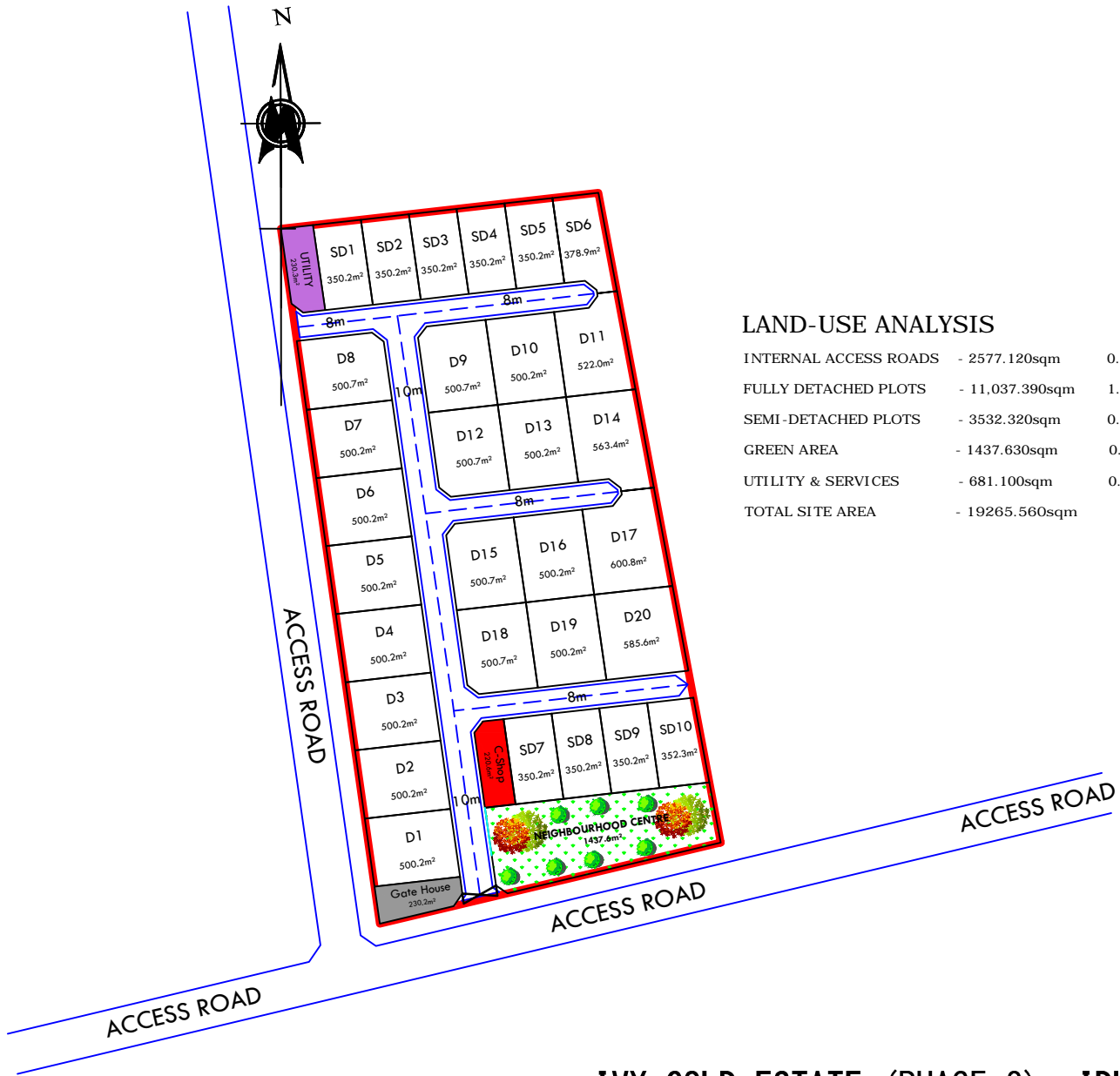


PROPOSED SUBDIVISION/LAYOUT PLAN  
FOR  
CAPITAL CITY DEVELOPMENT LIMITED  
AT  
Plot CD52 Lugbe 1 CRD Layout, FCT ABUJA.  
**AREA : - 19265.56 SQM.**



**LAND-USE ANALYSIS**

INTERNAL ACCESS ROADS	- 2577.120sqm	0.258Ha	13.4%
FULLY DETACHED PLOTS	- 11,037.390sqm	1.104Ha	57.3%
SEMI-DETACHED PLOTS	- 3532.320sqm	0.353Ha	18.3%
GREEN AREA	- 1437.630sqm	0.144Ha	7.5%
UTILITY & SERVICES	- 681.100sqm	0.068Ha	3.5%
<b>TOTAL SITE AREA</b>	<b>- 19265.560sqm</b>	<b>1.927Ha</b>	<b>100%</b>

**IVY GOLD ESTATE (PHASE 2), IDU, ABUJA**

**IVY GOLD ESTATE (PHASE 2), IDU, ABUJA**

(A) PLOT NUMBERS: (D) - FULLY DETACHED PLOTS = 20 PLOTS (SD) - SEMI-DETACHED PLOTS = 10 PLOT(S) (TD) - TERRACE DUPLEX PLOTS = 0 PLOT(S) TOTAL NUMBER OF PLOTS = 30 PLOTS	(B) AVERAGE PLOT SIZE: 3-BEDROOM SEMI-DETACHED: 14m X 25m = <b>350.0m²</b> 4-BEDROOM FULLY-DETACHED-DUPLEX: 20m X 25m = <b>500.0m²</b> TOTAL SITE AREA = 19265.56 Sq.m	(C) ROAD DESIGN: ACCESS ROAD: 10m CUL-DE-SAC: 8m FOOT-PATH: 1.2m
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CAPITAL CITY DEVELOPMENT LIMITED  
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[www.capitalcitydev.com](http://www.capitalcitydev.com)

<b>DISCIPLINE:</b>	URBAN PLANNING		
<b>SCALE:</b>	1:1000		
<b>DATE:</b>	MAY, 2024		
<b>DRAWN:</b>	Adym - Consults	<b>CHECKED:</b>	TPL - B. P. George

**SUBDIVISION PLAN**

dwg. no: 01/01