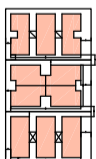


# PROPOSED MASTERPLAN FOR COMPLETE LEISURE ESTATE ETI-OSA, LAGOS

PROPOSED

Minimum setback details for each prototype residential building



## LEGEND

	Boundary Line
	Hospital
	School
	Business Center
	Office Block
	Community Center
	Police Post
	Sport Center
	Police Station
	Place of Worship
	Filling Station
	Recreational Area
	Building Prototype
	Proposed Roads

**Note**

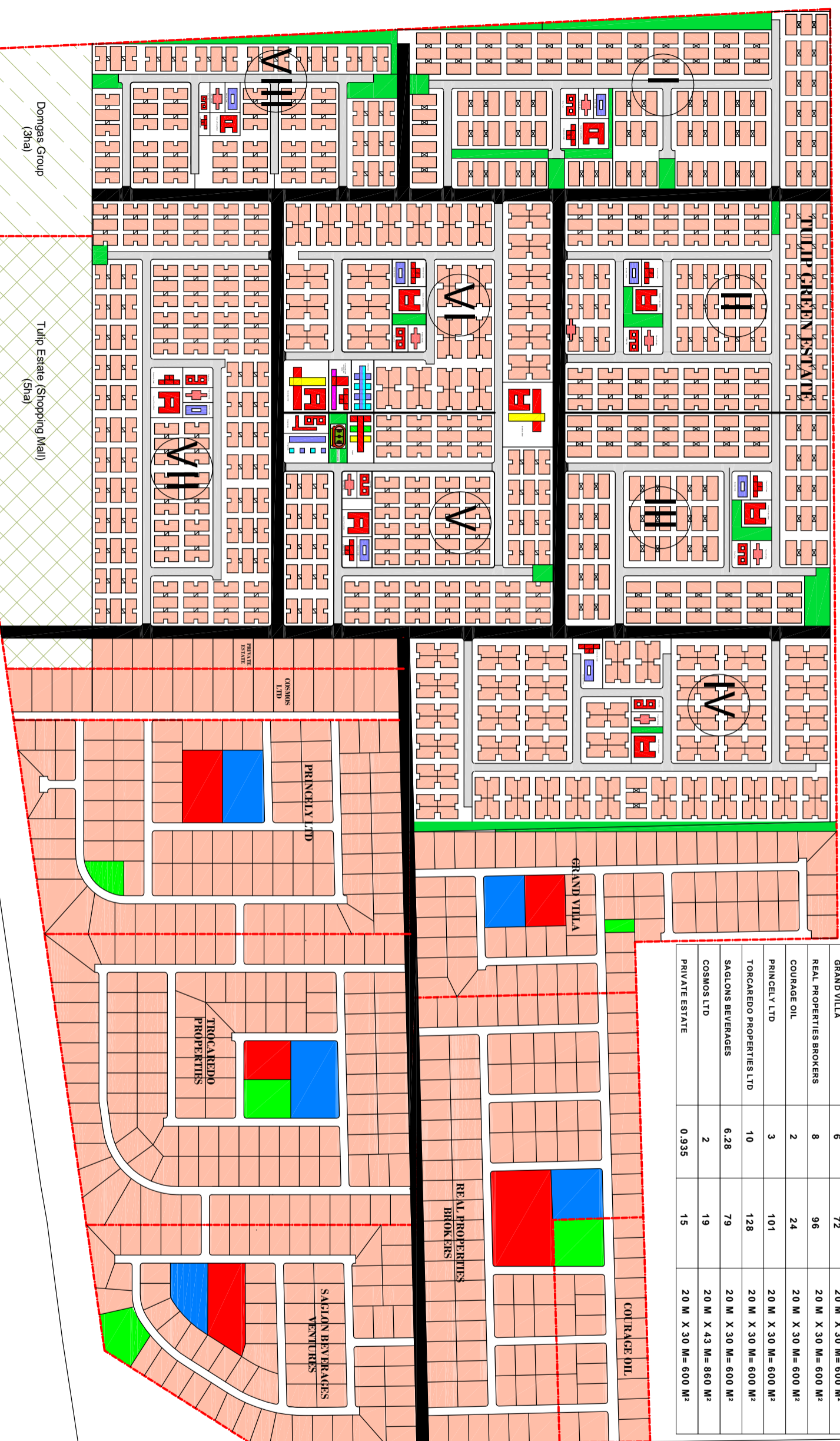
- 258 plots of residential buildings
- Each building occupies an area of 98sqm out of the plot size of 1500sqm
- Each building has 3 blocks of 6 floors each
- There are 45 3-Bedroom flat in each building
- The 9<sup>th</sup> round floor is proposed to have 48 plots of faculty buildings were provided

### LAND USE ANALYSIS

LAND USE	AREA (HA)	% OF TOTAL
RESIDENTIAL	38.70	73.41
COMMERCIAL	0.65	1.23
PUBLIC/INSTITUTIONAL	2.73	5.18
RECREATIONAL/OPEN SPACE	2.17	4.12
CIRCULATION	8.47	16.07
<b>TOTAL</b>	<b>52.72</b>	<b>100.00</b>

### PLOT ANALYSIS

LANDED PROPERTY	AREA (HA)	NO. OF PLOTS	DIMENSION/AREA OF PLOT
GRAND VILLA	6	72	20 M X 30 M = 600 M <sup>2</sup>
REAL PROPERTIES BROKERS	8	96	20 M X 30 M = 600 M <sup>2</sup>
COURAGE OIL	2	24	20 M X 30 M = 600 M <sup>2</sup>
PRINCELY LTD	3	101	20 M X 30 M = 600 M <sup>2</sup>
TORCAREDO PROPERTIES LTD	10	128	20 M X 30 M = 600 M <sup>2</sup>
SAGLONS BEVERAGES	6.28	79	20 M X 30 M = 600 M <sup>2</sup>
COSMOS LTD	2	19	20 M X 43 M = 860 M <sup>2</sup>
PRIVATE ESTATE	0.935	15	20 M X 30 M = 600 M <sup>2</sup>



Dongas Group (3ha)

Tulip Estate (Shopping Mall) (5ha)

PROPOSED

ROAD

PROPOSED

ROAD

100 50 0 50 100meter

Sept. 2012

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