



**GOVERNMENT OF BALOCHISTAN
PLANNING & DEVELOPMENT DEPARTMENT
(BPPPA)**

Project Concept Note

1.	Departmental Information	Name of Sector	
		Name of Department	
		Contact Details of Focal Person	<i>Name:</i> <i>Office Tel.:</i> <i>Mobile:</i> <i>E-Mail:</i>
Project Summary			
	Project Name	Farmhouse Development at Zero Point	
	Brief Description of the Project (150 words)	<p>This project focuses on the development of a farmhouse facility at Zero Point, located at the junction of RCD Road and Makran Coastal Highway. The farmhouse will offer an exclusive retreat, providing lodging and recreational services for families, tourists, and travelers. Aiming to promote sustainable tourism and create a relaxing getaway, the farmhouse will feature comfortable accommodations, scenic views, and basic amenities tailored to the natural beauty of Balochistan.</p>	
	Project Details (explain the proposed project idea in detail)	Key Strategic Objectives (200 words)	<ul style="list-style-type: none"> High-Quality Accommodation: Develop fully equipped lodging options that cater to families and groups looking for a scenic and peaceful retreat. Tourism Growth: Increase regional tourism by creating a unique attraction along a major travel route. Community Engagement: Involve local labor and businesses in the development and operational phases, generating local employment and economic activity
		Project Rationale (200 words)	<p>The farmhouse development at Zero Point is a strategic initiative to attract more visitors to the region, serving both domestic and international tourists. It supports the Government of Balochistan's vision to promote tourism in underdeveloped regions and provides a critical service along the heavily traveled route of RCD Road and Makran Coastal Highway. This project will enhance visitor experience, attract investment, and encourage sustainable economic growth in the area.</p>
		Benefit to the Government (200 Words)	<u>Economic Benefits</u> <ul style="list-style-type: none"> Increased revenue from tourism and accommodation services. Private investment reduces the need for government funding.

		<ul style="list-style-type: none"> • Job creation for the local population. Less reliance on Government Budget <p><u>Social Benefits</u></p> <ul style="list-style-type: none"> • Enhanced tourism infrastructure and services. • Improved public perception of Balochistan as a tourist-friendly destination. • Opportunities for local residents to benefit from tourism growth.
	Project Outputs (200 words)	The farmhouse will become a key attraction, enhancing tourism appeal and setting a standard for hospitality services in the region. Private sector involvement ensures quality management, and the project serves as a model for future tourism-related projects in Balochistan.
	Expected Beneficiaries	<ul style="list-style-type: none"> • Government sector • Private sector • Tourists and travelers • Local businesses • Job seekers
	Project Site(s)	Zero Point, RCD Road & Makran Coastal Highway Junction
	Geographical Coverage (UC, District)	Zero Point, Balochistan
	Nearest Area where similar facility exists	
Project Cost, Financing & Alignment with Growth Plans		
1.	Proposed Cost	PKR= TBD
	<i>CAPEX Breakup:</i>	TBD
	<i>OPEX Breakup:</i>	TBD
2.	Sources of Funding	Government of Balochistan
3.	Sources of Revenue (Provide details of all the potential sources from where private sector may generate revenue)	<p>Farmhouse bookings</p> <p>Event hosting and rentals</p> <p>Food and beverage services</p>
4.	VGF support Required?	Yes
5.	Project Duration	TBD

6.	Proposed PPP Modality	DBFOM		
7.	Alignment with Sector Plan	The project is in with alignment with the sector plan.		
8.	Alignment with SDGs	Yes		
Project Risk Specification				
	Type of Risk	Public	Private	Shared
1.	Land Acquisition	100% land utilized by the Project is awarded by the GoB.		
2.	Design Risk	N/A		
3.	Construction Risk	N/A		
4.	Operation & Management Risk		O&M is the domain of the Private party, so all the risks will be mitigated by the private party.	
5.	Other Risk			
6.	Major Risk Mitigation Strategy (200 words)			

Prepared by

Approved by
