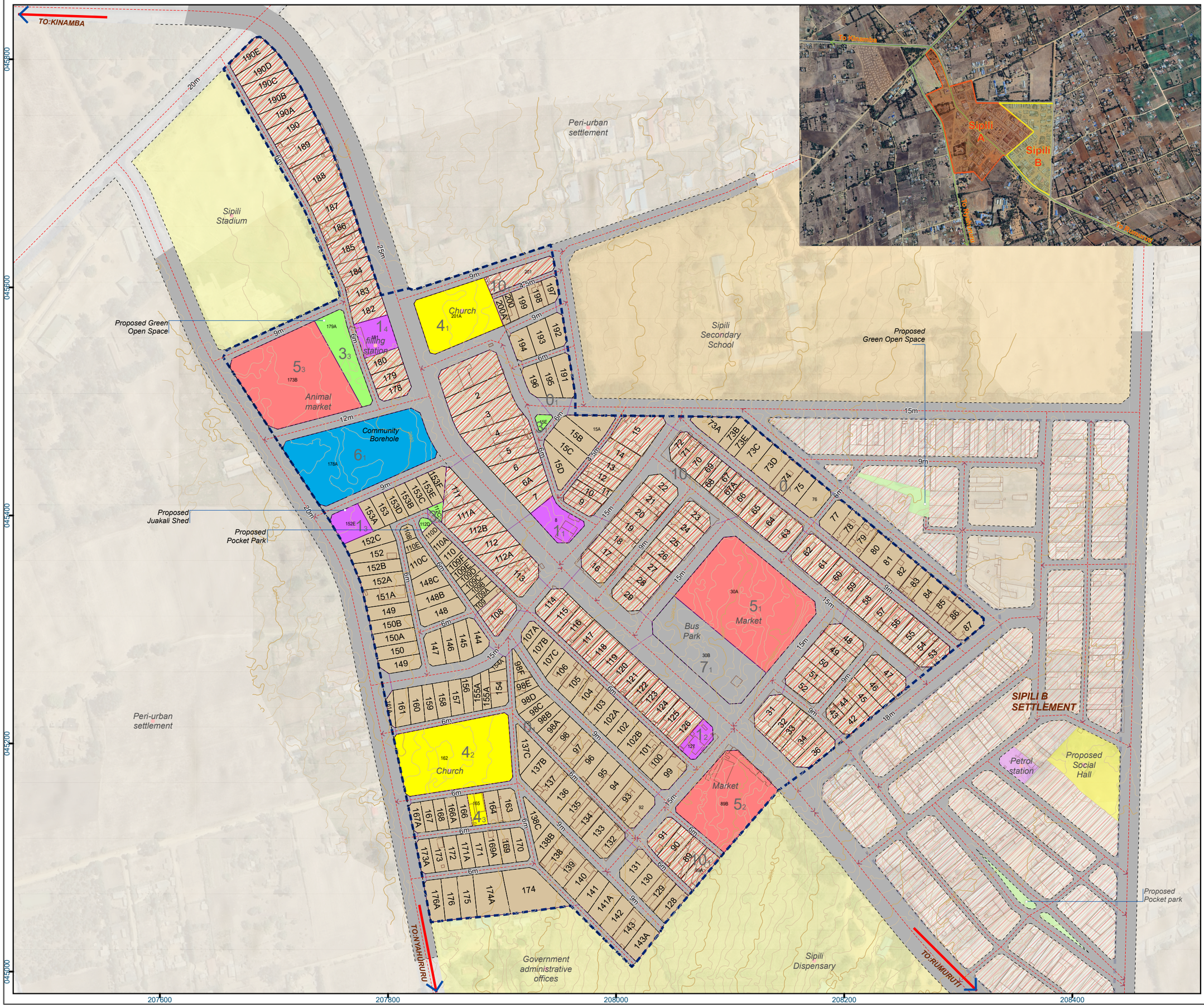

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN FOR SIPILI-A- SETTLEMENT: LAIKIPIA COUNTY

PROJECT TITLE: CONSULTANCY SERVICES FOR UNDERTAKING PHYSICAL PLANNING, CADASTRAL SURVEY AND DETAILED TOPOGRAPHICAL SURVEY OF 11 SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES, PHASE IIC - CLUSTER 1

LEGEND

- Road Edges
- Centerlines
- Major Contour [V.I 2.5M]
- Minor Contour [V.I 0.5 M]
- Settlement Boundary
- Parcels Boundaries
- Structures
- Land Use Zones

Land Use

- Residential
- Industrial
- Recreational
- Public Purpose
- Commercial
- Public Utility
- Roads/Transport
- Mixed Use (Commercial-cum-Residential)

LAND USE DETAILS

LU_Code	LU_Subcode	Detail	Area (Ha)
0	1	Proposed residential zone	6.14
1	1	Existing Petrol Station	0.10
	2	Existing Petrol Station	0.06
	3	Proposed Juakali Shed	0.08
	4	Existing Petrol station	0.09
3	1	Proposed Pocket Park	0.01
	2	Proposed Pocket Park	0.02
	3	Proposed Green Open Space	0.16
4	1	Existing Church	0.32
	2	Existing Church	0.57
	3	Existing Church	0.04
5	1	Existing Market	0.78
	2	Existing Market	0.43
	3	Existing Live-Animal Market	0.65
6	1	Existing Community water Project	0.67
7	1	Existing Bus Park	0.41
	2	Roads	6.06
10	1	Proposed MixeduseZone	5.74

TOTAL AREA = 22.33 HA

NORTH

Scale: 1:3000

0 30 60 120 Meters

Coordinate System: Arc 1960 UTM Zone 37N
Projection: Transverse Mercator
Datum: Arc 1960
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 39.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

CLIENT:

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING & URBAN DEVELOPMENT

STATE DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

THE WORLD BANK

In Partnership With:

COUNTY GOVERNMENT OF LAIKIPIA

PREPARED BY:

E&G SPATIAL CONSULTANTS LTD
Physical Planners | Land Surveyors | Environmental Auditors | GIS Experts
MARSABIT PLAZA, SUITE 405
P.O. BOX 100881-00101 NAIROBI, KENYA
Email: e-gsclimited@gmail.com

PLAN. ESTHER M. GITHINJI REG.NO.: RPP0203

SIGNATURE..... DATE 25/09/2025

DRAWN BY:

1. Sammy Muinde
2. Jack Teddy
3. Mercy Chebet
4. Paul Kigen
5. Fridah Murithi
6. Loise Kitulu

RECOMMENDED BY: COUNTY DIRECTOR OF PHYSICAL AND LAND USE PLANNING

SIGNATURE..... DATE.....

CERTIFIED BY: C.E.C.M IN CHARGE OF DEPARTMENT OF INFRASTRUCTURE, LANDS, PUBLIC WORKS AND URBAN DEVELOPMENT

SIGNATURE..... DATE.....

APPROVED BY: LAIKIPIA COUNTY ASSEMBLY

SIGNATURE..... DATE.....

DEPARTMENT REFERENCE No: R783/2025/01

APPROVED LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN No. 01

Disclaimer: This plan is not an authority to property boundaries. All measurements are subject to survey