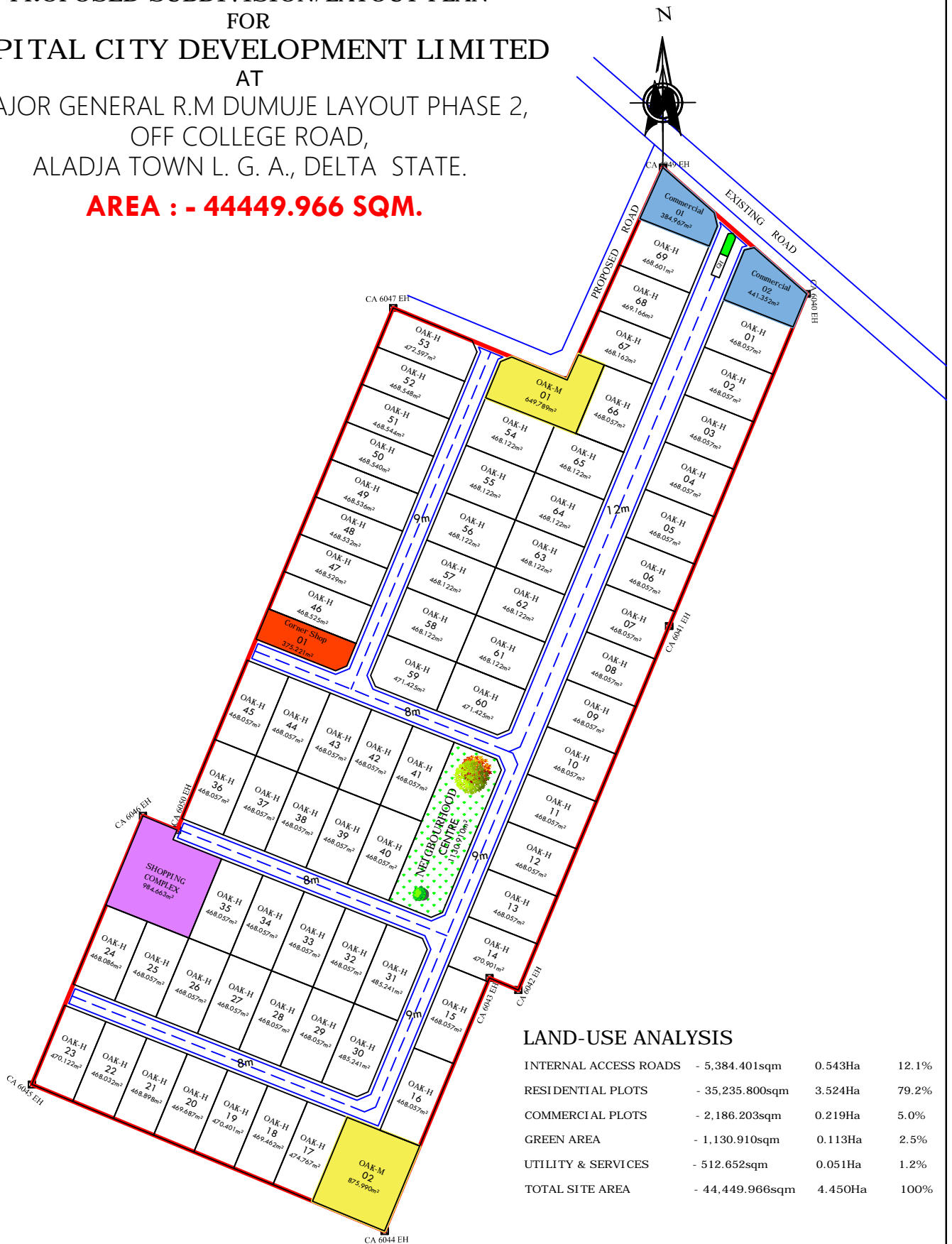


PROPOSED SUBDIVISION/LAYOUT PLAN  
 FOR  
 CAPITAL CITY DEVELOPMENT LIMITED  
 AT  
 MAJOR GENERAL R.M DUMUJE LAYOUT PHASE 2,  
 OFF COLLEGE ROAD,  
 ALADJA TOWN L. G. A., DELTA STATE.

**AREA : - 44449.966 SQM.**



**LAND-USE ANALYSIS**

INTERNAL ACCESS ROADS	- 5,384.401sqm	0.543Ha	12.1%
RESIDENTIAL PLOTS	- 35,235.800sqm	3.524Ha	79.2%
COMMERCIAL PLOTS	- 2,186.203sqm	0.219Ha	5.0%
GREEN AREA	- 1,130.910sqm	0.113Ha	2.5%
UTILITY & SERVICES	- 512.652sqm	0.051Ha	1.2%
TOTAL SITE AREA	- 44,449.966sqm	4.450Ha	100%

**LAND USE PLAN**

**OAKWOOD CITY ESTATE, ALADJA**

(A) PLOT NUMBERS:	(B) AVERAGE PLOT SIZE:	(C) ROAD DESIGNN:
(H) - HIGH DENSITY = 69 PLOTS	HIGH DENSITY: 15.0m X 30m = <b>468.0m²</b>	MAIN ACCESS ROAD: 12m
(M) - MEDIUM DENSITY = 2 PLOT(S)	MEDIUM DENSITY: 20.0m X 35m = <b>700.0m²</b>	ACCESS ROAD: 9m
TOTAL NUMBER OF PLOTS = 71 PLOTS	TOTAL SITE AREA = 44,449.966 sqm	CUL-DE-SAC: 8m
		FOOT-PATH: 1.2m

Client: CAPITAL CITY DEVELOPMENT LIMITED  
 1ST FLOOR, 31 G.U AKE ROAD,  
 ELIOZU, PORT HARCOURT  
 RIVERS STATE, NIGERIA.  
[www.capitalcitydev.com](http://www.capitalcitydev.com)

<b>DISCIPLINE:</b>	URBAN PLANNING		
<b>SCALE:</b>	1:1000		
<b>DATE:</b>	NOVEMBER, 2024		
<b>DRAWN:</b>	ADYM CONSULTS	<b>CHECKED:</b>	UKPEDJOR U P

**Subdivision Plan**  
 Drawing title:  
 dwg. no: **01/01**