

# ENVISAGED MASTER LAYOUT DHA CYBER CITY

G.T. ROAD, ISLAMABAD

Land Owners JV Share Calculation

Ser	Size of Plot	Total Plots	DHA land Share (104K)	Land (335K) Party-2(DHA)	Party-1(LP)	NET DHA Share
1.	30 x 40	32	8	12	12	20
2.	40 x 45	46	11	17.5	17.5	28.5
3.	40 x 60	32	8	12	12	20
4.	60 x 80	15	3	6	6	9
5.	Large Commercial (115.1K)	13	4	3	6	7
<b>Total</b>		<b>138</b>	<b>34</b>	<b>50.5</b>	<b>53.5</b>	<b>84.5</b>

$6(46.19K) + 2(9.30K) + 5(8.56) + 6(8.85K) + 7(5.76K) + 8(5.76K) + 9(7.93K)$

## A Project of DHA Islamabad/ Rawalpindi

LAND USE MATRIX				Ser	Size of Plot	Total Plots	Calculation per Kanal	Land owners JV Share (50%)
Commercial	201.72	204.31	37.98	1.	30 x 40 (5.33M)	32	32/439*335 =24.4	24.4/2=12.2 Plots
Reserve	2.60		0.49	2.	40 x 45 (8M)	46	46/439*335 =35.10	35.1/2=17.5 Plots
Amenities	26.64		5.02	3.	40 x 60 (10.66M)	32	32/439*335 =24.4	24.4/2=12.2 Plots
Open Space/ Green	Parks / IOS 61.93	66.29	11.66	4.	60 x 80 (21.33M)	15	15/439*335 =11.44	11.44/2=5.7 Plots
	H.T Line 4.36		0.82	5.	Large Commercial (115.1K)	13	111.41/439*335 =85	85/2=42.5* Plots (LP Share amended = 46.19 K)
Roads/ Parking	236.48		44.52					
<b>TOTAL</b>	<b>531.13</b>		<b>100.00</b>			<b>245.41</b>	<b>180.34</b>	<b>90.1</b>

### Plots Typology Commercial

Sr.No.	Plot Size	Total	Ser	Plot Size (K)	DHA Land Owners Share (104K)	DHA JV Share (335K)	Land Owners JV Share (50%) (335K)
1	30' X 40'	32	1.	4.35		4.35	
2	40' X 45'	46	2.	3.02	3.02		
3	40' X 60'	32	3.	37.32		37.32	
4	60' X 80'	15	4.	9.65	9.65		8.59
5	Large Commercial	13	5.	8.59			4.41
			6.	4.41			9.30
			7.	9.30	9.30		8.85
			8.	8.85			5.76
			9.	5.76			5.76
			10.	5.76			
			11.	4.41	4.41		
			12.	1.00		1.03	
			13.	1.00			
<b>Total</b>		<b>138</b>			<b>26.41</b>	<b>42.5</b>	<b>46.19</b>

### Recommended Building Bye-Laws Commercial

Sr. No	Plots Sizes	Compulsory Open Spaces				F.A.R	Max. Ground Coverage	Max. No. of Storey's	Max. Height (Subject to clearance from CAA)
		Front	Rear	Side 1	Side 2				
1	30' x 40'	0	0	0	0	5	100%	5	70'
2	40' x 45'	0	0	0	0	5.5	100%	6	70'
3	40' x 60'	5'	0	0	0	6	85%	7	80'
4	60' x 80'	5'	0	5'	4'	8	80%	10	120'
5	5K-10K	20'	10'	10'	10'	9	70%	N/A	200'
6	Above 10K 30'	13'	13'	13'	10'	10	70%	N/A	250'

Total No. of Parking Lots = 1400

Note:

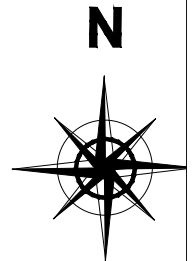
Master Plan has been prepared based on the survey plan & project boundary provided by the client.

Master Developer:

**Defence Housing Authority**  
DHA Phase 1, Islamabad/  
Rawalpindi

Master Planner:

**BiaSain Design Studio (BDS)**  
First Floor, River Hills Tower 2  
Mini Ext. 2, Phase 7, Bahria Town  
Rawalpindi



Disclaimer: All Plans, Information and Specifications contained herein are subject to changes and/or amendments as required by the relevant authorities or Project Planners and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the developer or its agent cannot be held responsible for any inaccuracies. All illustrations are artist's impressions only.

Digital Dwg # : DHA/MP/C.C/RWP/101

N.T.S

22-02-2024