

# CHAPTER T2 - TOWN PLANNING AND DEVELOPMENT AUTHORITY LAW

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**GENERAL NOTE:** The expression "Town Planning Authority" is substituted with the expression "Town Planning and Development Authority" wherever it appears in this Law, by

Law No. 12 of 1991.

## TOWN PLANNING AND DEVELOPMENT AUTHORITY LAW

**A Law to provide for an authority to administer the Town and Country Planning Law in the State.**

[KWS 7 of 1984, KWS 16 of 1984, KWS 12 of 1991, No. 4 of 2006.]

[Date of commencement: 2nd July, 1984]

### PART I

#### *Preliminary*

#### **1. Short title**

This Law may be cited as the Town Planning and Development Authority Law.

[KWS 12 of 1991.]

#### **2. Interpretation**

In this Law, unless the context otherwise requires—

**"Local Government"** means Local Government in the State established pursuant to the Local

Government Law;

[Cap. L9.]

**"member"** means a member of the Authority and includes the Chairman;

**"repair"** means any repair that will alter or change the structure, size or design of a building;

**"the Authority"** means the Town Planning and Development Authority established pursuant to section 3 of this Law;

[KWS 12 of 1991.]

**"the Chairman"** means the Chairman of the Authority;

**"the Commissioner"** means the State Commissioner charged with responsibility for Town Planning;

**"the Law"** means the Town and Country Planning Law;

[Cap.Tl.]

**"the State"** means the Kwara State of Nigeria.

## PART II

### *Establishment, Constitution and Functions of the Authority*

#### **3. Establishment of the Town Planning and Development Authority**

(1) There is hereby established a body to be known as the Town Planning and Development Authority hereinafter referred to as "the Authority" which shall have the functions assigned to it by this Law.

[KWS 12 of 1991.]

(2) The Authority shall be a body corporate with perpetual succession and common seal and may sue and be sued in its corporate name.

#### 4. **Membership of the Authority**

(1) The Authority shall comprise of the following members—

- (a) a Chairman whose appointment shall be on a part-time basis;
- (b) the Director of Urban and Regional Planning;
- (c) one representative each of the following professions who shall be a registered member of the relevant professional body, that is—

- (i) Town Planning,
- (ii) Architecture,
- (iii) Civil Engineering,
- (iv) Law,
- (v) Land Surveying,
- (vi) Estate Surveying,

(vii) Building, and

(viii) one other member of the public who shall be of proven integrity to be appointed by the Governor;

(d) one representative each of the following—

- (i) Governor's Office,
- (ii) Ministry of Finance,
- (iii) Kwara State Water Corporation,
- (iv) Ministry of Local Government and Chieftaincy Affairs,
- (v) Environmental Protection Agency,

(vi) Power Holding Company of Nigeria,

(vii) Nigeria Telecommunication Company; and

(e) the Executive Secretary.

[No. 4 of 2006.]

(2) The Chairman and other members shall be appointed by the Governor.

(3) The Chairman, Executive Secretary and members of the Authority who are

not ex officio members shall be paid such remuneration, fees and allowances as may be determined by the Governor.

[No. 4 of 2006.]

## **5. Functions of the Authority**

(1) It shall be the duty of the Authority generally to administer, execute and enforce the provisions of the Town and Country Planning Law (hereinafter referred to as "the Law") and accordingly, the Authority is hereby declared as the planning authority under the Law with executive authority and responsibility for carrying into effect any scheme under the Law.

[Cap.T1.J

(2) The word "authority" wherever it occurs in the Law shall include the Authority established pursuant to section 3 of this Law.

(3) Without prejudice to the generality of subsection (1) of this section, it shall be the duty of the Authority—

(a) to plan, promote and secure the physical and environmental improvement of the State through orderly control over the development and use of land in the State;

(b) to frame, publish and approve within such period as may be specified by the Commissioner, a planning scheme for any town or village within the State;

(c) to formulate, monitor, control and co-ordinate physical and other development policies, plans and activities;

(d) to secure and maintain proper sanitary conditions, amenities and conveniences;

(e) to preserve buildings, objects and other places of architectural,

historical, artistic or natural interest and beauty;

(f) to provide, maintain, and construct roads and other proper infrastructure for urban development; and

(g) to carry out such other activities as are conducive to the discharge of its functions under this Law.

## **6. Powers of the Authority**

(1) Subject to the provisions of this Law, the Authority shall, for the purpose of carrying out its functions under this Law, have power to carry on all activities which are necessarily advantageous or expedient for that purpose.

(2) Without prejudice to the generality of the provisions of subsection (1) of this section, the powers of the Authority shall include powers—

(a) to plan, establish and resettle persons displaced by the implementation of the plans and projects of the Authority or other bodies while acting as agents of the Authority;

(b) to survey and obtain data and statistics from all public and private agencies related to planning and development activities in the State;

(c) to acquire, construct, maintain or repair any work, (including houses, buildings, roads, footways, bridges, drain sewers, and water courses) plant or apparatus which are necessary or desirable for the performance of its functions under this Law;

(d) to acquire, purchase, lease, hold, construct, manufacture or maintain any property whatsoever whether movable or immovable, required for or in connection with the performance of its functions, and to sell, dispose of, or otherwise deal with such property or any part thereof;

(e) to assess and pay compensation arising from the execution of the projects of the Authority or other bodies while acting as agents of the latter;  
if) to levy and recover development charges, tenement fees, tolls, taxes and other fees or charges; and

(g) to enter such contracts as may be necessary, advantageous or expedient for the performance of its functions under this Law including contracts for the supply, construction, maintenance of any property movable or immovable or the provision of any service or facility.

## **7. Supplementary provisions**

The Supplementary provisions contained in the Schedule hereto shall have effect with respect to the constitution and proceedings of the Authority.

[Schedule.]

## **8. Appointment of Secretary**

(1) There shall be an Executive Secretary to the Authority who shall be appointed by the Governor.

[No. 4 of 2006.]

(2) A person to be appointed as Executive Secretary shall be a Registered Town Planner with a minimum of ten years professional practice.

[No. 4 of 2006.]

(3) The Executive Secretary to the Authority shall be responsible to the Authority and shall perform such functions as may be assigned to him by the Authority.

[KWS 12 of 1991, No. 4 of 2006.]

## **9. Other staff of the Authority**

The authority shall, subject to the provisions of this Law, have power—

(a) to appoint such other employees of the Authority as it may determine;

(b) to pay its employees such remuneration and allowances as are payable to persons of equivalent grades in the public service of the State;

- (c) to determine the conditions of service of such employees.

#### 10. **Establishment of Local Town Planning and Development Authority Committees**

(1) There is hereby established for each Local Government in the State, a Local Town Planning and Development Authority Committee (hereinafter referred to as "the Committee") which shall consist of the following members—

[KWS 16 of 1984.]

- (a) a part-time Chairman;
- (b) a representative each of the following professions who shall be a registered member of the relevant professional body, that is—
  - (i) Town Planning,
  - (ii) Architecture,
  - (iii) Civil Engineering,
  - (iv) Law,
  - (v) Land Surveying,
  - (vi) Estate Surveying,
  - (vii) Building;
- (c) Head of Department of Works of the Local Government Area;
- (d) Area Lands Officer of the Ministry in charge of Urban and Regional Planning;
- (e) Environmental Health Officer's; and
- (f) a Secretary appointed by the Local Government Chairman on the recommendation of the Town Planning and Development Authority.

(2) The Chairman referred to in this section shall be an indigene of the Local Government who shall have been in professional practice for a minimum of ten years and must have been registered with any of the professions in the building industry.

(3) The Executive Secretary referred to in this section shall be a registered Town Planner with a minimum of ten years professional practice.



(4) The post of the Executive Secretary and the services of other employees shall be a pensionable one.

[No. 4 of 2006.]

#### **11. Functions of the Committee**

The functions of the Committee shall be—

- (a) to assist and advise the Authority on the implementation of this Law; and
- (b) to perform such other functions as may be assigned to it by the Authority.

#### **12. Declaration of Planning area**

The entire area known as Kwara State is hereby declared a planning area within the meaning of this Law and the Law.

#### **13. Prohibition of development etc.**

(1) No person shall in a planning area carry out any development of land, or any construction, demolition, alteration, extension or repair of any building except in accordance with a scheme approved under section 18 of the Law and published in the State Gazette with respect to the planning area.

Provided that the Governor may, pending the publication and the taking effect of such approved scheme, make a general order with respect to the interim development of land in a planning area or a special order with respect to the interim development of land in a planning area or a special order with respect to the interim development of any particular land within the area.

(2) Subject to the provisions of any order made by the Governor under subsection (1) of this Law, the Authority may grant to any person applying in writing therefore, interim development permission subject to such conditions as it deems necessary to impose to develop or to construct, demolish, alter, extend or repair any building within a planning area.

(3) An application for interim development permission shall be deemed to be refused unless within two months of the date of its receipt by the Authority, notice has been given to the applicant that the Authority has decided—

- (a) to grant permission with or without conditions; or
- (b) to refuse permission; or
- (c) to postpone consideration of the said application on the ground that the development cannot be carried out immediately.

(4) Any Development Permit granted by the Authority may be revoked on any of the following grounds—

- (a) that the proposed development and/or use for which the Development Permit was given are no longer appropriate;

- (b) that the site to which the Development Permit applies is required for overriding public interest;

- (c) that false information was given by the developer or person who applied for the Development Permit;

- (d) that the development for which the permit was granted contravenes any other conditions as may from time to time be stipulated by the Authority, and

- (e) that the structure for which the permit was granted collapsed, was gutted by fire or damaged by other natural disasters.

[No. 4 of 2006.]

#### **14. Removal of unlawful structure**

(1) Where any person has in a planning area, carried out or caused to be carried out any development of land or the construction, demolition, alteration, extension, or repair of any building—

- (a) without an interim development permission granted under section 13 (2); or

- (b) not in accordance with the said interim development permission or any order made under section 13 (1); or a scheme approved under section 18 of the Law; as the case may be,

the Authority may by notice require him within the time specified in that notice, to abate such work, remove any structure constructed as a result of such work to the

state in which it was prior to such work and such person shall comply with the requirements of the Authority.

(2) If such person shall fail to comply with the requirement of the Authority, the Authority may itself remove such structure or reinstate such land or building to its own original state prior to such work and the cost incurred by the Authority in that regard shall be paid to the Authority by such person and recoverable by the Authority as a civil debt.

## **15. Financial provisions**

(1) The Authority shall establish and maintain a fund from which shall be defrayed all expenditure incurred by the Authority.

(2) There shall be paid or credited to the said fund—

(a) such sums as may be provided by the State Government for the purpose of this Law either by way of loans or grants; and

(b) such other sums as may from time to time accrue to the Authority.

(3) The Authority shall keep proper accounts in respect of each financial year, and proper records in relation to those accounts and shall cause the accounts to be audited as soon as may be after the end of the financial year to which the accounts relate by the Auditor-General of the State.

[No. 4 of 2006.]

(4) The Auditor-General of the State shall submit his reports to the Governor.

[No. 4 of 2006.]

## **16. Annual report**

(1) The Authority shall prepare and submit to the Commissioner, once every year, a report in such form as the Commissioner may direct on the activities of the Authority during the last preceding financial year and shall include in the report a copy of the audited accounts of the Authority for that year and of the auditor's

report on the accounts.

(2) The Commissioner shall cause a copy of each report made to him under this section to be laid before the State Executive Council.

**17. Power of Commissioner to give directions to the Authority and obtain information**

(1) The Commissioner may give to the Authority directions of a general character or relating generally to particular matters (but not relating to any individual or case) with regard to the exercise by the Authority of its functions under this Law; and it shall be the duty of the Authority to comply with such directions.

(2) The Commissioner may by notice in writing either generally or otherwise, require the Authority or any of its officers or servants to furnish information with respect to the activities of the Authority.

**18. Regulations**

The Commissioner shall have power to make such regulations, as may in his opinion, be necessary or expedient for giving effect to the provisions of this Law and for the administration thereof.

**19. Pensions**

Service under the Authority shall be pensionable service and the Authority shall ensure that the pensions, gratuities and other retiring benefits of its employees, shall be on the same terms as those applicable to the State Civil Service.

**20. Building Inspectors**

(1) Without prejudice to the operation of any other enactment there shall be for the purposes of this Law, a number of Building Inspectors (in this Law referred to as "Inspectors") who shall be employees of the Authority.

(2) Inspectors shall, subject to this section, have such powers and carry out such functions as the Commissioner may confer on them.

(3) Notwithstanding the foregoing subsection (2), for the purpose of carrying

out any of their functions, such inspectors—

(a) shall have a right of access within the prescribed period to any premises within any planning area where any temporary or permanent structure or the construction, demolition, alteration, extension or repair of any building is being carried on; or

(b) may inspect such premises or building or structure in order to determine whether or not the construction, demolition, alteration, extension or repair is being carried out as authorised by this Law or the Law.

(4) In this section, "**prescribed period**" means between the hours of 6 o'clock in the morning and 6 o'clock in the evening.

## **21. Power of the Authority to establish and maintain departments**

The Authority shall have power to establish and maintain such departments, subsidiary divisions and sections; and to devise and use such formats and follow such procedure and make all other administrative arrangements as may in the opinion of the Authority be necessary or expedient for the performance of its functions under this Law.

### *Offences and Penalties*

## **22. Offences**

(1) Any person who—

(a) in a planning area carries out or causes to be carried out the development of any land, or the construction, demolition, alteration, extension or repair of any building—

(i) without interim development permission granted under section 13 (2) of this Law; or

(ii) not in accordance with the said interim development permission or any Order made under section 13 (1) of this Law; or

(b) fails to comply with the requirements of the Authority under section 14 (1) of this Law,

shall be guilty of an offence and liable on conviction to a fine of two thousand naira or to imprisonment for a period not exceeding six months.

[No. 4 of 2006.]

(2) Any person who wilfully does any act which is a contravention of a provision contained in an approved scheme shall be guilty of an offence and liable on conviction to a fine not exceeding ten thousand naira or to imprisonment for a term not exceeding one year, or to both such fine and imprisonment, and in the case of a continuing offence, to a further fine of two thousand naira for every day during which the offence continued.

[No. 4 of 2006.]

(3) If any person unlawfully—

(a) obstructs or molests any member of the Authority or officer or servant of the Authority in the performance or execution by such member, officer or servant as the case may be of his duty; or

(b) removes any mark set up for the purposes of indicating any level or direction necessary for the execution of the work authorised by this Law or the Law; or

(c) removes any notices fixed by the Authority on any premises,  
he shall be guilty of an offence and liable on conviction to a fine not exceeding five thousand naira or to imprisonment for one year or to both such fine and imprisonment.

[No. 4 of 2006.]

(4) Any person who—

(a) acts in contravention of any regulation made under the provisions of this Law; or

(b) being legally bound to comply with any lawful order or with the requisition contained in any notice served under this Law or the Law or any regulations made under this Law or the Law refuses or neglects to comply therewith, shall be guilty of an offence and liable on conviction to a fine not exceeding ten thousand naira or to imprisonment for one year or to both such fine and imprisonment.

[No. 4 of 2006. |

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[No. 4 of 2006.]

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## SCHEDULE

[Section 7.]

[No. 4 of 2006.]

### *Supplementary Provisions relating to the Authority etc. Proceedings*

1. Subject to this Law and section 54 of the Interpretation Law (which provides for decision of a statutory body to be taken by a majority of its members and for the chairman to have a second or casting vote), the Authority may make standing orders regulating its proceedings or of any of its committees.

[Cap. 15.]

2. Every meeting of the Authority shall be presided over by the Chairman or, if the Chairman is unable to attend a particular meeting, the members present at the meeting shall elect one of their numbers to preside at the meeting.

3. The quorum at a meeting of the Authority shall consist of the Chairman (or, in an appropriate case, the person presiding at the meeting pursuant to paragraph 2

above) and six other members.

[KWS 16 of 1984, No. 4 of 2006.]

4. Where upon any special occasion the Authority desires to obtain the advice of any person on any particular matter, the Authority may co-opt that person to be a member for as many meetings as may be necessary, and that person while so co-opted shall have all rights and privileges of a member except that he shall not be entitled to vote.

#### Committees

5. (1) Subject to its standing orders, the Authority may appoint such number of standing and ad hoc committees as it thinks fit to consider and report on any matter with which the Authority is concerned.

(2) Every committee appointed under the foregoing provisions of this paragraph shall be presided over by a member of the Authority and shall be made up of such number of persons, not necessarily members of the Authority, as the Authority may determine in each case.

(3) The quorum of any committee set up by the Authority shall be determined by the committee.

6. Where standing orders made pursuant to paragraph 1 above provide for a committee of the Authority to consist of or co-opt persons who are not members of the Authority, the committee may advise the Authority on any matter referred to it by the Authority.

7. The fixing of the seal of the Authority shall be authenticated by the signature of the Chairman or of the Executive Secretary of the Authority.

[No. 4 of 2006.]

8. Any contract or instrument which if made by a person not being a body corporate, would not be required to be under seal may be made or executed on behalf of the Authority by the Executive Secretary or by any other person generally or specially authorised to act for that purpose by the Authority.



[No. 4 of 2006.]

9. Any document purporting to be a contract, instrument or other document duly signed or sealed on behalf of the Authority shall be received in evidence and, unless the contrary is proved, be presumed without further proof to have been so signed or sealed.

10. The validity of any proceedings of the Authority or a committee thereof shall not be affected—

(a) by any vacancy in the membership of the Authority or committee; or

(b) by any defect in the appointment of a member of the Authority or committee.

11. Any member of the Authority or a committee thereof who has a personal interest in any contract or arrangement entered into or proposed to be considered by the Authority or committee shall forthwith disclose his interest to the Authority or committee and shall not vote on any question relating to the contract or arrangement.

## CHAPTER T2

### TOWN PLANNING AND DEVELOPMENT AUTHORITY LAW

#### SUBSIDIARY LEGISLATION

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#### *List of Subsidiary Legislation*

1. Town Planning and Development Authority (Interim Development) Order.

2. Town Planning and Development Authority (Fees) Order.

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**TOWN PLANNING AND DEVELOPMENT AUTHORITY  
(INTERIM DEVELOPMENT) ORDER**

**ARRANGEMENT OF ORDERS**

**ORDER**

1. Short title, commencement, and repeal.
2. Building regulations.
3. Permission for interim development.

**FIRST SCHEDULE**

**SECOND SCHEDULE**

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**TOWN PLANNING AND DEVELOPMENT AUTHORITY  
(INTERIM DEVELOPMENT) ORDER**

In exercise of the powers conferred upon the Military Governor of Kwara State of Nigeria by section 13 of the Town Planning and Development Authority Law, 1984, and of all other powers enabling him in that behalf, the following Order is hereby made.

[KWS LN No. 2 of 1985, KWS LN 1 of 1986.]

[Date of commencement: 2nd July, 1984]

1. Short title, commencement, and repeal

(1) This Order may be cited as the Town Planning and Development Authority (Interim Development) Order, 1985, and shall be deemed to have come into operation on the 2nd day of July, 1984.

[First Schedule ]

(2) The Interim Development Orders contained in the First Schedule to this Order are hereby repealed.

## **2. Building regulations**

The Building regulations contained in the Second Schedule to this Order are hereby made.

[Second Schedule.]

## **3. Permission for interim development**

Permission may be granted by the Kwara State Town Planning and Development Authority to applicants for interim development in accordance with section 13, subsections (2) and (3) of the Town Planning and Development Authority, Law, 1984.

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### **FIRST SCHEDULE**

[Paragraph 1 (2).]

#### *Orders Repealed*

1. The Ilorin Area Planning Authority (Interim Development) Order, 1977 published as Kwara State Legal Notice No. 8 of 1977.

2. The Okene Area Planning Authority (Interim Development) Order, 1977 published as Kwara State Legal Notice No. 9 of 1977.

3. The New-Bussa Area Planning Authority (Interim Development) Order, 1977 published as Kwara State Legal Notice No. 10 of 1977.

## SECOND SCHEDULE

[Paragraph 2.]

### Building Regulations

#### PART I

##### *Preliminary*

##### **Interpretation**

In these regulations unless the context otherwise requires—

"**appropriate officer**" means an official of the Authority, which includes a town planner or engineer or architect or land surveyor or estate surveyor or public health officer, as recognised by their various professional bodies whose duty is connected with works, lands, surveys or sanitation;

"**approved**" means approved by the Authority;

"**Authority**" means the Kwara State Town Planning and Development Authority;

"**building**" means any structure whatsoever;

"**new building**" includes any of the following—

(a) a re-erection, wholly or partially, of any building pulled down to or below the top of the ground floor, or of any frame building of which only the frame is left down to or below the top of the ground floor;

(b) a re-erection, wholly or partially, of any building of which an outer wall is pulled down to or within 3 metres of the surface of the ground adjoining the lowest storey of the

building and of any frame building so far pulled down as to leave only the frame work;

(c) conversion into a dwelling house of any building not originally constructed for human habitation, or the conversion into more than one dwelling house, a building originally constructed as one dwelling house only;

(d) re-erection into a dwelling house of any building which has been discontinued as or appropriated for any purpose other than that of a dwelling house;

(e) making of any addition to an existing building by raising any part of the roof, by construction or alteration of a wall, or making any projection from the building, or making any other structural alteration to the building;

(f) roofing or covering of an open space between walls or buildings;

**"building line"** means a line measured from the centre line of any road to a line parallel to the centre line of the road, within which no building or structure, whether permanent or temporary will be permitted to be erected as provided for under Kwara State Trunk Road (Building Lines) Law of 1975 or any other law relating to building line;

**"Commissioner"** means the State Commissioner charged with responsibility for Town and Country Planning;

**"create an obstruction"** means the erection or alteration of any building or the planting of any tree or crop, capable of causing blockage or disturbance;

"crops" includes trees having a trade or food value for its natural products, and crops which require to be sown and gathered within a period of one year;

**"dangerous building"** means, a building or part thereof which is in such a state of condition as to cause a risk of injury either to occupiers of such or any neighbouring building or to the public;

**"foundation"** means that part of a structure which is below the lowest floor, and which provides support for the structure and which transmits loads of the super structure to bearing materials;

**"habitable room"** includes any bedroom, sitting room or parlour, lounge, study, dining room or any other room which is ordinarily used or intended to be used for sleeping and living

purposes but does not include attics, bathrooms, kitchens, pantries, toilets, storerooms, garages, stables, staircases, verandas, corridors, laundry rooms, closets-lumber rooms, kennel houses and other accessory floor spaces;

**"internal wall"** means any wall inside a building which is part of the fabric of such building and is not merely a partition;

**"Ministry"** means the Ministry responsible for town and country planning;

**"minor public street"** includes all other streets and roads in a location other than State and Federal highways;

**"public building"** means any building and premises used or intended to be used whether ordinarily or occasionally for religious, educational, social, cultural, recreational, medical or administrative purposes, including public auditoria and places of assembly;

**"pulled down"** means in relation to a building or wall to be taken down, burnt down or fell down by reason of decay or otherwise;

**"storey building"** includes all buildings with two or more floors;

**"road"** means any throughfare used by the public and any part thereof and includes a road under construction but does not include footpaths; and

**"structural alteration"** includes all works involved in the extension, alteration and repair of a building.

## PART II

### 2. Building permit

No building shall be erected without a permit granted by the Authority.

### 3. Building permit application

(1) A permit will only be granted if an application for permit made to the Authority is successful.

(2) An application for a permit which shall be in the prescribed form shall be accompanied by plans of the proposed building together with a block plan showing the position of main roads, access roads, other buildings and erections on the plot and immediately adjoining plots, and a description in writing of the building materials to be used and drainage.

#### **4. Building Plan**

(1) Building plot ratios.—Plans of the proposed building shall be drawn to a scale of not less than one centimetre to every fifty centimetres.

Provided that if the building is so extensive as to render a small scale necessary, it may be drawn on a scale not less than one centimetre to every one hundred centimetres.

#### **[Appendix A.]**

(2) Plans shall specify what rooms in the proposed new building are intended for residential and non-residential purposes.

(3) Plans and descriptions of building the drainage and details of materials to be used, shall be submitted in quadruplicate to the Authority drawn in ink and on durable material to the satisfaction of the Authority.

(4) The nature and position of each sanitary fitting and of every pipe connected with the installation must be shown on the drawing.

(5) The size and grading of each pipe shall be shown, and such further details and particulars as shall enable the Authority to decide whether the proposed sewage system will comply with the provisions of these regulations.

(6) Approved plans obtained before the first day of July, 1982 but for which the construction works had not been commenced as at July 1984 shall be resubmitted to the Authority for fresh sanction before the building or any part of construction is commenced, and fresh building permit fees will be charged.

(7) Buildings to be erected shall not exceed the plot ratios listed in Appendix A to this Schedule, and such plot ratio should be shown on the plan.

**1. Building plan or layout designs**

(1) The design of any building above three floors shall be prepared by a professionally qualified architect or such building plans shall be certified by a professionally qualified architect.

(2) Design of public buildings including churches, mosques, hotel theatres and warehouses, prepared by draughtsmen must be certified by a professionally qualified Architect.

(3) The sub-division plans and layout of any piece of land shall be prepared by a professionally qualified Town Planner or such plans must be certified by a registered Town Planner.

(4) Designs or plans produced by consulting Architectural or Town Planning Firms shall have their business names duly registered by the appropriate professional bodies and also registered with the Authority.

**6. Registration of professionals**

The Authority shall keep a register of Town Planners, Architect Engineers and Draughtsmen obtainable from their various professional bodies.

**7. Approval or rejection of plan**

(1) The Authority shall within two months from the deposit of the plans give notice to the person by whom or on whose behalf they were deposited as to whether or not the plans have been approved and the approval of the authority endorsed therein.

(2) Where an application is approved by the Authority three copies of the approved plans shall be given to applicant.

(3) No plan shall be approved by the Authority unless the appropriate officers shall have endorsed the plan as suitable for approval.



**8. Planning Permit fees**

- (1) Fees shall be paid in respect of approved building plans.
- (2) The scale of such fees shall be as prescribed by the Authority and published for information of the general public from time to time in accordance with section 61 of the Town and Country Planning Law, Cap. TL.

**9. Commencement of building**

If any work of which the plans have been approved by the Authority is not commenced within two years in respect of permanent structures and three months in respect of temporary structures, the Authority shall require the resubmission of fresh application for consideration.

**10. Prohibition of new building on sites filled with offensive matter**

No new building shall be erected on a site filled up with offensive smelling matter unless the same has been removed or destroyed and the site has been approved for building purposes by the Authority.

**11. Demarcation of building**

Every intending builder shall cause the foundations of the building and the units of the site to be clearly defined on the ground by means of pegs, before approval to commence building is obtained.

**12. Drainage**

- (1) No drainage system shall be laid or constructed for the purposes of a new building in such a way that when the building is erected, the drain shall pass through or under it.
- (2) No rain gutters shall be permitted except with the approval of the Authority.

**PART III**

**13. Inspection**

(1) A building shall during construction be open to inspection by the appropriate officer.

(2) A copy of the approved building plan shall be kept on the site and shall be available for inspection at all times during working hours.

**14. Prohibition against alteration**

No alteration whatsoever from the approved plans shall be made without the written permission of the Authority.

**15. Completion of building**

(1) Notice of commencement of and completion of the building shall be given in writing to the Authority.

(2) No person shall let or occupy a new building or part thereof unless the Authority, on the recommendation of the appropriate officer has certified in writing upon inspection, that the building is in all respect fit for human habitation.

(3) An inspection fee of \$430.00 is payable in respect of an application made to the Town Planning and Development Authority under this paragraph for the inspection of an approved building plan.

**16. Materials for building**

(1) Materials which may be used in the construction of walls shall be any of those listed in Appendix B to this Schedule.

[Appendix B.]

(2) A person proposing to use any building material in respect of which no provision has been made under these regulations shall submit an application to the authority giving details of the material intended for use.

**17. Residential plots**

(1) Residential plots shall not have less than four hundred and fifty square metres of land.

(2) If eaves, canopies or balconies extend more than one metre beyond the outer surface of a wall, then for the purpose of these regulations the area resulting from such extension shall be included in the area deemed to have been built up.

#### **18. Prohibition of erection beyond approved building line**

(1) No building shall be erected beyond the approved building line.

(2) No patio, porch, verandah, step or other like projection shall project beyond the building line of any public street which may be adjacent to a building.

#### **19. Set-backs**

(1) There shall be approved set-backs as follows—

(a) (i) 15.2 metres for township roads; and

(ii) 45.7 metres for Federal and State roads;

(b) side set-backs to be maintained for building are—

(i) 1.8 metres on one side; and

(ii) 3 metres on the other side for a drive-in if required; and

(c) a rear boundary of 3 metres.

(2) There shall be a clear space free from any erection of any structure, of not less than three metres between one building and any other building on the same plot.

(3) In the case of a two or more storeyed building, such space between it and any other building whether on the same or on any adjoining plot shall not be less than 4.5 metres.

(4) The projection of the eaves beyond the wall of any building shall be so limited that a vertical line drawn from the end of the eaves shall not be closer to the boundary of the plot than one metre; and in the case of double storey building not closer than two and a half metres from the plot boundary.

#### **20. Corner of building**

The Authority may order the corner of any building proposed to be constructed at

the junction of two roads to be rounded or splayed to the first floor level.

**21. Power to request for soil analysis, foundation etc.**

(1) The authority may request for soil analysis and test in respect of medium and large structures on the land on which the foundation design is based.

(2) The foundation for buildings shall be carried to a minimum depth of half metre below ground level.

(3) The foundation for a building shall be of cement concrete mixed in the proportions of six parts of clean aggregate, three parts of clean sand and one part of cement.

(4) No foundation trenches shall be back-filled and no building shall be carried on beyond the damp proof level until it has been inspected by the Town Planning and Development Authority and approval given in writing for the building to continue.

**22. Height of buildings, provision of lifts**

(1) The height of buildings shall be restricted in air craft corridors or elsewhere where appropriate.

(2) Any building which is used for human habitation, whether for residential, commercial, official or institutional purposes having more than four storeys in height shall have an electrically operated lift in addition to the staircases.

**23. Ground surface of a building**

(1) The whole of the ground surface within the external walls of a building unless otherwise approved shall be made impermeable to liquids.

(2) If a ground surface is made of dried mud, its surface shall be sufficiently beaten smoothened and levelled out to the satisfaction of the authority.

(3) Rooms with wooden floors shall be provided with adequate ventilation beneath floors.

(4) All ventilation holes referred to in subparagraph (3) above and all cavities shall be made rodent proof.

#### **24. Walls**

(1) All walls shall have adequate damp-proof course.

(2) The thickness of internal or partition walls shall not be less than 0.1 metre.

Provided that external and internal walls of lesser dimensional thickness than are provided for under this paragraph may be permitted for buildings in which the roof is supported wholly or partially by steel or other metal structures at the discretion of the Authority.

(3) External walls shall have a minimum thickness of 0.2288 meter: Provided that in the case of any building of more than one storey, the thickness of external walls up to the level of the first floor shall be at least .3302 metres.

(4) Double walls are prohibited except in the case of walls built of permanent rodent proof materials. In this paragraph, the expression of "double walls" means walls of such construction as will include cavities in the walls liable to harbour rodent or other vermin.

#### **25. Size of room**

(1) Every room intended or used for human habitation shall have a floor area of at least 11 square metres.

(2) Every such room shall have a width of not less than 2 metres and a minimum height measured from floor to ceiling of not less than 3 metres for ground floor level and not less than 2.75 meter for other floors.

(3) A room intended for human habitation shall not be constructed wholly or partly on the roof of a building.

#### **26. Ventilation**

(1) All buildings shall have adequate ventilation.

(2) If windows or a window and door are placed on opposite sides of a room or passage or at opposite ends of a passage, there shall be provided on the wall of such room or passage opposite each window or door, a ventilator having a clear area of at least one sixteenth of the floor area of the room.

(3) All rooms shall contain at least one window opening outward of the building and the area of such windows exclusive of their frames shall not be less than one-eighth of the floor area of the room.

(4) Every window shall be constructed in such a way that at least one-half may be opened so that the opening may extend in every case to the top of the window which shall be at least 2.1 metres above the floor level of the room.

## **27. Entrance regress and loading space**

Where application is made for the approval of plans for the erection of a new building which will contain not less than three floors, or shall be a place of public resort, refreshment house, station for public service vehicles, petrol station, or trade or business garage, the Authority may as a condition for the approval require the provision of such means of entrance and regress and accommodation for loading and unloading as may be specified for limiting interference with traffic along adjacent roads.

## **28. Roofs**

(1) No roof shall be constructed, renewed or repaired with thatch or other inflammable material except in cases that are approved by the Authority.

(2) After such approval has been given, no building shall be erected, whether on the same or on adjoining plot, so that extremities of the eaves of the approved building shall be within one metre from the common boundary of the plots and three metres from external walls of the nearest building.

## **29. Rain gutters**

(1) No rain gutters shall be permitted except with the approval of the Authority.

(2) All drainage of rain water from roofs or other surface shall be disposed of in such a manner as not to cause damage to any drain or road or any other facility maintained by the Authority or other person.

### **30. Alteration of building**

(1) No building shall be altered as to make it, by reason of such alteration not in conformity with the provisions of these regulations.

(2) Every addition to, or alteration on a building or structure and any other work in, to, or upon a building except of necessary repair not affecting the stability of construction shall be subject to these regulations.

### **31. Rafters and joists**

All rafters, purfins, beams, struts, plates, joists, bressummers, lintels and all other timbers shall be of sound, well seasoned wood properly squared and framed together and securely fixed to the satisfaction of the appropriate officer.

Provided that if any building does not exceed one storey in height and the roof thereof is not of greater span than eight metres, native timber may be used, but no such timber shall be of less than seventy-seven millimetres in any part, and all rafters of such native timber shall be laid and securely nailed at distances of not more than one metre apart, measured from one centre to another centre.

### **32. Ceiling**

In the case of boarded ceilings access shall be provided to the space between the ceiling and the roof by a trap door of not less than 0.6096 square metre.

### **33. Stair-case**

Every flight of stairs in a stair-case shall be properly constructed of good and suitable materials and be securely fixed and of adequate strength and as well as comply with the following requirements;

(1) The riser shall not be less than 150 millimetres in height measured vertically from the face of one tread to the face of the next tread.

(2) The riser shall not be more than 229 millimetres in height measured vertically from top of one tread to the top of the next tread.

(3) All staircase landings and passages shall be provided with adequate light and ventilation.

(4) Staircases shall have a minimum width of 0,900 metre and a minimum head of room of two metres.

#### **34. Toilet facilities**

(1) Every residential building shall have adequate toilet facilities.

(2) The provision of toilet facilities shall be on the basis of at least one latrine or water closet to every three living rooms.

(3) No latrine other than a water closet shall be constructed within a distance of two metres from any living room intended for human habitation, or for consumption of food, or any kitchen, pantry or place intended for the storage of food.

#### **35. Earth closets and wash places**

(1) All earth closets shall be adequately ventilated and provided with approved withdrawal arrangements.

(2) The floor of every earth closet shall be flagged or paved with cement or other non-absorbent material.

(3) The entire surface of the floor of such closet shall be so constructed as to be not less than one metre above the level of the adjoining ground.

(4) The floors of earth closets of the squatting plate type shall have a fall towards the opening in the squatting plate of at least 7 millimetres to every 305 millimetres.

(5) The minimum space dimensions of all earth closets and wash places shall be



2 metres by 2 metres.

(6) Earth closets shall contain suitable movable receptacles.

(7) There shall always be adequate supply of earth or saw dust or other deodorising substance at earth closets.

#### **PART IV**

### **36. Sanction for private sewage**

(1) Any person wishing to construct a private sewage system shall apply in writing to the authority for the sanction of the authority before proceeding with any work for that purpose.

(2) No work in connection with matters mentioned in subparagraph (1) above shall be commenced before the sanction of the authority is given, unless a public health officer shall have first endorsed the application as suitable for sanction.

### **37. Inspection of works**

Any person who shall execute any work under these regulations at any time shall afford the appropriate officer free access to such work for the purpose of inspection.

Notwithstanding any such inspection or in the event of such inspection not taking place, the applicant shall at all times be held responsible for the due observance of these regulations.

### **38. Testing**

(1) No part of any sewage installation shall be covered up until it has been tested to the satisfaction of the authority.

(2) At least two days' notice shall be given in writing by the applicant to the appropriate officer when an installation as in subparagraph (1) is ready for testing.

(3) If any part of such installation mentioned in subparagraph (1) is covered up without notice, the authority may uncover the installation at the expense of the owner of the building concerned.

(4) All tests shall be carried out by the Authority, of which—

- (a) no charge will be made for the first test;
- (b) a charge of fifty kobo per fitting for subsequent tests up to a maximum of five naira shall be made for each test.

### **39. Smoke testing of house**

(1) The entire drains of a house with all its branches shall be tested with smoke and all soil drains shall be subject to a water test.

(2) If the pipes should be found defective, the work will be considered unsatisfactory.

(3) When the plumbing system is completed and the fixtures are installed the contractor or other person responsible for work shall make arrangement for an inspection by the engineer and the public health officer.

(4) If there should be any doubt as to the tightness of any fixture connection, the Authority shall have power to order a smoke test.

(5) (a) A smoke test shall be carried out by a smoke machine being connected to any suitable outlet in the system.

(b) When the system is filled with smoke and the openings emit smoke, then they shall be closed and the air pressure equivalent to twenty-five millimetres head of water shall be applied and left standing for ten minutes.

(6) If there is no leakage or forcing of tray cells, the system shall be considered air and gas tight.

(7) Nothing in these regulations shall be construed as prohibiting the removal of any clean out or the removal of the seal of any tray to ascertain that the smoke has reached all parts of the system.

(8) A builder shall provide all materials and labour needed for carrying out a test.

(9) All drains outside buildings must stand the smoke test without leakage, while

all pipe installations inside a building and all tanks must be such as to stand any hydraulic pressure which can occur by stoppage in any part of the system.

(10) No alteration of or addition to any building shall be made which will cause the condition of any part of a private sewage system connected therewith to contravene these regulations.

(11) No alteration of or addition to any private system shall be made without the sanction of the authority, which shall not be given without the prior approval of the public health officer.

#### **40. Removal of sewage system not being used**

All portions of a private sewage system which ceases to be required in consequence of the installation of a new private sewage system shall be removed by the owner of the building concerned and sub-soil to be carefully taken away and replaced with earth or clean building materials.

#### **41. Disposal of drainage**

(1) All soil drainage shall be connected—

(a) through an approved septic tank to a public sewer; or

(b) to tidal water below tide level with the permission of the appropriate officer of the authority; or

(c) to the public sewer if there is no septic tank.

Provided that where the appropriate officer is satisfied, it shall be permissible to pass the effluent from a septic tank into the soil either directly or through an aeration filter.

(2) Such aeration filter shall include the provision of a 0.7646 cubic metre filtering material for each of the persons which the premises concerned may reasonably be expected to be capable of accommodating.

(3) No storm water or waste-drain shall be connected to the system.

(4) In subparagraphs (1) to (3) above, the connection of waste water drains to the final compartment of a septic tank may be permitted except in those cases where the effluent from the tank is finally discharged into a public sewer.

#### **42. Connection of private sewer**

(1) The whole of the work in connection with a private sewage installation shall be executed with the best materials available.

(2) The drain shall be laid in accordance with approved plans.

(3) All works mentioned in subparagraphs (1) and (2) above shall be done to the satisfaction of the appropriate officer who is authorised to inspect the work.

(4) The whole of a sewage installation shall be made mosquito proof to the satisfaction of the appropriate officer.

#### **43. Removal and clearing of soakaway**

Whenever it is necessary, sewage shall be removed from septic tanks and soakaway and cleaned by the Authority or its contractors at the expense of the owner or occupier of the premises.

#### **44. Inspection of sewer**

An owner or occupier of any premises in which a private sewage system is installed shall afford the appropriate officer access at all reasonable times to such premises for the purpose of inspecting or carrying out any work on such system.

#### **45. Maintenance of sewers**

(1) An owner of any premises shall maintain every private sewage system belonging to his premises in a proper condition of repair and efficiency.

(2) Any work necessary on the portion of the drain between the inspection chamber within the premises and the public sewer shall be carried out by the Authority or contractors or its contractors on its behalf at the expense of the owner of the building.

Provided that in the event of any alteration or addition to any such system being proposed,

the Authority may in its discretion apply to the system any of the provisions of these regulations.

**46. Disposal of domestic effluent**

Efficient means for disposal of domestic effluent shall be by suitable measures to the satisfaction of the public health officer, of the Authority.

**47. Bathroom floor**

The floor of every bathroom and wash-place shall be flagged or paved with cement or other non-absorbent materials in such a manner as to prevent water or other fluid from being absorbed by the floors or walls.

**48. Kitchen**

(1) No kitchen shall be erected with a thatched roof or grass sides except with the sanction of the Authority.

(2) The floor area of a kitchen shall not be less than 7.4322 square metres which area shall be increased by 1.4864 square metres for each room served above five rooms.

(3) Nothing in these regulations shall preclude the building of a covered way roofed with non-inflammable materials between the kitchen and the main building

**49. Storerooms**

All storerooms shall be rodent proof.

**50. Parking space**

Not less than one-third of the floor space of commercial buildings shall be reserved exclusively for car parking within such premises.

**51. Repair work on building**

(1) Before any repairs on a building commences, the approval of the Authority

acting in consultation with the public health officer shall be obtained in every case.

(2) In the case of repairs involving structural alterations, the Authority may at its discretion require the production of plans showing the proposed alterations.

(3) The Authority may in consultation with the Ministry by endorsement on the plans, permit for the period of one year from the date of such endorsement such deviation from the originally approved building plan.

## **52. Dangerous buildings**

(1) If any building is deemed by the Authority as constituting a danger, the Authority shall immediately take sufficient precaution by fencing or otherwise take any steps for the protection of the public.

(2) The Authority shall cause notice in writing to be served on the owner of such building if he is known and is residing within one day's journey from the place where such building is situated, and also on the occupier if any, requiring such owner or occupier to forthwith make requisition within four days after service of such notice.

(3) The Authority shall cause such action as may be deemed necessary to be taken to remove the danger, and all expenses incurred in protecting the public and taking such actions as aforesaid shall be a debt due to the Authority from the owner of the building.

(4) If the owner of a building is not found or fails to show up to pay up for the expenses incurred within six months after, action has been taken by the Authority with regards to his building, the Authority may cause the building and the site thereof to be sold to defray the said expenses.

(5) The rules of court relating to sales in execution of decrees shall *mutatis mutandis* apply to such sales.

Provided that no right of occupancy shall be sold under these regulations except with the consent of the Military Governor.

## **53. Removal of work executed in contravention of these regulations**

(1) If any work is executed contrary to these regulations or to any instructions thereunder, the Authority may by notice in writing require the person who has executed the work or has caused the work to be executed or the owner or occupier to remove the same or to make such alteration therein as may be specified in the notice and if within the time specified in the notice the requisition of the notice is not complied with the Authority may remove or alter the work in a manner as the Authority may think fit.

(2) Any expenses incurred by the Authority in the removal or alteration of any work may be recovered as a debt from any of the persons upon whom such notice as aforesaid shall have been served.

#### **54. Power to defray cost**

Whenever any building or part thereof is taken down by the Authority by virtue of powers conferred by these regulations, the Authority may sell the materials thereof or as much as is taken down and apply the proceeds of such sale on payment for expenses incurred in respect of such building, while the balance of the money, if any, shall be placed on deposit in the Authority's treasury to the credit of the owner of the building.

#### **55. Fencing of plots**

(1) Every occupier of land (other than a Government official occupying government land) or the owner of any unoccupied land, shall if so required by the Authority, fence such land with such fence and in such manner as the Authority shall approve and shall at all times maintain such fence in good condition to the satisfaction of the Authority.

(2) The maximum height for fences around plots shall be 2.4 metres except for plots at road corners or junctions.

(3) At road corners or junction, solid fences shall not be more than one metre in height to allow a clear vision at such locations by vehicle drivers.

(4) Fences shall not be constructed with any material that will allow rodents to be harboured.

(5) Live fences shall be kept properly trimmed.

(6) Any fence which is raised or created after the commencement of these regulations beyond the prescribed height may be caused to be taken down by the Authority to the appropriate height and the expenses incurred thereby shall be recovered from the owner or occupier of the house by the Authority.

(7) Approval of the Authority must be obtained before the fencing of any part.

## PART V

### *Structures*

#### **56. Drawing**

(1) Structural drawings for any building to be erected shall be produced along with other architectural and electro-mechanical drawings for approval by the Authority.

(2) Such drawings shall be designed and or checked by a professionally qualified civil or structural engineer.

(3) Designs produced by consulting engineering firms shall have their business names duly registered and be members of the Association of Consulting Engineers.

(4) Structural drawings shall—

(a) bear the name and address of the structural designer and or the name and address of the checking engineer;

(b) bear the signature of the checker on the prints submitted for approval;

(c) bear the names of the designer, the checker and the Chief Engineer in case of paragraph 56 (3) with the full names and address of the consulting firm together with the address of the firm's branch office if the drawing was not produced in the firm's head office. Such office address must not only bear



postal address, but also the exact locations of the offices.

(5) Structural drawings produced in accordance with paragraph 56 (1) must be in sufficient details in plans and sections together with explanatory notes and specifications to enable drawings to be checked and approved by the Authority.

(6) In addition to subparagraph (4), a design engineer or firm shall make available on request to the Authority analysis and design calculations and these shall include data on life and dead loads as well as other data to facilitate approval.

(7) Structural design shall be carried out in accordance with either—

- (a) analysis based on generally recognised theory or;
- (b) accepted method of model analysis; or
- (c) load test on a full scale prototype.

## **57. Foundations**

(1) For medium and large structures, the Authority may require along with the analysis and the design calculations, or conditions stipulated in paragraph 56 (6), details of soil analysis and test on which the foundation design is based.

(2) Subparagraph (1) may be waived for simple residential buildings not exceeding one storey, but does not include single storey buildings like churches, warehouse, factories, mosques and stadia.

(3) Applications can be made to the Authority if any clarification is needed in this regard.

## **58. Reinforced concrete walls**

(1) Reinforced concrete walls shall be designed in accordance with the Nigerian Standard Code of Practice N.CP5, Structural Recommendation for Loading Bearing Walls.

(2) Where reinforced concrete walls are used in such buildings as warehouses, factories, churches, mosques and stadia permissive loads on them with regard to ratio of storey height to length of wall will be noted in the analysis.

## **59. Floors and stairs**

(1) In the design of floor and roof slabs, the method of design must be clearly defined.

(2) Straight flights of stairs for floors exceeding one floor above the ground floor shall be avoided.

## PART VI

### *Offences*

#### **60. Offences**

Any person who—

(a) erects or causes to be erected any new building without the sanction of the Authority contrary to these regulations; or

(b) digs or causes to be dug any well without the sanction of the Authority; or

(c) fails to give notice of commencement and or completion of building or lets or occupies a new building before the Authority shall have certified in writing that the building is in all respects fit for occupation contrary to these regulations; or

(d) erects or causes to be erected any new building otherwise than in accordance with approved plan contrary to these regulations; or

(e) undertakes or causes to be undertaken any repairs to a building without the sanction of the Authority contrary to these regulations; or

(f) erects or causes to be erected any fence around a plot higher than 1,8288 metres or less at corners as provided in these regulations or constructs or causes to be constructed a fence of a material which will allow the harbourage of rodents or neglects or refuses to keep any live hedge properly trimmed contrary to these regulations,

shall be guilty of an offence and liable on conviction without prejudice to any other penalties or provisions contained in these regulations to a fine not exceeding N1 00.00 for each offence or to imprisonment for a period not exceeding three months.

APPENDIX A  
[Paragraph 4(7).]

Building Plot Ratios	Density Area
33 ½%.....	Low Density Residential Area
50%.....	Medium Density Residential Area
60%.....	High Density Residential Area
75%.....	Office, Commercial and Industrial Area

APPENDIX B  
[Paragraph 4(7).]

*Construction Materials for Wall Construction*

Wood  
Brick  
Stone  
Concrete  
Mud

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TOWN PLANNING AND DEVELOPMENT AUTHORITY (FEES) ORDER

ARRANGEMENT OF SECTIONS

SECTION

1. Short title and commencement.
2. Fees schedule.

SCHEDULE

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# TOWN PLANNING AND DEVELOPMENT AUTHORITY (FEES) ORDER

[KWS LN 5 of 1986.]

[Date of commencement: 1 st January, 1986]

In exercise of the powers conferred upon the Commissioner for Works, Lands and Surveys by section 18 of the Town Planning Law, 1984 and by virtue of all other powers enabling in that behalf, the following Order is hereby made.

## 1. Short title and commencement

This Order may be cited as the Town Planning and Development Authority (Fees) Order, 1986, and shall be deemed to have come into force on the 1st day of January, 1986.

## 2. Fees schedule

The Planning fees set out in the second column of the Schedule hereto shall be charged for services set out in the first column of the Schedule.

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### SCHEDULE

		<del>₦</del>	k
1.	Application Fees (Building Plan Registration)	10	00
2.	Inspection Fees.....	30	
3.	Assessment Fee.....	—	—
(a)	Bungalow—		
(i)	Residential (G.R.A.) .....	100	00
(ii)	Residential (other Areas) .....	80	00
(iii)	Residential and Commercial.....	200	00
(b)	Storey-building up to three floors—		
(i)	Residential .....	250	00
(ii)	Residential and Commercial.....	400	00

SCHEDULE—*continued*

	N	k	
(c) Storey-building above three floors—			
(i) Residential .....	75		(per floor)
(ii) Residential and Commercial..	150	00	(per floor)
(d) Permanent Structures—			
(i) Bank.....	2,500	00	(per block or floor)
(ii) Departmental Stores.....		1,500 00	(per block or floor)
(iii) Supermarket.....	1,000	00	(per block or floor)
(iv) Hotel.....		500 00	(for first 10 rooms and N30.00 for each additional room)
(v) Beer Parlour Restaurant,.....		200 00	
(vi) Hospital/Clinic/Dispensary ...		30 00	(per room)
(vii) Cinema/Theatre.....		1,500 00	
(viii) Offices .....	300	00	(per block or floor)
(ix) Shops.....	250	00	(per block or set of five shops)
(e) Temporary Structure.....	100	00	
(f) Petrol Filling Station.....	1,200	00	
(g) Industrial Building (calculations..... to be based on outside dimensions)		5 00	(per 5 cub metres)
(h) Religious Building.....		40 00	
(i) Agricultural Building.....			

	(i)	Permanent.....	100	00	
	(ii)	Temporary.....		50	00
(j) Construction of structure prior to formal Town Planning and Development Authority approval					
				Normal charges plus 30% penalty.	
4.	Alteration/Extension Fees—				
	(a)	Residential Building.....	30	00	(per floor or block)
	(b)	Residential and Commercial	75	00	(per floor or block)
	(c)	Commercial Building—			
	(i)	Banks, Departmental Stores, Supermar-	200	00	
		ket, Hotels, Cinema, etc.....			(per floor or block)
	(ii)	Others.....	100	00	
	(d)	Petrol Filling Station.....	200	00	(per every additional pumps).
	(e)	Industrial Building.....	300	00	
	(f)	Agricultural Building.....	30	00	
	(g)	Religious Building.....	15	00	
5.	Renewal Fees (Lapsed Plans)		(50% of normal assessment fees chargeable for type of development)		
6.	Extra copies of Approved Plan—				
	(a)	Residential.....	5	00	(per copy/set)

SCHEDULE—*continued*

		N	K	
(b)	Residential and Commercial....	10	00	(per copy/set).
(c)	Commercial.....	30	00	(per copy/set).
(d)	Petrol Filling Station.....	30	00	(per copy/set).
(e)	Industrial.....	30	00	(per copy/set).
(J)	Agricultural.....	5	00	(per copy/set).
(g)	Religious .....	5	00	(per copy/set).
7.	Registration of Layout plans.....	250	00	
8.	Fees for Layout Plans prepared for members of the public by the Authority	500	00	(per 25 plots)
7.	Fees for Building Plans prepared by the Authority for members of the public.	Chargeable according to the magnitude of each project		

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