

Total Area ( in acres)	22.317
GDA GREEN/ROADS	4.40
Remaining Area	22.317

**Landuse as per GDA Byelaws**

LAND USE	GDA BYE LAWS	AREA TO BE UTILIZED IN MLP	REMARKS
	PERCENTAGES	%	
RESIDENTIAL	Not more than 55%	34.64	37418.7
COMMERCIAL	Not more than 05%	5.0	5400.7
PARKS AND PLAY GROUNDS	Not less than 08%	8.0	8641.1
ROADS	Not less than 25%	23.6	25491.4
GDA GREEN/ROADS	Not less than 05%	19.7	21295.0
EDUCATIONAL	Not less than 02%	2.0	2160.3
PUBLIC BUILDING	Not less than 02%	2.0	2160.3
GRAVEYARD	Not less than 02%	2.0	2160.3
AREA RESERVED FOR GDA	Not less than 02%	2.0	2160.3
<b>TOTAL</b>		<b>100.0</b>	<b>107968.3</b>

**RESIDENTIAL 22.317 ACRES**

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS	
RESIDENTIAL	BLOCK-A	A	60' x 90'	600	20	12000	2.48	11.11		
			ODD	ODD	10	6537.2	1.35	6.05		
		B	45' x 60'	300	29	8700	1.80	8.05		
			ODD	ODD	5	1912.1	0.40	1.77		
		C	24' x 45'	120	44	5280	1.09	4.89		
			ODD	ODD	3	488.9	0.10	0.45		
		D	ODD	ODD	1	2500	0.52	2.31		
			ODD	ODD	1	2500	0.52	2.31		
		<b>TOTAL</b>				<b>112</b>	<b>37418.7</b>	<b>7.73</b>	<b>34.64</b>	

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
COMMERCIAL	BLOCK-A	CA	30' x 60'	200	16	3200	0.66	3.0	
			ODD	ODD	7	2200.7	0.45	2.0	
<b>TOTAL</b>				<b>23</b>	<b>5400.7</b>	<b>1.12</b>	<b>5.0</b>		

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
PARKS AND OPEN SPACES	BLOCK-A	G-1	ODD	306.91	1	306.91	0.06	0.28	
			ODD	1369.47	1	1369.47	0.28	1.27	
		G-2	ODD	209.61	1	209.61	0.04	0.19	
			ODD	900.47	1	900.47	0.19	0.83	
		G-3	ODD	936.92	1	936.92	0.19	0.87	
			ODD	1216.42	1	1216.42	0.25	1.13	
		G-4	ODD	1891.16	1	1891.16	0.39	1.75	
			ODD	1210.24	1	1210.24	0.25	1.12	
		G-5	ODD	599.92	1	599.92	0.12	0.56	
			ODD	8041.20	8	8641.12	1.785	8.00	

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
PUBLIC BUILDINGS	BLOCK-A	PB-1	ODD	885.35	1	885.35	0.18	0.82	
			ODD	1274.95	1	1274.95	0.26	1.18	
<b>TOTAL</b>				<b>2</b>	<b>2160.30</b>	<b>0.45</b>	<b>2.00</b>		

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
EDUCATIONAL	BLOCK-A	ED-1	ODD	1792.10	1	1792.10	0.37	1.66	
			ODD	1448.12	1	1448.12	0.30	1.34	
<b>TOTAL</b>				<b>1</b>	<b>3240.22</b>	<b>0.67</b>	<b>3.00</b>		

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
GRAVEYARD	BLOCK-A	GY-1	ODD	2160.30	1	2160.30	0.45	2.00	
<b>TOTAL</b>				<b>1</b>	<b>2160.30</b>	<b>0.45</b>	<b>2.00</b>		

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
AREA RESERVED FOR GDA	BLOCK-A	GDA	ODD	2160.30	1	2160.30	0.45	2.00	
<b>TOTAL</b>				<b>1</b>	<b>2160.30</b>	<b>0.45</b>	<b>2.00</b>		

**DETAILS OF ODD PLOT LIST 20.71 ACRES (RESIDENTIAL)**

TYPE	BLOCK	CATEGORY	PLOT NO.	AREA IN SQYDS	REMARKS		
RESIDENTIAL	BLOCK-A	A	A-1	585.2			
			A-9	579.5			
			A-10	611.5			
			A-13	603.5			
			A-14	737.1			
			A-16	798.3			
			A-17	760.7			
			A-23	583.4			
			A-24	748.9			
			A-30	529.5			
		TOTAL				6537.7	
		B	B-1	394.9			
			B-24	433.4			
			B-28	407.9			
			B-29	361.6			
			B-34	314.4			
			TOTAL				1912.1
		C	C-1	213.0			
			C-14	135.0			
			C-47	140.8			
		TOTAL				488.9	

**DETAILS OF ODD PLOT LIST 20.71 ACRES (COMMERCIAL)**

TYPE	BLOCK	CATEGORY	PLOT NO.	AREA IN SQYDS	REMARKS			
COMMERCIAL	BLOCK-A	CA	CA-1	455.2				
			CA-7	349.5				
			CA-11	368.7				
			CA-12	352.5				
			CA-19	318.8				
			CA-20	193.0				
			CA-23	169.2				
			TOTAL				2207.0	

Total Area ( in acres)	31.6
GDA roads and green	7.27
Remaining Area	31.6

**Landuse as per GDA Byelaws**

LAND USE	GDA BYE LAWS	AREA TO BE UTILIZED IN MLP	REMARKS
	PERCENTAGES	%	
COMMERCIAL	Not more than 40%	30.0	45771.4
PARKS AND PLAY GROUNDS	Not less than 25%	25.0	38206.5
PUBLIC BUILDING	Not less than 05%	5.0	7641.3
ROADS	Not less than 25%	15.0	22923.9
GDA ROAD & GREEN	Not less than 30%	23.0	35204.5
AREA RESERVED FOR GDA	Not less than 02%	2.0	3056.5
<b>TOTAL</b>		<b>100.0</b>	<b>152804.1</b>

**COMMERCIAL 31.6 ACRES**

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
COMMERCIAL	BLOCK-A	B	40' x 90'	400	19	7600	1.57	4.97	
			ODD	ODD	3	2085	0.43	1.36	
		B	40' x 90'	400	15	6000	1.24	3.93	
			ODD	ODD	3	1952.3	0.40	1.28	
		D	20' x 45'	100	39	3900	0.81	2.55	
	ODD		ODD	1	174.2	0.04	0.11		
	BLOCK-C	E	60' x 90'	600	8	4800	0.99	3.14	
			ODD	ODD	1	645.7	0.13	0.42	
	BLOCK-D	C	30' x 60'	200	36	7200	1.49	4.71	
			ODD	ODD	4	1113.8	0.23	0.73	
<b>TOTAL</b>				<b>132</b>	<b>45771</b>	<b>9.46</b>	<b>30.0</b>		

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
PARKS AND OPEN SPACES	BLOCK-A	G-1	ODD	6959.17	1	6959.17	1.44	4.55	
			ODD	2081.45	1	2081.45	0.43	1.36	
		G-2	ODD	5586.78	1	5586.78	1.15	3.66	
			ODD	8591.06	1	8591.06	1.78	5.62	
		G-3	ODD	6042.84	1	6042.84	1.25	3.95	
			ODD	7587.75	1	7587.75	1.57	4.97	
		G-4	ODD	1357.52	1	1357.52	0.28	0.89	
			ODD	38206.56	7	38206.56	7.89	25.00	

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
PUBLIC BUILDINGS	BLOCK-B	PB-1	ODD	2894.99	1	2894.99	0.60	1.89	
			ODD	1634.60	1	1634.60	0.34	1.07	
			ODD	3111.75	1	3111.75	0.64	2.04	
<b>TOTAL</b>				<b>3</b>	<b>7641.34</b>	<b>1.58</b>	<b>5.00</b>		

TYPE	BLOCK	CATEGORY	SIZE	AREA	NO. OF PLOT	TOTAL IN SQYDS	AREA IN ACRES	%	REMARKS
AREA RESERVED FOR GDA	BLOCK-B	GDA	ODD	3056.50	1	3056.50	0.63	2.00	
<b>TOTAL</b>				<b>3056.50</b>	<b>1</b>	<b>3056.50</b>	<b>0.63</b>	<b>2.00</b>	

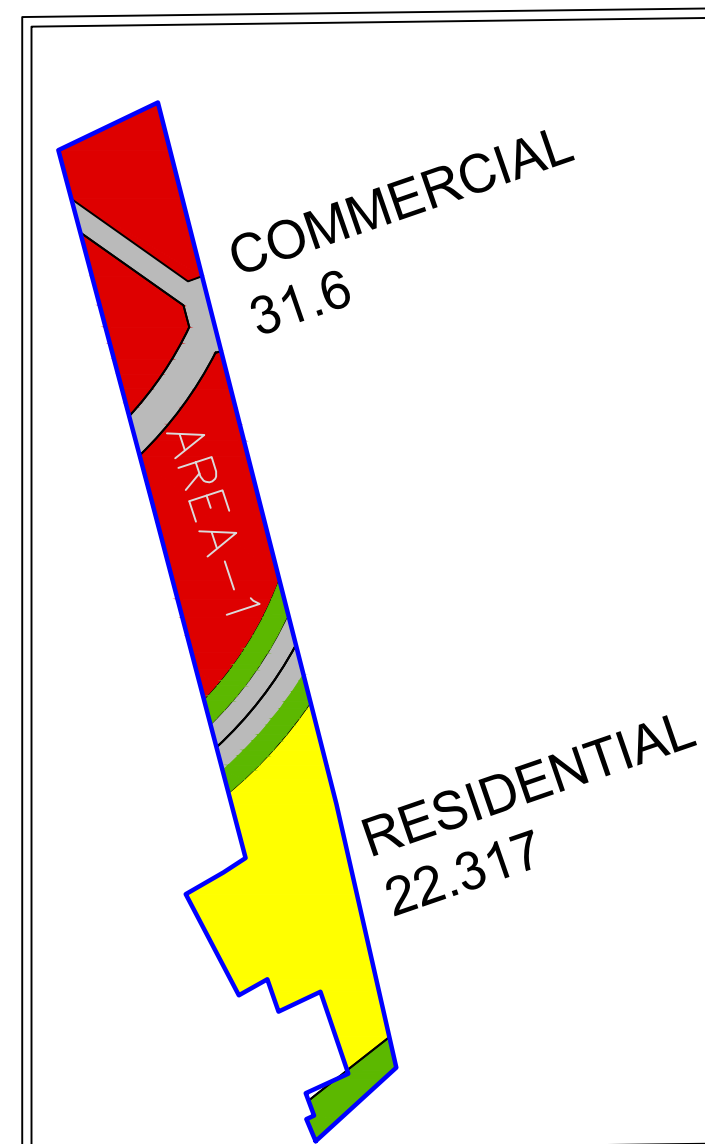
**DETAILS OF ODD PLOT LIST 25 ACRES (COMMERCIAL)**

TYPE	BLOCK	CATEGORY	PLOT NO.	AREA IN SQYDS	REMARKS
COMMERCIAL	BLOCK-A	B	B-28	572.9	
			B-29	441.9	
			B-40	1070.1	
			TOTAL		2085.0

TYPE	BLOCK	CATEGORY	PLOT NO.	AREA IN SQYDS	REMARKS	
COMMERCIAL	BLOCK-B	B	B-1	616.5		
			B-8	646.0		
			B-9	689.7		
			TOTAL		1952.3	
			D	D-40	174.2	
				TOTAL		174.2

TYPE	BLOCK	CATEGORY	PLOT NO.	AREA IN SQYDS	REMARKS
COMMERCIAL	BLOCK-C	E	E-1	3506.2	
			E-2	3980.5	
			E-3	2813.2	
			TOTAL		10300.0

TYPE	BLOCK	CATEGORY	PLOT NO.	AREA IN SQYDS	REMARKS	
COMMERCIAL	BLOCK-D	C	A-9	647.8		
			TOTAL		647.8	
			C-1	363.0		
			C-27	240.1		
			C-28	319.5		
			TOTAL		1113.8	



RESIDENTIAL 22.317 ACRE					
SALEABLE AREA		MORTGAGE AREA 30%			
ACRE	SQYDS	ACRE	SQYDS		
7.731	37418.04	2.3193	11225.4		

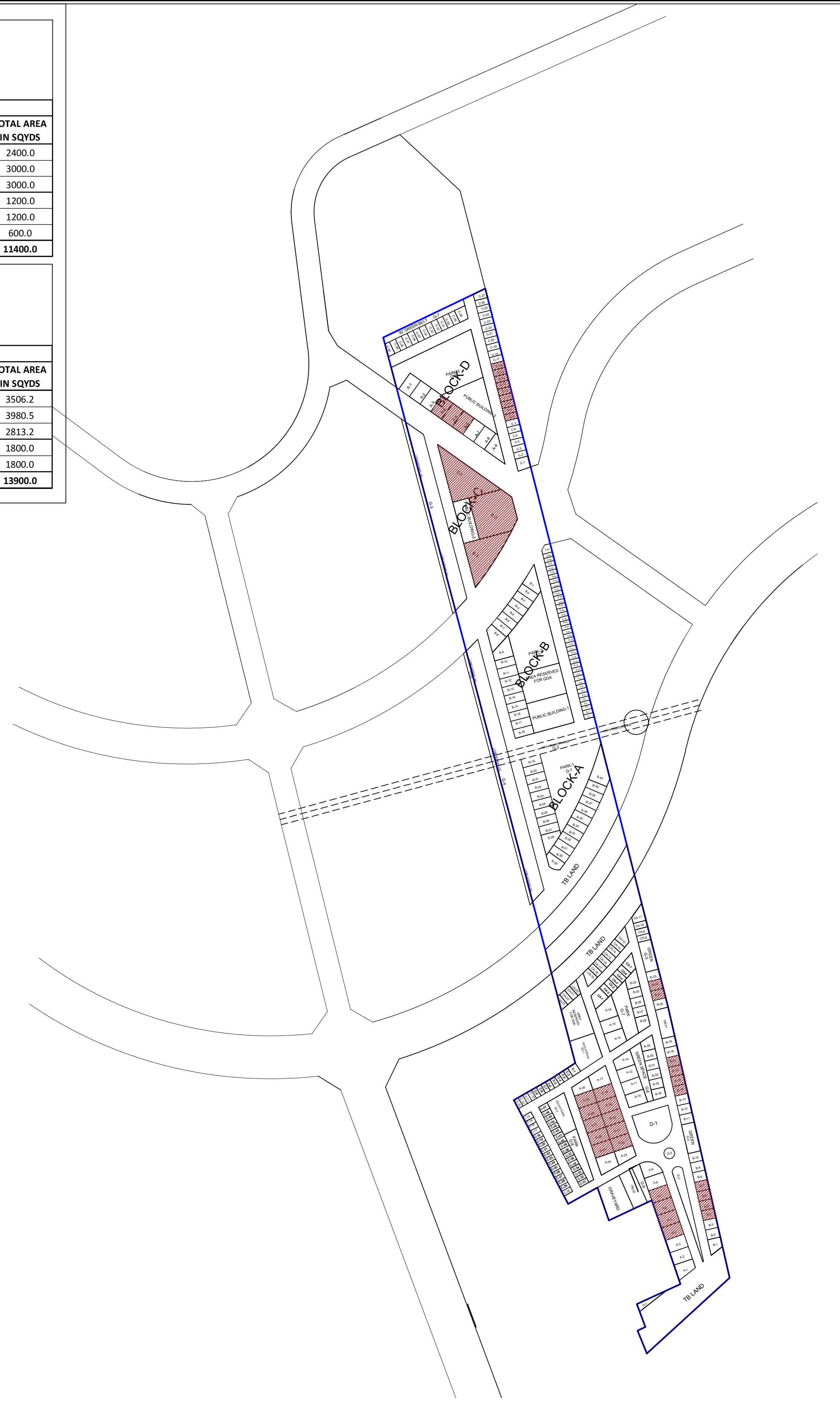
DETAILS OF MORTGAGE PLOTS 30%					
BLOCK	CATEGORY	PLOT NO.	NO. OF PLOTS	PLOT AREA	TOTAL AREA IN SQYDS
BLOCK-A	A	A-4 to A-7	4	600.0	2400.0
		A-18 to A-22	5	600.0	3000.0
		A-25 to A-29	5	600.0	3000.0
	B	B-4 TO B-7	4	300.0	1200.0
		B-14 TP B-17	4	300.0	1200.0
		B-21 TO B-22	2	300.0	600.0
<b>TOTAL</b>			<b>24</b>		<b>11400.0</b>

COMMERCIAL 31.6 ACRE					
SALEABLE AREA		MORTGAGE AREA 30%			
ACRE	SQYDS	ACRE	SQYDS		
9.46	45786.4	2.838	13735.92		

DETAILS OF MORTGAGE PLOTS 30%					
BLOCK	CATEGORY	PLOT NO.	NO. OF PLOTS	PLOT AREA	TOTAL AREA IN SQYDS
BLOCK-C	E	E-1	1	3506.2	3506.2
		E-2	1	3980.5	3980.5
		E-3	1	2813.2	2813.2
BLOCK-D	C	A-4 TO B-6	3	600.0	1800.0
		C-8 TP C-16	9	200.0	1800.0
<b>TOTAL</b>			<b>15</b>		<b>13900.0</b>



DESCRIPTION	TITLE: AKBAR INDUSTRIAL PARK (GWADAR COMMERCIAL ZONE)		DETAILS OF DWG	CHECKED AND APPROVED BY:	GWADAR DEVELOPMENT AUTHORITY
MORTGAGE PLAN	CLIENT: ENGITAN (PVT) LTD.	CONSULTANT: URBAN PLANNING AND MANAGEMENT CONSULTANT (UPMC)	DWG # 02		
KHASRA: 281/123/3, 392/120, 393/120 & 391/120	DIRECTOR: AKBAR ALI / HUSSAIN ALI	DESIGNED & PREPARED BY: (UPMC)	DATE: 29-12-2020		