



BAHRIA ENCLAVE II, PHASE II

MOUZA PHULGRAN

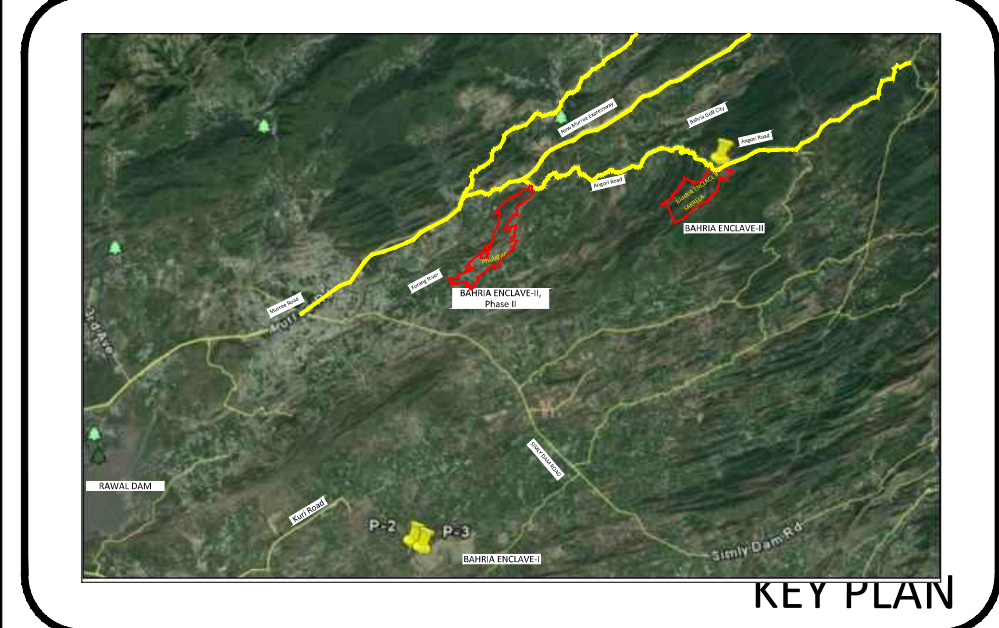
ANGORI ROAD, ZONE IV-B

ISLAMABAD

N

A PROJECT OF

BAHRIA TOWN (PVT.) LTD.



Landuse Matrix (Overall)				
Sr. No.	Landuse	Area (Kanals)	%Age	Notation
1	Residential (Plots)	140.45	9.19	34.24
2	Apartments	437.07	25.05	
3	Future Reserve	151.90	8.71	
4	Open Space (Parks, Gardens)	277.37	15.90	
5	Commercial	66.54	3.81	
6	Public Buildings	97.23	5.57	
7	Grave yard	12.31	0.71	
8	Road	542.11	31.07	
Total		1744.98	100.00	

Plots Typology Residential		
Sr. No.	Plot Size	Count
1	50' x 90'	45
2	35' x 70'	230
3	30' x 60'	25
4	25' x 50'	26
Total		326

Plots Typology Commercial		
Sr.No	Plot Size	Count
1	90' x 40'	1
2	100'x40'	5
3	120'x40'	32
4	130'x40'	2
5	140'x40'	3
6	150'x40'	9
Total		52

- Apartment Bye-Laws
1. F.A.R  
(Upto 8 Kanals = 1:4 , Above 8 Kanals = 1:5)

2. Min. Set Backs  
Front = 30'  
Rear = 15'  
Side = 15'

3. Max. Ground Coverage = 50%

4. Max. Height = Flexible

5. Parking:  
1 Car Parking for 1000 Sqft covered area  
1.5 car Parking for 1000-1500 Sqft covered area  
2 Car Parkings for 2000 Sqft covered area

MASTER LAYOUT

PLANNING & DESIGN OFFICE

PLOT # 65 M-R ROAD, M-COMMERCIAL

PHASE VIII, BAHRIA TOWN RWP/ISLD.

Ph. # 051-2709620

ISSUED BY:

EHSAN-U-HAQ

DG PLANNING & DESIGN

CLIENT:

BAHRIA TOWN (PVT) LTD, RAWALPINDI

ISLAMABAD

SCALE:

N.T.S

DATE:

29-01-2021