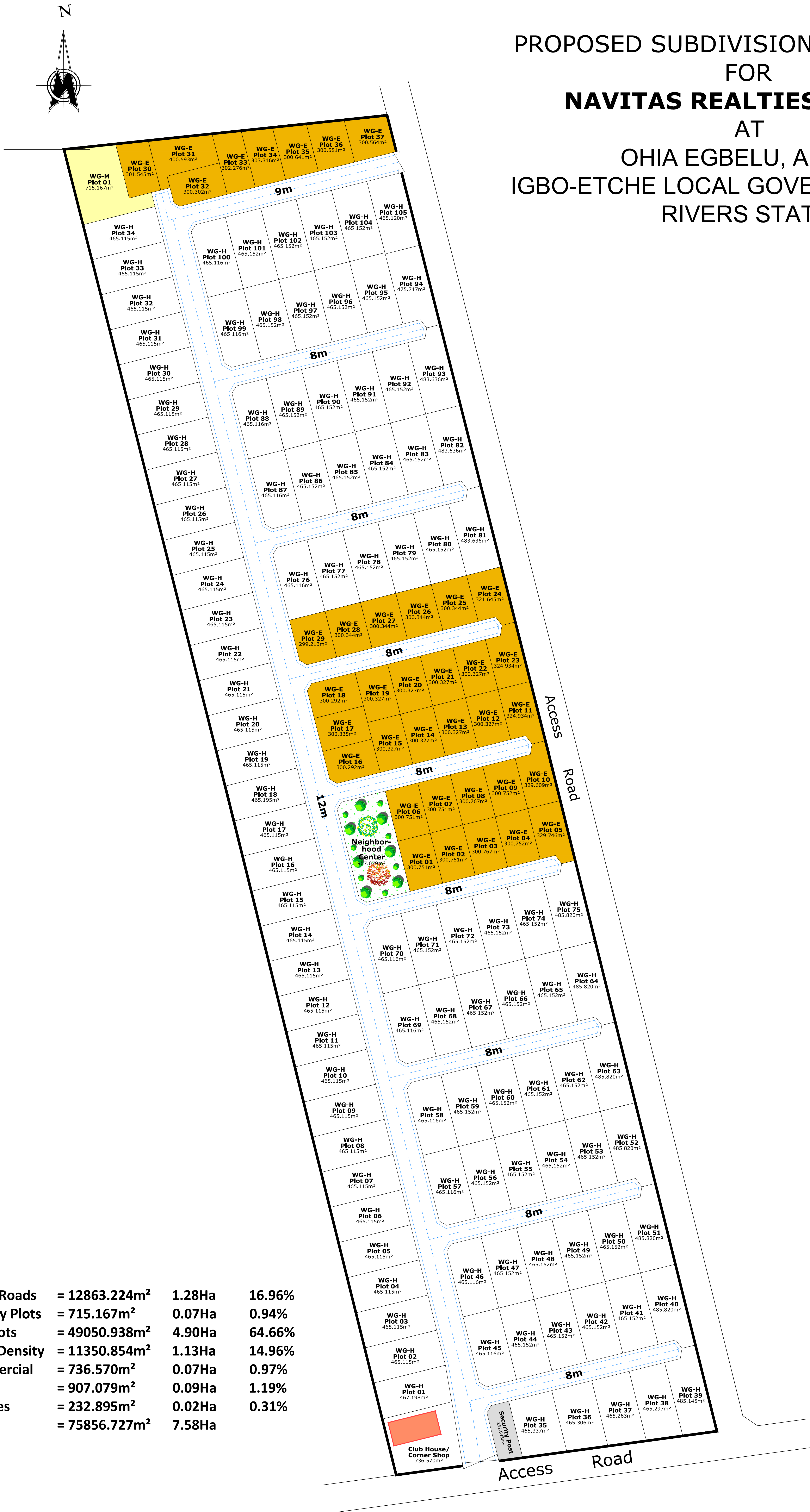


PROPOSED SUBDIVISION/LAYOUT PLAN
FOR
NAVITAS REALTIES LIMITED
AT
OHIA EGBELU, ABARA,
IGBO-ETCHE LOCAL GOVERNMENT AREA
RIVERS STATE.



Internal Estate Roads	= 12863.224m ²	1.28Ha	16.96%
Medium Density Plots	= 715.167m ²	0.07Ha	0.94%
High Density Plots	= 49050.938m ²	4.90Ha	64.66%
Economy-High Density	= 11350.854m ²	1.13Ha	14.96%
Mix-Use Commercial	= 736.570m ²	0.07Ha	0.97%
Green Area	= 907.079m ²	0.09Ha	1.19%
Utility & Services	= 232.895m ²	0.02Ha	0.31%
Total Site Area	= 75856.727m²	7.58Ha	

WESTGATE ESTATE

NAVITAS REALTIES LTD.

Ever Ready Plaza 51 Okuru Road
off Peter Odili Road, Trans-Amadi
Port Harcourt, Nigeria.

APPROVAL

A: AVERAGE PLOT SIZE
1) 15.25m x 30.50m = 465.125 Sq.m.
2) 23.15m x 30.25m = 700.287 Sq.m.
Total Site Area = 75856.727 Sq.m. (±7.58Ha)

B: ROAD DESIGN
Access Road 12m
Cul-de-sac 8m

C: PLOT NUMBERS
1) M - Medium Density = 1 plots
2) H - High Density = 105 plots
3) E - Economy-High den. = 37 plots
Total Plots = 143 plots

D: PUBLIC SPACES
1) Corner Shop
2) Green Area

E: INFRASTRUCTURE
1) Water Mains
2) Electricity Mains
3) Drainage/Sewage Services
4) Waste Disposal

General Notes

client:

ref:

rev:	description:	date:
C		
B		
A		

Urban Design	O. I. A.
discipline:	design:
1:6500	Oscar
plot scale:	drawn:
September, 2022	B. P. George (tpl)
date:	signed:

drawing title:

SUBDIVISION PLAN

dwg no:	01/01	rev:	A
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