

# PROPOSED LAYOUT PLAN SHEWING LANDED PROPERTY OF CAPITAL CITY DEVELOPMENT LIMITED

AT OBODO

WARRI SOUTH LOCAL GOVERNMENT AREA DELTA  
STATE

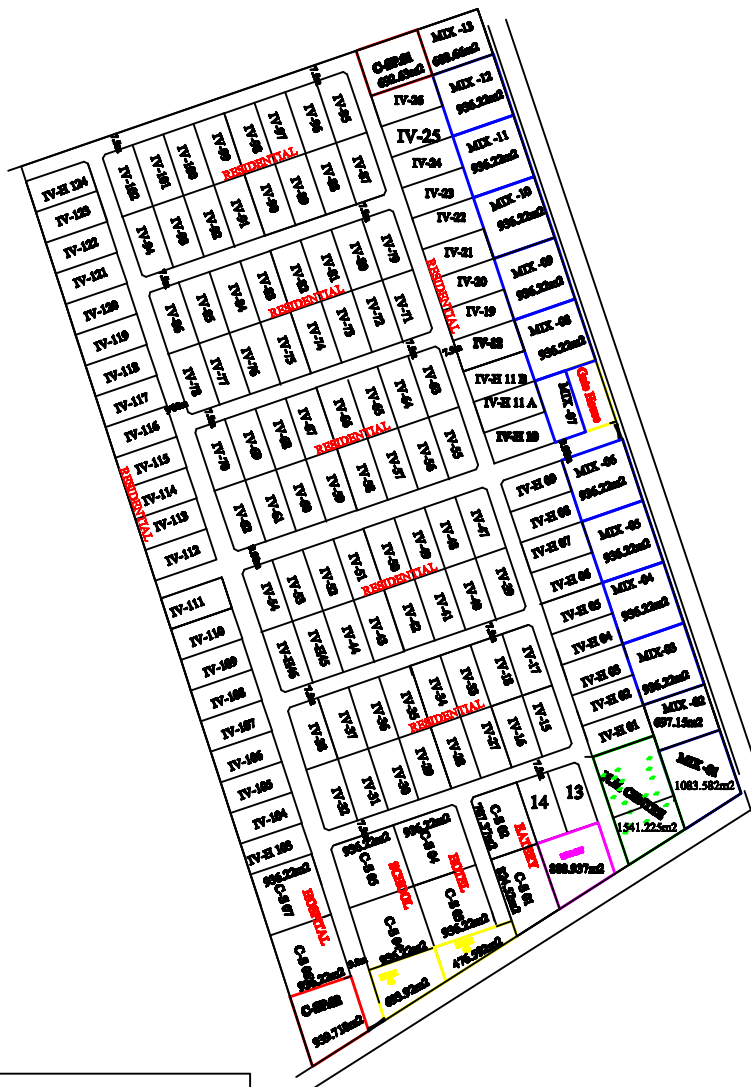
ORIGIN : NATIONAL

AREA:- 97153.386 sq mtrs

SCALE :- 1 : 4500



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## NOTE

IV-H01 to IV-H124 are 468.111m<sup>2</sup> each

## LAND - USE PLAN

## LAND - USE ANALYSIS

INTERNAL ACCESS ROAD	-	14894.309 square	to 1.57%
RESIDENTIAL PLOTS	-	38513.875 square	to 3.957%
COMMERCIAL PLOTS	-	21236.913 square	to 2.123%
GREEN AREA	-	1289.392 square	to 0.134%
UTILITY SERVICES	-	888.897 square	to 0.009%
TOTAL AREA	-	97153.386 square	to 9.71%

## IVY ESTATE OBODO- WARRI, DELTA STATE

[A] PLOT NUMBERS		[B] AVERAGE PLOT SIZE	[C] ROAD DESIGN	CAPITAL CITY DEVELOPMENT LIMITED 1ST FLOOR, 31 O U AKE ROAD BLADEZ, PORT HARCOURT RIVERS STATE, NIGERIA
[IV-H] HIGH DENSITY - 126 PLOTS [MIX, C, C-DE] MEDIUM DENSITY - 25 PLOTS		HIGH DENSITY - 468.111m <sup>2</sup> MEDIUM DENSITY - 936.221m <sup>2</sup>	MAIN ACCESS ROAD; 12m ACCESS ROAD; 9m CUL-DE-SAC 7m FOOT-PATH 1.2m	
DATE	JANUARY 2025	CHECKED BY	SURY FELIX OKUNGBOR (REG. SURV.)	SUBDIVISION PLAN drawing no. 01 / 01