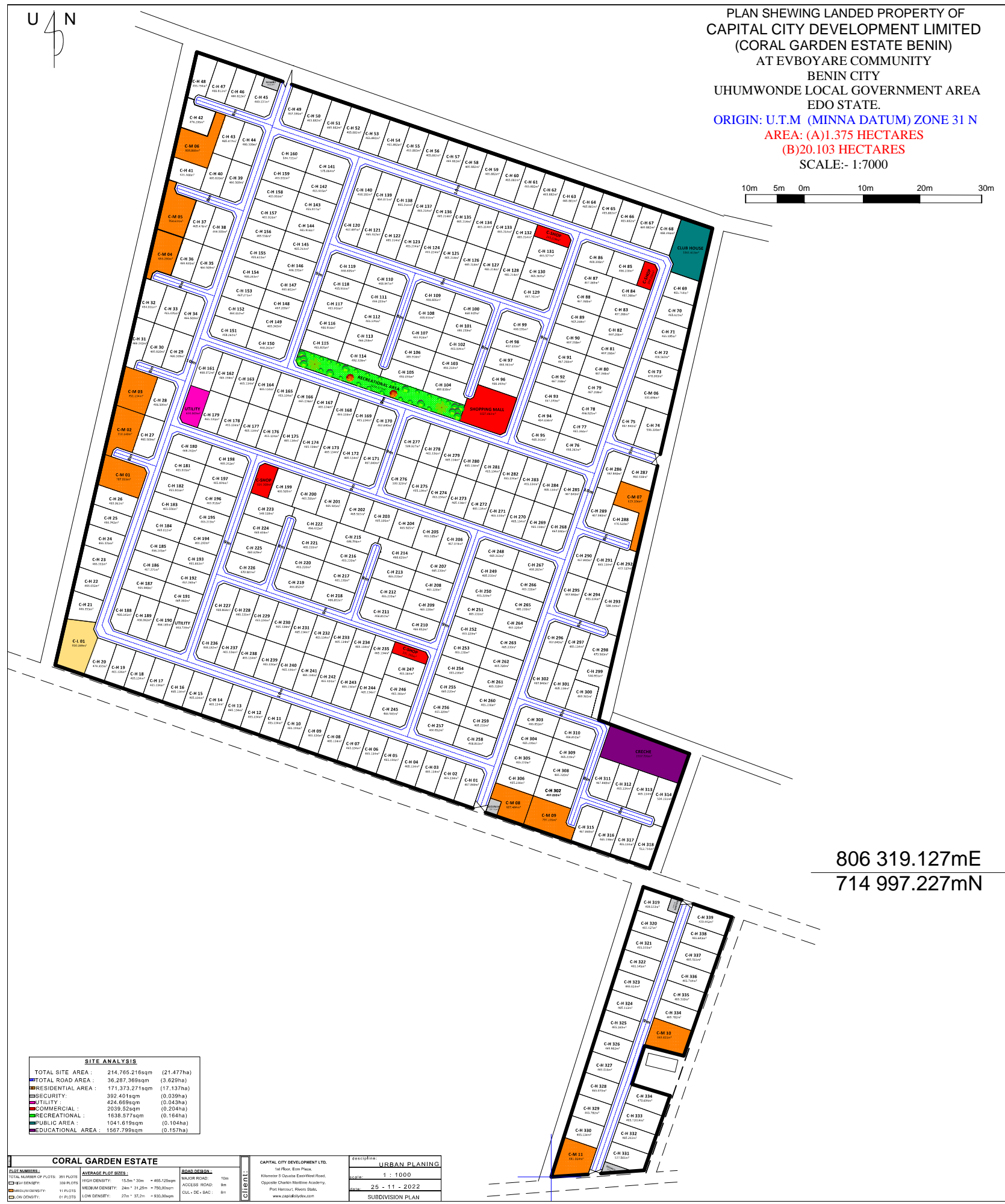




PLAN SHEWING LANDED PROPERTY OF  
 CAPITAL CITY DEVELOPMENT LIMITED  
 (CORAL GARDEN ESTATE BENIN)  
 AT EVBOYARE COMMUNITY  
 BENIN CITY  
 UHUMWONDE LOCAL GOVERNMENT AREA  
 EDO STATE.  
 ORIGIN: U.T.M (MINNA DATUM) ZONE 31 N  
 AREA: (A)1.375 HECTARES  
 (B)20.103 HECTARES  
 SCALE:- 1:7000



806 319.127mE  
 714 997.227mN

SITE ANALYSIS	
TOTAL SITE AREA :	214,766,216sqm (21.477ha)
TOTAL ROAD AREA :	36,287,369sqm (3.629ha)
RESIDENTIAL AREA :	171,373,271sqm (17.137ha)
SECURITY :	392,409sqm (0.039ha)
UTILITY :	424,069sqm (0.042ha)
COMMERCIAL :	2039,529sqm (0.204ha)
RECREATIONAL :	1638,577sqm (0.164ha)
PUBLIC AREA :	1041,619sqm (0.104ha)
EDUCATIONAL AREA :	1567,799sqm (0.157ha)

CORAL GARDEN ESTATE		CAPITAL CITY DEVELOPMENT LTD.		URBAN PLANNING	
DATE: 25-11-2022	AVERAGE PLOT SIZE: 24m x 31.25m = 750.00sqm	1st Floor, Elm Plaza, Kosofe Road, Benin City, Edo State, Nigeria.	Scale: 1:1000	SUBDIVISION PLAN	
TOTAL NUMBER OF PLOTS: 311 PLOTS	HIGH DENSITY: 15.5m x 30m = 465.00sqm	MAJOR ROAD: 10m	DATE: 25-11-2022		
HIGH DENSITY: 338 PLOTS	MEDIUM DENSITY: 24m x 31.25m = 750.00sqm	ACCESS ROAD: 8m			
MEDIUM DENSITY: 61 PLOTS	LOW DENSITY: 27m x 31.25m = 843.75sqm	CUL. DE SAC: 8m			
LOW DENSITY: 61 PLOTS					

