



CATEGORIES OF PLOTS

Category	Nominal Size	SQ YDS	No. of Plots
Residential			
5 Marla Plots	25'-0" x 45'-0"	125	670
10 Marla Plots	35'-0" x 65'-0"	252.78	298
1 Kanal Plots	50'-0" x 90'-0"	500	357
2 Kanal Plots	75'-0" x 120'-0"	1000	68
TOTAL RESIDENTIAL			1393
Commercial			
8 Marla Plots	30'-0" x 60'-0"	200	78
4 Marla Plots	25'-0" x 36'-0"	100	228
TOTAL COMMERCIAL			306

LAND USE PLAN

TOTAL LAND AREA = 963,562.51 Syd = 199,083 Acres

Category	Type of Plots	Nominal Size	Area SQ YDS	No. of Plots	Total Area SQ YDS	ACRES	%AGE
Residential							
5 Marla Plots	Regular	25'-0" x 45'-0"	125	603	75375.00	15.57	7.82
	Odd			67	10575.73	2.19	1.10
10 Marla Plots	Regular	35'-0" x 65'-0"	252.78	298	64711.11	13.37	6.72
	Odd			42	13832.60	2.88	1.44
1 Kanal Plots	Regular	50'-0" x 90'-0"	500	296	148000.00	30.58	15.36
	Odd			61	35800.84	7.40	3.72
2 Kanal Plots	Regular	75'-0" x 120'-0"	1000	45	45000.00	9.30	4.67
	Odd			23	27915.94	5.77	2.90
TOTAL RESIDENTIAL AREA					421,311.23	87.05	43.72
Commercial							
8 Marla Plots	Regular	30'-0" x 60'-0"	200	68	13,600.00	2.81	1.41
	Odd			10	2,539.12	0.52	0.27
4 Marla Plots	Regular	25'-0" x 36'-0"	100	200	20,000.00	4.13	2.08
	Odd			28	3,101.30	0.64	0.32
TOTAL COMMERCIAL AREA					39,240.42	8.11	4.07
TOTAL SALEABLE AREA					460,551.65	95.16	47.79
PARKS			68,644.43	10	68,645.20	14.24	7.16
RESERVED FOR G.D.A AREA			20,110.33	01	20,110.33	4.16	2.09
PUBLIC BUILDING			20,790.19	06	20,790.19	4.30	2.16
ROADS & PARKING			356,128.23		356,128.23	73.58	36.97
SEWAGE DISPOSAL STATION			1,588.89	1	1,588.89	0.33	0.16
GRID STATION			15,561.46	1	15,561.46	3.22	1.61
GRAVE YARD			19,886.56	1	19,886.56	4.11	2.06

NOTE:

ALL DIMENSIONS ARE IN FEET
 AREA MARKED IN PLOTS ARE IN SQUARE YARDS.
 MAJOR ROADS ARE MARKED AS PEP GDA MASTER PLAN

MODEL TOWN, GWADAR.

Grand Summary

Description	Nominal Size	Type	Block-A		Block-B		Block-C (Part 1)		Block-C (Part 2)		Block-D		Block-E		Block-F		Total			
			No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	No. Of Plots	Area (SFT)	Area Of Plots (SYD)	(Acres)
Residential	2-Kanal	Regular	0	0.00	26	234,000.00	8	72,000.00	0	0	0	0	0	0	11	99,000.00	45	405,000.00	45,000.00	9.30
		Odd-Large	0	0.00	12	128,335.92	4	40,460.88	0	0	0	0	0	0	6	243,055.83	22	243,055.83	27,006.20	5.56
		Odd-Small	0	0.00	0	0.00	0	0.00	0	0	0	0	0	0	1	8,187.70	1	8,187.70	909.74	0.19
		Sub-Total	0	0.00	38	362,335.92	12	112,460.88	0	0	0	0	0	0	18	181,446.73	68	656,243.53	72,915.95	15.07
1-Kanal	Regular	64	288,000.00	85	382,500.00	0	0	72	324,000.00	30	135,000.00	0	0	45	202,500.00	296	1,332,000.00	148,000.00	30.58	
		Odd-Large	10	50,175.90	12	74,889.32	0	0	12	72,119.70	2	12,314.88	0	0	8	48,892.26	45	258,392.06	28,710.23	5.93
		Odd-Small	2	7,962.00	2	8,633.60	0	0	6	26,369.82	6	20,850.08	0	0	0	0	16	63,815.49	7,090.61	1.47
		Sub-Total	76	346,137.90	100	466,022.92	0	0	90	422,489.52	38	168,164.96	0	0	53	251,392.26	357	1,654,207.56	183,800.84	37.98
10-Marlas	Regular	22	50,050.00	105	238,875.00	25	56,875.00	56	127,400.00	48	109,200.00	0	0	0	0	296	682,400.00	64,711.11	13.37	
		Odd-Large	4	11,743.29	10	35,176.51	5	13,845.00	9	26,991.06	8	24,962.70	0	0	0	0	6	112,718.55	12,524.28	2.59
		Odd-Small	0	0.00	1	2,220.61	0	0	0	0	5	10,454.28	0	0	0	0	6	12,674.88	1,408.32	0.29
		Sub-Total	26	61,793.29	116	276,272.12	30	70,720.00	65	154,391.06	61	144,616.97	0	0	0	0	298	70,793.44	78,643.72	16.25
5-Marlas	Regular	123	138,375.00	36	40,500.00	344	387,000.00	68	76,500.00	13	14,625.00	19	21,375.00	0	0	603	678,375.00	75,375.00	15.57	
		Odd-Large	9	13,336.00	4	6,525.00	34	46,401.66	4	5,625.00	2	3,146.24	6	11,929.07	0	0	59	86,962.97	9,662.55	2.00
		Odd-Small	5	5,049.86	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	8	8,218.58	913.18	0.19
		Sub-Total	137	156,760.86	40	47,025.00	378	433,401.66	75	85,293.72	15	17,771.24	25	33,304.07	0	0	670	773,556.55	85,950.73	17.76
Grand-Total =			239	564,692.05	294	1,151,655.96	420	616,582.54	230	662,174.30	114	330,553.17	25	333,04.07	71	432,638.99	1393	3,791,801.07	421,311.23	87.05
Commercial	8-Marlas	Regular	27	48,600.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	41	73,800.00	68	122,400.00	13,600.00	2.81
		Odd-Large	2	6,362.72	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	3	8,204.24	5	14,568.96	1,618.95	0.33
		Odd-Small	3	4,719.96	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	3,955.15	5	8,295.11	920.97	0.19
		Sub-Total	32	59,682.68	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	46	85,969.40	78	145,252.08	16,139.12	3.33
4-Marlas	Regular	0	0.00	0	0.00	94	84,600.00	0	0.00	20	18,000.00	86	77,400.00	0	0.00	200	180,000.00	20,000.00	4.13	
		Odd-Large	0	0.00	0	0.00	7	7,517.95	0	0.00	3	3,113.96	0	0.00	17	19,013.83	2	2,122.86	0.44	
		Odd-Small	0	0.00	0	0.00	5	4,025.95	0	0.00	1	1,037.99	5	3,833.89	0	0.00	11	8,897.83	988.65	0.20
		Sub-Total	0	0.00	0	0.00	106	96,143.90	0	0.00	24	22,151.95	98	89,615.81	0	0.00	228	207,911.66	23,101.30	4.77
Grand-Total =			32	59,682.68	0	0.00	106	96,143.90	0	0.00	24	22,151.95	98	89,615.81	46	85,969.40	306	353,163.74	39,240.42	8.11
Parks	P-1	84,650.90	35,181.98	161,602.41	86,399.65	35,185.89	76,096.62	10,460.12	2,706.91	296,562.17	33,474.34	6.92								
		38,756.66	16,602.41	86,399.65	35,185.89	76,096.62	10,460.12	2,706.91	296,562.17	33,474.34	6.92									
		123,407.56	51,784.39	247,904.82	121,585.54	71,371.78	17,167.24	5,413.82	1,403.82	593,124.34	66,948.68	13.84								
		Total Parks =	123,407.56	51,784.39	247,904.82	121,585.54	71,371.78	17,167.24	5,413.82	1,403.82	593,124.34	66,948.68	13.84							
Public Buildings	PB-1 (School)	44,481.10	34,225.00	35,073.50	34,225.00	69,298.50	0.00	0.00	0.00	0.00	15,216.15	14,332.96								
		44,481.10	34,225.00	35,073.50	34,225.00	69,298.50	0.00	0.00	0.00	15,216.15	14,332.96									
		44,481.10	34,225.00	35,073.50	34,225.00	69,298.50	0.00	0.00	0.00	15,216.15	14,332.96									
		Total Public Buildings =	44,481.10	34,225.00	35,073.50	34,225.00	69,298.50	0.00	0.00	0.00	15,216.15	14,332.96								
Reserved for GDA Area										180,992.95	180,992.95	20,110.33	4.16							
Sewerage Disposal Station			14,300.00								14,300.00	1,588.89	0.33							
Grid Station					140,053.13						140,053.13	15,561.46	3.22							
Grave Yard										178,979.01	178,979.01	19,886.56	4.11							
Grand-Total (Area) =			806,563.39	1,382,665.35	1,133,129.25	662,174.30	428,801.74	532,459.05	521,115.29	1,699	5,466,908.37	607,434.26	125.50							

TITLE:
MODEL TOWN GWADAR
 PROPOSED LAYOUT PLAN OF 199.08 ACRES,
 KHATONI & KEHWAT NO. ---, KHASRA NO. ---
 INTEQUAL NO. ---, MOUZA MAZANI,
 TEHSIL & DISTRICT GWADAR.

OWNER: / ATTORNEY & BUILDER / DEVELOPER: **MR. TAUQEER AHMED M/S.T.S BUILDER & Developers LAHORE** Signature of Owner

TOWN PLANNER: Signature & Stamp

MASTER PLAN