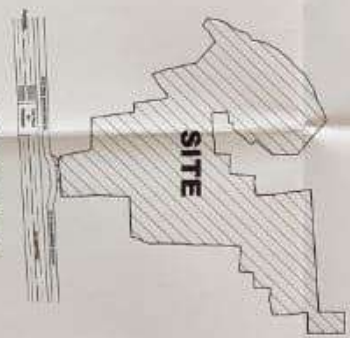


GARDEN VILLAS PESHAWAR
A PROJECT OF MUSLIM ENTERPRISES



APPROVED

[Signature]
MUSLIM ENTERPRISES
PESHAWAR

LEGEND

- UP TO 5 MARLA 136 PLOTS
- UP TO 10 MARLA 190 PLOTS
- UP TO 15 MARLA 04 PLOTS
- UP TO 20 MARLA 22 PLOTS
- ABOVE 20 MARLA 02 PLOTS
- COMMERCIAL
- PUBLIC BUILDING
- OPEN SPACE / PARKS
- ROADSIDE
- GRAVE YARD
- BOUNDARY LINE

LAND USE DETAILS

LAND IN HAND 227.95 KANALS
PROPOSED EXTENSION 41.95 KANALS
TOTAL LAND 269.90 KANALS

S. NO.	DESCRIPTION	AREA	%
01	RESIDENTIAL	67.25 KANAL	25.08 %
02	RESIDENTIAL	147.20 KANAL	54.58 %
03	OPEN / PARKS	18.38 KANAL	6.81 %
04	COMMERCIAL	24.15 KANAL	8.95 %
05	PUBLIC BUILDING	05.80 KANAL	2.15 %
06	GRAVE YARD	05.40 KANAL	2.00 %
07	ROADSIDE	289.00 KANAL	100 %

NOTE: ALL AMOUNTS ARE CALCULATED/PROPOSED FOR 300 SQ. METERS

PROJECT NAME & LOCATION
GARDEN VILLAS PESHAWAR
MIZIA ROAD PESHAWAR, SERVICE ROAD,
PESHAWAR TOLL PLAZA, M-1 PESHAWAR.

DEVELOPERS
MUSLIM ENTERPRISES

HOUSE PAKI, PESHAWAR CANTON, C.T. ROAD, PESHAWAR.

OWNERS

1. SYED ZAVID HUSSAIN SHAH
2. KHAWAJA CAISER ZAFFAR

OWNERS / DEVELOPERS SIGNATURE

CONSULTANTS



SAFIYA HOMES

WARSAK ROAD PESHAWAR

LAND USE DETAILS

S.No.	Landuse	Area	%Age	Notation
1	Residential	96.28 K	51.66	
2	Commercial	9.32 K	5.00	
3	Open Space/ Parks	13.05 K	7.01	
4	Public Buildings	4.31 K	2.31	
5	Grave yard	3.75 K	2.01	
6	Roads/Streets	59.55 K	32.01	
Total		186.36 K	100.00	

BUDHNI NAL/CANAL SHOWN THUS

SET BACK SHOWN THUS

BOUNDARY LINE SHOWN THUS

OWNERS/DEVELOPERS

FATEH HOMES (Pvt) Ltd.

OWNERS/DEVELOPERS SIGNATURE

CONSULTANT TOWN PLANNER SEAL & SIGNATURE

APPROVED

DEPUTY DIRECTOR
PESHAWAR DEVELOPMENT AUTHORITY

DEPUTY DIRECTOR
PESHAWAR DEVELOPMENT AUTHORITY



ZINTARA RESIDENCES

APPROVED BY: *[Signature]*
 DATE: 03/05/12
 PROJECT NO: 39112
 APPROVED BY: *[Signature]*
 DATE: 03/05/12



KEY PLAN

LAND USE/FEATURE COLOR CODE

ROAD	Blue
STREET	Orange
LANDSCAPE	Green
WATER	Light Blue
EXISTING BUILDING	Yellow
NEW BUILDING	Red
UTILITY	Grey
PROJECT BOUNDARY	Black Dashed

IT'S A SCHEDULE

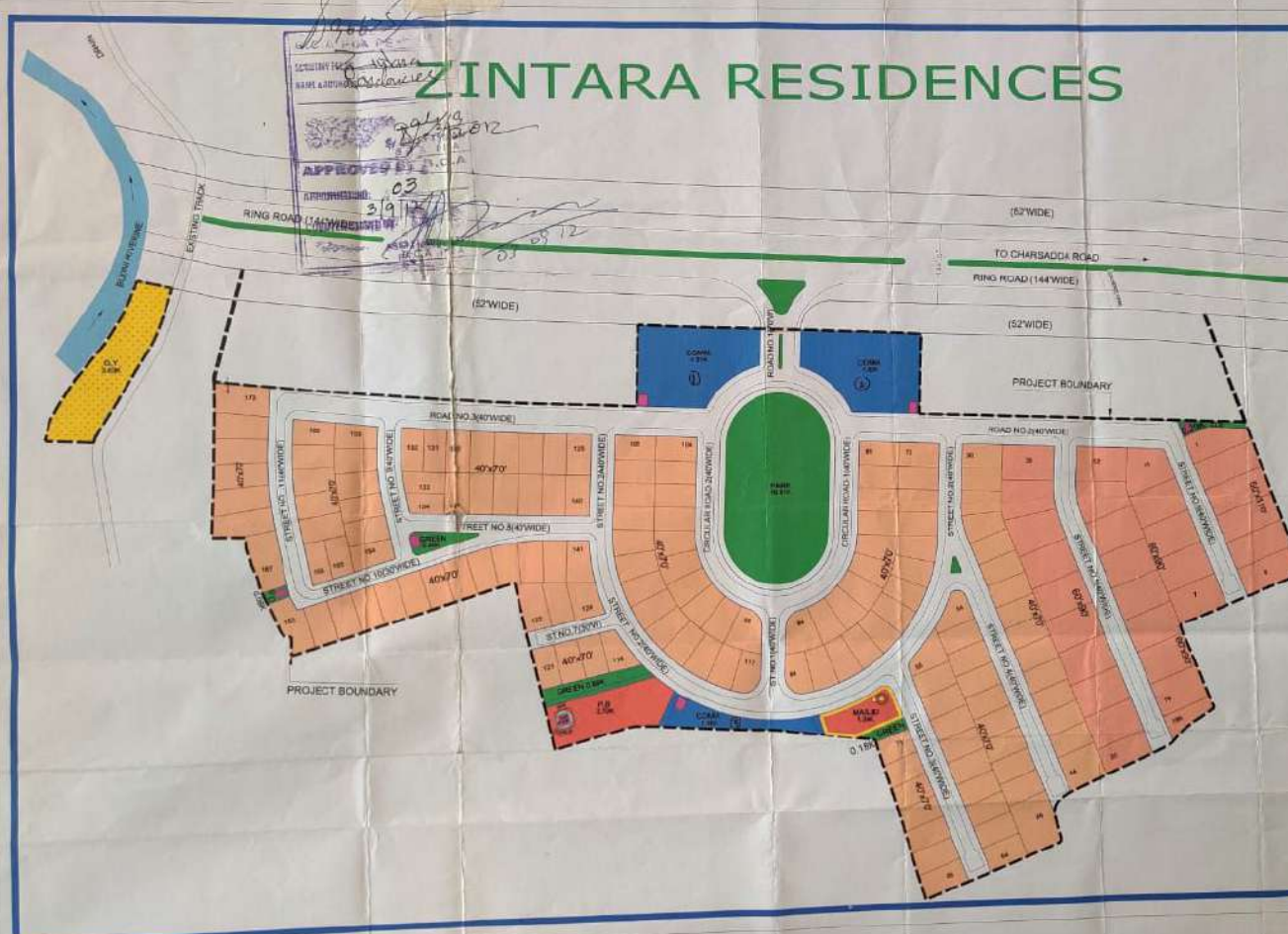
S NO	CATEGORY	PLOTS
1	50 X 10'	08
2	60 X 80'	24
3	40 X 10'	144
	TOTAL	174

LAND USE

TOTAL PROJECT AREA - HRI, MCANAL	AREA (KANALS)	%AGE
RESIDENTIAL	106.85	58.81
COMMERCIAL	10.48	5.78
PUBLIC BUILDING	4.94	2.23
PARK/GREEN	12.80	7.05
GRAVE YARD	3.63	2.0
ROADS	43.76	24.13
TOTAL	181.36	100

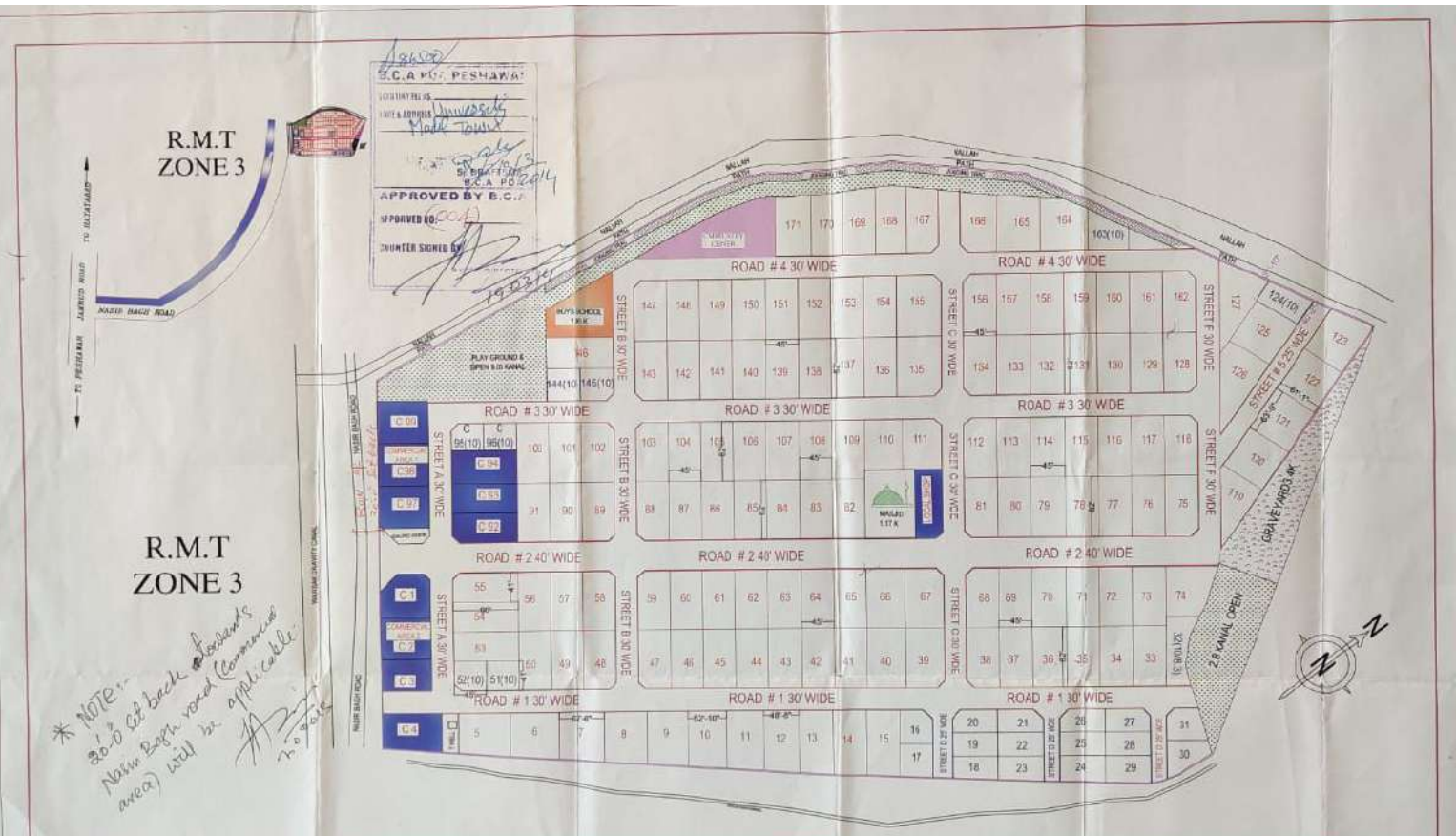
NOTES:
 1. ALL DIMENSIONS IN FEET.
 2. ALL BOUNDARIES TO BE AS PER APPROVED PLAN.
 3. ALL DIMENSIONS TO BE AS PER APPROVED PLAN.
 4. ALL DIMENSIONS TO BE AS PER APPROVED PLAN.

CLIENT: ZINTARA BUILDERS
 PROJECT: ZINTARA RESIDENCES - HARLADA ROAD, PESHAWER
 TITLE: MASTER PLAN
 CLIENT: *[Signature]*
 TOWN PLANNER: WAQAS AMER
 P.C.A. NO. P-593



R.M.T
ZONE 3

19/02/2014
S.C.A.P.O. PESHAWAR
SOCIETY/PROJECT
NAME & ADDRESS
UNIVERSITY
MODEL TOWN
APPROVED BY S.C.P.
APPROVED TO:
DRAWN/ENGINEER BY



R.M.T
ZONE 3

* NOTE:-
30-0' set back of buildings
New Regi road (Commercial
area) will be applicable.
19/02/2014

NAME OF SCHEME	LOCATION	AREA STATEMENT	GENERAL INFORMATION
UNIVERSITY MODEL TOWN	REGI LALMA NEAR REGI MODEL TOWN PESHAWAR	TOTAL AREA UNDER PLANNING=169 K 1:AREA UNDER PLOT= 104.05 K 61.57 % 2:AREA UNDER ROAD = 37.35 K + 22.10 % 3:AREA UNDER PARK/ PLAYGROUND = 11.83 K 7.00 % 4:COMMERCIAL AREA= 8.45 K 5.00 % 5:COMMUNITY CENTER= 1.70 K 1.01 % 6:MASJID = 1.17 K 0.69 % 7:EDUCATIONAL PLOT= 1.05 K 0.62 % 8:GRAVE YARD = 3.40 K 2.01 % 9:TOTAL = 169.00 K 100.00 %	1:TOTAL 1K PLOTS= 146 2:TOTAL 10 M PLOTS= 25 3:TOTAL PLOTS = 171 1:STANDERED 1K PLOT SIZE= 45'X82' =3690 SQ FT 2:STANDERED 10M PLOT SIZE=31'-6"X62' =1953 SQ FT

S.C. & P. PESHAWAR
 ENGINEERS
 22.05.16
 APPROVED BY: [Signature]
 DATE: 22.05.16
 PROJECT NO: [Blank]
 SHEET NO: 01



SALIENT FEATURES

- 1 MAIN ROAD 100' WIDE WITH GREEN BELT
- 2 STREET ROAD 40' WIDE WITH GREEN BELT
- 3 MAXIMUM PLOT SIZE 500 SQYRD
- 4 MINIMUM PLOT SIZE 400 SQYRD
- 5 PROMENADE(WALKING TRACE WITH GREEN SURROUNDINGS)
- 6 MAXIMUM ENVIRONMENTAL LUNGS(GREEN SPOTS)

LEGEND

- OPEN SPACES /PARK/GREEN
- GRAVE YARD
- COMMERCIAL AREA
- PUBLIC BUILDING
- PLOT SIZE 50'X90'
- PLOT SIZE 45'X80'

LAND USE	AREA	PERCENTAGE	CLIENT
RESIDENTIAL	116096.7 SQ. FT.	33.18 %	SHAHMEEN FOUNDATION
CIRCULATION/ROADS	59699.32 SQ. FT.	28.28 %	
COMMERCIAL	10588.12 SQ. FT.	5.03%	SHELF LIFE 10 YRS
UTILITY BUILDINGS	48113.37 SQ. FT.	2.07 %	
GROUND /PARK / OPEN /GREEN	27661.2 SQ. FT.	12.35 %	SHELF LIFE 10 YRS
GRAVEYARD	44781.60 SQ. FT.	2.06 %	
TOTAL	218118.76 SQ. FT.	100%	

MASTER PLAN OF SHAHEEN HOUSING SCHEME WARSAK ROAD PESHAWAR

RESIDENTIAL PLOTS DISTRIBUTION			
CATAGORY	SIZE	AREA	NOs
A	50'X30'	500 SQYRD	174
B	45'X30'	400 SQYRD	98

GAHEEZ CONSULTANTS

S.C. & P. PESHAWAR ENGINEERS
 22.05.16
 APPROVED BY: [Signature]
 DATE: 22.05.16
 PROJECT NO: [Blank]
 SHEET NO: 01

