MASTER PLAN MARGALLA ENCLAVE

KURI ROAD, ZONE-IV, ISLAMABAD



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TYPOLOGY - RESDL PLOTS

Plot Category		CDA (55%)	DHA (45%)	Total	Common Share	Grand Total	Area (CDA)	%age (CDA)	Area (DHA)	%age (DHA)	Total
5 M (25' x 45') (125 Sq Yds)	General	858	702	1560	4	1564	180.25	55.0	147.73	45.0	327.98
	Corner	77	63	140	5	145	20.24	55.0	16.57	45.0	36.81
10 M (35' x 65') (250 Sq Yds)	General	1287	1053	2340	12	2352	538.54	55.0	439.86	45.0	978.40
	Corner	154	126	280	2	282	73.01	55.0	59.79	45.0	132.80
1 K (50' x 90) (500 Sq Yds)	General	1254	1026	2280	1	2281	1037.74	55.0	849.58	45.0	1887.32
	Corner	198	162	360	6	366	203.52	55.0	166.58	45.0	370.10
Total		3828	3132	6960	30	6990	2053.30	55.0	1680.11	45.0	3733.4

Total (Resdl) - **6990**

TYPOLOGY - APARTMENTS

Plot Category	CDA (55%)	DHA (45%)	Total	Common Share	Grand Total	Area (CDA)	%age (CDA)	Area (DHA)	%age (DHA)	Total
2.78 K (125' x 100')	0	0	0	5	5	0	0.0	0	0.0	0
5 K (125' x 180')	11	9	20	13	33	48.62	55.0	39.78	45.0	88.40
5.55 K (125' x 200')	22	18	40	13	53	105.83	55.0	86.51	45.0	192.34
8 K (180' x 200')	11	9	20	17	37	81.47	55.0	66.75	45.0	148.22
Total	44	36	80	48	128	235.92	55.0	193.04	45.0	428.96

Total (Resdl + Apts) - **7118**

TYPOLOGY - COMM PLOTS

Plot Category	CDA (55%)	DHA (45%)	Total	Common Share	Grand Total	Area (CDA)	%age (CDA)	Area (DHA)	%age (DHA)	Total
4 M (30' x 30')	44	36	80	6	86	7.34	55.3	5.94	44.7	13.28
5.33 M (30' x 40')	44	36	80	8	88	9.71	54.8	8.01	45.2	17.72
8 M (40' x 45')	22	18	40	19	59	7.24	54.0	6.16	46.0	13.40
10 M (40' x 60')	11	9	20	7	27	4.83	55.3	3.90	44.7	8.73
16 M (50' x 75')	11	9	20	5	25	8.01	55.3	6.48	44.7	14.49
1 K (50' x 90')	11	9	20	14	34	9.17	55.2	7.43	44.8	16.60
2.23 K (100' x 100')	0	0	0	11	11	0.00	0.0	0.00	0.0	0.00
5 K (150' x 150')	11	9	20	1	21	44.87	53.0	39.74	47.0	84.61
5 K (125' x 180')	0	0	0	17	17	0.00	0	0.00	0	0.00
5.55 K (125' x 200')	0	0	0	17	17	0.00	0.0	0.00	0.0	0.00
Petrol Pump	1	1	2	0	2	13.86	62.7	8.26	37.3	22.12
10 Kanal (Hotel Plot)	0	0	0	1	1	0.00	0.0	0.00	0.0	0.00
126 Kanal (Mega Mall)	0	0	0	1	1	0.00	0.0	0.00	0.0	0.00
Total	155	127	282	107	389	105.03	55.0	85.92	45.0	190.95

Total (Resdl + Apts) - **7507**

LAND USE ANALYSIS

DESCRIPTION		AREA (KANALS)		%AGE		% AGE CDA STRD
Residential	Resdl Plots	3746.28	4506.59	37.46	45.07	MAX. 50%
	Condos	681.36		6.81		
	Parking	78.95		0.79		
Commercial	Comm Plots	490.92	604.11	4.91	6.04	MAX. 5%
	Parking	113.19		1.13		
Public Building		467.00		4.67		MIN. 5%
Open / Green Spaces	Play Grounds / Parks	1376.30	1591.86	13.76	15.92	MIN. 15%
	Nallah & Lake	215.56		2.16		
Existing Graveyard		15.78		0.16		MIN. 2%
Roads		2814.66		28.15		MIN. 23%
Total Area (Kanal)		10443.33				
CDA Zone-IV Roads (Kanal)		443.33				
Area in Kanals (Excluding Rds)		10000				

PUBLIC BUILDINGS / AMENITIES

Description	Count
Parks / Playgrounds / Open Spaces	60
Green Strips / Median	200
Mosque	16
School	7
Health Facility	2
Community Center	1
Grid Station	1
Sewerage Treatment Plant	2
Solid Waste Management Plot	1
Public Building	6
Total	296