

# **TMA Nowshera**

**Approved Site/ Master Plans of Housing Societies of TMA Nowshera  
as on 02-06-2021**

# SHAHEEN EDUCATIONAL CITY MASTER PLAN



**NOTES**

1. The site is bounded by the main road to the north and the canal to the south.
2. The site is divided into residential, commercial, and public buildings.
3. The residential plots are numbered 1 to 46.
4. The commercial plots are numbered 1 to 10.
5. The public buildings include a school, a park, a mosque, and a health center.
6. The site is bounded by the main road to the north and the canal to the south.
7. The site is divided into residential, commercial, and public buildings.
8. The residential plots are numbered 1 to 46.
9. The commercial plots are numbered 1 to 10.
10. The public buildings include a school, a park, a mosque, and a health center.



LAND USE		
TOTAL AREA=280.00 KANAL		
S.NO	LAND USE	%AGE
1	RESIDENTIAL	80.38
2	COMMERCIAL	3.34
3	PUBLIC BUILDINGS	5.39
4	PARK/GREEN	7.52
5	GRAVEYARD	3.04
6	ROADS/STREETS	28.73
TOTAL AREA		100

OVERALL PLOTS SCHEDULE				
	80' X 60'	35' X 70'	30' X 50'	TOTAL
RESIDENTIAL PLOTS	18	86	90	384
COMMERCIAL PLOTS	18	66	90	384

LEGEND	
LAND USE/FEATURE	COLOR/SYMBOL
RESIDENTIAL	Orange
COMMERCIAL	Blue
PARK/GREEN SPACES	Green
GRAVE YARD	Yellow
MOSQUE	Red
P-BUILDING	Light Blue
SCHOOLS	Light Green
S.T.P	Light Yellow

CLIENT: AFAQ ASSOCIATES (Pvt.) Ltd

PROJECT: SHAHEEN EDUCATIONAL CITY  
AZAKHEL MAIN CT. ROAD NOSHEHRA

TITLE: MASTER PLAN

CLIENT: TOWN PLANNER

**CONSULTANT: SEDCO** Consulting

CONSULTING TOWN PLANNERS ENGINEERS ARCHITECTS  
Suite # 04, 1st Floor, Jinnah Plaza, TQ, F-10, Markazi  
Islamabad. Tel: 351-228714

DATE: OCT. 2010  
SCALE: 1:1000  
SHEET NO: 01

2020.11.12 11:4

TO NOWSHERA  
 MARI SHARIF ROAD  
 TO MARI SHARIF

# SATELLITE TOWN

NOWSHERA



- 05 Marla (44 No's)  
 07 Marla (29 No's)  
 10 Marla (55 No's)  
 20 Marla (34 No's)  
 Commercial  
 School / College  
 Masjid  
 Hospital  
 Grave Yard  
 Green
- 
- ## LEGEND

**MASTER PLAN**  
 TOTAL AREA = 165 K 16 M (901952.00 SR)

A Project of:  
**4 STAR DEVELOPERS**  
 NOWSHERA

**AREA STATEMENT OF SATELLITE TOWN NOWSHERA**

S.No	Description	Area (K)	No. of Plots	Total Area
1	Total Area	165195.20	165195	165195
2	Residential Plot	100000	20000	100000
3	Commercial	30000.00	1500	30000
4	Park	5436.00	1000	5436
5	Green	16030.00	3200	16030
6	School / College	7860.00	1500	7860
7	Mosque	4230.00	800	4230
8	Hotel & Street	20000.00	4000	20000
9	Grave Yard	2000.00	400	2000
10	W.W Sewerage Plant	2000.00	400	2000
11	Waste Land	2000.00	400	2000
12	Waste Land	2000.00	400	2000
<b>Total Area</b>		<b>165195.20</b>	<b>165195</b>	<b>165195</b>

**AB TECH ENGINEERING CONSULTANTS**  
 Architect, Engineers, Planners  
 1st Floor, 2nd Street, Office # 2, Street Phase  
 Near Railway Station, Nowshera  
 Contact: 3348 8213144



# PARADISE CITY NOWSHERA Phase II

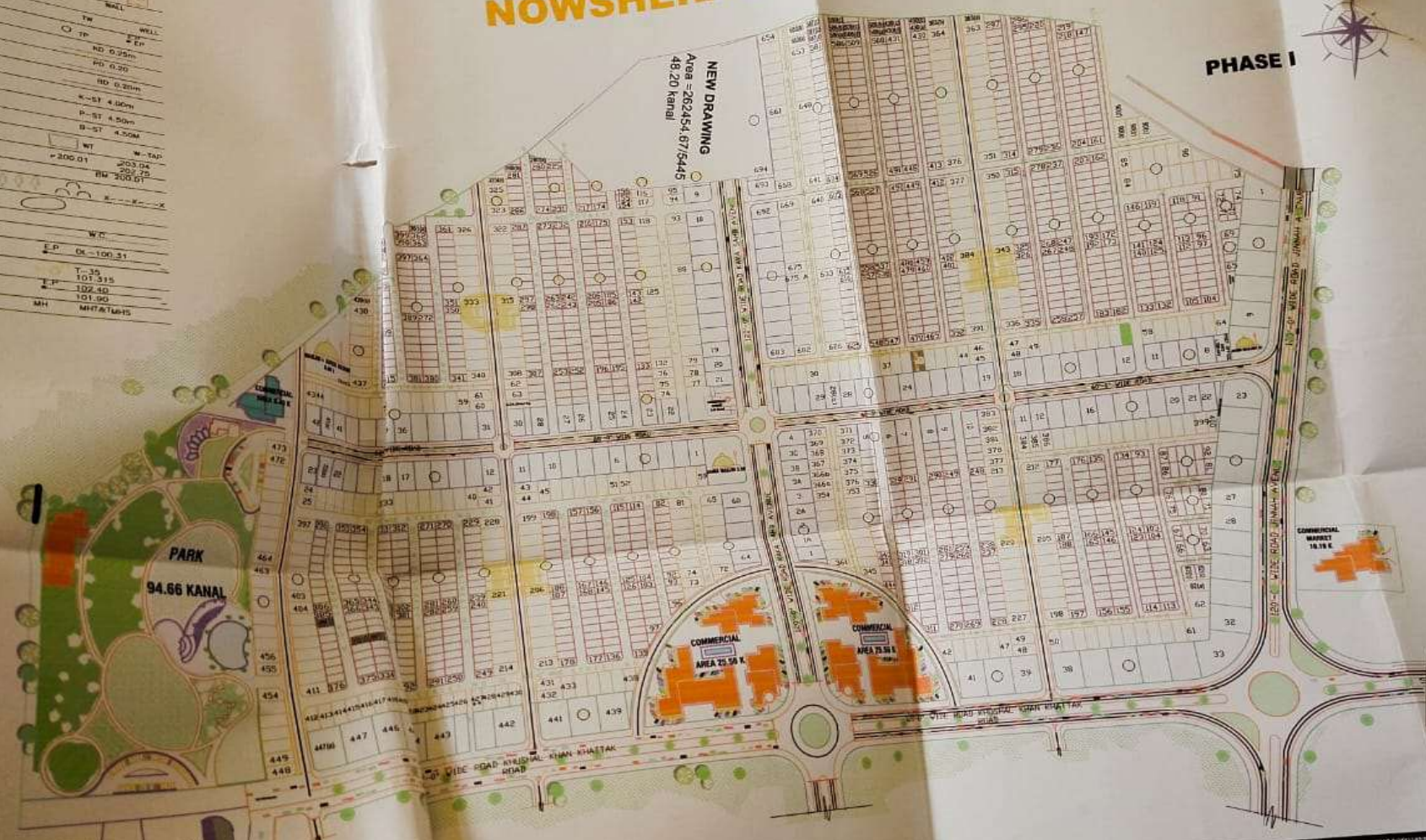
PHASE I



NEW DRAWING  
Area = 262454.67/5445  
48.20 Kanal

**LEGEND**

IC LINE	WALL
AND WIDTH	TR
ND WIDTH	EP
ND WIDTH	ND 0.25m
ND WIDTH	ND 0.30
	ND 0.20m
	K-ST 4.60m
	P-ST 4.50m
	B-ST 4.50m
WATER TAPE	WT
LEVEL	W-TAP
LEVEL	200.01
ND WIRE	15.00% MB
	100.31
	101.315
	102.40
	101.90
	MH



PRINTING BY:  
COLOR LAB  
B-122, Q-1, STREET  
D-11, D-11, MARKET  
F-11, D-11, MARKET

CONSULTANT: PARADISE CITY.  
DESIGNER: RASHID  
CHECKER: A.E.C.  
TITLE: LAYOUT PLAN.

2020.11.12 11:43

SECTOR A

SECTOR B

NEW CITY  
KAKA SAHIB

N

NOWSHERA

KEY PLAN

Landuse Distribution

Sr. No.	Landuse	Area (Kanals)	%Age	Notation
1	Residential	178.18	45.69	
2	Commercial	18.29	4.69	
3	Open Space/GB	28.98	7.43	
4	Public Buildings	17.12	4.39	
5	Grave yard	9.40	2.41	
6	Road	138.03	35.39	
		390.00	100.00	

DETAIL OF PLOTS

S	PLOT SIZES				TOTAL
	25' X 50'	30' X 60'	35' X 70'	50' X 90'	
No of	123	327	97	43	368

MASTER LAYOUT

PLAN AND DESIGN BY:

*[Signature]*

CHECKED BY:

2020.11.12 11:45

Future Extension

SECTOR D

SECTOR C

Cascading Apartments  
25.32 k

Park  
14.11 K

School  
5.5 k

Commercial  
4.5 K

Bank  
3.57 K

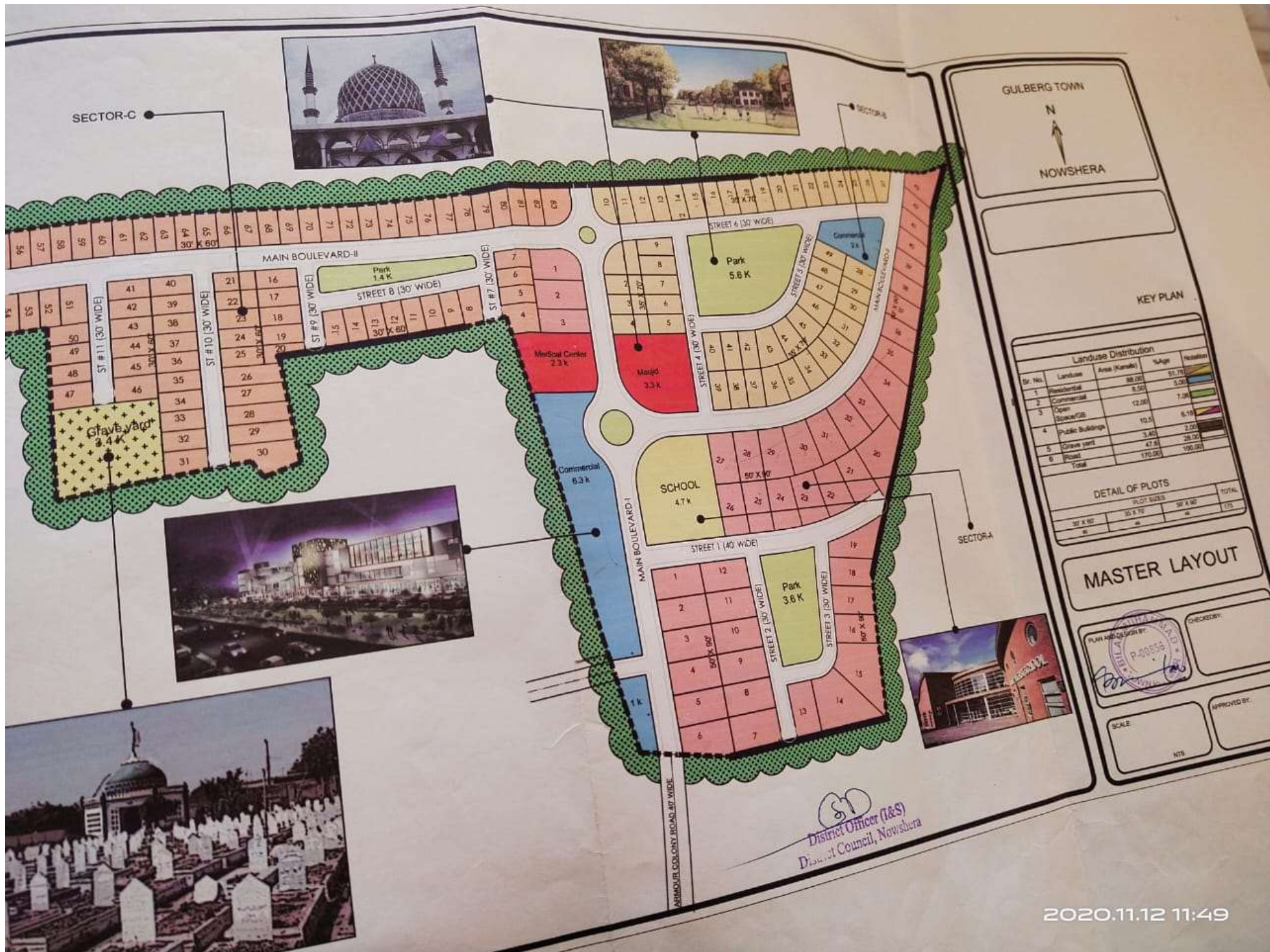
Grave yard  
9.40 K

Medical Center  
2.8 k

Commercial  
3.1 k

Commercial  
2.8 k

241



GULBERG TOWN  
N  
NOWSHERA

KEY PLAN

Landuse Distribution				
Sr. No.	Landuse	Area (Kanals)	%Age	Heathen
1	Residential	88.00	57.76	
2	Commercial	12.00	7.78	
3	Open Space/Park	10.5	6.79	
4	Public Buildings	3.40	2.20	
5	Grave yard	47.8	28.05	
6	Road	170.00	100.00	
Total				

DETAIL OF PLOTS			TOTAL
PLOT SIZES			
30' X 60'	30' X 75'	30' X 90'	175
30	30	30	

MASTER LAYOUT

PLAN AND DESIGN BY:  
P-00856  
CHECKED BY:  
APPROVED BY:  
SCALE  
NTS

District Officer (I&S)  
District Council, Nowshera