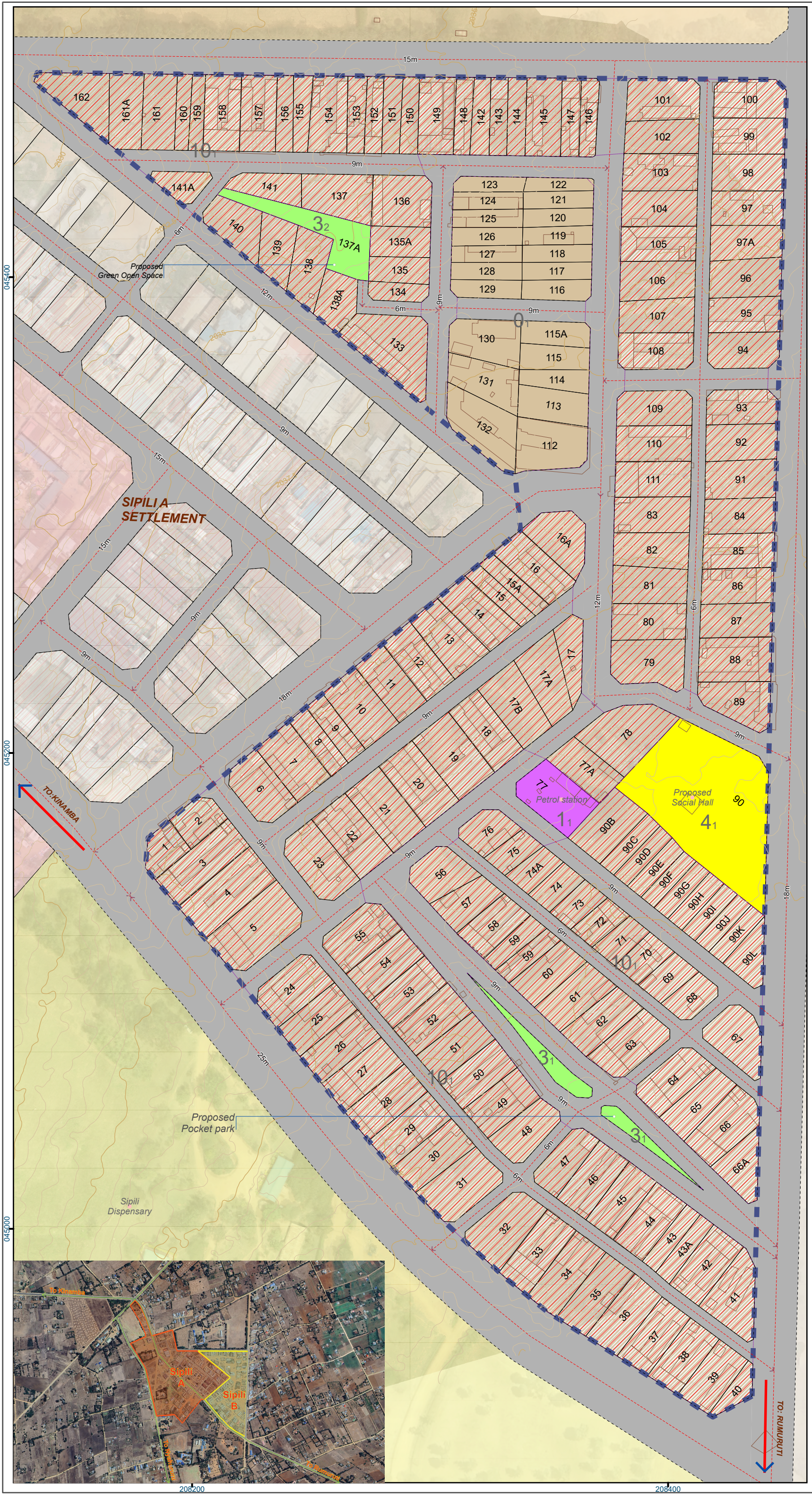
LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN FOR SIPILI-B-SETTLEMENT: LAIKIPIA COUNTY

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

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

LAND USE DETAILS

LU_Code	LU_Subcode	Detail	Area (Ha)
0	1	Proposed residential zone	0.65
1	1	Existing Petrol Station	0.06
3	1	Proposed Pocket Park	0.05
	2	Proposed Green Open Space	1.09
4	1	Proposed Social Hall	0.29
7	1	Roads	1.26
10	1	Proposed Mixeduse Zone	6.75

TOTAL AREA = 10.14 HA

NORTH

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

Scale:1:1500

0 40 80 160 Meters

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-Spatial 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 Muriithi
6. Esther Naliaka

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: R783/2025/02

APPROVED LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN No: 02

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