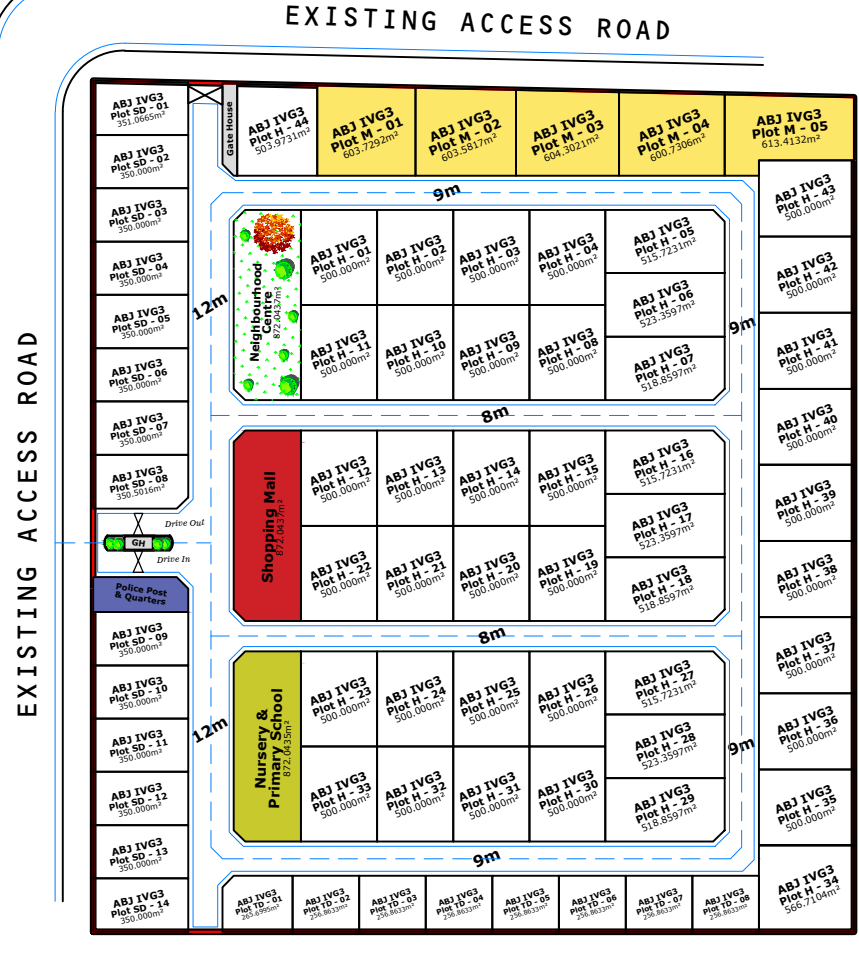
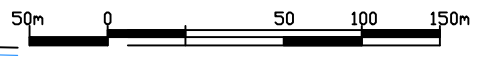


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
CAPITAL CITY DEVELOPMENT LIMITED
AT
Plot CRD ED95 at Lugbe 1 Layout,
FCT, ABUJA.

AREA : - 44294.4176 SQM.



LAND-USE ANALYSIS

INTERNAL ACCESS ROADS	- 6,353.7549sqm	0.636Ha	14.2%
HIGH DENSITY PLOTS	- 31,832.0027sqm	3.183Ha	71.9%
MEDIUM DENSITY PLOTS	- 3,025.6568sqm	0.303Ha	6.8%
NURSERY & PRI. SCHOOL	- 872.0435sqm	0.087Ha	2.0%
GREEN AREA	- 1,000.168sqm	0.100Ha	2.3%
UTILITY & SERVICES	- 338.7482sqm	0.033Ha	0.8%
COMMERCIAL PLOTS	- 872.0435sqm	0.087Ha	2.0%
TOTAL SITE AREA	- 44,294.4176sqm	4.429Ha	100%

IVY GOLD ESTATE, ABUJA (PHASE 3)

IVY GOLD ESTATE, ABUJA (PHASE 3)			Client	CAPITAL CITY DEVELOPMENT LIMITED 1ST FLOOR, 31 G.U AKE ROAD, ELIOZU, PORT HARCOURT RIVERS STATE, NIGERIA. www.capitalcitydev.com
(A) PLOT NUMBERS: (H) HIGH DENSITY PLOTS = 44 PLOT(S) (M) - MEDIUM DENSITY PLOTS = 05 PLOT(S) (SD & TD) - PROTOTYPE PLOTS = 22 PLOT(S) TOTAL NUMBER OF PLOTS = 71 PLOTS	(B) AVERAGE PLOT SIZE: 12.5m X 20m = 250.0m² 14m X 25m = 350.0m² 20m X 25m = 500.0m² TOTAL SITE AREA = 44,294.4176 Sq.m	(C) ROAD DESIGN: MAIN ACCESS ROAD: 12m ACCESS ROAD: 9m CUL-DE-SAC: 8m FOOT-PATH: 1.25m		
DISCIPLINE: URBAN PLANNING SCALE: 1:1000 DATE: MARCH, 2025			Drawing title:	SUBDIVISION PLAN Aug. no: ADC - 215
DRAWN: AYDM - CONSULTS CHECKED: SURV. OJO SAMSON I. (MNIS)				