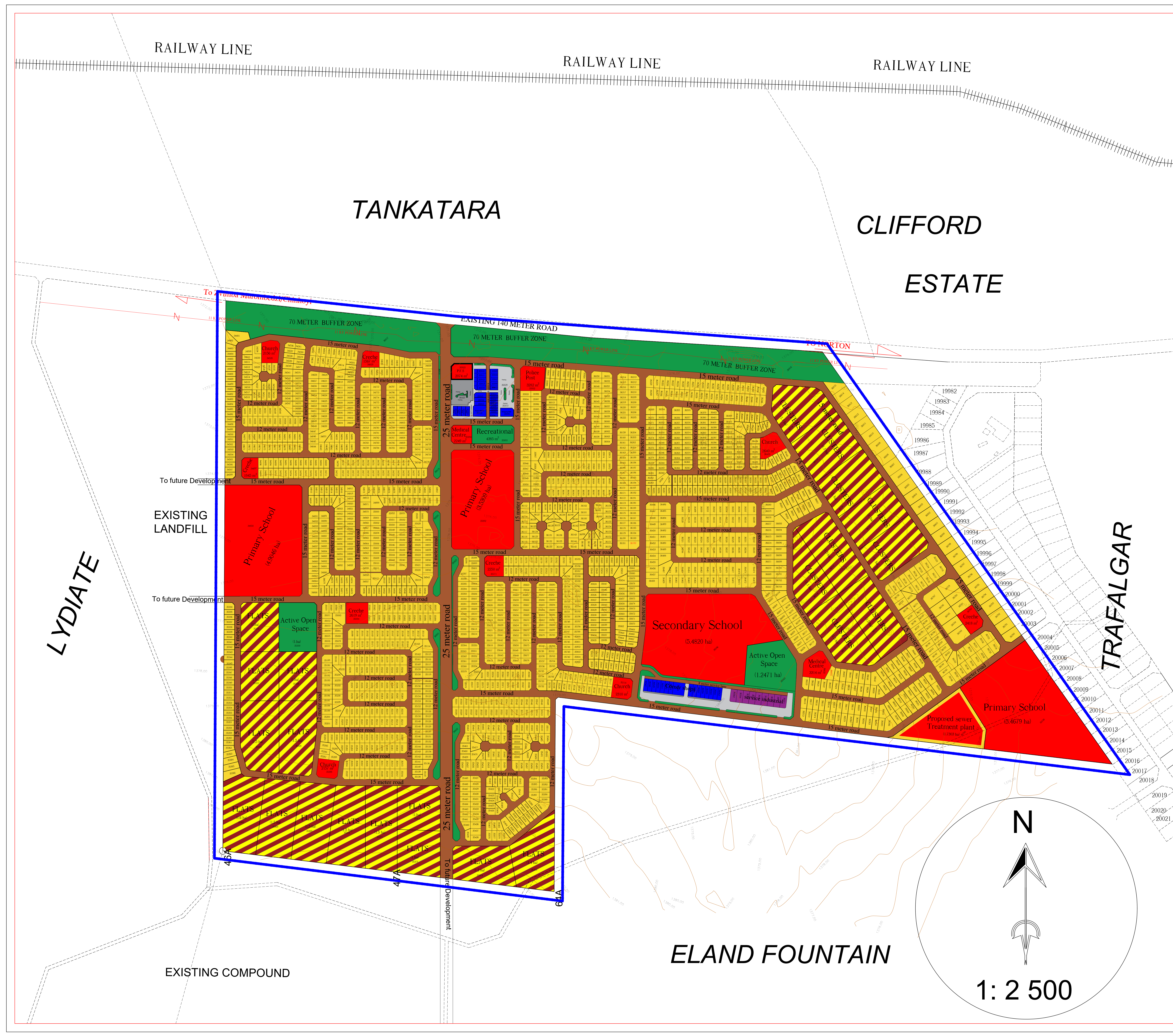




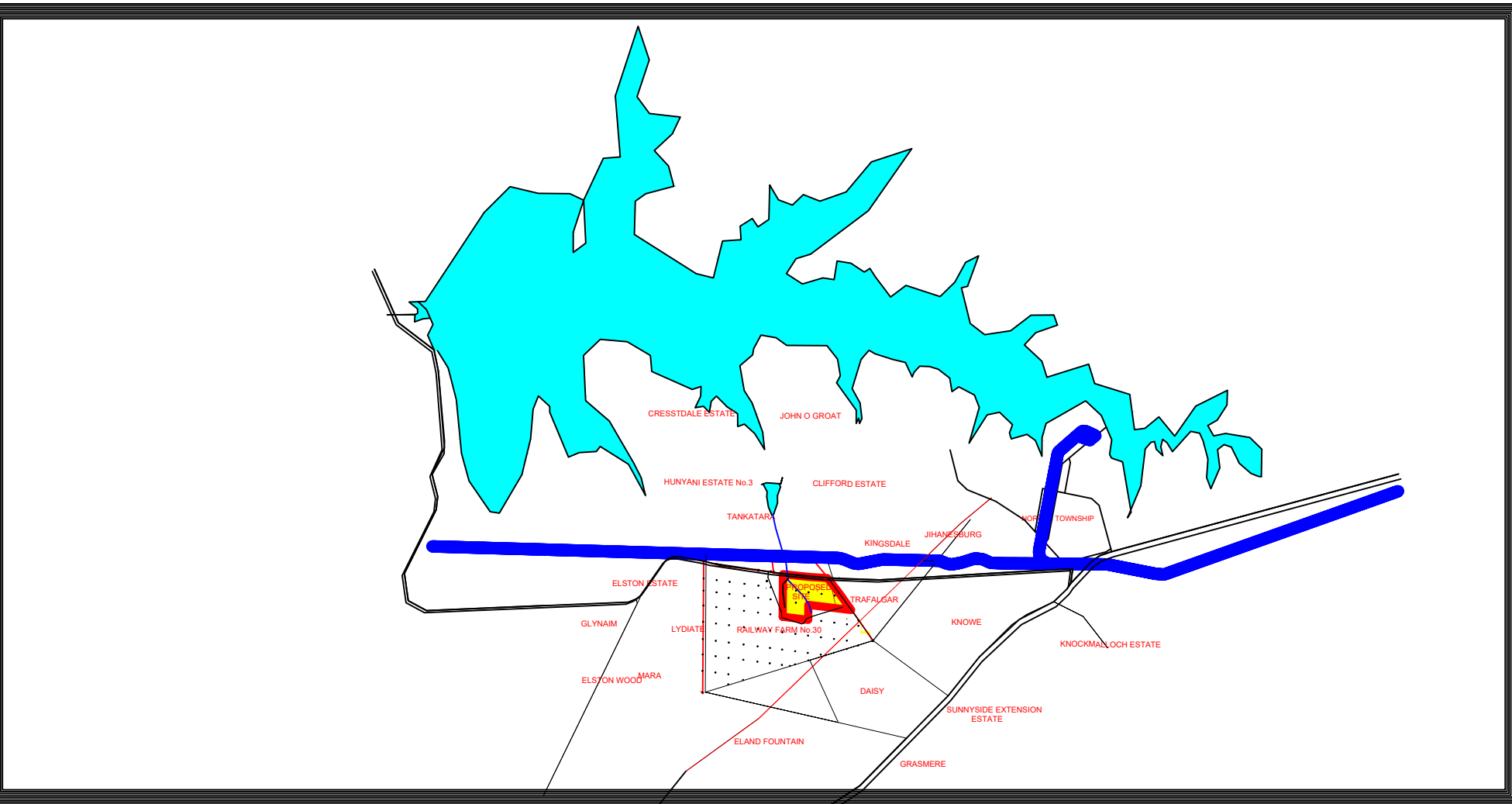
PROPOSED MIXED DENSITY RESIDENTIAL
DEVELOPMENT OVER THE REM OF RAILWAY
FARM No. 30 CHEGUTU RURAL DISTRICT
IN TERMS OF SECTION 43 OF THE RTCP ACT CHAPTER 29:12

CHEGUTU RURAL DISTRICT

LEGEND

Existing Features	Proposed Landuses
Existing Developments	Planning Boundary
Existing Buildings	Residential (300m²)
Existing Roads	Residential (500- 2000m²)
Contour Lines	Flats/ Clusters
Powerline	Commercial
Railway line	Institutional
	Buffer & Open Space
	Road
	Petrol Filling Station (PFS)
	Paving & Parking
	Service industries
	Bio Digester

Locality Map Not to (Scale)



LANDUSE SCHEDULE

LAND USES	No. OF STANDS	COVERAGE (Ha)	PERCENTAGE(%)
RESIDENTIAL	2258	113.0832	63.37
300sqm	1892	68.2775	
500- 1000sqm	303	19.6518	
Flats/Cluster Units	23	24.1539	
INSTITUTIONAL	16	22.8993	14.16
Primary/Secondary School	4	19.3386	
Church	4	0.9263	
Creche	5	1.0799	
Medical Centre & Police Post	3	0.7963	
RECREATIONAL	1	0.4385	0.24
Recreational	1	0.4385	
COMMERCIAL	56	3.6098	2.01
Commercial stands	52	1.6201	
Parking	3	1.7823	
Petrol Filling Station	1	0.2074	
OTHER USES	19	13.8692	6.61
Open Space & Buffer	20	12.3389	
Bio Digester	1	1.7303	
ROADS	---	28.1001	15.61
TOTAL	2310	180	100.00

Prepared For: MUNHUMUTAPA NATIONAL YOUTH HOUSING PROGRAMME
Prepared By: Setnar Properties Pvt Ltd Land Developers

DEPARTMENT OF SPATIAL PLANNING AND
DEVELOPMENT
MASHONALAND WEST PROVINCE

DRAWN BY: B. JOWA	DATE: MAY 2025	DESIGNED BY: M. MABAYA	FILE NO:	CHECKED BY:
		SCALE: 1: 2 500		C.P.O
		PLAN NO.....		C.TEC
1: 2 500		Map Reference :- UR..... The stand numbers allocated are :-..... Roadways to be vested. Stands		S.TEC
				TECH