



**PROPOSED SUBDIVISION/LAYOUT PLAN  
FOR  
CAPITAL CITY DEVELOPMENT LIMITED  
AT  
UJI FAMILY, UJI VILLAGE  
EPE LOCAL GOVERNMENT AREA  
LAGOS STATE.**

Internal Estate Roads = 55645.879m <sup>2</sup>	5.56Ha	14.54%
Medium Density Plots = 244579.414m <sup>2</sup>	24.46Ha	63.93%
High Density Plots = 70603.075m <sup>2</sup>	7.06Ha	18.45%
Commercial Plots = 3263.839m <sup>2</sup>	0.32Ha	0.85%
Green Area = 6412.290m <sup>2</sup>	0.64Ha	1.68%
Utility & Services = 2076.378m <sup>2</sup>	0.21Ha	0.54%
<b>Total Site Area = 382580.875m<sup>2</sup></b>	<b>38.25Ha</b>	

**General Notes**

- 1) AVERAGE PLOT SIZE = 465.125 Sq.m.
- 2) 34.75m x 17.27m = 600.132 Sq.m.
- 3) Total Site Area = 382580.875 Sq.m. (138.258a)

**Plot Numbers**

- 1) Access Road 14m
- 2) H - Medium density = 405 plots
- 3) Total Plots = 561 plots

**Infrastructure**

- 1) Water Main
- 2) Sewer Main
- 3) Drainage

**Project:**  
**SUNSHINE CITY ESTATE  
LAGOS**

**Client:**  
**CAPITAL CITY DEVELOPMENT LTD.**  
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rev.	description:	date:
C		
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Urban Design	Orakuro I. A.
discipline:	design:
1:11500	Oscar
plot scale:	drawn:
March, 2022	Bisco P. George (Tpi)
date:	checked:

**APPROVAL**

**7**

**A0**

**01/01**

**rev:**

**E**

**drawing title:**  
**SUBDIVISION PLAN**