

05 Marla Barcode	Cell us	Ali Hassan 0300-8460108
10 Marla Barcode	Cell us	Ali Hassan 0300-8460108
01 Kanal Barcode	Cell us	Ali Hassan 0300-8460108
01 Kanal 2 nd Ballot	Cell us	Ali Hassan 0300-8460108
Open Affidavit	Cell us	Ali Hassan 0300-8460108
Unsecussful File	Cell us	Ali Hassan 0300-8460108

DHA QUETTA ABOUT

A Modern Lifestyle | A Promising Investment Destination

DHA Quetta is a master-planned residential and commercial development located on Main RCD Highway, Kuchlak, Quetta, connecting the city with Northern Balochistan. Designed to offer a modern lifestyle, secure surroundings, and long-term development opportunities, DHA Quetta combines residential living with commercial growth and community facilities. Its extensive master plan, developing infrastructure, and growing range of amenities make it a notable destination for property buyers and investors seeking opportunities in Quetta.

DHA QUETTA – MZ REAL ESTATE ®

MZ REAL ESTATE ® deals in DHA Quetta files, not plots, and provides complete information and guidance about the project. We provide details regarding residential and commercial file categories, 5 Marla, 10 Marla and 1 Kanal options, allocation and affidavit files, barcode files, ballot status, possession, development progress, location, facilities and investment opportunities. Our aim is to provide you with organized, reliable and updated information to help you make informed property decisions with confidence.

DHA QUETTA — TOTAL AREA

10,000 ACRES

Total Planned Area of DHA Quetta

DHA Quetta is a large-scale, master-planned housing community located on Main RCD Highway, Kuchlak, Quetta, designed to bring modern residential, commercial and recreational facilities together.

Total Area: 10,000 Acres

Total Area in Kanal: Approximately 80,000 Kanal

Total Area in Square Kilometres: Approximately 40.47 km²

Location: Main RCD Highway, Kuchlak, Quetta

DHA Quetta Files — Differences Explained

In DHA Quetta, Barcode File, Open Affidavit, Allocation File, Unsuccessful File, and Successful File are different file categories or status descriptions. Understanding these terms helps buyers evaluate documentation, ownership records, and plot-allocation status before purchasing.

1. Barcode File

A barcode file contains barcode-based identification used for document verification. Buyers should verify the original file, its category, authenticity, and transfer eligibility through DHA Quetta's official records.

2. Open Affidavit File

An open affidavit is generally a file supported by an affidavit that may not yet have completed the relevant buyer-intimation or nomination process. Verify the affidavit, ownership chain, and applicable transfer procedure before purchasing.

3. Allocation File

An allocation file relates to the allocation of a plot or plot category. Check the official allocation letter, plot size, ownership record, outstanding dues, and whether the plot is eligible for possession.

4. Unsuccessful File

An unsuccessful file refers to a file whose holder did not receive a plot in the relevant ballot. Any adjustment, refund, or eligibility for a subsequent scheme depends on DHA Quetta's official rules and the file's current status.

5. Successful File

A successful file refers to a file whose holder was successful in the relevant ballot. However, ballot success does not automatically mean that the plot has been finally allocated or that possession is available. Confirm the official allocation and possession status.

Key Highlights of DHA Quetta

Prime Location: Main RCD Highway, Kuchlak, Quetta

Master-Planned Development: Planned residential and commercial sectors

Residential & Commercial Options: Multiple plot categories and sizes

Early Bird Sectors: A1, A2 and A3

Possession Opportunities: Possession plots available in designated sectors, subject to official records and dues clearance

Modern Infrastructure: Planned road networks and water-management systems

Family Lifestyle: Parks, recreational facilities and community mosques

Major Attractions: Grand Central Park, Chiltan Cricket Stadium and DHA Zoo

Commercial Growth: Commercial plots and developing business facilities

Security & Community: A planned environment with security arrangements

Sector-wise information

Sector A1 — Jinnah Entrance Side

Early Bird Sector

Access through Jinnah Entrance Gate and Jinnah Expressway

Residential and commercial opportunities

Check available possession plots and exact locations

Sector A2 — Cricket Stadium Side

Early Bird Sector

Chiltan Cricket Stadium

Central mosque and residential development

Connected to Jinnah Expressway

Sector A3 — Central Park Side

Early Bird Sector

Near Grand Central Park

Signature houses and residential development

Zoo and bird aviary facilities

Sector D — Regularization & Location Ballot

Location ballot held for regularized Sector D plot holders in June 2026

Check the individual file's regularization and allocation status

Verify dues and possession eligibility before purchase

The above sector descriptions are based on DHA Quetta's published sector information and announcements. The official provisional town plans also list other areas, including Sector H and Early Bird Zarghoon. These are not necessarily all at the same development or possession stage.

Residential plot sizes

DHA Quetta offers a range of residential plot categories. Confirm the actual size and category on the relevant official file or allocation record before advertising or purchasing.

Plot And File Category Approximate Area

5 Marla 1,125 sq ft

10 Marla 2,250 sq ft

1 Kanal 4,500 sq ft

2 Kanal 9,000 sq ft

These are standard approximate Pakistan plot-area conversions, not a verified list of every plot category available in each DHA Quetta sector. The official GIS map and sector documents should be used to confirm the exact inventory.

Commercial plots & business opportunities

Commercial property may appeal to buyers interested in shops, offices, retail businesses and other commercial uses.

Commercial plots in designated areas.

Commercial development along Jinnah Expressway.

Officially announced construction of 12 commercial plazas.

Opportunities to assess commercial locations in relation to residential sectors and access roads.

Plot amalgamation may be possible under applicable DHA regulations.

Important: Verify the commercial plot's dimensions, permitted use, construction regulations, development dues and transfer status before making a deal.

Infrastructure & Security

Planned road networks and sector connectivity.

Development of residential and commercial areas.

Boundary-wall project listed among DHA Quetta's ongoing projects.

Security arrangements and controlled community planning.

Building-construction procedures and town-planning regulations.

Investment Considerations

DHA Quetta may be worth evaluating for different property objectives:

Long-term investment: Assess development progress, sector demand and the intended holding period.

Residential construction: Focus on possession status, road access, utilities and building approval requirements.

Commercial investment: Evaluate frontage, accessibility, surrounding development and permitted business use.

Overseas Pakistanis: Review the authority's official investment guidance and documentation requirements.

File trading: Confirm authenticity, transfer eligibility, allocation or ballot status and all payable dues.

No property investment guarantees appreciation. Market prices and resale demand can vary by sector, location and development status.

Final Thoughts — DHA Quetta

DHA Quetta is an emerging residential and commercial destination offering opportunities for homebuyers, investors and businesses. With its strategic location, planned infrastructure, recreational facilities and developing sectors, it presents a range of property options to explore. However, every investment should be evaluated carefully by checking the sector's development status, possession eligibility, official documentation and current market value.

MZ REAL ESTATE ® is committed to providing reliable information and professional guidance on DHA Quetta files, allocation, affidavit and possession-related matters, helping clients make informed property decisions with greater confidence.