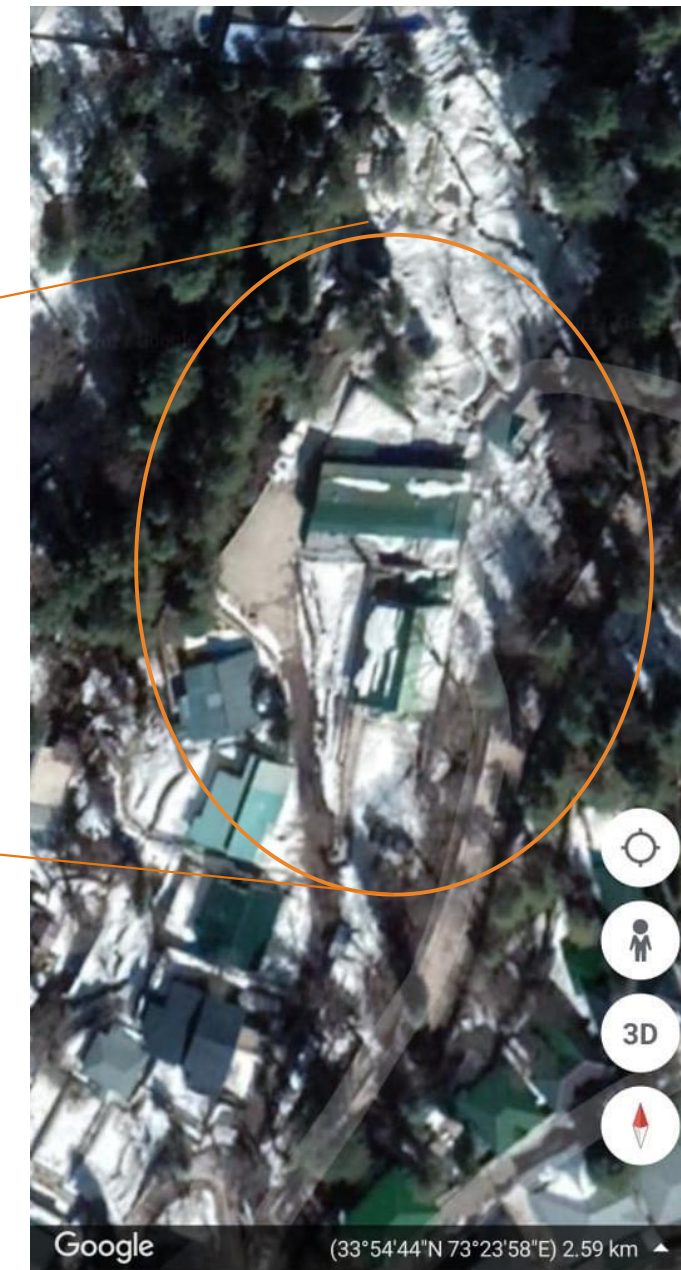
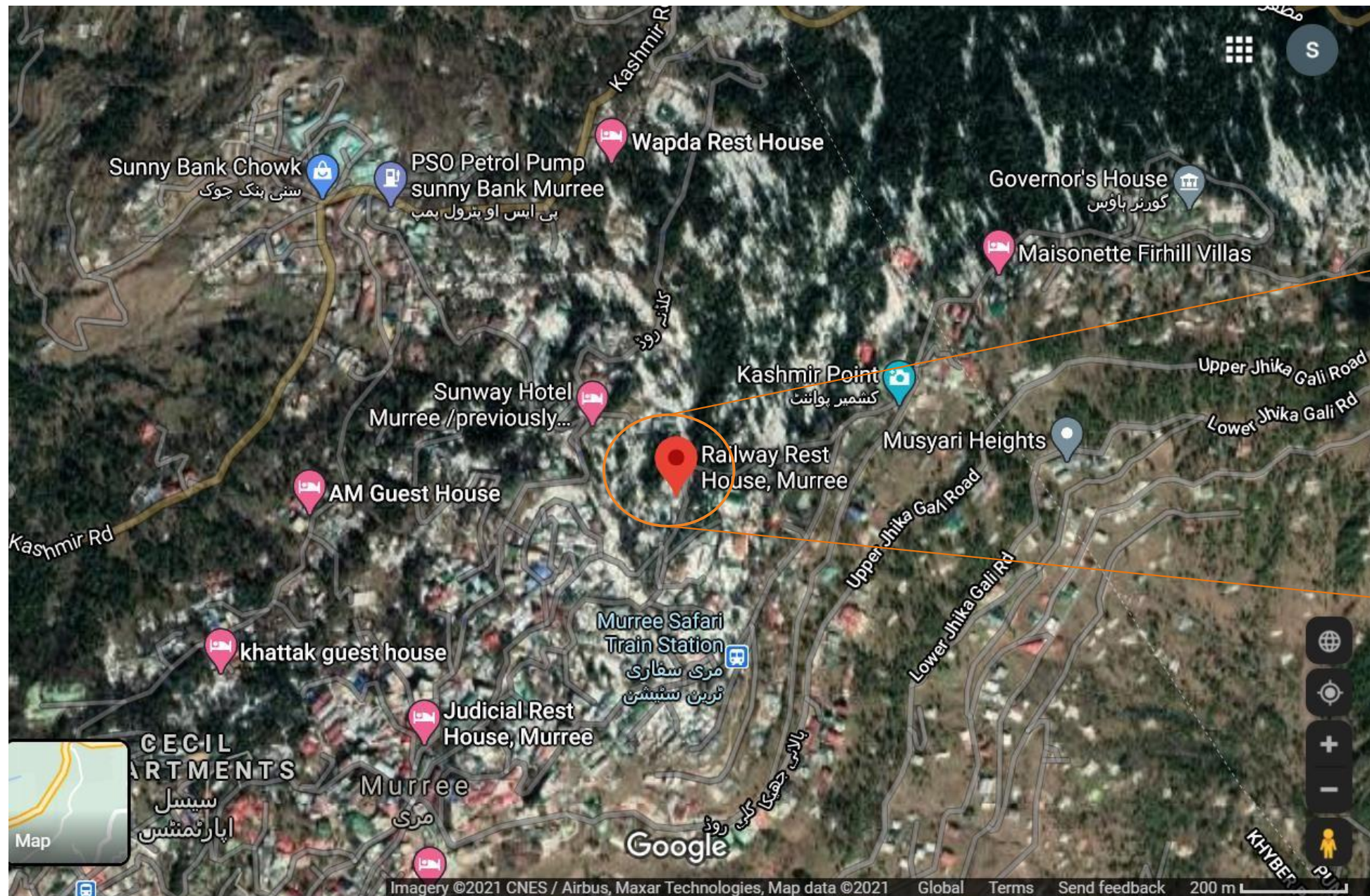
Site # 01 Murree Rest House

Annx: 1

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC VALUES (MILLIONS)	Ownership/P os session
Mall road Station	1505 Km	Rawalpindi	38756.08	8.612		Pakistan Railways

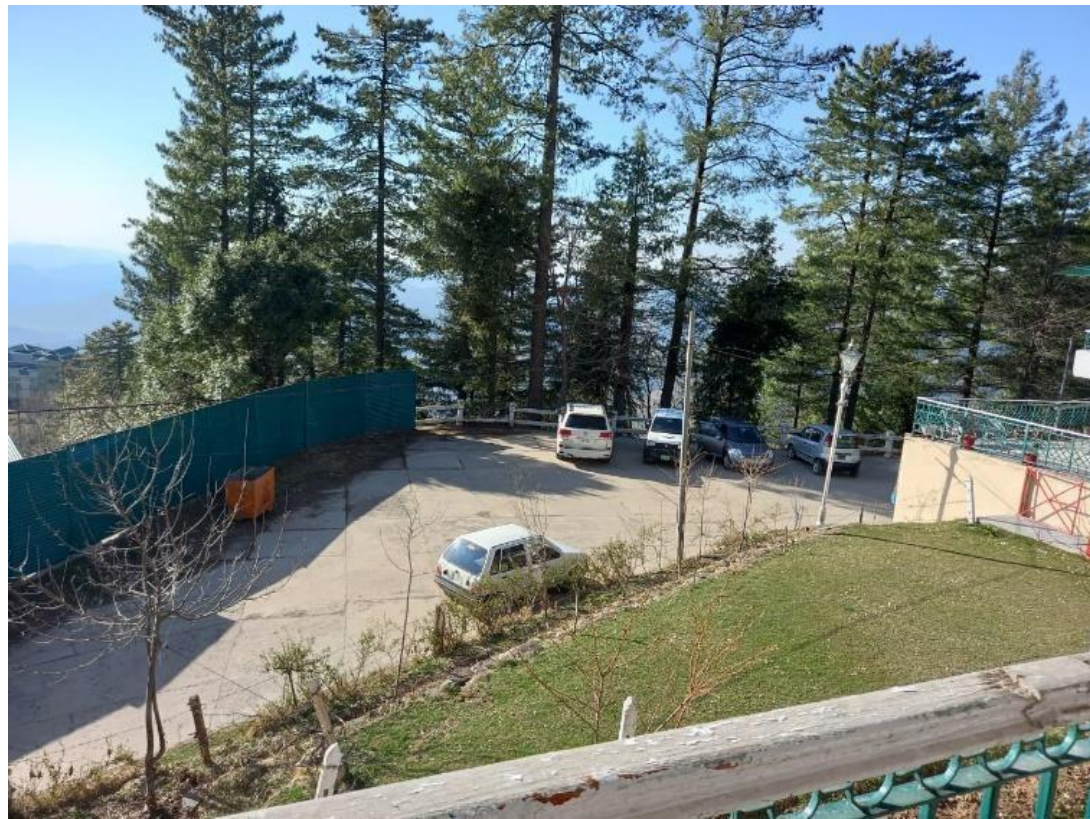


LOCATION



8 km away - Sunny Chowk
1 km away - GPO Chowk
600 m away from Kashmir Point

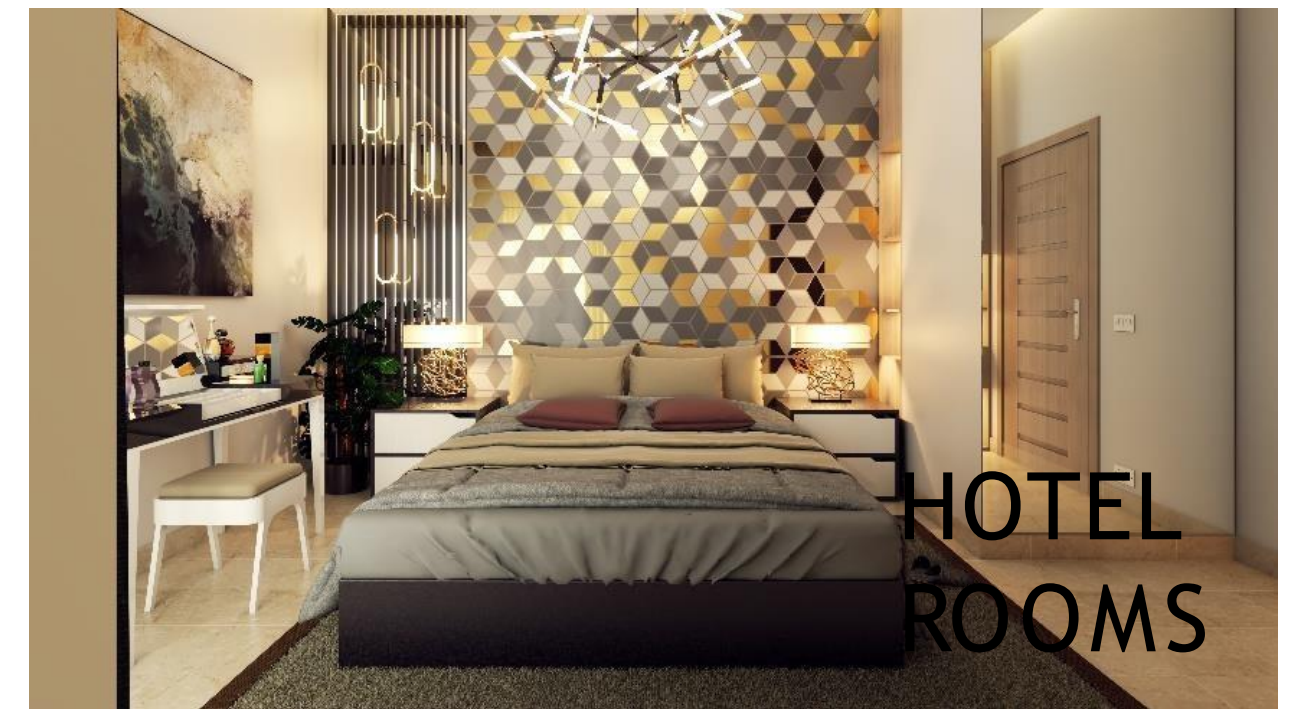
SITE PHOTOGRAPHS



PROJECT POTENTIAL

- ❓ Owned by Railway Development Authority
- ❓ Central location
- Easy travel distance from commercial hub
- 600 meters away from Kashmir Point
- 1 km away from GPO chowk
- Infrastructure
 - Spacious car parking
 - Secure 24 x 7 access

PROPOSED PROGRAMS (LAVISH 3 STAR HOTEL)



3D VIEW (REAR SIDE)





SITE # 02

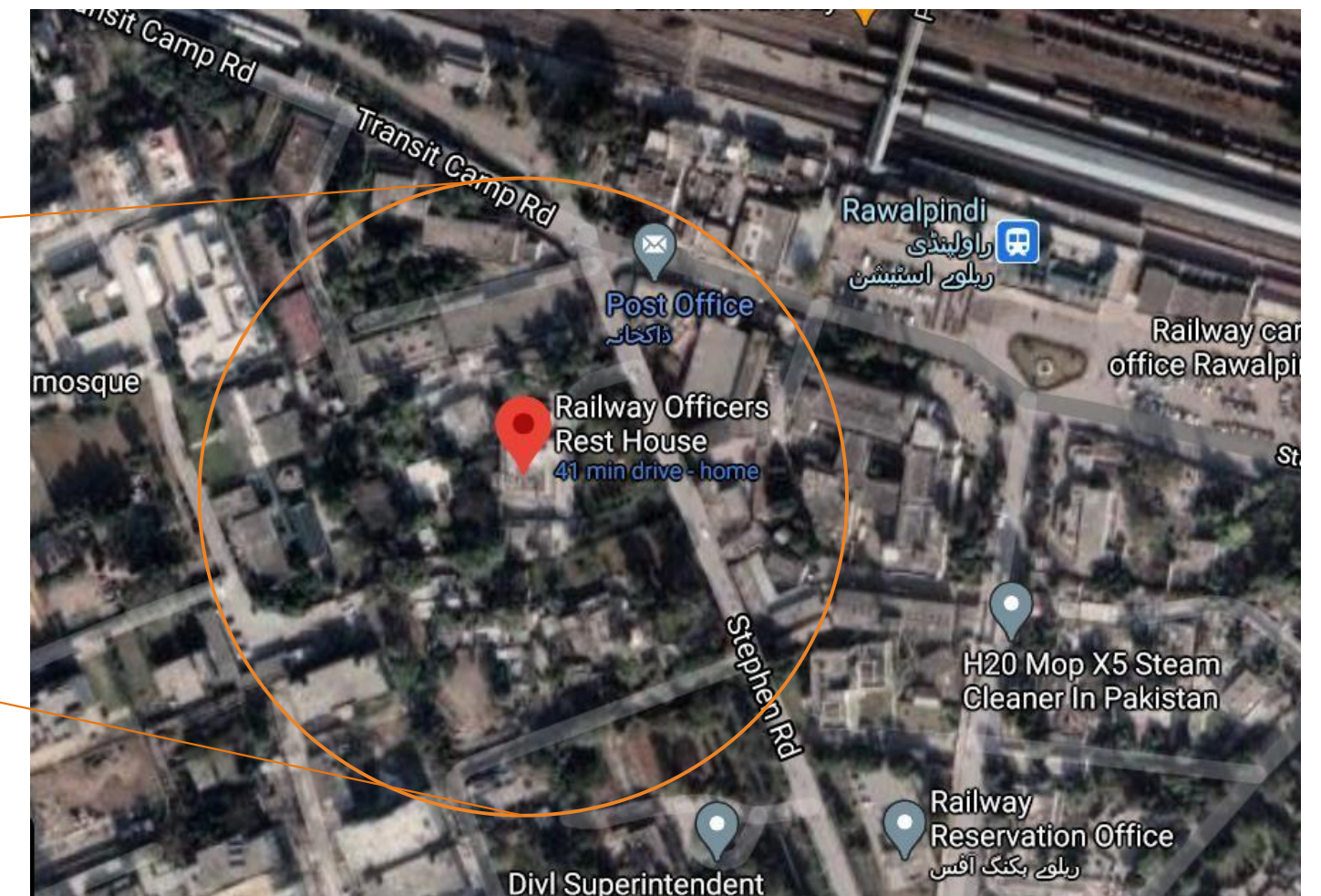
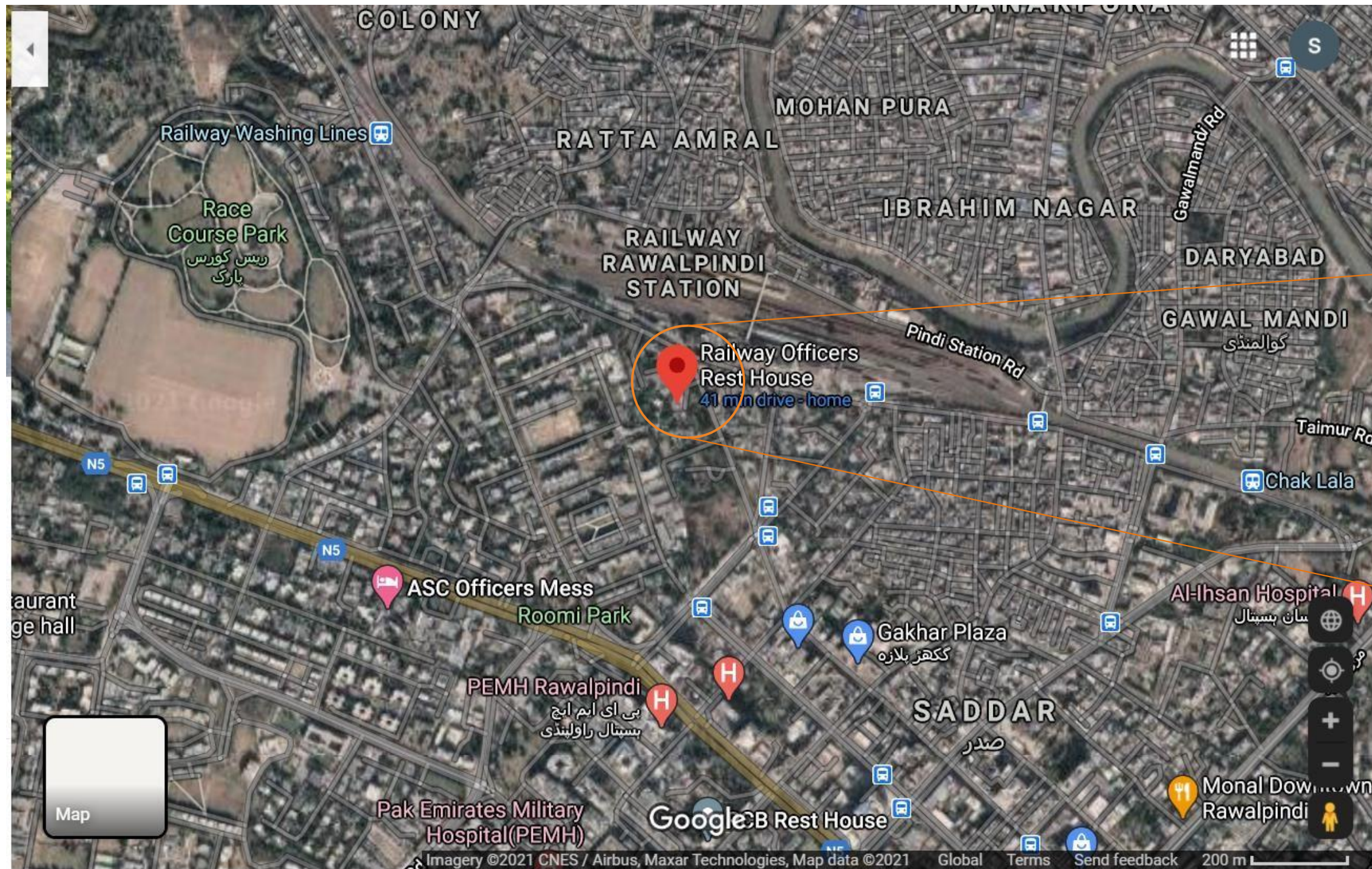
PLOT # 82



ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC Value	Ownership/ Possession
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LOCATION



Sadar Rawalpindi - 1.2 Km away
Race course Park - 2.8 km away

SITE PHOTOGRAPHS



PROJECT POTENTIAL

- ❓ Owned by Railway Development Authority
- ❓ Central location
 - Easy travel distance from commercial hub of Rawalpindi
 - 12 km away from Sadar
- Infrastructure
 - Spacious car parking
 - Secure 24 x 7 access
- Luxurious and ventilated Apartments
- Lavish Pent House
- Amenities (Gymnasium, Day car, Community Hall , Badminton Court, Coffee House)

PROPOSED PROGRAMS

- Residential building complex

PROGRAMS



3D VIEW





SITE # 03

AIRPORT FLYOVER NEAR CHAKLALA



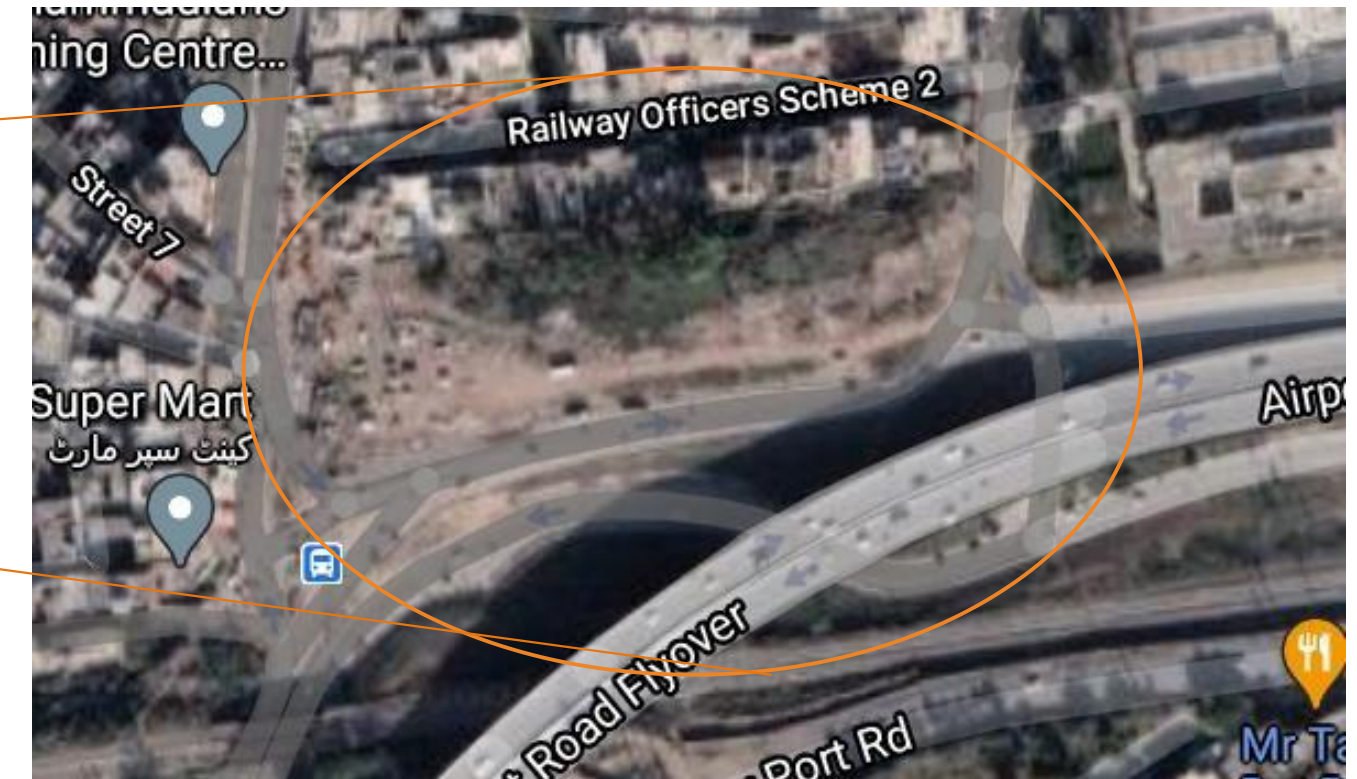
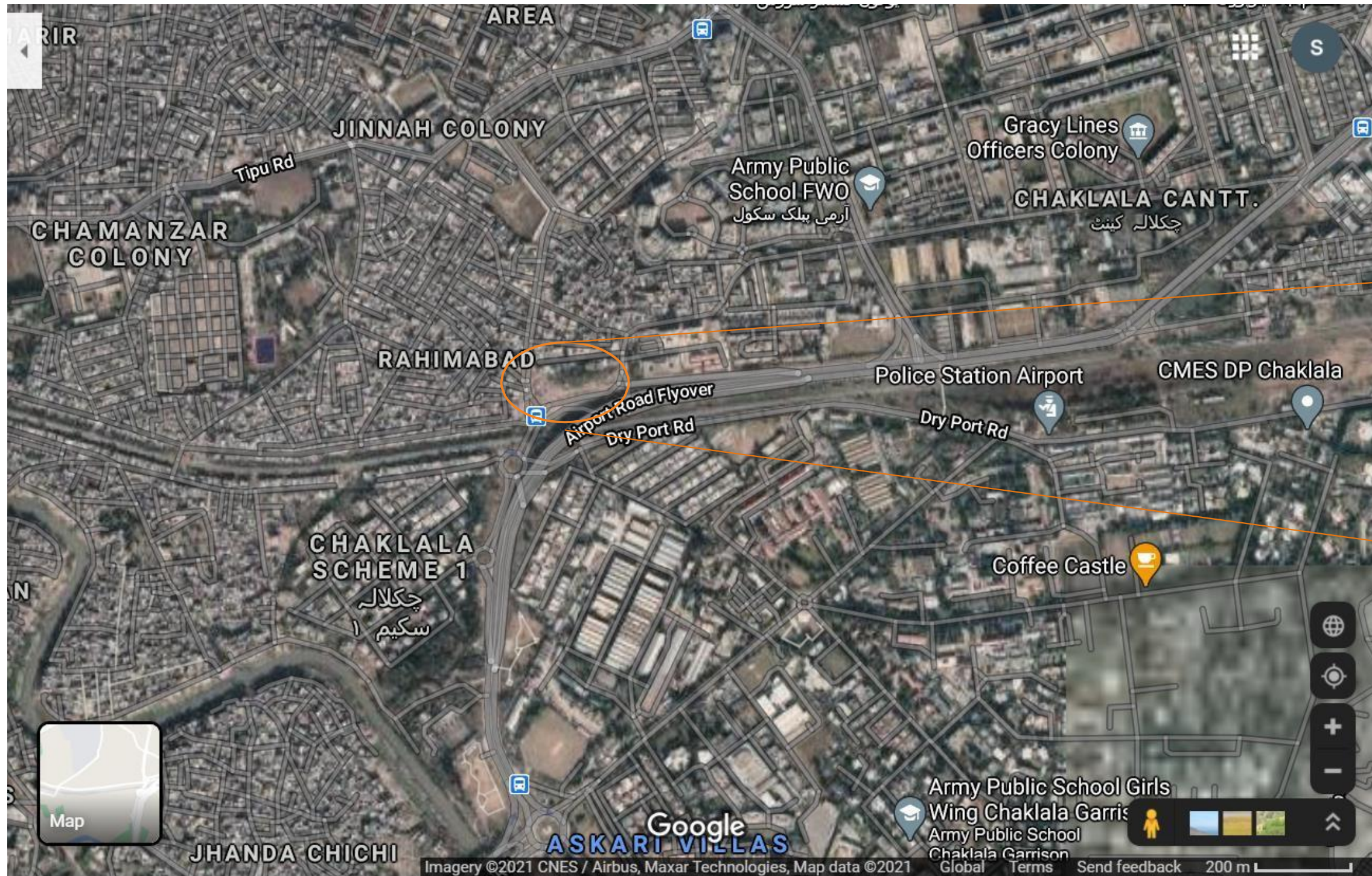
Site No.3 Adjacent To Airport Flyover Near Chaklala

Annx: 3

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN KANAL	DC VALUES (MILLIONS)	Ownership/P os session
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LOCATION



Old airport - 4.6 km away
Sadar- 5.6 km away
Expressway- 5.9 km away

SITE PHOTOGRAPHS



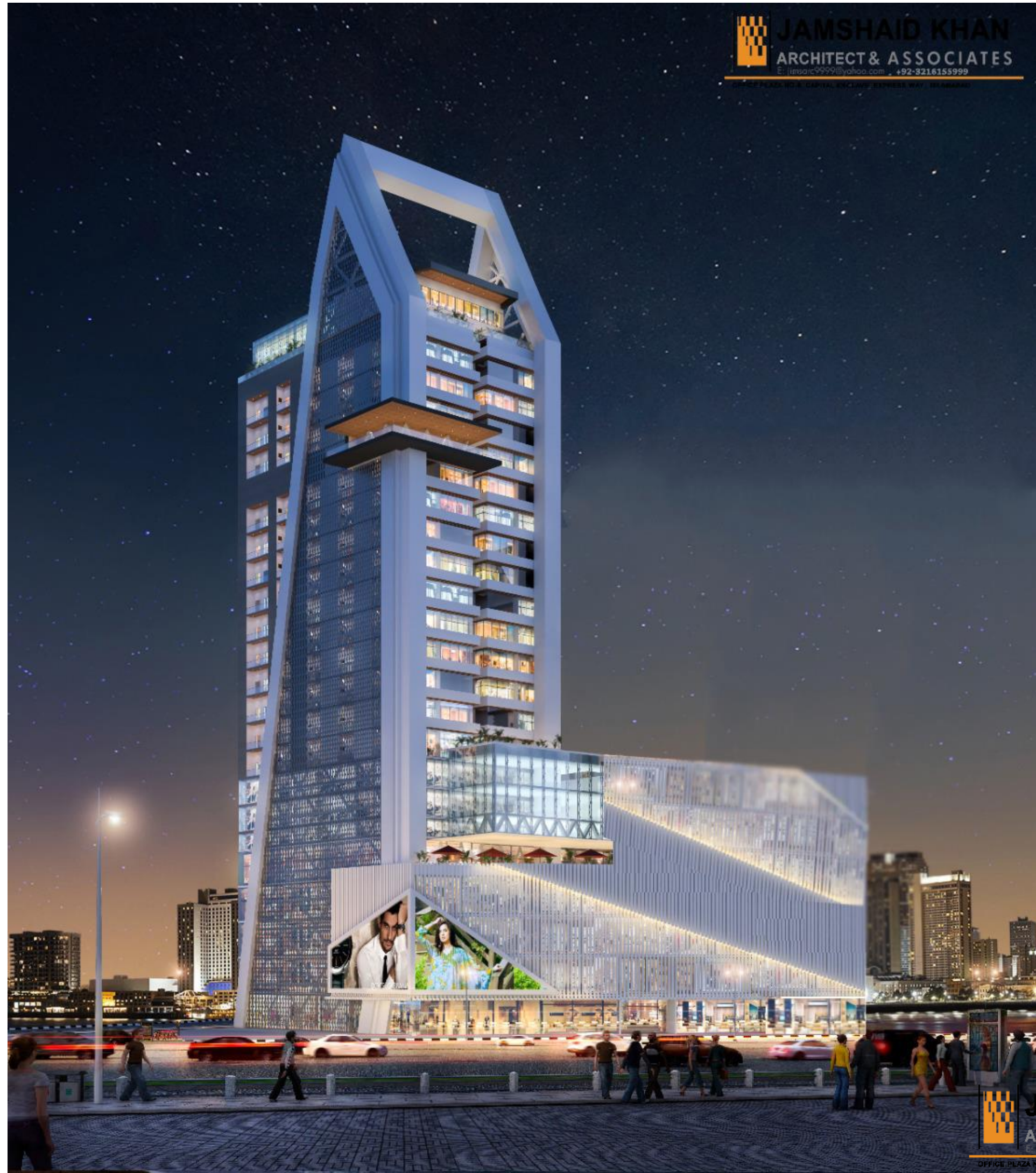
PROPOSED PROGRAMS

- ❓ Outward looking market
- ❓ Mixed use apartment building/Mall
- ❓ Corporate building

PROJECT POTENTIAL

- ❓ Owned by Railway Development Authority
- ❓ Central location
- ❓ Nearby Educational, shopping and recreational facilities
- Easy travel distance from commercial hub of Rawalpindi
- 4.6 km away from old Airport
- Infrastructure
 - Spacious car parking
 - Outward looking accessible shops
 - Offices
 - Luxurious and ventilated Apartments

3D view



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OFFICE PLAZA NO-6, CAPITAL ENCLAVE, EXPRESS WAY, ISLAMABAD

3D VIEW





SITE # 04

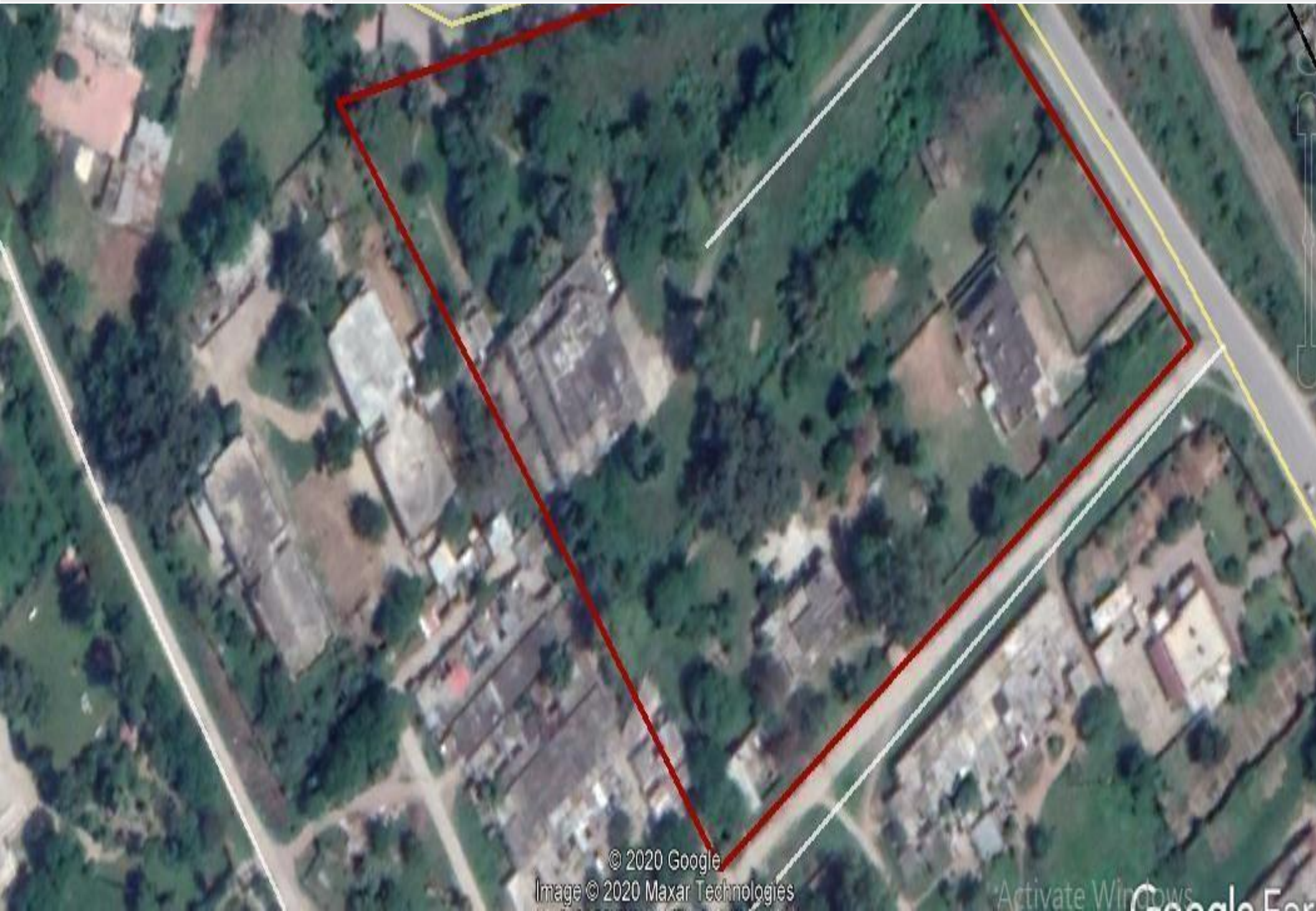
WESTRIDGE ROAD 2



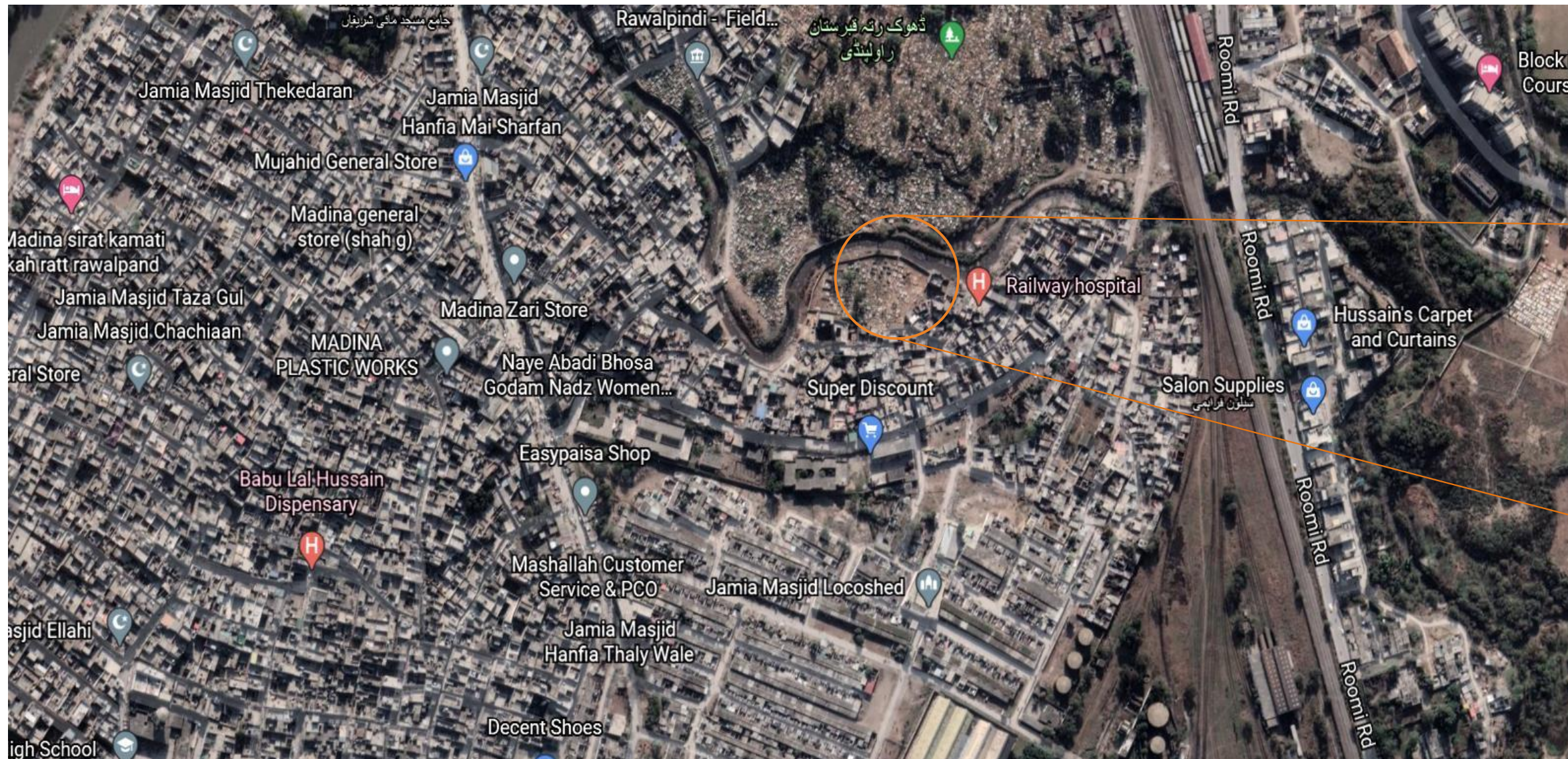
SITE 04 WESTRIDGE ROAD II

Annx: 4

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC VALUES (MILLIONS)	Co-Ordinates	Ownership/Possession
Westridge Road		Rawalpindi	178467 sft	39.6		33.615243° 73.031684°	Pakistan Railways



LOCATION



RACE COURSE PARK 1.15 KM
RAILWAY STATION RWP 1.65 KM

SITE PHOTOGRAPHS



PROJECT POTENTIAL (RESIDENTIAL APARTMENT BUILDING COMPLEX)

- ❓ Owned by Railway Development Authority
- ❓ Central location
- Easy travel distance from commercial hub of Rawalpindi
- 12 km away from Sadar
- Infrastructure
- Spacious car parking
- Secure 24 x 7 access
- Luxurious and ventilated Apartments
- Lavish Pent House
- Amenities (Gymnasium, Day car, Community Hall , Badminton Court, Coffee House)



SITE # 05

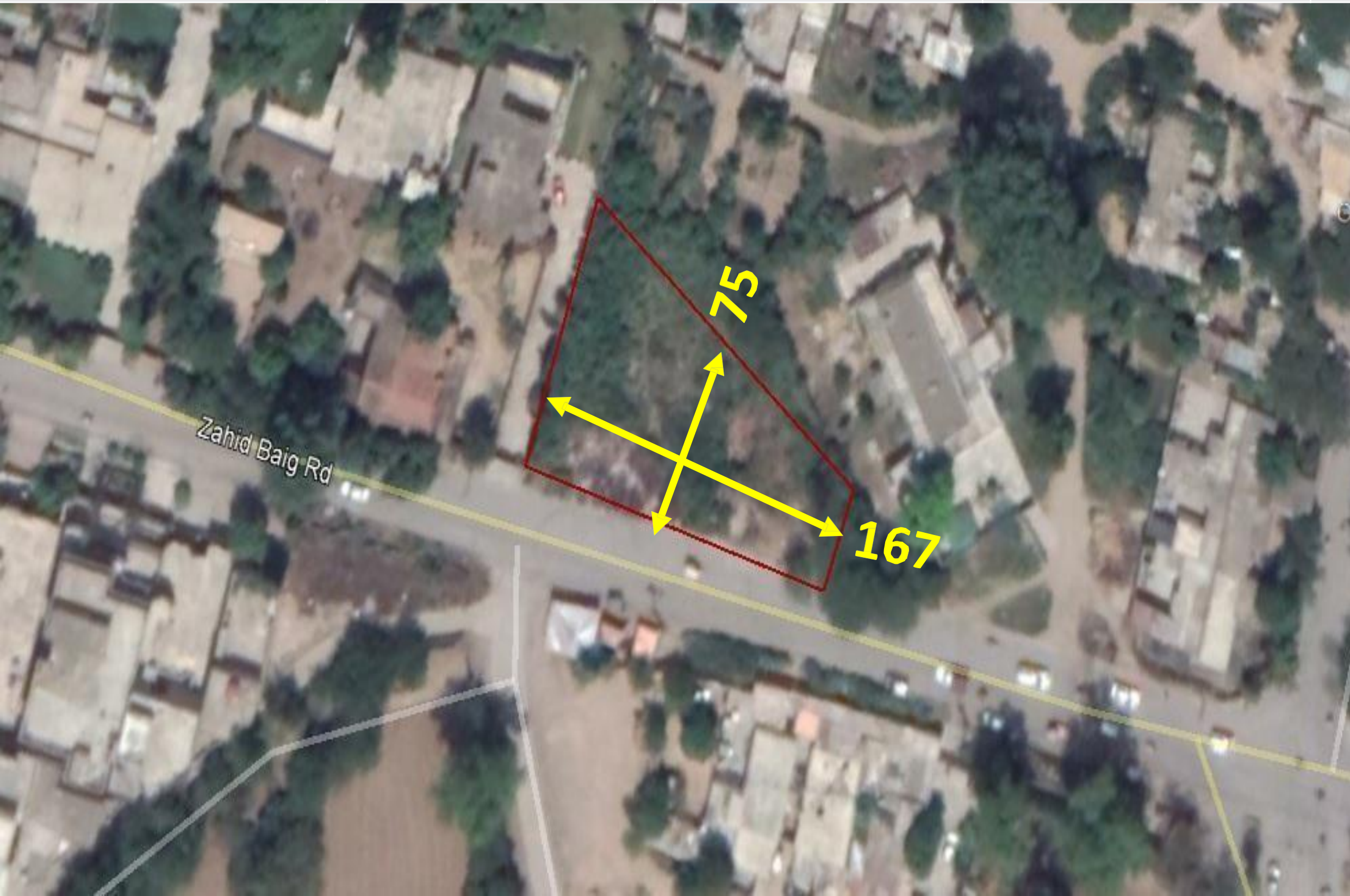
10W - 11 OFFICE RWP STATION



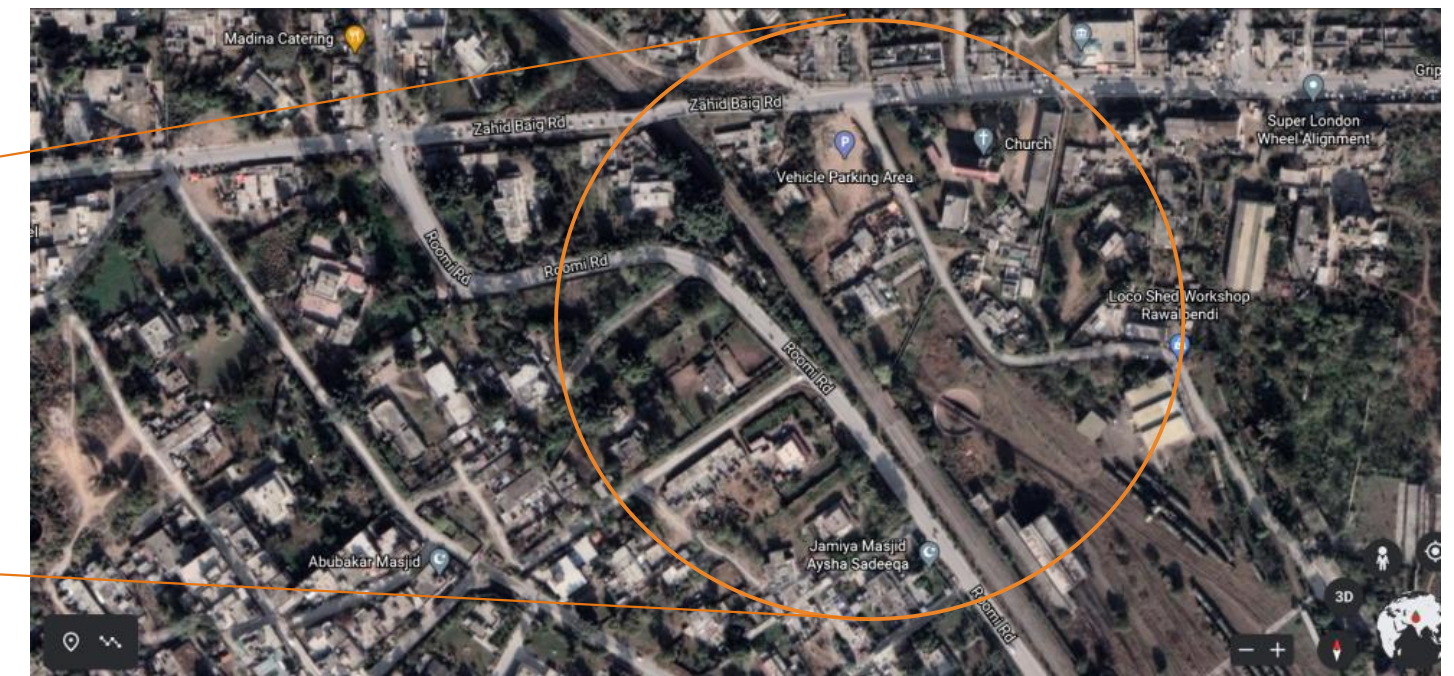
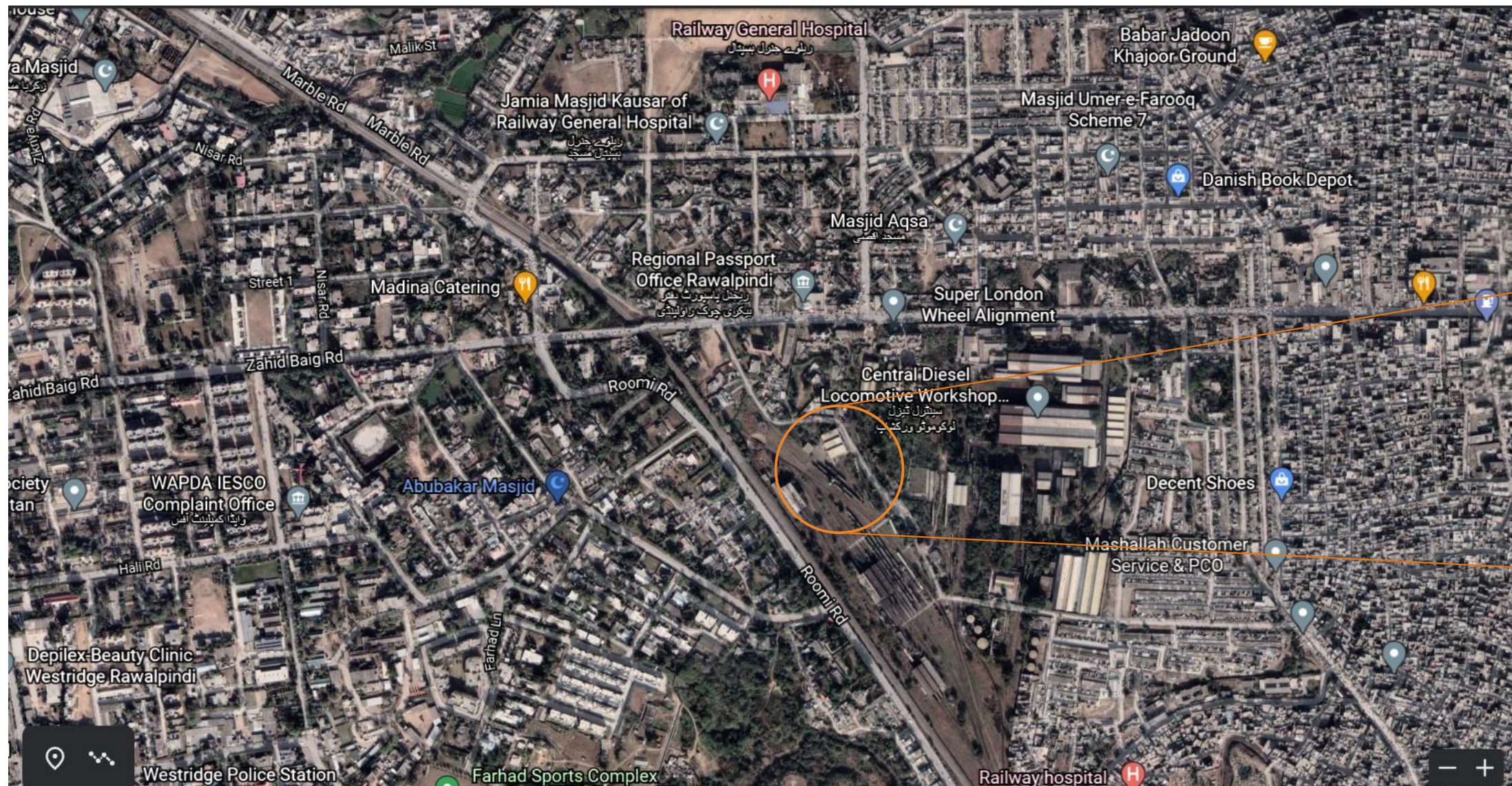
Site N.5 Near IOW-II Office RWP Station

Annx: 5

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DCVALUES (MILLIONS)	Ownership/Pos session
Zahid Baig Road	1509 Km	Rawalpindi	12525	2.5	474.25	Pakistan Railways



LOCATION



PEMH HOSPITAL 2.10 KM
PIRWADHAI 1.8 KM

SITE PHOTOGRAPHS



PROPOSED PROGRAMS

- ❓ outward looking market
- ❓ Mixed use office / apartment building



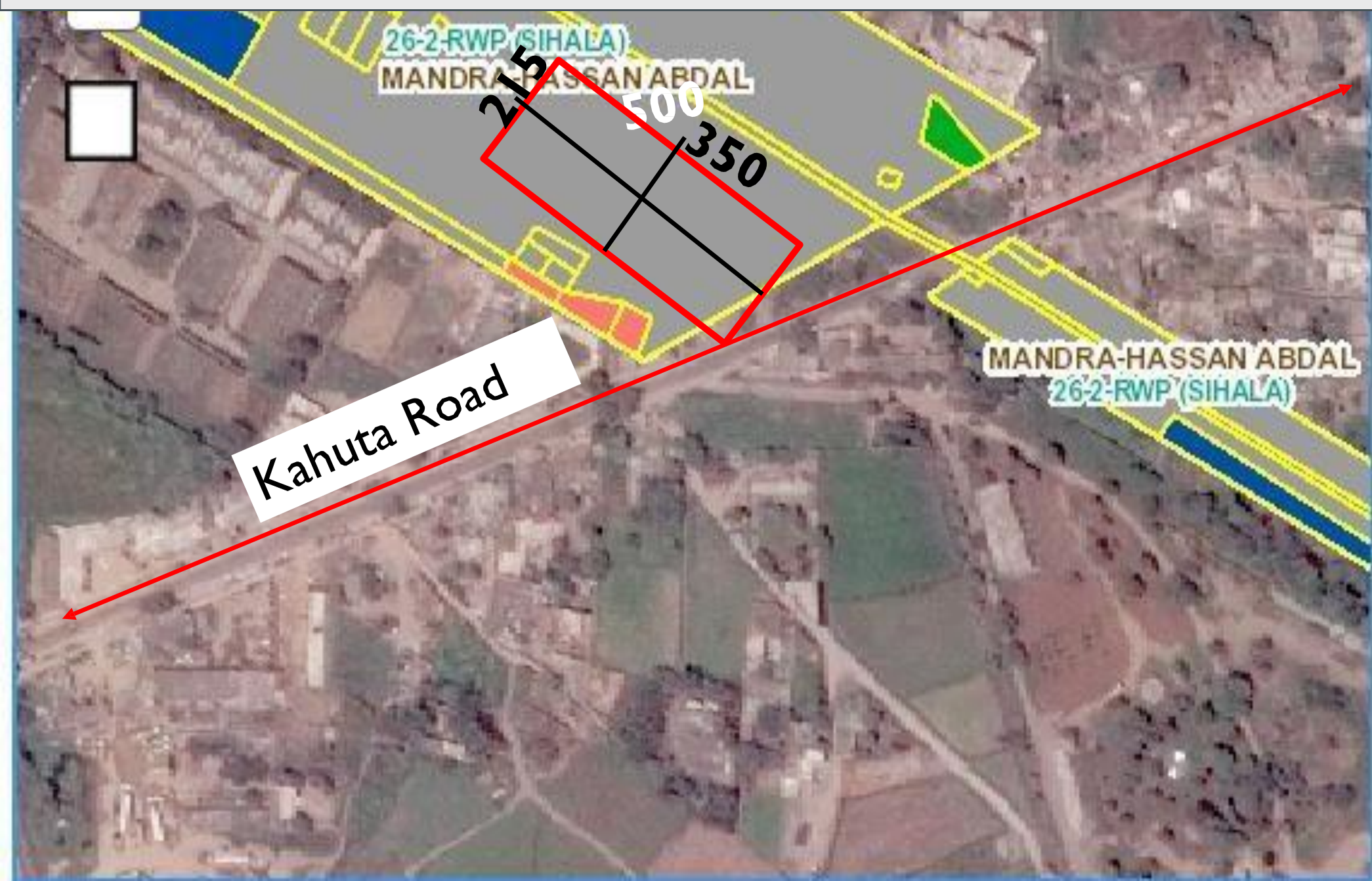
SITE # 06

LXING NO 53 MANNED AT SIHALA RAILWAY STATION

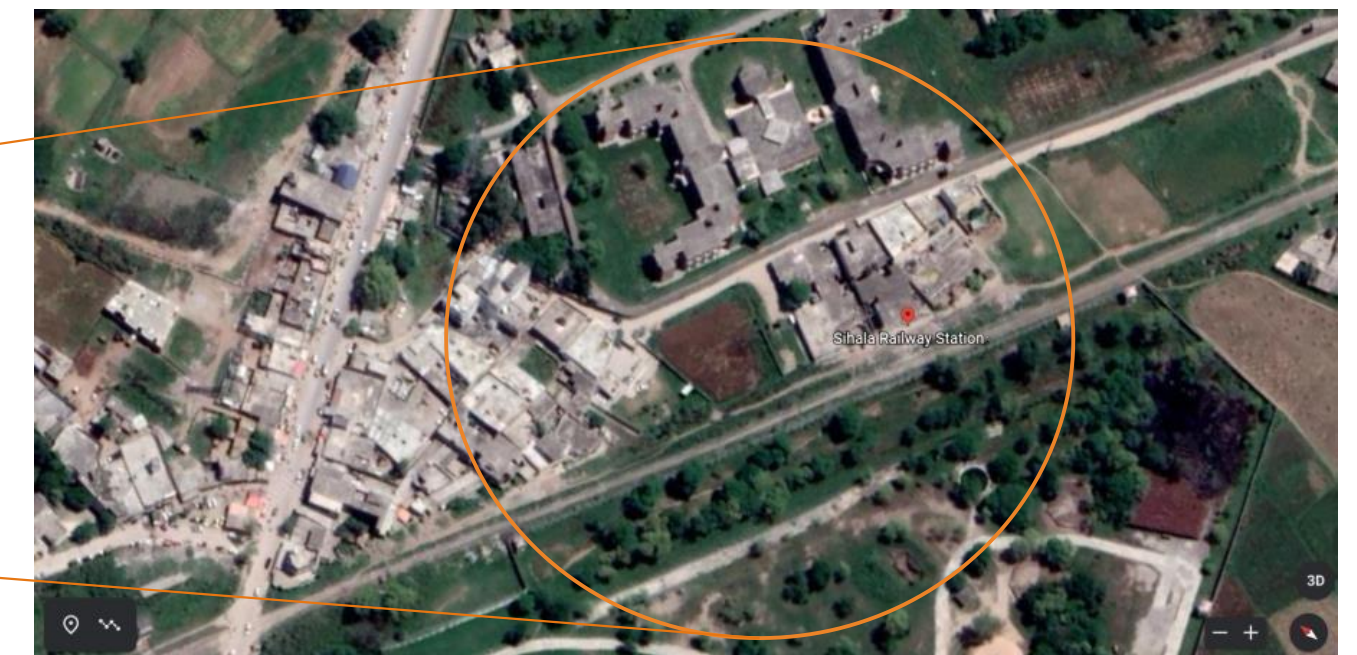


SITE NO.6 RAILWAY LAND PROPOSED FOR COMMERCIAL EXPLOITATION NEAR LXING NO 52 MANNED AT SIHALA RAILWAY STATION

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC VALUES (MILLIONS)	Co-Ordinates	Ownership/Possession
Kahuta Road	1490-1491	Islamabad	59120.97	10.85	165.55	Latitude= 33.550365° Longitude= 73.203532°	Pakistan Railways



LOCATION



ISLAMABAD EXPRESSWAY - 3.1 KM
CUST UNIVERSITY - 2.3 KM AWAY

SITE PHOTOGRAPHS





SITE # 07

KORANG TOWN LOHI BIR

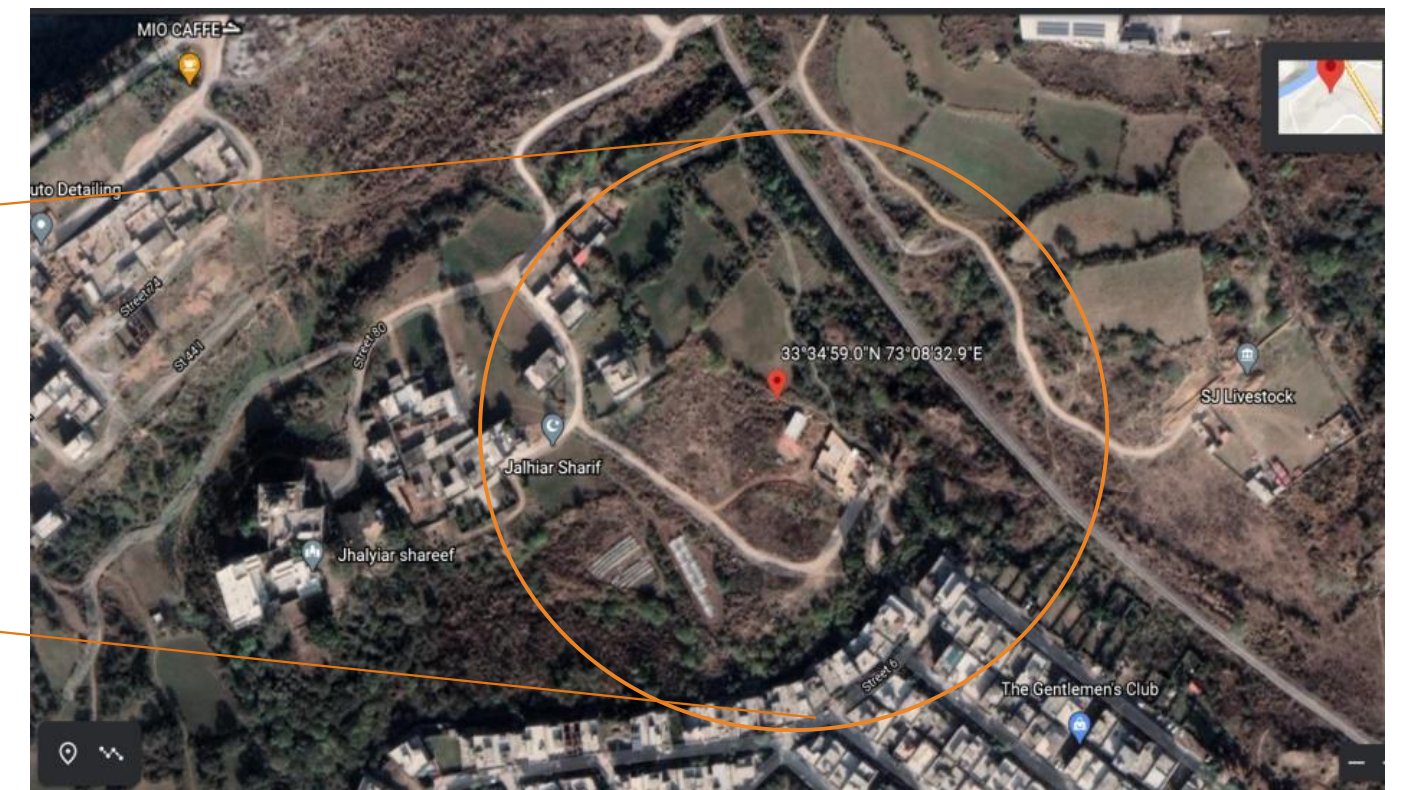
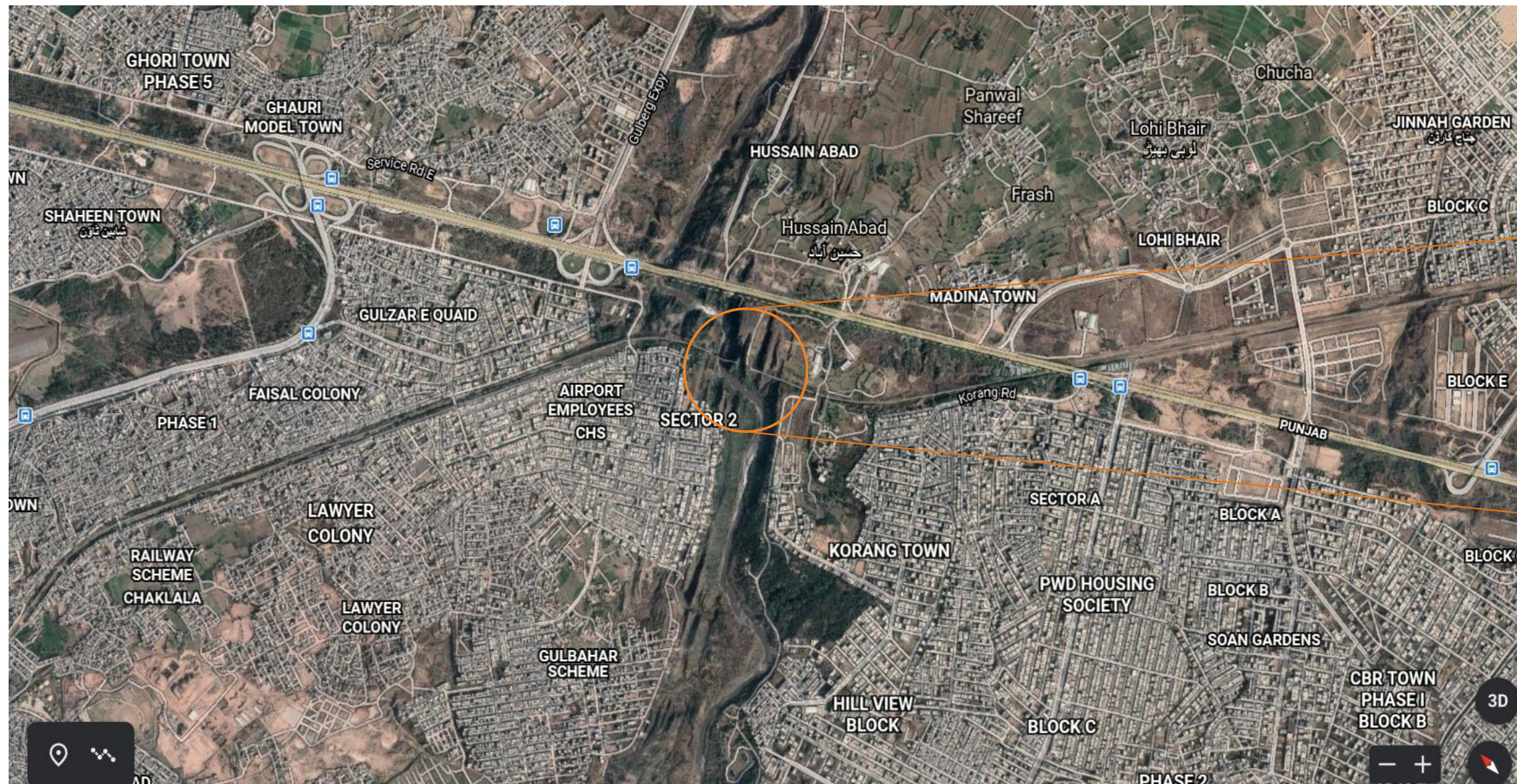


SITE NO.7 RAILWAY LAND PROPOSED FOR COMMERCIAL EXPLOITATION NEAR KORANG TOWN LOHI BIR

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC VALUES (MILLION S)	Co-Ordinates	Ownership/Possession
Korang Town Road	1498-1499	Islamabad	1067087 SFT	213	432	Latitude= 33.583068° Longitude= 73.142484°	Pakistan Railways



LOCATION



PWD HOUSING SOCIETY - 1.9 KM AWAY
ISLAMABAD EXPRESSWAY - 500 M AWAY

SITE PHOTOGRAPHS



PROPOSED PROGRAMS

❓ DEVELOPED HOUSING SOCIETY



SITE # 8

NEAR RADIO PAKISTAN ISLAMABAD

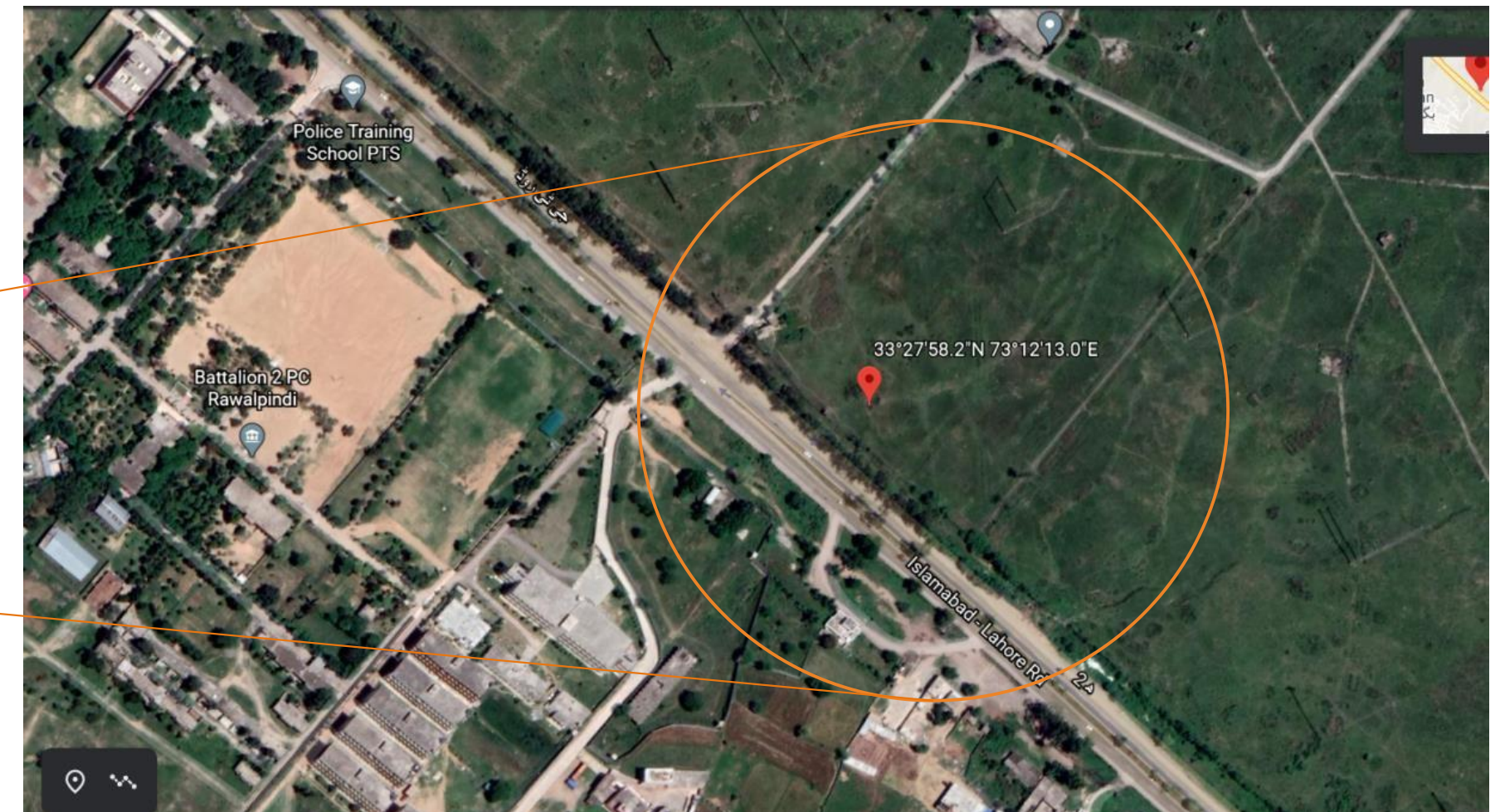
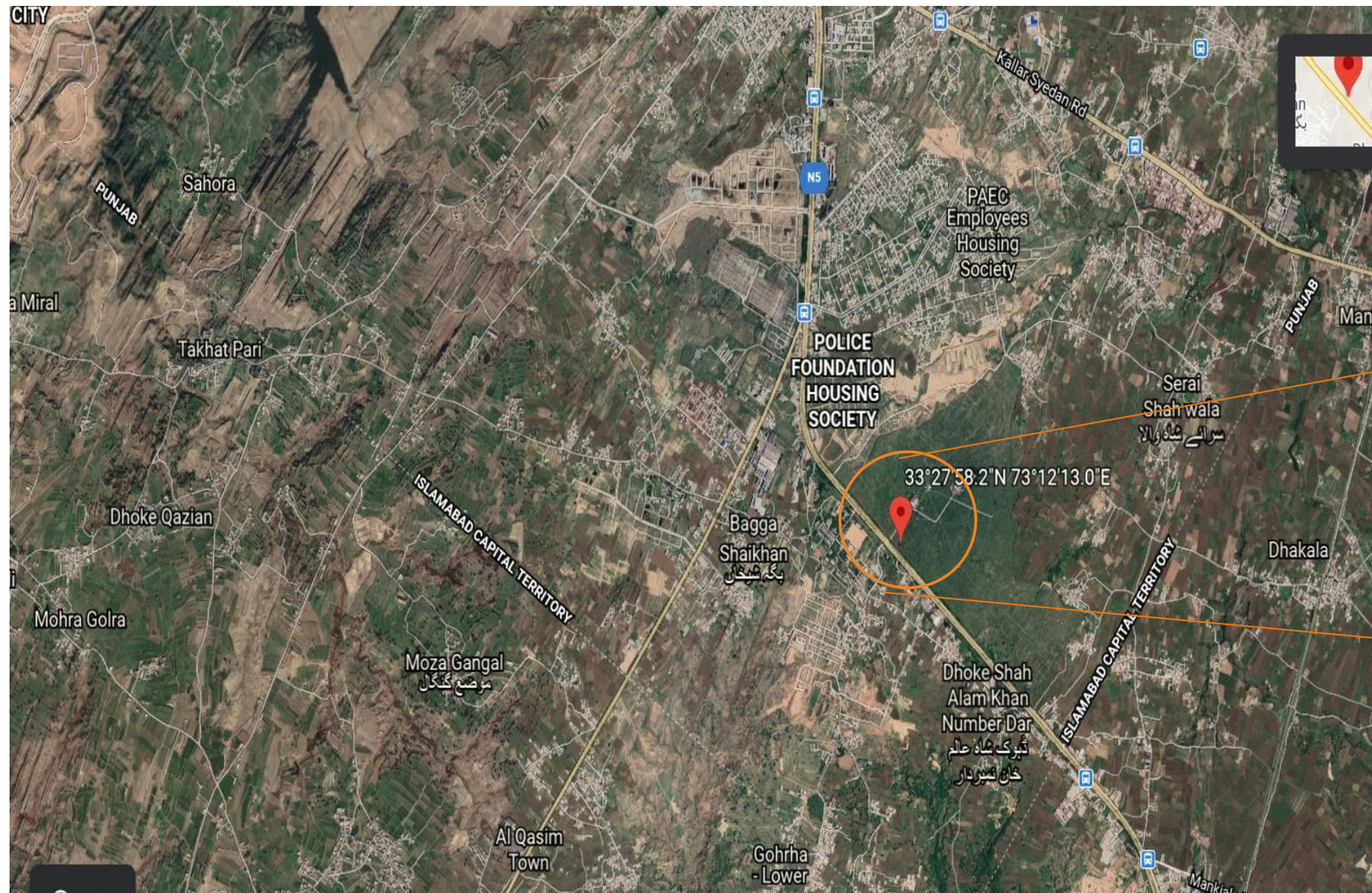


SITE NO.8 RAILWAY LAND PROPOSED FOR COMMERCIAL EXPLOITATION NEAR RADIO PAKISTAN ISLAMABAD

ROAD NAME	RAILWAY (Km)	TEHSIL	AREA IN SFT	AREA IN KANAL	DC VALUES (MILLIONS)	Co-Ordinates	Ownership/ Possession
Main GT Road	1480-1481	Kalar Syedan	365946.26	67.2	565	Latitude= 33.466154° Longitude= 73.203604°	Pakistan Railways



LOCATION



RAWAT - 3.5 KM AWAY
PAEC EMPLOYEES SOCIETY 1.8KM

SITE PHOTOGRAPHS



PROPOSED PROGRAMS

- ❓ Residential apartment building complex

Procedure for applying

- i. Letter of interest to Chairman/Federal Secretary Railways on the address of DG Coordination Brig(R) Amjad Ali MoR with copy to Director General Land s & Properties.
- ii. Letter of invitation by the Ministry
- iii. Submission of Proposal covering Technical, Financial, Administrative and Legal aspects.
- iv. Viability by Executive committee MoR
- v. Advertisement in the paper for unsolicited proposal
- vi. Bidding single envelope two stage
- vii. Qualified firm will present there proposal to steering committee
- viii. Approval by steering committee/ Signing of contract.



THANKYOU

