



# DHA CITY KARACHI NEWSLETTER

رہبر ترقی و کمال

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## DHA OASIS FARMHOUSES LUXURY BEYOND CONTRAST





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## MESSAGE OF ADMINISTRATOR DHA KARACHI

It gives me great pleasure to communicate with the members and stakeholders of DHA City Karachi (DCK) through the medium of DCK Newsletter. The Newsletter provides an ideal opportunity to interact with all the stakeholders and to apprise them about the imprints of the upcoming developments and initiatives adopted for progress and development of DCK.

DCK is a unique residential-cum-commercial project which is being speedily developed on M-9 in accordance with the contemporary engineering and architectural practices to make it liveable by 2016. DCK has been superbly planned with a visionary approach to make it a resident friendly city in terms of provision of healthcare, education, family entertainment and access friendly facilities for the less able ones. Horticultural component has been imaginatively incorporated to make DCK a green and healthy city.

DHA in last one year has made some remarkable interventions in DCK which has given a new dimension and added value to the project. A number of MOUs are lined up to be signed soon for establishment of campuses in DCK by renowned educational and health institutions/setup.

Yet another outstanding feature of DCK is the recently launched DHA Oasis (Farmhouses and Chalets) project which is set to redefine high-end living in a resort like serene environment of city suburbs. The landmark project is in the active stage of execution. All these exciting and wonderful interventions are indeed a testimony of DHA's credibility as a strong organization in the field of housing and development in the country.

The dynamic value additions in DCK have resulted in tremendous enhancement of confidence and trust of public in the promising prospects of DCK. As a result the prices of plots in DHA City Karachi (DCK) have shot up phenomenally making DCK a most profitable and fruitful haven for real estate investment.

I wish all the stakeholders of DCK a happy, progressive and a prosperous future.

**Brig Zubair Ahmed**  
Administrator DHA, Karachi

## A MOMENTOUS STEP FORWARD

### COMMANDER 5 CORPS PERFORMS GROUND BREAKING CEREMONY OF DHA OASIS

Commander 5 Corps and President Executive Board DHA, Lt Gen Naveed Mukhtar visited DHA City Karachi (DCK) to perform the ground breaking of DHA Oasis Project. The event marked the initiation of the speedy development of the Farmhouses being built in a quiet and picturesque countryside environment of DCK. This iconic project is set to be completed in 30 months. Administrator DHA Brig Zubair Ahmed apprised the Commander about the reinvigorated development strategy of DCK and the various initiatives recently taken by DHA to make DCK liveable by 2016. Commander 5 Corps later drove through various sectors of DCK where infrastructure/sector development work was going on in full swing. He appreciated the professional zeal, enthusiasm and commitment of DCK team and directed DHA to ensure expeditious completion of various phases of DCK, within the given timelines.







# INITIATING JOURNEY OF EXCELLENCE

## OPEN COMPUTERIZED BALLOTING FOR DHA OASIS FARMHOUSES

Open Computerized Balloting for allotment of DHA Oasis Farmhouses in DHA City Karachi (DCK) was held at the Convention Hall of Defence Authority Country & Golf Club. Administrator DHA Brig Zubair Ahmed was the chief guest of the function. A modern, foolproof and versatile software tested and audited by a renowned firm KPMG was used for the ballot. The results were displayed on big screens at the venue for viewing by the public and were also posted on DHA's website [www.dhakarachi.org](http://www.dhakarachi.org). Administrator DHA congratulated the successful applicants for the ballot and thanked the public including overseas citizens for the unprecedented response for the project which reflected the high degree of their confidence in the credibility, reputation and viability of DHA's undertakings. He added that some remarkable interventions have recently been made by DHA to make DCK a city of international stature. These include finalization of MOUs for establishment of Shaukat Khanam Memorial Cancer Hospital and Research Centre, IBA Campus, DOW Medical University Campus & a Teaching Hospital and a state-of-the-art Liver Transplant Centre at DCK. Also the ongoing planning for initiation of Malir Motorway connecting DHA with DCK which will drastically curtail the travelling time between the two locations to 20 minutes. The same has given a new dimension and an added value to DCK project.





# EXCEEDING THE ORDINARY



## A majestic Splendor

For the first time, DHA Karachi has come up with a marvelous project that will transform the entire concept of family recreation from a weekend activity to a lifetime living dream. The DHA Oasis - Ready Farmhouses - in DHA City is being constructed in line with the Spanish architectural designs and is equipped with exquisite lineaments with 24/7 maintenance facilities.

## The captivating Landscape

DHA Oasis opens the door to a lifestyle where the moods are never tedious; where time rolls with laughter and the atmosphere savors the goods. The romantic air will beat the rhapsody of your lavish encounter. The DHA Oasis is the prime estate where you subscribe for an endless contentment.

## Your living Unit

The impeccably designed farmhouses in DHA City Karachi (DCK) welcome you to a gorgeous living unit. The farmhouses comprises of 2 and 3 bedrooms with affix bathrooms, a voguish kitchen, a stylish living room to enjoy family chats in conjunction with a servant quarter and a wide garage to ensure the minutest of your comfort. The units are adorned with courteous drawing rooms to make you the best host in your circle.

## Through the Window

As you uncover the curtain from the window of your farmhouse the engrossing scenery, the lush green panorama, the passive water vista, the humming of the fowl, will all appear at your exclusive service. The wide swimming pool reflecting the beauteous scene in its clear water. There are wide walkways on which you walk and jog with your family. The commodious barbeque area will entertain your family and guests for a perfect time at the awe inspiring terrain with flimsy mist in the atmosphere.





## Outskirts Facilities

DHA Oasis Farmhouses are facilitated by all the amenities of modern day. The 3D Cineplex commercial complex with food courts, gym, spa and branded fashion outlets makes the recreation even more exciting and exhilarating. Other amenities include a beautiful air-conditioned mosque, state-of-the-art country club, riding club, mini zoo, parks, uninterrupted electric and gas supply, processed water supply, sewerage treatment plan and a wonderful lifestyle made beautiful by all the beautiful accouterments around.

## Choices and Preferences

In DHA Oasis Farmhouses there are a number of choices fashioned for you to choose as per your taste and needs. The scheme offers varying land sizes and price plans understanding best of your requirements. There are sterling farmhouses of 2000, 2500 and 3000 square yards available with an affable 30-month payment roster.

## Security and Protection

Security is the paramount feature to make any place worth spending time. The DHA Oasis boundaries are packed with three leveled security system. The CCTV cameras, the human arm and the guarded boundaries of the farmhouse by the DHA City's cumulative security system makes it inordinately safe and sound.



## Reliability Reigns Supreme

The most important aspect to be considered while investing is the reliability of the land to be bought. The DHA proudly pronounces and offers 100% acquired land with absolutely no litigation matters on the property. The entire DHA City inclusive of DHA Oasis is licitly under the lawful ministry of Defense Housing Authority where acquisition will be guaranteed.

## Catch up with the Desires

DHA City Karachi (DCK) is the perfect treat and the best recourse to transform your lifestyle in line with modish vogue. It is the best minute to take the decision and subscribe to the stylish and exquisite DHA Oasis Farmhouses and board on a sedating adventure with your loved ones.

## Sustainable Master Planning and the Green Venture

The DHA City is proud to announce the 'energy smart' initiative which aims at minimizing the consumption of energy and generating own energy employing low carbon and renewable energy sources (Solar, Wind and Biomass energy).

A few of the other exceptional characteristics in this regard are:

- Energy demand reduction
- Use of renewable energy sources
- Provision for strategic locations for heat sinks (lakes-forests-green areas)
- Provision for shading from trees/buildings
- Provision for efficient planning to benefit from prevailing winds

## Swift Connectivity

The DHA Oasis Farmhouses are ideally located along the Eastern border of Karachi, on the main Karachi-Hyderabad Super highway. Convenient routes are already available to enable easy reach at the destination. The site can be reached at by covering the distance of only 56 km from downtown, 35 km from Karachi Airport through Jinnah Avenue, 26 km from Toll Plaza and about 120 km from Hyderabad city. The newly announced M-9 Motorway will be connected to the scheme by two interchanges and the Malir Expressway will bring the site very close, within a mere 20 minutes' drive.

## Classic Living at DHA City, a Suburb

The Life in DHA City a comprehensive living solution is superlative and beyond perfection. The Master plan of DHA City has been formulated, studied and further approved by a consortium involving firms from UK, US, Greece and Pakistan and is based on Ekistics concept model of urban planning keeping in view matters of significant value. The land of bliss is located on the main Super highway spreading across 20,000 acres, fashioned for you to embrace the opportunity of infinite billions.

## The compact, addressing all needs

The dynamic scheme proffers schools, hospitals and healthcare facilities, shopping malls and hypermarkets, public community centres, libraries, restaurants, theaters, cinemas, childcare centres, fire and rescue stations, public buildings and an efficient, seamless transportation network. In a nutshell, it is a holistic experience for the valuable tenants.

The outstanding and unparalleled features include:

- Exotic theme parks
- Spacious farmhouses (DHA Oasis)
- Holistic wind and solar energy parks
- Education centres including the well-known DHA Suffa University
- A well-equipped sports centre
- Professionally designed 18 hole golf club and resort
- Commercial centre
- Uninterrupted water and gas supply
- Health district
- An elegant 5 star hotel
- Designated business and entertainment hubs
- Round the clock security assisted with CCTV cameras
- International standard sanitation system
- Sturdy and reliable transport system

All the astonishing amenities of DHA City are also for the facilitation of DHA Oasis.





# HERALDING A PROMISING FUTURE

## ADJUTANT GENERAL'S VISIT TO DCK SITE

Adjutant General (AG) Lt Gen Zamir-ul-Hasan Shah visited the project site of DHA City Karachi (DCK) on Super Highway. Administrator DHA Brig Zubair Ahmed apprised the AG about the development strategy of DCK and the progress of the ongoing fast track development works at the site to make DHA City Karachi (DCK) liveable by 2016. The AG inaugurated a smart branch of Dubai Islamic Bank established at DCK Visitor Centre. Later he drove through various sectors of DCK and saw the infrastructure/sector development works going on in full swing. AG was also briefed on recently launched luxurious Farmhouses project on the site. Project Consultant Arif Osmani gave a detailed briefing to AG on the site. AG commended the pace and quality of development works in DCK and termed them reassuring substantiating the credibility and professionalism of DHA.



# AN ACT OF APPRECIATION

## ADMINISTRATOR DHA VISITS DCK PROJECT

Administrator DHA Brig Zubair Ahmed visited DHA City Karachi (DCK) project astride Super Highway. He went to the site where construction of Levee Wall was taking place for protection from storm water overflow. Apart from that he also visited the site of recently launched Farmhouses project. Later the Administrator chaired a meeting which was attended by the relevant DHA/DCK Directors in order to discuss and evaluate the progress of new projects in DCK. Various aspects of the upcoming projects were discussed in the meeting and prompt decisions were taken accordingly. He also appreciated the team's zeal and urged the DHA staff to continue working with utmost devotion, zeal and dedication.





# HOLISTIC REVIEW OF PROGRESS

## DCK STEERING COMMITTEE MEETING

Administrator DHA Brig Zubair Ahmed visited DHA City Karachi (DCK) on Super Highway in which he inspected the ongoing development activities taking place in different sectors of DCK. This visit was followed by DCK Steering Committee Meeting (SCM) held at the site office. Administrator directed the DCK management to ensure proper availability of gas, energy and water along with the development of communal facilities before the sector is opened for construction. He also asked them to expedite the planning and finalization of agreements necessary for initiation of projects of Theme Park, Interchange (at DCK entrance on Super Highway), IT Park, Malir Motorway and Organic Farms in DCK. He said it should be ensured that the stipulated timelines of various projects should be adhered to without compromising the quality. Project Director DCK Brig (R) Muhammad Rafique highlighted the salient aspects of the ongoing sector development works in DCK. He said sectors were being developed as a mini city within DCK containing all the facilities.



# VISITS - A PICTORIAL NARRATIVE

## DHA FEMALE STAFFS' VISIT TO DCK

A group of DHA Female Staff was welcomed to DHA City Karachi (DCK) astride Super Highway by Project Director DCK, Brig (R) Muhammad Rafique and was briefed about the concept of the ongoing development activities of DCK to make it liveable by 2016. The group was later taken for a round to various sectors of DCK in order to enlighten them about the development projects on ground. The female staff group was pleased with the warm welcome and termed the visit as a purposeful, informative and enjoyable visit.





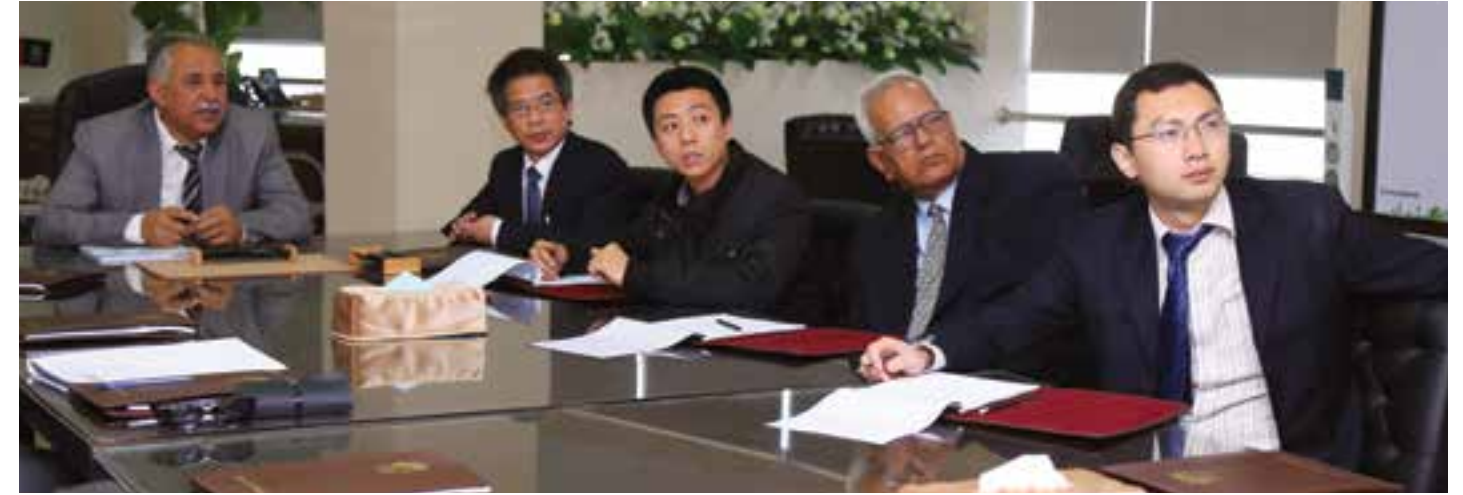
## VISIT OF DEFCLAREA'S DELEGATION TO DCK

In order to see the progress of the ongoing development works, a delegation of approx. 200 real estate members of DEFCLAREA visited DHA City Karachi (DCK) project on Super Highway. Project Director DCK, Brig (Retd) Muhammad Rafique, briefed the delegation about the planning, concept and development strategy of DCK. He also highlighted the salient aspects of recently launched Farmhouses, details of upcoming Farmhouse Balloting and some remarkable interventions made in DCK, which will bring versatility and added value to DCK project. The delegation was then taken around the sectors, which were undergoing development including development of various community related facilities. President DEFCLAREA, Mr. Raja Mazhar extended his best wishes for DCK and thanked the PD for the hospitality shown to him and to the delegates, who found the visit extremely informative, interesting and productive in its essence.



## VISIT OF CHINESE DELEGATION

A delegation comprising of two groups, each of three, from Pakistan and China visited DHA City which was headed by Mr. Lou Shaotand (Executive Director) and officials of China State Construction Engineering Group Limited. The group was also accompanied by AVM (R) Faisal Tariq, Chief Operating Officer of Pathfinder Group. The delegation was welcomed by PD DCK and was briefed about the DHA Master Plan and Development Strategies. During the visit the delegation was taken for a look around the various sectors and were also provided with detailed briefing on Sector 3, Road Parking 5B and DHA Oasis (Sector 1) by Brig (R) Sohail Safder, CPM OCL. Chinese delegates were highly impressed and appreciated the master plan and termed the developments a quality work with speedy progress.





# ONGOING DEVELOPMENTS





# FACETS OF DCK DEVELOPMENTS

**1. Progress of Work in Sector 2, 5 & 7:** DHA City Karachi (DCK) is a uniquely planned sustainable city which is being developed on a fast track basis in accordance with a versatile development strategy. Sector wise progress is as under: -

- **Sector 2:** The infrastructural development works comprising sewerage works, water supply works, roads, storm water drains, footpaths and culverts/bridges etc. are progressing at a galloping pace. More than 60% work has already been completed while the rest will be completed soon.
- **Sector 5:** The main infrastructural development work of Sector 5 has been completed satisfactorily as per the highest engineering and structural standards while the finishing work is in progress which will be completed soon.
- **Sector 7:** Main Infrastructural and Development Work is very close to completion while finishing works are in hand to be completed soon.

With the ongoing pace of infrastructure development which will be followed by development of essential services and amenity buildings it can safely be said that Sectors 2, 5 and 7 will be opened for construction in a year's time.



**2. Sector 3 - Buildings' Progress:** DCK is a remarkable residential enterprise that is being developed to deliver an exquisite and classical living that once was far away from vision. Sector 3 is a unique and first sector of DCK which will be opened for construction in 2016. The buildings being constructed include a kindergarten, a School, Masjid, Healthcare Centre and Commercial Building (a Mini Mart) which are essential for making the area liveable. The work on ICT and Security Building has also started and is progressing well. The Buildings will be completed ahead of the schedule. The works on laying of Sui Gas and Electric Underground Networks will be starting very soon and will be completed before the residents start living there.

**3. Solar Park Development:** DCK is an exclusive environmental friendly residential project of the country where clean and environmentally safe renewable energy will be used in addition to the conventional source of energy. Sunshine and wind are being harnessed to produce the renewable energy. A 1MW Solar Park project as an energy smart initiative is being developed in the Gateway District. This 1MW Solar Farm will serve as a pilot project which will later be extended to maximize the power generation through extension in existing project. Solar Tree like structure is being built that will efficiently utilizing the parking lot for dual purpose i.e providing shade for parked vehicles and also to generate energy. Solar Park will initially provide energy to 5 projects including Solar Water Pumping RO Plants, Covered Parking Lot, Campsite Buildings, Multi Storey Complex, Solar Pumping Stations and Solar Street Lights. Ground Mounted Solar Photo Voltage (PV) Cells in a grid configuration are being installed on roof tops of buildings/structures for generation of solar energy. In every house 30% load will be met through Solar Energy (3KWs to 5KWs). High efficiency PV modules (+300W) are being used with Grid Connected Invertors. Top of the line Solar PV Cells are being procured from China while top most brand of Grid Invertors will be procured from Germany.



**4. DCK Visitor Centre:** An aesthetically designed and elegantly built Visitor Centre has been constructed at the entrance of Gateway District as a hub for provision of comprehensive information of all aspects of DHA City Karachi (DCK). Visitor Centre is manned by efficient and qualified staff that provides all requisite information, details and guidance about DCK to the visitors. A scaled DCK Model of 30 feet dia is placed in the Centre which incorporates Sectors' details. Visitors are briefed on the model followed by guided site tours. A myriad of information brochures, pamphlets and newsletters on DCK are also available in the Centre.

Visitor Centre has a beautiful Cafeteria and a Coffee Shop too where visitors enjoy tea/coffee, drinks and snacks. A mini Commercial Bank is also located in the Centre. A Children Play Area is also available for the children to enjoy and play. This aspect makes it an entertaining spot for the kids.

Arrangements are being made for installation of projectors that will continuously display documentaries/information messages about DCK for the interest of visiting public. Interactive Digital Tables have also been planned for providing all types of info/data.



**The major developments also include:**

**Cycle Track:** In sectors 3, 5 & 7 of DHA City Karachi (DCK) most important developments of the project are taking place. This includes numerous exciting projects. Construction of Cycle Paths is one of them. In order to curtail dependence on mechanical transport for shorter distances and avoid pollution, DCK has brought Cycle Tracks construction into practice in DCK.





**Footpath:** DHA City Karachi (DCK) has always aspired to provide its valuable members with the best possible facilities. In order to live up to its vision, DHA City Karachi (DCK) has constructed footpaths so that the pedestrian movements can be facilitated to various locations. This would also promote a healthy living environment in DCK.

**Piazzas:** DHA City Karachi (DCK) has since its inception laid great importance to beautify DCK even further. Therefore, captivating and enchanting open spaces for public have been constructed conforming to the local environment.

**Picnic & View Points:** DHA City Karachi (DCK) has always focused on providing its members with quality environment and facilities. To live up to its standards, DCK has constructed Picnic & View Points for families to spend quality time. In order to get booking details, members are requested to contact DCK Directorate.



**Bridges:** DHA City Karachi's commitment toward its members' facility is made evident in the development of bridges. In order to cater future essentials, DCK has built wide and strong bridges. Bridges located on main boulevards have been completed successfully.





# THE MOST CREDIBLE AND PROFITABLE REAL ESTATE INVESTMENT

DHA City Karachi (DCK) is a uniquely planned residential project of international stature. DHA in last one year has made some remarkable interventions in DCK which has given a new dimension and added value to the project. A number of MoUs including MoUs for establishment of Shaukat Khanam Memorial Cancer Hospital and Research Centre, a new IBA Campus, DOW Medical University Campus, a Teaching Hospital (500 Beds) and a state-of-the-art Liver Transplant in DCK are lined up and will be signed soon. Malir Motorway (M-9) project connecting DHA with DCK that will curtail the travelling time to DCK to 20 minutes is in the active stage of planning. Yet another outstanding feature of DCK is launching of DHA Oasis Project (Farmhouses and Chalets) which will redefine the concept of luxurious lifestyle in the country. All these exciting and wonderful interventions have enhanced the value and stature of DCK tremendously. People are constantly showing tremendous interest in DCK which is simply a reflection of high degree of confidence and trust of public in DHA City Karachi (DCK) which is overwhelming and in-fact is a ringing note of their endorsement of the project. The prices of plots in DCK have shown a sharp rise. DCK virtually has become the most profitable haven for real estate investment. The price comparison of plots of last year and present prices amply substantiates the same.

## PLOT PRICES TREND 200 SQ YDS COMM PLOT

Sec	Dec 2014	Dec 2015
Sec 3	12 Million	35 Million
Sec 5	11 Million	31 Million
Sec 7	11 Million	28 Million
CBD	15 Million	31 Million

## PLOT PRICES TREND 500 SQ YDS RES CAT PLOT

Sec	Nov 2014	Nov 2015	Increase
Sec 2	44 - 47 lacs	78 - 85 lacs	181%
Sec 3	56 - 57 lacs	93 - 105 lacs	184%
Sec 4	34 - 36 lacs	60 - 65 lacs	181%
Sec 5	54 - 55 lacs	80 - 85 lacs	155%
Sec 6	42 - 44 lacs	63 - 67 lacs	152%
Sec 7	43 - 44 lacs	70 - 80 lacs	182%
Sec 8	39 - 40 lacs	70 - 75 lacs	188%
Sec 9	39 - 40 lacs	65 - 68 lacs	170%
Sec 10	33 - 34 lacs	47 - 50 lacs	147%
Sec 11	30 - 32 lacs	47 - 50 lacs	156%
Sec 12	32 - 33 lacs	57 - 60 lacs	182%
Sec 13	27 - 28 lacs	55 - 60 lacs	214%
Sec 14	27 - 28 lacs	55 - 60 lacs	214%
Sec 15	25 - 26 lacs	49 - 54 lacs	208%
Sec 16	25 - 26 lacs	49 - 54 lacs	208%
Sec 17	-----	50 - 53 lacs	-----



# ATTENTION ALLOTTEES



The fast-track development and utilities infrastructure placement at DHA City Karachi (DCK) is in progress to make DCK liveable by 2016. Timely completion of the project needs constant availability of funds and regular payment of dues by the plot holders.

It is expected in your best interest to make timely payments of installments to avoid levy of surcharge and cancellation of your plots as per the terms of agreement.

For further information, please contact our office in person or on the following numbers:  
UAN: 021-111-589-589 Ext. 2133, 2134, 2122, 2183  
Email: dck.finance@dhakarachi.org



NOTE: Please update your addresses, cell / telephone numbers and e-mails. The revised master plan map is now available at: [www.dhakarachi.org/dhacity](http://www.dhakarachi.org/dhacity).

**DHA Karachi and Habib Bank Limited enter into a strategic partnership to establish Internet Payment Gateway to facilitate DHA Karachi Customers.**

- Mastercard and Visa Cards accepted as methods of payment
- Major milestone in Pakistan's real estate history
- Convenience of Payment from the comfort of your home
- Hassle free clearance of dues
- Safe, secure and quick transaction
- Another customer friendly step by DHA Karachi
- Yet another world-class service which highlights DCK's futuristic & sustainable outlook.

**NO QUEUES, NO HASSLES.  
JUST CONVENIENCE**



Website: [www.dhakarachi.org](http://www.dhakarachi.org) Call Centre: 021-3531-0234  DHAKarachiofficial  dhakarachiofc