

قَوْلُهُ: 55 اِتْرَقَ: 39 مَوْبَرٌ: 6 مَعْرُوفٌ 1447 - 25 دُوَيْحٌ 2026 هَـ

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بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ



دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
دَوْرَانِ
مَدْرَسَةُ سَمَرْقَنْدِ دَوْلَتِ

دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ

دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ

- 1 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 1 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 1 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 1 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 1 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 1 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 2 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 6 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 6 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 6 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 7 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 10 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 11 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 14 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ
- 15 دَوْرَانِ سَمَرْقَنْدِ دَوْلَتِ

43	16
44	17
45	18

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٢٥: ٢٥

(س) ٢٥: ٢٥
٢٥: ٢٥

(1) ٢٥: ٢٥

(2) ٢٥: ٢٥

(3) ٢٥: ٢٥

(4) ٢٥: ٢٥

(5) ٢٥: ٢٥

(س) ٢٥: ٢٥

(هـ) ٢٥: ٢٥

(ع) ٢٥: ٢٥

(1) ٢٥: ٢٥

(2) ٢٥: ٢٥

$$(٢) \quad \frac{\text{٢٠٢٠: ٢٠٢٠}}{\text{٢٠٢٠: ٢٠٢٠}} = \text{٢٠٢٠: ٢٠٢٠}$$

$$(٣) \quad \text{٢٠٢٠: ٢٠٢٠} = \text{٢٠٢٠: ٢٠٢٠}$$

$$(1) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(2) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(3) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(4) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(5) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(٤) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(٥) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(٦) \quad \text{٢٠٢٠: ٢٠٢٠}$$

$$(٧) \quad \text{٢٠٢٠: ٢٠٢٠}$$

(4) 3 (3) 1 (1) 1.5% 3,000 3% (1) 2 (2) 5 (3) 45 (4) 1.2 (5) 19

17 (1) 1.5% 3,000 3% (1) 2 (2) 5 (3) 45 (4) 1.2 (5) 19

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18 (1) 2 (2) 5 (3) 45 (4) 1.2 (5) 19

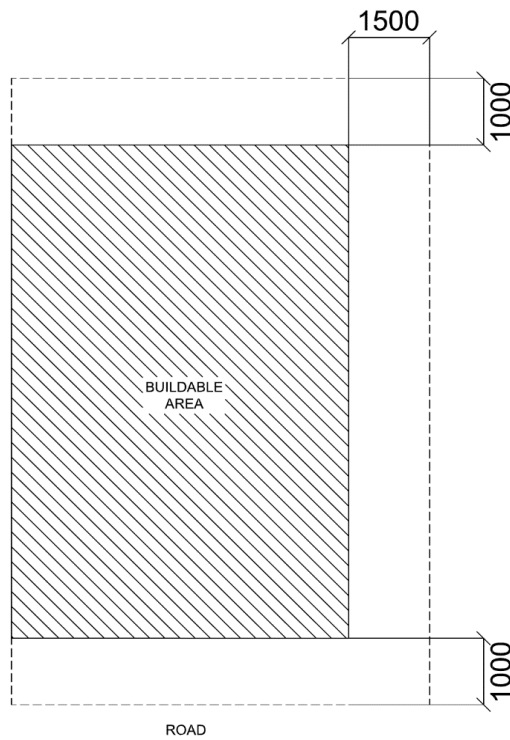
(1) 2 (2) 5 (3) 45 (4) 1.2 (5) 19

19 (1) 2 (2) 5 (3) 45 (4) 1.2 (5) 19

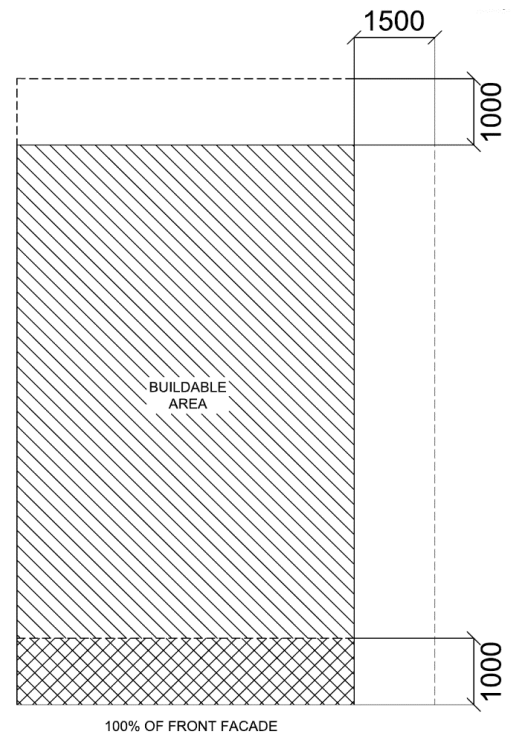
د ستره نړۍ 1



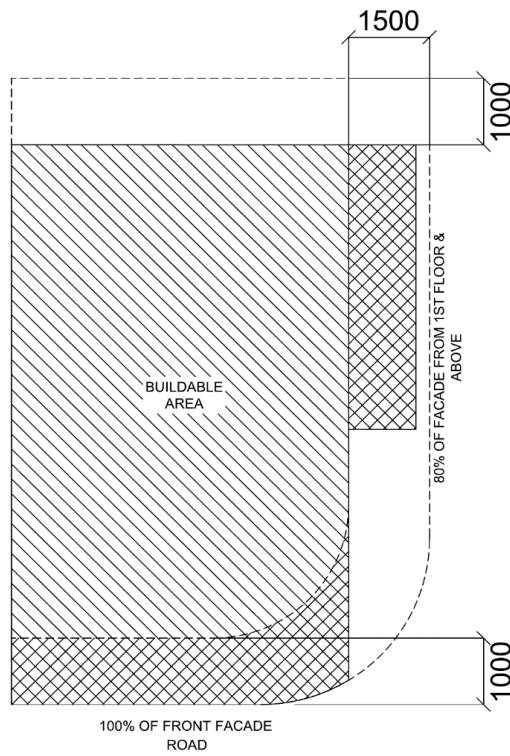
4. المرفق



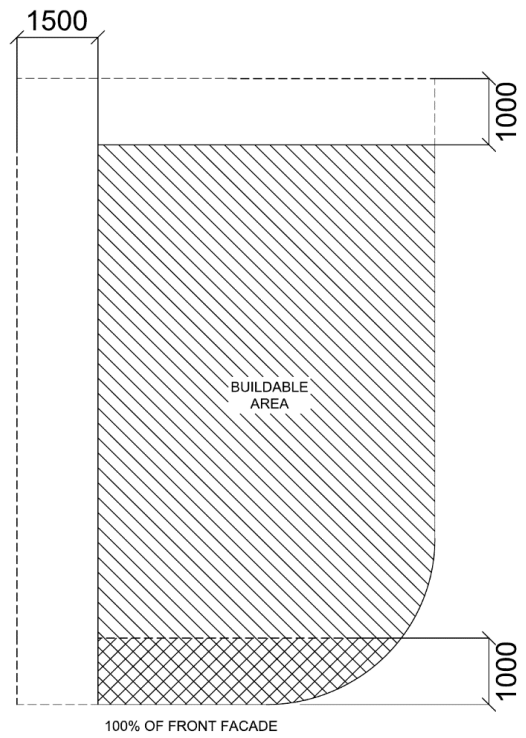
GROUND FLOOR PLAN
SCALE: N.T.S
STANDARD PLOTS



TYPICAL UPPER FLOOR PLAN
SCALE: N.T.S
STANDARD PLOTS



TYPICAL LAYOUT 1
SCALE: N.T.S
CORNER PLOTS

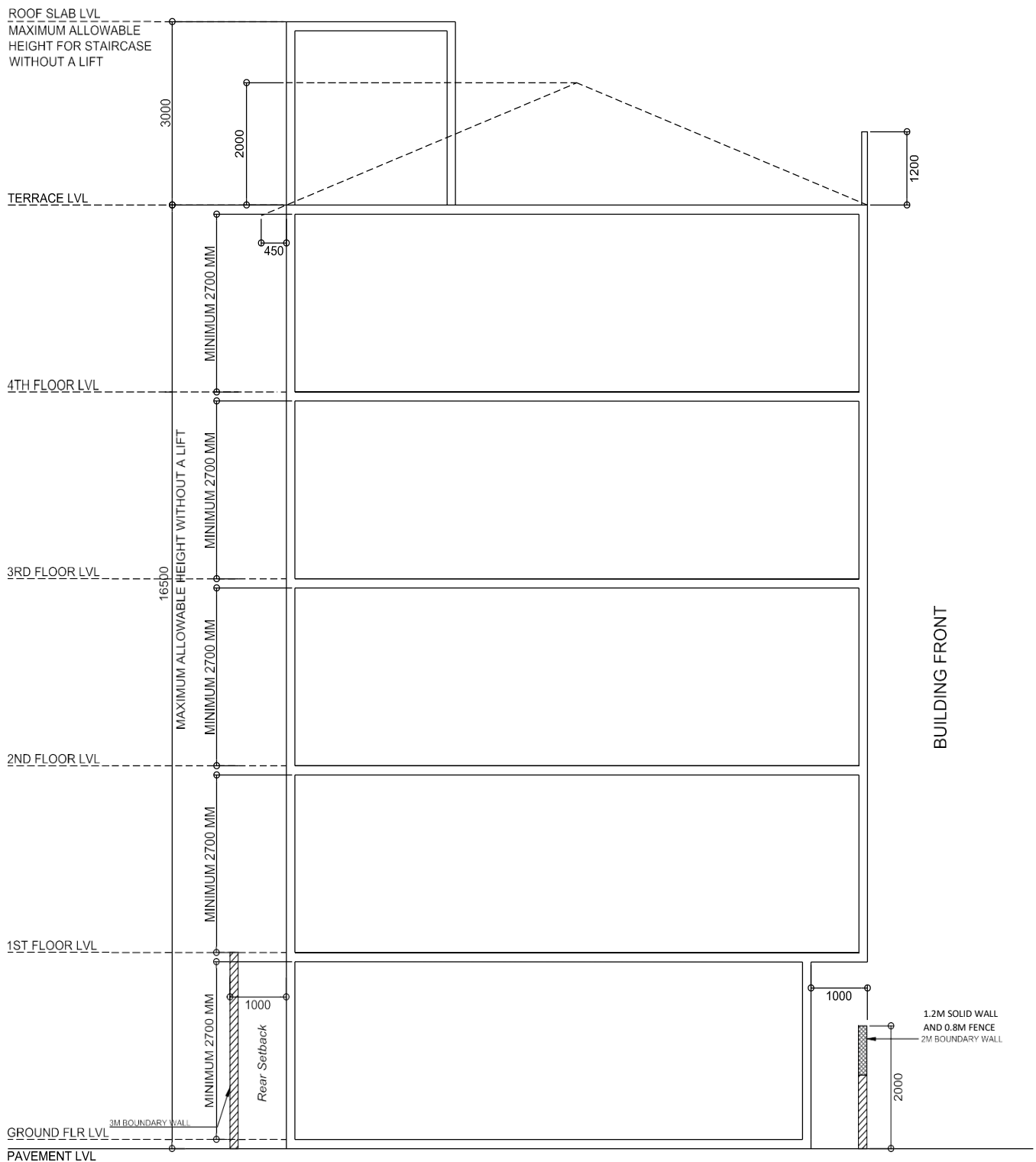


TYPICAL LAYOUT 2
SCALE: N.T.S
CORNER PLOTS

SETBACK PLAN FOR ALL THE PLOTS EXCEPT N1 (3001 SQFT AND ABOVE)

BUILDING HEIGHT WITHOUT LIFT

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ

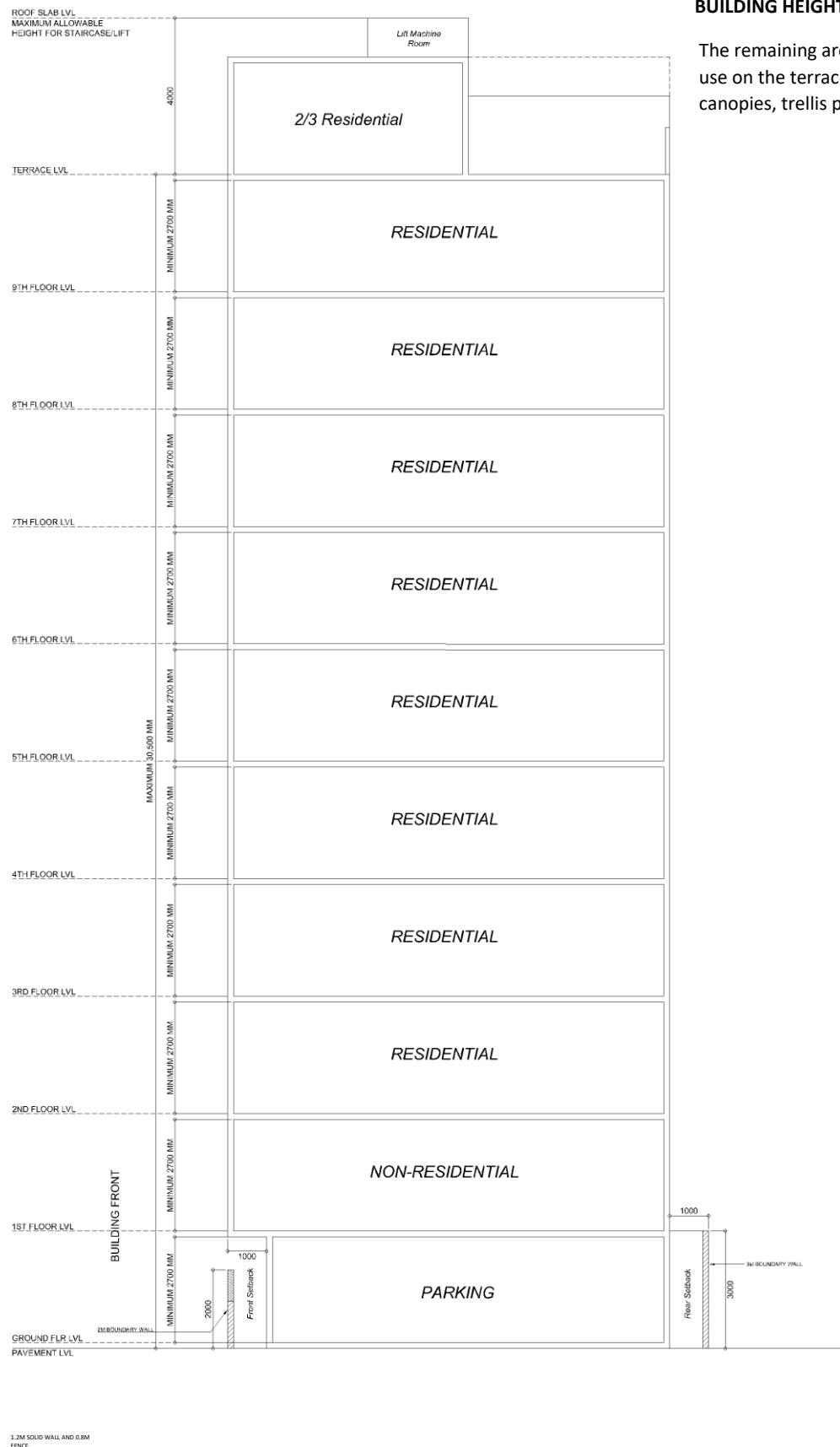


SECTION X-X

SCALE N.T.S

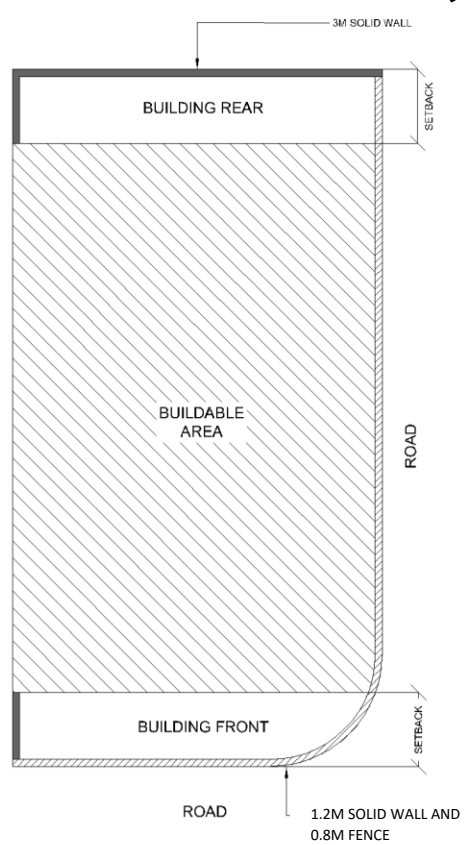
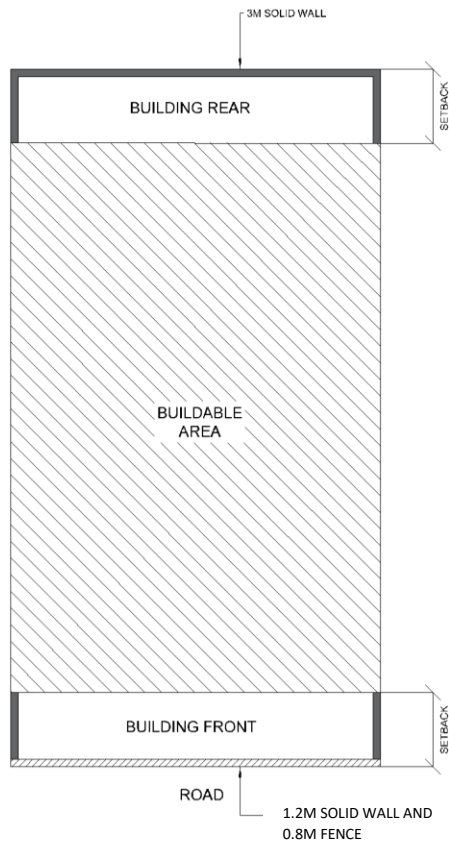
IF THE BUILDING CONTAINS ONLY A STAIRCASE WITHOUT A LIFT, STAIRCASE AREA SHOULD HAVE A MAXIMUM OF 3M IN HEIGHT FROM THE TERRACE FLOOR SLAB LEVEL

IF A PITCH ROOF IS PROPOSED, IT IS TO HAVE A MAXIMUM HEIGHT OF 2M FROM THE TERRACE FLOOR LEVEL (ROOF BEA, SPRING LINE LEVEL)



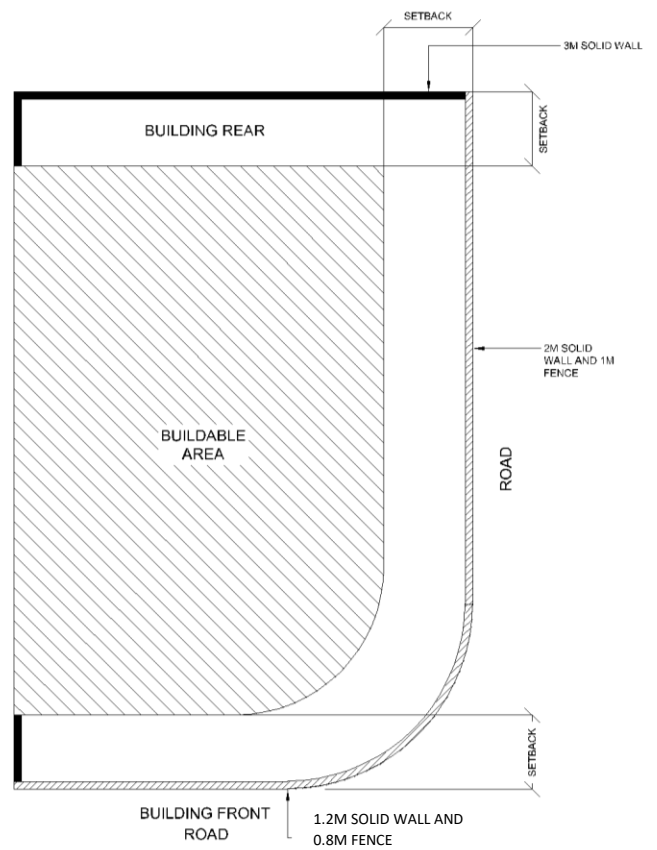
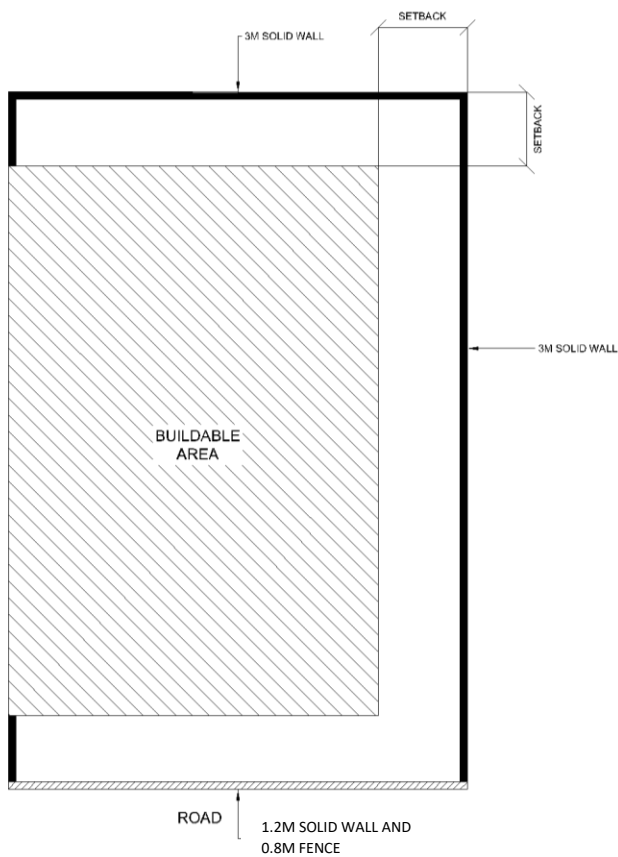
BOUNDARY WALL HEIGHT

8 مَدِينَةُ



N1 STANDARD PLOTS

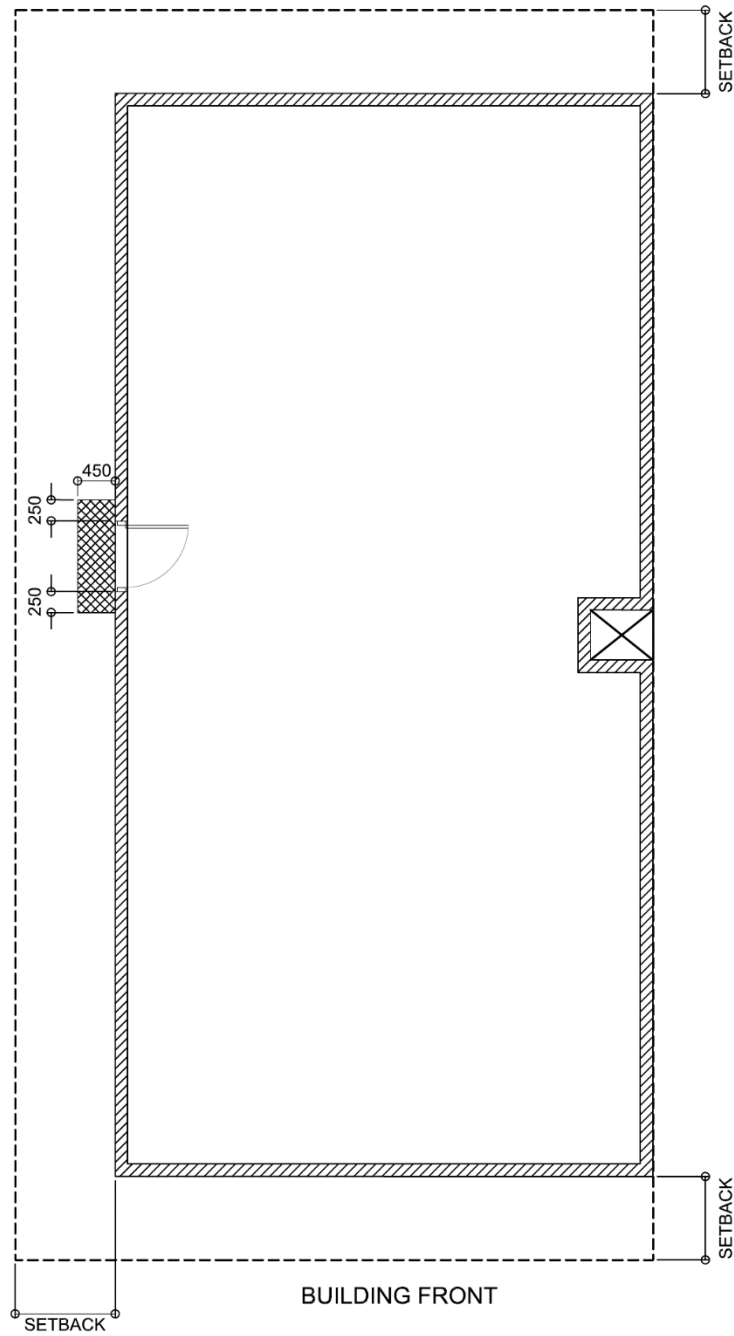
N1 CORNER PLOTS



STANDARD PLOTS (ALL EXCEPT N1)

CORNER PLOTS (ALL EXCEPT N1)

9: دعوته



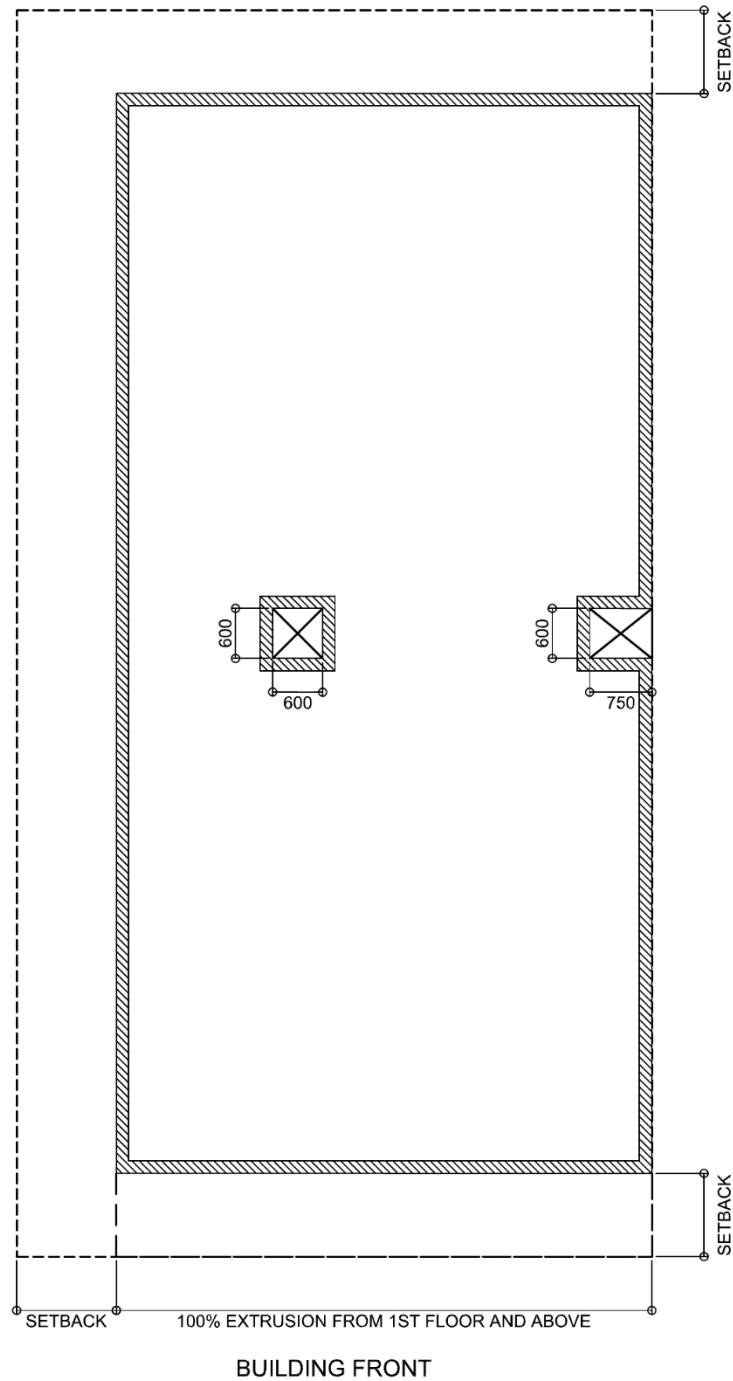
GROUND FLOOR PLAN

SCALE: N.T.S

0.45M OVERHANG FROM THE WALL CAN BE ALLOWED AS SHOWN IN THE DIAGRAM

DRAWING: ENTRANCE COVERAGE

10: المرفق

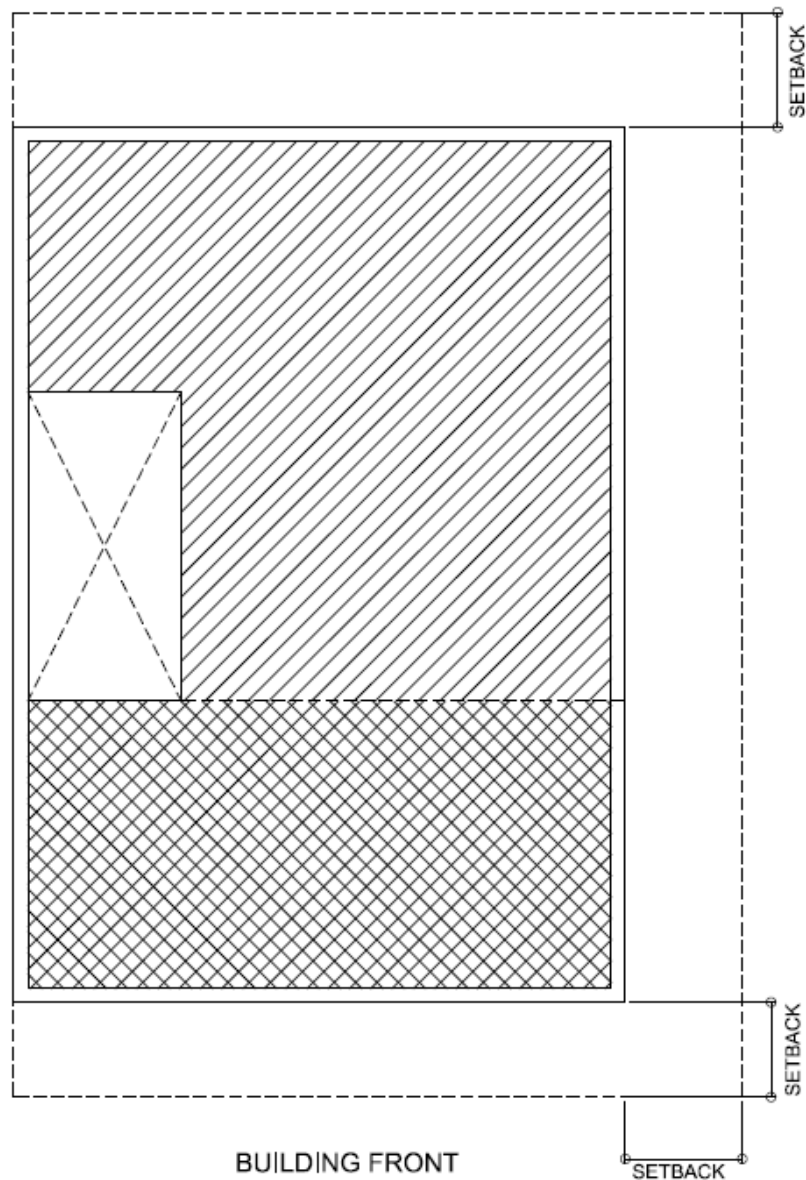


TYPICAL FLOOR PLAN SCALE: N.T.S

- VOIDS SHOULD HAVE A MINIMUM OF THE DIMENSIONS GIVEN ABOVE TO BE USED FOR VENTILATION.
- 100% EXTRUSION FROM 1ST FLOOR AND ABOVE IS NOT APPLICABLE FOR INDUSTRIAL PLOTS.

DRAWING: VOIDS

11 سہولت



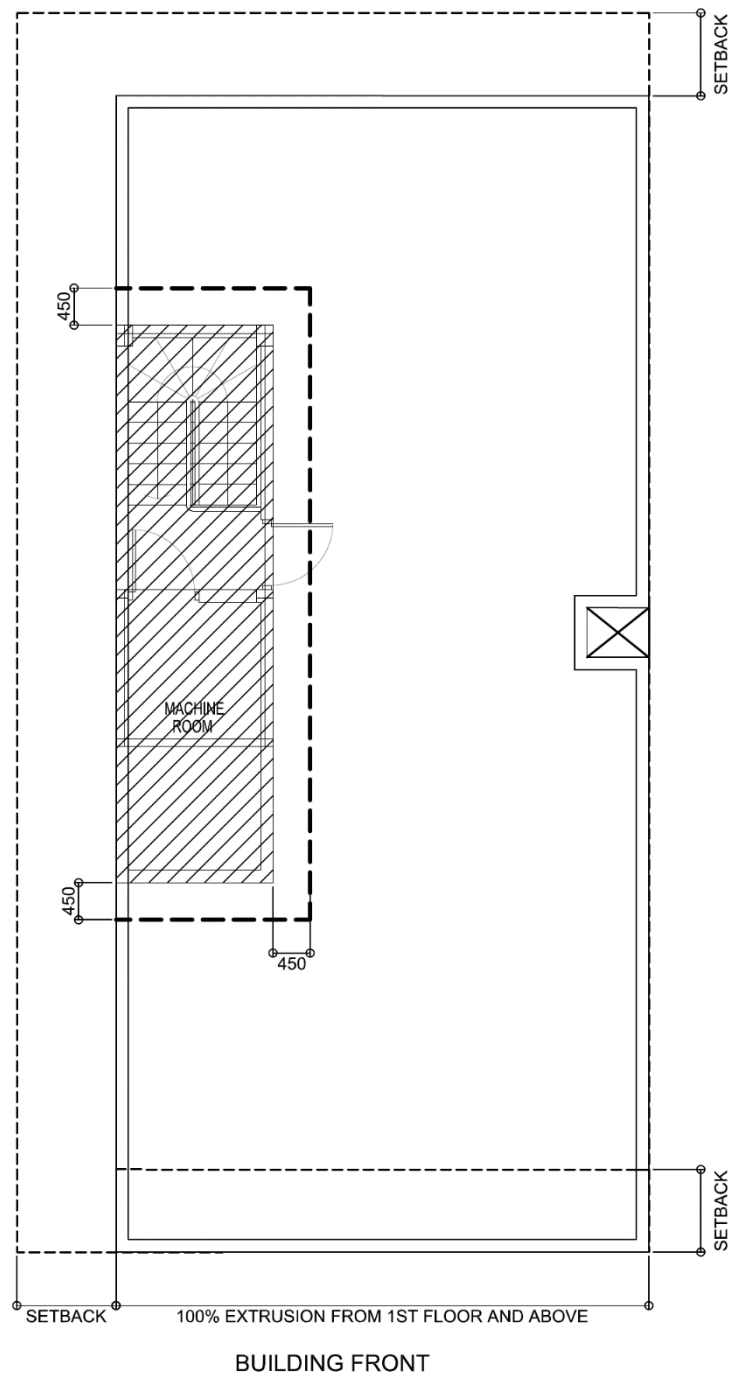
TERRACE FLOOR LAYOUT

SCALE: N.T.S

2/3 COVERED FOR RESIDENTIAL PURPOSE

THE REST COVERED PARTIALLY FOR PERGOLAS, TRELLIS ETC.

DRAWING: TERRACE COVERAGE



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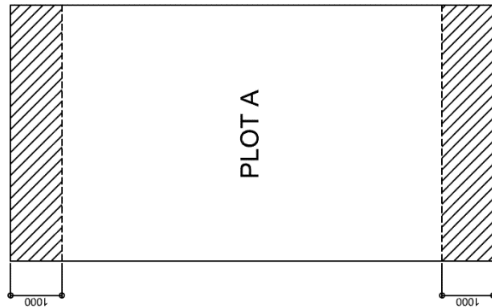
SECTION
SCALE: N.T.S

-THE MAXIMUM LENGTH OF WINDOW PANEL PROJECTED FROM THE PERIPHERY OF THE BUILDING STRUCTURE SHOULD NOT BE MORE THAN 0.75M

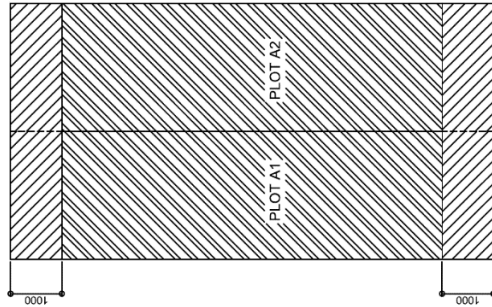
DRAWING : OPENINGS FROM BUILDING PERIPHERY

PLOT SUBDIVISION: NEIGHBOURHOOD 1 PLOTS

Original setback area must be maintained. Only buildable area can be subdivided

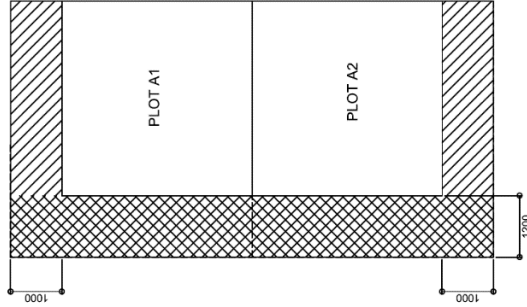


New setbacks will be given since the original setbacks of the plots are maintained.

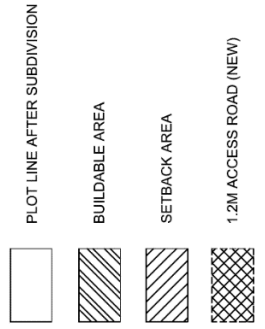


Example 1: vertical split

If the plot is being split horizontally, a 1.2m wide access road must be given. Original setbacks of the plot are still maintained.



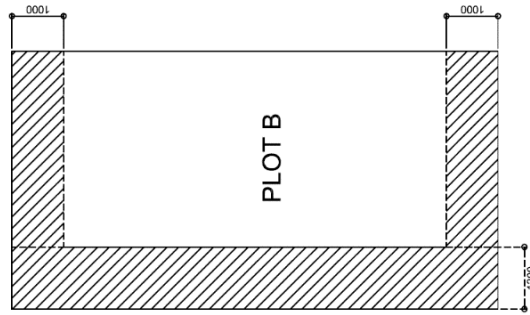
Example 2: horizontal split



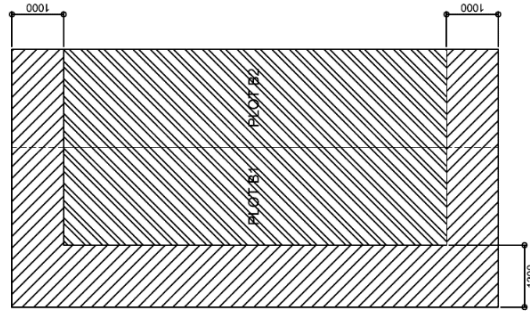
- EACH SUBDIVIDED PLOT WILL BE TREATED AS AN INDIVIDUAL PLOT.
- ORIGINAL SETBACKS OF THE ORIGINAL PLOT WILL BE MAINTAINED.
- MAXIMUM ALLOWABLE BUILDING HEIGHT DEPENDS ON THE AREA OF THE SUBDIVIDED PLOT.

PLOT SUBDIVISION: ALL PLOTS EXCEPT NEIGHBOURHOOD 1

Original setback area must be maintained. Only buildable area can be subdivided

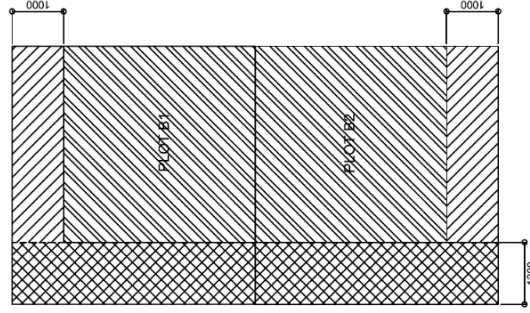


New setbacks will be given since the original setbacks of the plots are maintained.



Example 1: vertical split

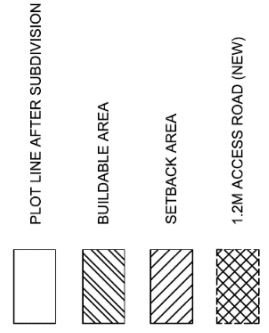
If the plot is being split horizontally, a 1.2m wide access road must be given. Original setbacks of the plot are still maintained.



Example 2: horizontal split

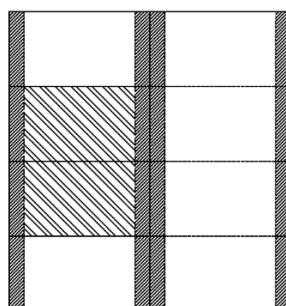
- EACH SUBDIVIDED PLOT WILL BE TREATED AS AN INDIVIDUAL PLOT.
- ORIGINAL SETBACKS OF THE ORIGINAL PLOT WILL BE MAINTAINED.
- MAXIMUM ALLOWABLE BUILDING HEIGHT DEPENDS ON THE AREA OF THE SUBDIVIDED PLOT.

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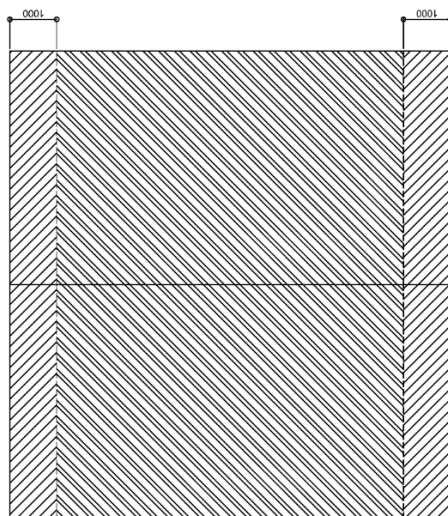


PLOT MERGING: NEIGHBOURHOOD 1 PLOTS

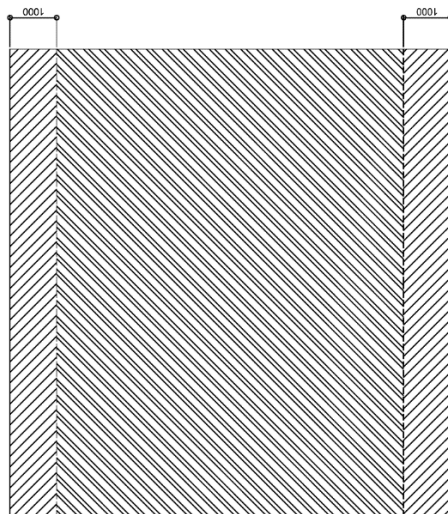
Neighbourhood 1 plots



Plot request to merge 2 plots adjacent to each other where side setbacks are to be merged.



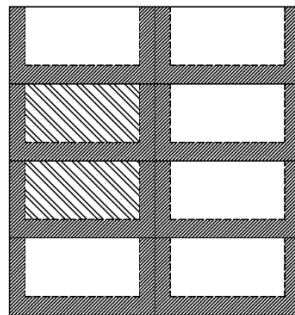
New setbacks will be as shown below. Depending on the size of the plot, the F.S.I will be different.



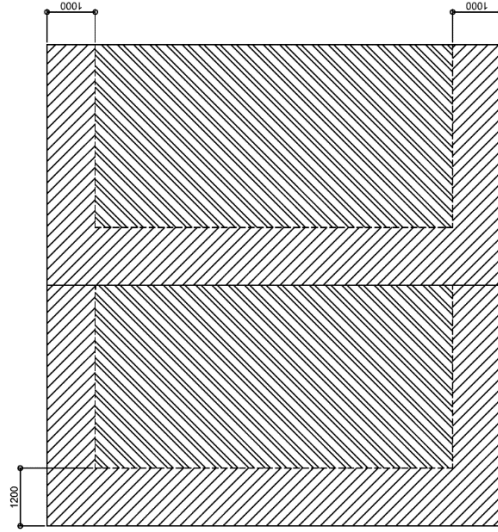
- A NEW F.S.I WILL BE ISSUED FOLLOWING PLOT MERGING DUE TO THE CHANGES IN THE PLOT AREA.

PLOT MERGING: ALL PLOTS EXCEPT NEIGHBOURHOOD 1

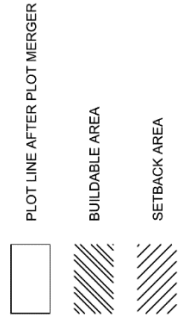
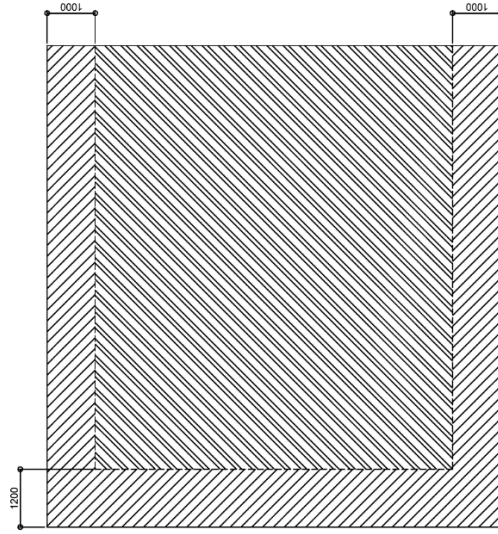
Applicable to all except
Neighbourhood 1 plots



Plot request to merge 2
plots adjacent to each
other where side setbacks
are to be merged.



New setbacks will be as
shown below. Depending on
the size of the plot, the F.S.I
will be different.



- A NEW F.S.I WILL BE ISSUED FOLLOWING PLOT
MERGING DUE TO THE CHANGES IN THE PLOT
AREA.

مَدِينَةُ رَافِدِيَّة: 17

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PLOT MERGING: ALL PLOTS EXCEPT NEIGHBOURHOOD 1

