

APPENDIX – 1- PHYSICAL COMPARISONS WITH NEW PROPOSAL

Appendix 1- Physical Comparisons with New Proposal

	Khuda Ki Basti		Nawalane		Paposh Nagar		Fahad Square	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Total Area	40.8 acres (16.51 hectares)		20.9 acres (8.4 hectares)		15 acres (6.07 hectares)		1.50 acres (0.607 hectares)	
Total no. of plots	1237	2112	769	1000	714	777	248	171
Average Family Size	6.7 persons	6.7 persons	13.56 persons	13.56 persons	6.7 persons	6.7 persons	5.7 persons	5.7 persons
Number of families per plot	01	02	2.72	02	1.5	02	01	01
Average number of people per plot	6.7 persons	13.4	36.8 persons	27.0 persons	10.05 persons	13.4 persons	5.7 persons	5.7 persons
Total Population (Residential)	8287 persons	28300 persons	28299 people	27000 persons	7175 persons	10411 persons	1414 persons	975 persons
Population Density (total population / total area)	203 ppl per acre 501 ppl per hectare	693 ppl per acre 1712 ppl per hectare	1356 ppl per acre 3349 ppl per hectare	1291 ppl per acre 3189 ppl per hectare	478 ppl per acre 1181 ppl per hectare	694 ppl per acre 1715 ppl per hectare	942 ppl per acre 2327 ppl per hectare	650 ppl per acre 1606 ppl per hectare

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Average residential plot size	80 sq. yards (67 sq. meters)	56 sq. yards (47.0 sq. meters)	120 sq. yards (100 sq. meters)	56 sq. yards (47.0 sq. meters)	81.6 sq. yards (68.2 sq. meters)	56 sq. yards (47.0 sq. meters)	66.6 sq. yards (55.7 sq. meters)	
Cost of Land per sq. yds.	PKR 5000 (\$ 61) per sq. yards for an average 80 sq. yds. (67 sq. meter) house of G+1.	PKR 5000 (\$ 61) per sq. yards for an average 56 sq. yds. (47 sq. meter) house of G+2.	PKR 7352 (\$ 90) per sq. yards for an average 120 sq. yds. (100 sq. meter) house of G+2.	PKR 7352 (\$ 90) per sq. yards for an average 56 sq. yds. (47 sq. meter) house of G+2.	PKR 10,000 (\$ 123) per sq. yards for an average 66.16 sq. yds. (55.73 sq. meter) house of G+2.	PKR 10,000 (\$ 123) per sq. yards for an average 56 sq. yds. (47 sq. meter) house of G+2.	PKR 9752 (\$ 120) per sq. yards for an average 81.6 sq. yds. (68 sq. meter) house of G+2.	
Cost of Unit	Overall covered areas = 160 sq. yds (134 sq. meter). Overall cost = RKR 800,000 (\$ 9,876)	Overall covered areas = 168 sq. yds (141 sq. meter). Overall cost = RKR 840,000 (\$ 10,370)	Overall covered areas = 360 sq. yds (302 sq. meter). Overall cost = RKR 26,46,720 (\$ 32,675)	Overall covered areas = 168 sq. yds (141 sq. meter). Overall cost = RKR 12,35,136 (\$ 15,248)	Overall covered areas = 200 sq. yds (168 sq. meter). Overall cost = RKR 1,998,000 (\$ 24,666)	Overall covered areas = 168 sq. yds (141 sq. meter). Overall cost = RKR 16,80,000 (\$ 20,740)	Overall covered areas = 81.6 sq. yds (68 sq. meter). Overall cost = RKR 7,95,763 (\$ 9,824)	
LANDUSE	%	%	%	%	%	%	%	
Residential	40.27	55	60.5	55	60.5	55	70.6	
Residential cum Commercial	7.14		10.65		6.66		0	
Commercial	1.85	5	0.02	5	4	5	0	
Parks (area level, neighborhood parks)	7.24	8	0.12	10	4	10	0	
Amenities	2.86	4	1.81	4	2.85	4	0	
Educational	3.19	4.5	2.32	4	2.60	4	0	
Empty Plots	1.85	0	4.98	0	3.36	0	0	

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Total Circulation (Roads & Streets)	35.60	23.5	19.6	22	16.03	22	29.4	
BUILT / OPEN								
Total Builtup Area	55.62	68.5	75.68	68	76.61	68	70.6	
Total Open Area	44.6	31.5	24.32	32	23.39	32	29.4	
Total Road Length (In Rft.)/rm	14000ft/ 4267.2m	12600ft/ 3840.48m	15120ft/ 4608.57m	11278ft/ 3437.53m	12000ft// 36576m	7985ft/ 2433.82m	2747ft/ 837.28m	
Total Sewerage Line Length (In Rft.)/rm	16,200ft/ 4937.76m	13600ft/ 4145.28m	17000ft/ 5181.6m	12,400ft/ 3779.52m	13,400ft/ 5913.12m	8950ft/ 2727.96m	3075ft/ 937.26m	
Total Water Lines Length (In Rft.)/rm	15800ft/ 4815.84m	13000ft/ 3962.4m	16800ft/ 5120.64m	12000ft/ 36576m	13200ft/ 4023.36m	8620ft/ 2627.376m	2900ft/ 883.92m	
Cost of Roads Per Rft.	6790	3575	11790	6766	10100	6166	7491	
Cost of Sewerage and water supply Per plot (Rs) Rft	6500ft/ 1981.2m	3750ft/ 1143m	10988ft/ 3349.14m	7320ft/ 2231.13m	9313ft/ 2838.6m	6783ft/ 2067.45m	6789ft/ 2069.28m	
Cost of roads per plot (Rs)	6790	3575	11790	6766	10100	6166	7491	

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