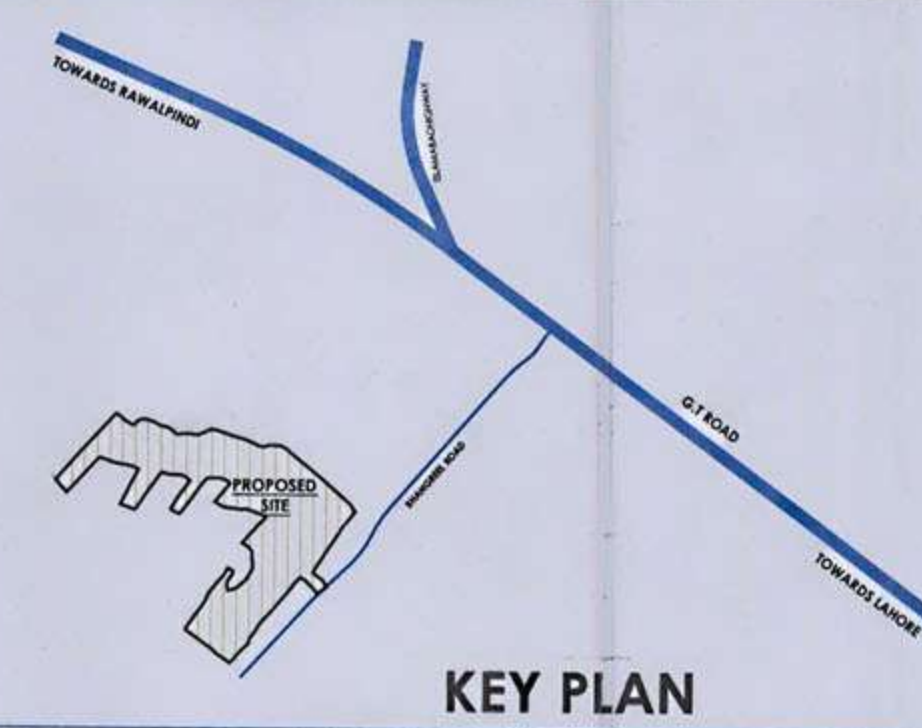
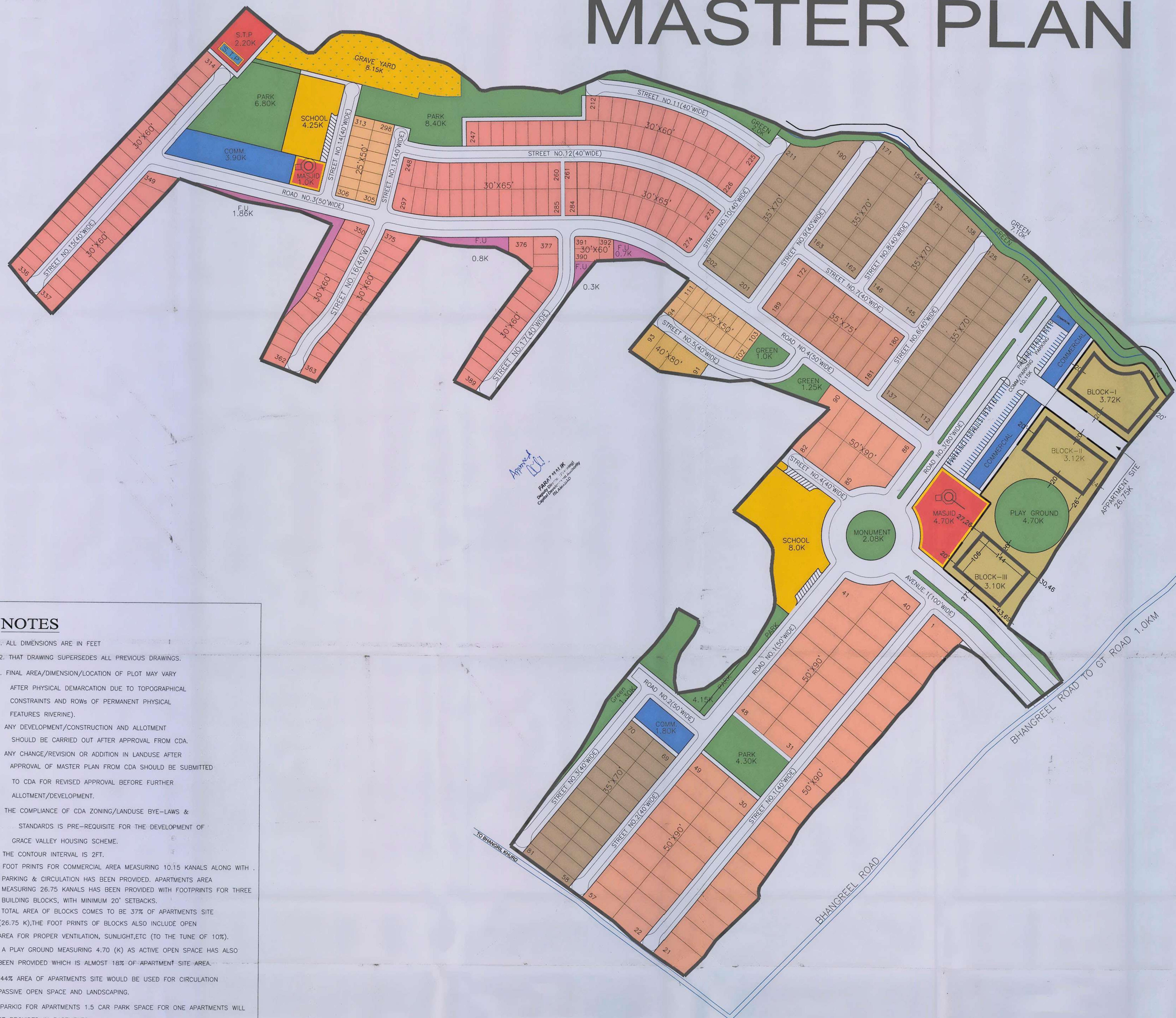


MASTER PLAN



LEGEND		
LAND USE/FEATURE	COLOR/SYMBOL	
50'x90'		
40'x80'		
35'x70'		
35'x75'		
30'x65'		
30'x60'		
25'x50'		
APARTMENT		
FUTURE USE		
COMMERCIAL		
PARK/GREEN		
MASJID		
SCHOOL		
PUBLIC BUILDING		
S.T.P.		
GRAVE YARD		
PROJECT BOUNDARY		

PLOT SCHEDULE		
S.NO	PLOT SIZE	TOTAL
1	50'x90'	66
2	40'x80'	03
3	35'x75'	18
4	35'x70'	106
5	30'x65'	50
6	30'x60'	115
7	25'x50'	34
TOTAL		392

TOTAL AREA OF PROJECT: 404.68 KANALS				
LANDUSE DISTRIBUTION				
S. NO	Landuse	Area (Kanals)	%Age	CDA Standard
1	RESIDENTIAL	179.24	44.29	55%Max
2	APPARTMENTS	26.75	6.61	
3	PARKS	38.40	09.48	8%Min
4	COMM.&PARKING	15.79	3.90	5%Max
5	PUBLIC BUILDING	20.0	4.94	4%Min
6	GRAVE YARD	8.15	2.01	2%Min
7	FUTURE USE	3.70	0.91	NA
8	ROADS	112.65	27.85	26%Min
TOTAL		404.68	100	100

CLIENT:
M/S GRACE VALLEY PVT.LTD
ISLAMABAD.

PROJECT:
GRACE VALLEY HOUSING SCHEME,
MOUZA RAWAT, KORTANA, ZONE-V, ISLAMABAD

TITLE:
MASTER PLAN

CLIENT:
TOWN PLANNER:
WAQAS ATHER
PORTFOLIO P-302

CONSULTANT:
SEDCO CONSULTING
CONSULTING, TOWN PLANNERS, ENGINEERS, ARCHITECTS
Suite # 08, 1st Floor, Jamal Plaza, 70, F-10, Markaz,
ISLAMABAD. Tel: 91-229714

DESIGN: SEDCO
DWN: ALI
CHKD: WAQAS
DATE: 21-2-12
DWG NO: 056-MP-GV-01
SCALE: 1:1000
REV: 0
SHEET NO: MP-01
ISSUED FOR: FOR CDA APPROVAL

NOTES

- ALL DIMENSIONS ARE IN FEET
- THAT DRAWING SUPERSEDES ALL PREVIOUS DRAWINGS.
- FINAL AREA/DIMENSION/LOCATION OF PLOT MAY VARY AFTER PHYSICAL DEMARCATION DUE TO TOPOGRAPHICAL CONSTRAINTS AND ROWS OF PERMANENT PHYSICAL FEATURES (RIVERINE).
- ANY DEVELOPMENT/CONSTRUCTION AND ALLOTMENT SHOULD BE CARRIED OUT AFTER APPROVAL FROM CDA.
- ANY CHANGE/REVISION OR ADDITION IN LANDUSE AFTER APPROVAL OF MASTER PLAN FROM CDA SHOULD BE SUBMITTED TO CDA FOR REVISED APPROVAL BEFORE FURTHER ALLOTMENT/DEVELOPMENT.
- THE COMPLIANCE OF CDA ZONING/LANDUSE BYE-LAWS & STANDARDS IS PRE-REQUISITE FOR THE DEVELOPMENT OF GRACE VALLEY HOUSING SCHEME.
- THE CONTOUR INTERVAL IS 2FT.
- FOOT PRINTS FOR COMMERCIAL AREA MEASURING 10.15 KANALS ALONG WITH PARKING & CIRCULATION HAS BEEN PROVIDED. APARTMENTS AREA MEASURING 26.75 KANALS HAS BEEN PROVIDED WITH FOOTPRINTS FOR THREE BUILDING BLOCKS, WITH MINIMUM 20' SETBACKS. TOTAL AREA OF BLOCKS COMES TO BE 37% OF APARTMENTS SITE (26.75 K). THE FOOT PRINTS OF BLOCKS ALSO INCLUDE OPEN AREA FOR PROPER VENTILATION, SUNLIGHT, ETC (TO THE TUNE OF 10%).
- A PLAY GROUND MEASURING 4.70 (K) AS ACTIVE OPEN SPACE HAS ALSO BEEN PROVIDED WHICH IS ALMOST 18% OF APARTMENT SITE AREA.
- 10.44% AREA OF APARTMENTS SITE WOULD BE USED FOR CIRCULATION PASSIVE OPEN SPACE AND LANDSCAPING.
11. PARKING FOR APARTMENTS 1.5 CAR PARK SPACE FOR ONE APARTMENTS WILL BE PROVIDED IN BASEMENTS.