



**DEVELOPMENT CONTROL,  
STANDARDS  
&  
REGULATIONS  
FOR**



**NUDB**

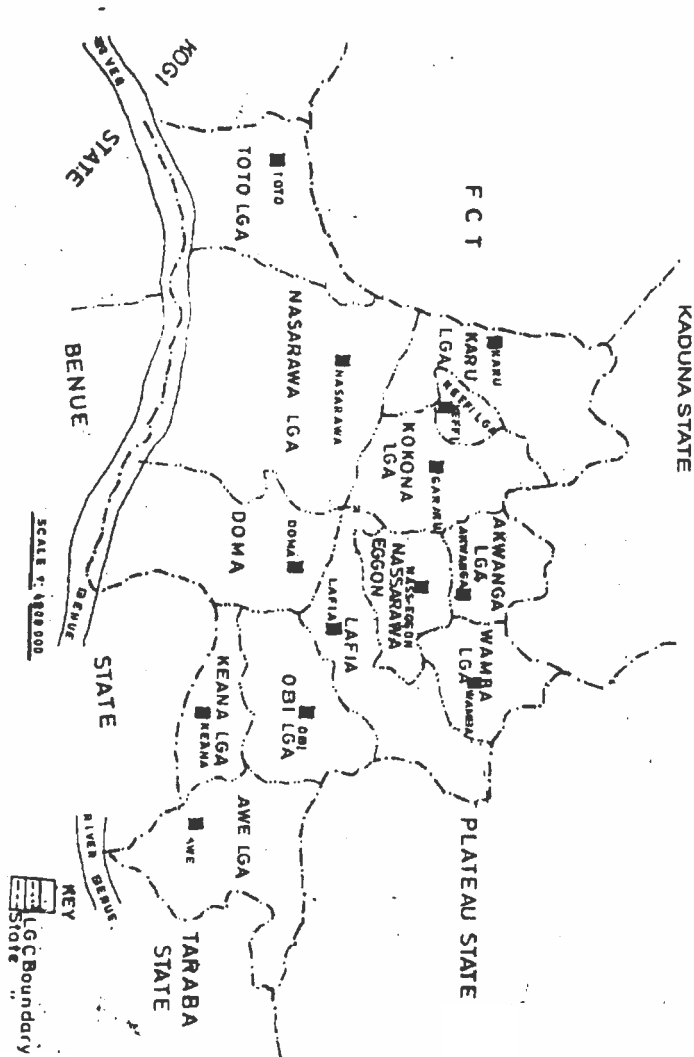
**NASARAWA URBAN DEVELOPMENT BOARD**

**4TH EDITION  
2021**

# MAP OF NASARAWA STATE URBAN AREA

MAP OF NASARAWA STATE SHOWING SOME OF THE URBAN CENTRES

NASARAWA STATE - HOME OF SOLID MINERALS



**NUDB**

NASARAWA URBAN DEVELOPMENT BOARD





HIS EXCELLENCY  
**ENGR. ABDULLAHI SULE**  
EXECUTIVE GOVERNOR,  
NASARAWA STATE

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**ENGR. WADA YAHAYA MOHAMMED**  
**MANAGING DIRECTOR/CEO**  
**NASARAWA URBAN DEVELOPMENT BOARD (NUDB)**

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## FOREWORD

Erstwhile Greater Karu Area Planning Development Authority (KAPDA) developed a set of Development Control standards and Regulations in 2004 to guide both the Authority and developers in Greater Karu Urban Area (GKUA). The second Edition of the manual was published in 2007.

With the merger of KAPDA and Nasarawa State Urban Development Board (NUDB) in 2008, the manual has been revised and enlarged in order to be relevant to all the urban areas of Nasarawa State, including Karu of course. The input of a wide range of relevant professionals, including those from outside the Board, has been obtained for this publication.

It is my hope and desires that this comprehensive manual will help enlighten and guide the public in the area of development control and standards.

**ENGR. WADAYAHAYA MOHAMMED**

MANAGING DIRECTOR/CEO

October, 2021.

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## **PREAMBLE**

Physical development in Urban Areas of Nasarawa State is characterized by haphazard development, narrow streets, inaccessibility and poor environmental quality, resulting in slums and sprawling, settlements especially along Nyanya-Mararaba, Masaka Keffi Axis. This is due to improper planning arising mainly from lack of master plans.

Moreover the dynamics of urban development and societal values continue to influence the rate and types of development in most urban areas, especially with the establishment of the Federal Capital in 1979 and creation of Nasarawa State in 1996.

The non-existence of a general policy, guideline and standards to govern development in the urban areas of Nasarawa had prompted Greater Karu Area Planning and Development Authority (KAPDA) to formulate general policy guidelines and standards to govern development in the urban area, under its jurisdiction.

When Greater Karu Area Planning and Development Authority (KAPDA), and Nasarawa State Urban Development Board (NUDB) were merge in 2008, management saw the need to revise and enlarge the manual in order to be relevant to all Urban Areas of Nasarawa State. The manual is intended to guide all physical developments in the fast developing urban areas of the State.

The manual is based on the provisions of the Nigerian Urban and Regional Planning Law of 1992 (Decree No. 88), the law establishing the board of 2008 and National Building Code, 2006. It is primarily designed to guide Town Planners, Engineers, Builders Architects, Designers and Estate Developers in the preparation of plans; and to give developers insight into the process for seeking planning approval for building construction and enforcement of development control in the urban areas of Nasarawa State. This manual will hopefully contribute towards helping our urban areas achieve orderly development, harmonious growth and healthy environment.

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## **ACKNOWLEDGMENT**

The Development Control Standards and Regulations Committee acknowledges the encouragement and guidance of the Managing Director and Management of NUDB, and the contributions of the earlier KAPDA Committee which published the 1st and 2nd Editions of the manual.

Also, Professionals from the Ministry of Lands, and Urban Development Planning made useful comments and contributions to this expanded edition. This is highly appreciated. The dedication and contributions of members of the Standards and Regulations Committee, and other professionals of the Board in making this manual a reality is acknowledged and appreciated.

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## **MEMBERS OF THE DEVELOPMENT CONTROL STANDARDS AND REGULATIONS COMMITTEE**

1. TPL. LAMI MAKERI (Urban Development) Chairperson
2. BARR.YAHAYA YAKUBU EDE AGM (Legal Services) Member
3. ENGR.EZEKIEL O. ENGA AGM (Engineering services) Member
4. TPL. JULIANA HARUNA EKOM ( Zonal Manager, Southern Zonal Office)
5. TPL. JAMES AKWE (Head of ICT)
6. MRS. AISHA A. AL-MAKURA AGM (Admin and Supplies) Member

## **ABBREVIATIONS USED IN THE DOCUMENT**

### Chapter 1

CP	=	Code of Practice
BS	=	British Standard
COREN	=	Council for Regulation of Engineering in Nigeria
HT	=	High Tension
LT	=	Low Tension
WHO	=	World Health Organisation

### Chapter 2

EIA	=	Environmental Impact Analysis
NAFDAC	=	National Agency for Food and Drug Administration and Control.

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### 1.0 GENERAL PROCEDURE AND SUBMISSION OF APPLICATION FORMS

All prospective developers desiring to process building plans for development permit in any of the designated Urban Centre in Nasarawa State shall apply on prescribed application forms obtainable upon payment of processing fee from Nasarawa Urban Development Board (NUDB). through the Board portal.

#### 1.1 GENERAL CONDITIONS FOR PROCESSING OF APPROVAL

All applications for development permit with respect to any land use shall meet the following requirements:

- a) Applicant must obtain and complete application form and Visit our web site on [www.nudb.org.ng](http://www.nudb.org.ng) to create an account fill in the application form.
- b) The application shall indicate clearly the use for which the building is intended.
- c) The intended purpose for the site shall fall within the accepted land use in the area as proposed in the planning scheme of the area.
- d) The land is to be devoid of any encumbrances such as being a subject of dispute.
- e) The land does not fall within the buffer zone or any natural features like streams, rocky outcrops or valleys that may render the location not suitable for the development or could constitute a public nuisance.
- f) Where the proposed development falls within a developed area, the proposed development be accessible by a well defined access road. Thus not encroaching on road setback, , High Tension, Right of way, or water ways.
- g) Shall be accompanied with a Survey site plan drawn in accordance with CAP 425 of the Laws of the federation, the boundaries of which must be determined and beaconed.
- h) Evidence of ownership of the plot/Land (R. of O. or C. of O.) issued by Ministry of Land, and Urban Development.

## 1.2 PROCEDURES FOR PROCESSING DEVELOPMENT PERMIT.



## 1.3 REGISTRATION OF EXISTING BUILDINGS FOR DEVELOPMENT PERMIT

Building structures already constructed or under construction without approval could be registered by the Board under the following conditions:

- That the building has not been constructed contrary to the current policy on development within that area, and that it meets basic planning regulations.
- The building is not constructed in a manner fundamentally faulty to the provision of these regulations regarding ventilation, sanitation, room sizes, building line, and other building regulations.
- The registration of a building for processing which meets the

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above, does not automatically guarantee approval since there are other considerations like architectural, structural and other engineering conditions as the case may be, to be met.

d. Condition 1.1 (g) and (h) shall apply

#### **1.4.0 UPLOADING OF RELEVANT DOCUMENT FOR DEVELOPMENT/ PERMIT**

Completed application form shall be accompanied with photocopies of the following documents.

- a) Right of Occupancy/Certificate of Occupancy
- b) Survey plan of Plot/Land/Title Deed Plan (TDP)
- c) Where Rof O is not ready, upload the following if any:
  - I. Letter of plot allocation
  - ii. Clearance certificate from the Local Government where applicable
  - iii. Deed of Assignment or power of Attorney in case of transfer
- f) An online soft copy to be uploaded in the website application and 1 set of building plan in hard copy prepared in A3 size containing the following:
  - i. Site development plan/Layout
  - ii. Structural Engineering drawings, and calculations where necessary
  - iii. Architectural drawings with scale and measurement table.
  - iv. Detailed landscape plan (where applicable)
  - v. Electrical drawings
  - vi. Mechanical drawings
- g) Payment of requisite processing and site inspection fees

#### **1.5.1 LAND OWNERSHIP**

Land administration within Urban Centres of Nasarawa State is the sole responsibility of Ministry of Lands and Urban Development. This Board cannot be a party to any litigation that arises over title to land.

#### **1.5.2 A DETAILED SITE DEVELOPMENT PLAN (SDP)**

In scale 1:200, 1:500 or more showing the layout of the building(s),

measurement, parking spaces. It should indicate the percentage of built up area. (See Table 3).

The SDP should be prepared on topo plan of the land/plot where available and a landscape plan show where applicable. It should be prepared and sealed by a Registered Town Planner (RT P).

## **1.6.0 STRUCTURAL ENGINEERING DESIGN REQUIREMENTS**

### **1.4.1 STOREY BUILDING**

#### **1.7.1.1 GROUND FLOOR AND 1 ST FLOOR (TWO FLOORS)**

The following requirements shall be met:

- a. Structural details of slab
- b. Structural details of beams
- c. Structural details of stair case
- d. Structural details of foundation footings
- e. Structural details of columns
- f. Civil works for the site

#### **1.7.1.2 THREE AND FOUR FLOORS**

The following requirements shall be met:

- a. Soil investigation report
- b. Structural details of slab
- c. Structural details of beams
- d. Structural details of stair case
- e. Structural details of foundation footings
- f. Structural details of columns
- g. Civil works for the site
- h. Design calculations
- I. Wind load (effect) should be considered if total height of floors is more than 9 meters above ground level (A.G.L).
- j. Roof structures details

#### **1.8.1.3 FIVE FLOORS AND ABOVE**

The following requirements shall be met:

- a. Wind effect consideration in the design
- b. Soil investigation report of the site
- c. Engineering report structural scheme and design report analysis
- d. Structural details of slab
- e. Structural details of beams, columns and staircases
- f. Structural details of foundation
- g. Topographic map of the site
- h. Civil works for the site

#### 1.9.1.4 **Civil WORKS**

- a. Connection to the city water mains
- b. Sewage and surface drains to the city system
- c. Power connection
- d. Telecommunication connection
- e. Civil works to be super imposed on the topo map of the site.

#### 1.10.1.5 **STRUCTURAL DESIGN STANDARDS**

ALL structural designs shall be based on CPI 14, CPI 10, BS8110 for reinforced concrete structures. (If structural steel is used) design code shall be BS 449 OR 5950. The Nigeria Building Code is acceptable for structural design. Should the designer use any other internationally accepted Code, a copy of such code must be submitted with the drawings and calculations.

- a. The structural engineer should have good geotechnical knowledge of the area, from geotechnical studies, before designing the substructure.
- b. All the stages of work should be monitored by the Structural/Civil Engineer.
- c. Live loads, dead loads and any special loading should be considered.
- d. All storey buildings shall be supervised by a Structural/Civil Engineer or suitable professional approved by the Board.
- e. All drawings will show general foundation layout with a section to reveal the foundation and general beam/floor arrangement.

- f. Design should take fire resistance of concrete cover to reinforcement into consideration.
- g. Details of structural calculations should be supplied.
- h. Roof beam layout with typical section or details of parapet walls should be given.
- I. Concrete used footing shall have a specified comprehensive strength of not less than 20Nmm<sup>2</sup> at 28 days.
- j. All submissions must be certified and sealed by COREN Registered Structural/Civil Engineer including the practicing licenses of the year.
- k. Soil test data, with bearing capacity and seismic design category, should be given.

### **1.10.2 ELECTRICAL ENGINEERING STANDARDS GENERAL**

- a. Electrical designs of all floor plans of building showing internal lighting and power points
- b. Site plan lighting layout with lighting kiosk schematics( external electrification)
- c. Balanced load analysis and schematics of all distribution boards
- d. Telephone wiring layout
- e. Television wiring layout
- f. Fire detection layout for all floor above 3 suspended floors
- g. General distribution network
- h. Load summary schedule indicating total load estimates for building above 3 suspended floors
- i. Thunder lighting protection and comprehensive earlier design for building above 2 suspended floors
- j. Legend for the symbols used with corresponding design (load)figure
- k. All electrical/telecommunication installations shall be in conformity with Nigeria Electricity Act (NEA 1996), International Institute of Electrical and Electronics Engineers (IEEE).
- l. Professional seal and COREN Stamp including practicing licenses of the year. For all storey buildings.
- a. General electrical site layout design showing sources of power supply and voltage levels, HT & LT routes,

- transformer bays street lighting. Appropriate size, type and capacity of transformer/plant must be determined.
- b. Total load estimated for the proposed commercial building must be indicated.
  - c. Comply with xii above

### **1.11.3 SET-BACK FROM ELECTRICITY POWER LINES TO STRUCTURES**

<b>Voltage Level</b>	<b>Right of ways in meters</b>
330KVA Transmission lines -	50m both sides
132KVA Transmission lines -	30m both sides
33KVA Transmission lines -	11m both sides
11KVA Transmission lines -	11m both sides

from any structure

#### **1.12.1 Mechanical:**

Each set of Building Plans Submitted shall contain the following:  
GENERAL

- 1) Site development plan showing position of water supply and drainage connection and associated external work
- 2) Sources of water supply and reservoir (overhead/underground water tank)
- 3) Fire fighting services floor plan
- 4) Floor plan layout of water supply
- 5) Floor plan layout of soil/water drainage services
- 6) Layout of rain water drainage services
- 7) Plan layout of air condition/ventilation system where applicable
- 8) 180 metric drawing (for 1-5 floors)
- 9) Legend for all symbols used
- 10) Soak-away (septic tank details drawing with capacity)
- 11) Professional seal and COREN stamp including practicing licenses of the current year. For storey buildings and other major projects.

### **1.12.2 SEWAGE DISPOSAL: CENTRAL SEWAGE SYSTEM, SEPTIC TANK/SOAK-AWAY DETAILS**

Applicants whose plots or buildings are located or connected with a central sewage system should indicate the connection, distance to the collection centre showing manholes chamber etc where necessary. All must be supported with engineering details or inspection chambers.

#### **1.12.3 SPECIFICATIONS**

- a. The soak-away shall either be a pit or trench type. it shall be located at least 1.5 meters away from any building or structure.
- b. The following shall be observed where a soak-away is not the pit type:
  - I. It shall not be constructed in areas 'where the water level rises up to 0.6 metre from the ground level.
  - ii. It shall be well perforated into pipe extending full length down the centre.
  - iii. it shall be constructed with concrete block or brick work with enough opening on the sides to enable water percolate into the ground.
  - iv. It shall be constructed with such materials and in such a manner as the authority may approve.

Note:

The drawing shall be accompanied by:

- a) Well defined legend clearly explaining the symbols.
- b) A comprehensive list of specification of materials required.

#### **1.12.3 PLUMBING:**

- a) All external plumbing work shall comply with sanitary water design specifications. Location and dimension of water supply rising main, shall be indicated on block/layout plan. All waste disposal pipes shall comply with standard specification gulleys.
- b) Inspection chambers, foul drainage pipes, shall comply with standard specifications in case where sewage systems do not exist.

- c) All internal plumbing fittings shall comply with standard specifications for sanitary fitting and equipment.
- d) Drainage and sewage connections.

Where sewage system exists, the position of sewage line shall be indicated on the block plan, and all services shall be indicated in accordance with approved standards. The gradient of foul drainage pipes shall comply with site levels to permit effective flow.

### **1.13.0 ARCHITECTURAL DRAWINGS**

A typical building plan shall contain the following:

- a) Scaled and dimensioned floor plan showing the use of all rooms and means of ventilation, and arrangement of windows and doors.
- b) Foundation, floor and roof plans as well as a minimum of two elevations depending on design, one of which must be ' front elevation, at least two sections well dimensioned.
- c) Accessibility for the physically challenged shall be indicated where applicable.
- d) Scaled roof plan showing all openings, slope and fall of roof
- e) Building external elevation for all views, two elevations (front and side) shall be accepted, especially where some views are similar.
- f) Complete sections (at least two), and details for stairways, ramps, foundation, floor, walls and roof. There should be a blow up of detail for critical construction joints.
- g) Doors and windows schedule including those of other fittings as the case may be.
- h) Site contour maps will be required where part of the development is below ground level. This will be juxtaposed into the physical development to show intended level(s) of development.
- I) Fence design and specifications should be supplied.
- j) Scale of drawings: The standard scales recommended are 1:50; 1:100; 1:200;
- k) Title Panel: For each drawing there shall be panel that will give the following information (a) Name of client/developer (b) Location of project (c) Plot number (d) Name, Address, telephone number of client's architect or consultant.

### 1.13.1 OTHER REQUIREMENTS

All applications with respect to development of storey buildings of two floors or more for industrial, commercial, institutional or public buildings shall be required to provide the following:

- a) Fire fighting equipment and hydrants at appropriate locations and fire escape exits.
- b) Environmental Impact Analysis Report (EIAR) with respect to industrial developments, markets, institutional development, etc, and any residential development on land in excess of 2 (two) hectares. The EIAR shall be prepared and sealed by a Registered Town Planner.
- c) Site Analysis Report with block plan in respect to institutions, residential estates, storey building of 5.000m<sup>2</sup> or above, and any other type of development that may be considered desirable to be prepared and sealed by a Registered Town Planner.
- d) Applicants intending to change the type of land use indicated in their statutory title (R of 0), shall apply for change of purpose clause from Nasarawa State Ministry of Lands and Urban Development. After that the development shall be submitted to NUDB for approval.
- e) Applicants shall pay some fees (details are contained in the list of charges obtainable at the Zonal Offices).
- f) Recreational development proposals are to be accompanied by a landscape plan prepared by a qualified landscape architect or designer. The proposed landscaping shall also be shown on the plan. The plan shall show the precise location of the existing trees proposed to be retained.
- g) Basic Facilities: All developments should make adequate provision for the following basic facilities within their buildings or premises:
  - \* Potable Water: minimum 120 litres per person/day. (WHO standard).
  - \* Refuse containers (with lids) of not less than 1.75m<sup>3</sup> for residential apartments and one metal garbage collection bin of not less than 2.5m<sup>3</sup> for every 5 shops.
  - \* Places of Convenience (toilets, urinalines. etc)
  - \* Parking Space of not less than 18m<sup>2</sup> for every dwelling unit.

#### **1.14.0 CHARGEABLE FEES AND LEVIES**

All applications for approval shall be submitted through the Town Planning Department of the Board for assessment of fee. The fees chargeable are:

- a) Processing fees
- b) Setting out Supervision fee
- c) Contravention fee (where applicant has commenced development before approval)
- d) Development levies for some special sites, the rate of which shall depend on the type of development. The current rate approved by Management of this Board is available at the Town Planning Department.

**Note:** The Board reserves the right to revise, alter, or modify the chargeable fees and levies without prior notice to the public.

#### **1.15.0 CONSULTANCY SERVICES**

The Board may render advice/provide services in the following area to members of the public:

- a) Design of layouts and building plans
- b) Engineering infrastructural services.

#### **1.16.0 APPROVAL OF DEVELOPMENT PLANS/LAYOUT**

All development plans of large scale residential housing (housing estates in excess of 2 hectares) and layout plans by private organizations and individuals shall be submitted to the Board for approval. Land use shall be in conformity with the provisions of planning Scheme/purpose clause indicated in the title document. The application shall meet the following requirements:

- a) Statutory title (R of O/C of O)
- b) Block plans/site development plans to be prepared and sealed by a Registered Town Planner (RTF) to be prepared & sealed by a Registered Town Planner.
- c) Environmental Impact Assessment Report shall be submitted along with some development projects as may be requested by the Board.
- d) Architectural/engineering/structural drawings sealed by the relevant registered professionals
- e) The plot sizes shall not be below the approved plot sizes of various densities as contained in Tables 3, 4 & 5.

- f) The Board may require that the following to be visible on site before approval is granted:
  - I. Beacons be established on site.
  - ii. Access road be opened.
  - iii. Basic infrastructure like electricity and water pipelines should be provided.
- g) Row housing shall only be allowed in medium and high density layouts, provided it complies with the allowable space coverage. Room size, condition governing drainage, sanitation and ventilation are as provided for under these regulations. Access road provided shall not be less than 12 meters wide.
- h) Road widths shall not be less than 10 metres in high and medium density and not less than 12metres in low density areas for other types of housing other than row housing.

#### **1.17.1 REGULATIONS ON PLOTS ALLOCATION IN NUDB LAYOUTS**

- a) Visit our website on [www.nudb.org.ng](http://www.nudb.org.ng) to create and account and fill **Land Form 1 with a passport size photographs**
- b) The plot must be from NUDB approved layout.
- c) Beacon for the overall (layout) plan is visible on site.
- d) The proposed use shall conform with the layout plan.
- e) Plot in question is accessible by access road.
- f) Allocation may be granted to:
  - i. An individual not less than twenty one (21) years of age.
  - ii. A company that is registered under the Companies Act; (Submit Certificate of Registration as evidence).
  - iii. A business that is registered under the Registration of Business Names Act; (submit certificate of Registration as evidence).
- g) Payment of allocation fee through the Board's portal.

#### **1.17.1 ALLOCATION PROCEDURES**

- a) Meeting of the management
- b) Final approval from the Board
- c) Typing and signing of allocation letters

- d) Issuance/site identifications
- e) Processing of title document with Ministry of Lands and Urban Development (Where applicable)

#### **1.17.2 FEES**

- a) Site identification fee N3,000.
- b) Re-establishment of beacons N5,000.00
- c) The Board shall facilitate the issuance of Certificate of Occupancy by MLS&UD after full payment of fees to be determined by the Ministry.

## **2.0 SPACE STANDARDS AND DEVELOPMENT CONTROL GUIDELINES**

A special guideline has been outlined for the following:

- a) Residential development
- b) Commercial development
- c) Special development Area
- d) Public buildings, utility centre Duplexes
- e) Institutional buildings

### **2.1.0 RESIDENTIAL DEVELOPMENT**

A residential development as referred here means a building intended for human habitation. It shall include the following:

- a) Bungalows
- b) Compound houses
- c) Row housing
- d) Terrace housing/apartment/condominium Duplexes
- e) Maisonettes/penthouses
- f) Blocks of Flats
- g) Hostel/dormitories/board houses
- h) Mobile homes/temporary (caravans)
- I) Medium or large size residential estate

### **2.1.1 RESIDENTIAL DENSITY REQUIREMENT**

Master plans make provision for three major residential densities, i.e. high, medium and low. Accordingly, there shall be restrictions on setback, building lines, plot coverage, and heights of buildings in accordance with the zoning and relevant regulations related to the category of density.

### **2.2.1 ARCHITECTURAL DESIGN REQUIREMENT**

Building plan submitted must include the following architectural details:

Table below shows space requirement for normal residential houses. It is meant to optimize the use of space and reduce cost of building materials.

**TABLE 1 : STANDARD FLOORAREA OF ROOMS/SPACES**

S/NO	SPACE DEFINITIONS	FLOOR MINIMUM (m2)	MIN. SIDE DIM (m)
1.	Living room (private)	11.15	3.0
2.	Dining room	7.5	2.4
3.	Living room (family)	13.95	3.5
4.	Bed room	10.80	3.0
5.	Kitchen	6.0	1.8
6.	Toilet (WC bath)	3.70	1.5
7.	Kitchenette	4.0	-
8.	Toilet (WC only)	1.5	1.0
9.	Store	3.70	1.5
10.	Garage	16.5	3.0
11.	Car park	12.5	2.4
12.	Corridor (width)	1.2m	-
13.	Head Room (height)	2.5m	-
14.	Balcony (width)	1.2m	-
15.	Stair case (width)	1.0m	-
16.	Riser	150m	-
17.	Thread	250m	-

### 2.1.3 OTHER ARCHITECTURAL REQUIREMENTS

Space requirements:

- All dimensions are centre to centre. Room sizes indicated in Table 1 preceding does not include wardrobe spaces.
- There shall be strict adherence to fire service standard requirement:
  - A (hydraulic) lift shall be provided for the disabled in high rising residential buildings
  - Meeting environmental health standards/detailed plan
  - Provision of landscape maintenance

Courtyard = 25% of floor area of adjoin rooms/corridors

**TABLE 2: STANDARD REQUIREMENTS FOR DOORS AND WINDOWS**

S/No	DESCRIPTION	DOOR	WINDOW
1.	Living Space	900m	10% of floor area
2.	Bed Room	900m	1440mm
3.	Utility/service spaces	750mm	036mm

### 2.1.4 DENSITY REQUIREMENT

Residential development shall be considered under the two broad headings

- a) Development within a layout or developing area
- b) Development within unplanned/build up area

### 2.1.5 DEVELOPMENT WITHIN LAYOUT OR DEVELOPING AREA

Planning and design standards in terms of maximum site coverage, set-back, building height and population, are as given in Table A.

**A. TABLE 3**  
**DENSITY OF DEVELOPMENT**  
(Within developing area)

	LOW	MEDIUM	HIGH
No of buildings	2	2	3
No of Families	1-2	6	12
No floors	2	3	4
Percentage plot coverage	40	50	60

**B. TABLE 4**  
**SITE COVERAGE AND SET-BACK IN METRES**

CATEGORY	AVERAGE LAND AREA	MAX COVERAGE % OF TOTAL AREA	DESIRABLE IN FRONT	SETBACK REAR	IN METRES SIDE
Special Residential/Luxury Apartment			6.0m	3.5m	3.0m
Low Density	1350m <sup>2</sup>	33%	6.0m	3.5m	3.0m
Medium Density	900m <sup>2</sup>	33%	6.0m	2.5m	2.5m
High Density	450m <sup>2</sup>	50%	6.0m	1.5m	1.5m

### 2.1.6 LOW DENSITY RESIDENTIAL AREAS

- a) Plot subdivision within low density residential areas shall NOT be allowed.
- b) The only forms of commercial development shall be the one approved in the layout plan submitted and permission granted.
- c) Conversion of whole or part of Residential (Land use) building for shop is prohibited except with permission from the Board (NUDB)
- d) The height of a fence wall and gate shall not exceed 1.5m high. It could be extended to a maximum height of 2.5, with screen wall/wire.

- e) Building plans submitted in respect to a plot within a residential area must include a landscape plan duly signed by a landscape designer or Architect.
- f) The maximum number of dwelling units permissible in residential areas is 2 or 3 floors equivalent to 23 dwelling units per hectare.
- g) The development ratio or density shall fall between 10%-40% except in some exclusive site; it may be more depending on existing situation of the time of development.

### **2.1.7 DEVELOPMENT IN UNPLANNED BUILT-UP AREA**

Plots in an existing settlement especially where there is no proper layout plan shall be given some considerations. Generally standards regarding set-backs and plot development ratio shall be relaxed in this area, in order to encourage improvement of both individual structure and the physical environment as a whole.

- a) The room sizes must be as provided for under these regulations (no reduction) for rooming houses, one toilet to four (4) living rooms.
- b) Cross ventilation shall be ensured in all habitable spaces and the conditions governing drainage and sanitation shall be in accordance with the provisions of these regulations.
- c) The permissible space coverage, development ratio, shall not exceed 65% of the total area of the site.
- d) Whenever, the proposed building is adjoining, overlooking or in any way connected with another person's, then it shall be required of the prospective development to screen all verandahs, corridors and other open relaxing spaces that are upstairs.
- e) The minimum plot area shall be 225m<sup>2</sup> and the building thereon shall not exceed 3 floors. The distance between two building on the same site or plot shall be the average of the height of two buildings.
- f) Where a closed courtyard is being provided, its minimum size shall be 3.0m wide with a floor area of 1080m<sup>2</sup>
- g) A fence wall and gate should not exceed 2.5m height. It

could however exceed in danger prone zones

- h) Pit Latrines shall not be allowed except under very special cases, with due consideration to sanitary condition and health regulations.
- i) The mechanical engineering drawing submitted must include provision for drainage in front, behind and by the side of the premises in an acceptable manner.

Site development plans shall make extra provision for natural vegetation within premises and by providing at least 2 trees in the premises.

MINIMUM LAND AREA	MIN. SET BACK IN METERS		
	FRONT	REAR	SIDE
225M <sup>2</sup>	6.0m	2.0m	1.5m
600m <sup>2</sup>	6.0m	3.0m	1.5m
900m <sup>2</sup>	6.0m	3.0m	3.0m

### 2.1.8 OTHER SPECIFICATIONS

- a. All structures like porches, verandahs or staircases should not project beyond building lines
- b. Where two or more buildings are to be erected on the same plot the distance (set-back between two buildings shall be equal to the mean of the sum of the heights (roof peach) of the building.
- c. All residential plots shall have a single access into and out of their sites except residential estate.
- d. There shall be enough space for parking to avoid traffic congestion.

### 2.1.9 ROAD SET-BACK

The following standards as set out in table 6 below shall apply:

**TABLE 6: ROAD SETBACK**

CATEGORY OF ROAD	MINIMUM DISTANCE FROM THE CENTRE OF ROAD IN METERS	DESIRABLE DISTANCE FROM THE CENTRE OF THE ROAD IN METERS
a) Major Arterial road (including Express ways and Ring roads)	30m	45m
b) Collectors, prime and District roads	18m	20m
c) Local roads	10m	12m

### 2.2.0 GUIDELINES FOR COMMERCIAL DEVELOPMENT

Commercial development involves building and facilities used for business transaction and professional activities. These include

- i. Shopping centre/malls

- ii. Supermarkets/department stores
- iii. Corners hops
- iv. Show rooms/garage
- v. Banks
- vi. Business/professional offices

The commercial buildings may be allowed/permitted on plots a. Within commercial layouts

- b. Whose statutory documents allow for commercial activities
- c. Where the Board considers suitable
- d. Indicated by the master plan

### **2.2.1 COVERAGE OF COMMERCIAL PLOTS**

An applicant who applies to develop a commercial plot shall be allowed to develop 50-60% of the plot if the following points are observed:

- a. Adequate provision for parking spaces.
- b. The location and the business type proposed are in accordance with the current policy of the Board and the master plan proposal.

### **2.2.2 VEHICULAR PARKING IN COMMERCIAL AREAS**

- I. The applicant shall provide parking space in the commercial plots, if the nature of his business or the location of site requires parking.
  - ii. The Board may permit the provision of basement where found to be structurally suitable.

### **2.2.3 PUBLIC FACILITIES AND CONVENIENCES**

Any owner of a commercial building which is serving or attracting a substantial number of people shall provide facilities and conveniences (eg. Toilet for customers)

### **2.2.3 (a) CEMETERIES**

Any community, private institution or organization who is desirous to donate or utilize a piece of land as cemetery must comply with the following rules before usage.

- i. Seek the consent of the Board
- ii. Screen the land area by constructing perimeter wall of

- 2.0meters high
- iii. No burials are allowed in residence; offender would be prosecuted.

#### **2.2.4 PETROL STATION**

The Board may permit the development of petrol filling station, upon certain conditions:-

- a. It should be located along major road axis.
- b. Located within commercial zones with valid documents supporting its location at the site
- c. The applicant shall provide a fire Hazard clearance and police safety report each address to the Managing Director/CEO
- d. observe all the guidelines of Department of Petroleum (DPR)
- e. Provide an EIAR (Environmental Impact Analysis Report) of the site in question. Details on the report thereon shall include details on 2.2.5 below
- f. The design of filling station shall be such that it has enough setback as contain in the tables below.
- g. The minimum area coverage for any petrol station shall be 30x45 meters (1350sqm).
- h. A copy of CAC Registration of the Company.

#### **2.2.5 THE ENVIRONMENTAL IMPACT ANALYSIS REPORT (EIAR)**

The EIAR on the project must include the following

- a. Landuse characteristic of the area to include:-  
Landuse pattern, existing road network, and compatibility of landuses in the area. A block plan showing adjoining development to the site
- b. Traffic Assessment:  
Traffic studies of the traffic modes, volum of the vehicular and human traffic in the area. This is to ensure that the additional project propose does not affect free flow of traffic and safety in the area.
- c. Environmental Impact studies to include:-  
Identification and impact analysis of source of contaminations in and around the site, water source i.e Rivers, streams, lakes, ponds acquifer if any, drainage pattern, waste disposal and mitigation measures.

d. **Community Participation:**

Engage the host community (especially the adjacent property owners and community leaders) within 1km radius. This can be achieved by means of questionnaire administration and interaction on the impacts of the project on the immediate environment. These would help the community to air their view on the project and understand and accept the project.

**TABLE 7:**

**B. Set-back for filling station along the Road**

TYPE OF ROAD	SET-BACK FROM CENTRE LINE
Dual carriage roads, express ways	50 meters from centre of median
Major arterial road (including trunk road and Ting road)	45 meters from center of road
Collector road	30 meters from centre of road

**Set-back for filling station along the Road**

- a. Minimum of 15 meters from property line to first pump head
- b. 10 meters from property line to first tank
- c. The setbacks from median to property line of petrol stations shall be as set out in Table 7 below:
- d. Proposed filling station shall be at least 400m away from any other filling station within nearest vicinity.
- e. Establishment of approved beacons on site carried out by a registered Surveyor from MLS

**SETBACKS FROM MEDIA LINES FOR PETROL STATIONS. SEE TABLE 2.2.4 (B) ABOVE**

**2.3.0 GUIDELINES FOR SPECIAL DEVELOPMENT AREAS**

Special control shall be enforced on developments within the following areas:

- i. Neighbourhood centers and green area
- ii. Development along major arterial roads

**2.3.1 NEIGHBOURHOOD CENTRES AND GREEN AREAS**

Development within areas designated as neighbourhood centres and green areas in the Master plan shall be developed strictly in accordance with the provision and specifications of the master plan of the town.

### 2.3.2 DEVELOPMENT ALONG MAJOR ARTERIAL ROADS

The current policy favours the development of large commercial outlets, institutional buildings and vertical development along the corridor. This guideline is aimed at maximizing the use of space, safety, functionality, aesthetics, as well as creating an environment that is conducive to acceptable standards of health and efficiency for living and working.

The following are the guidelines for development along major Arterial roads (outside the Federal Road reserve):

#### a. PERMITTED USES

Commercial outlets, wholesales, retail and other commercial services, shopping establishment, entertainment establishment, institutional buildings, residential. Light industries, small scale food processing, assembly plants, storage warehouse, pharmaceuticals and residential development with at lower floors of 40% maximum mixed with commercial activities and such other uses indicated in the master plan.

#### b. PROHIBITED USES

Any development with potential public safety hazards, e.g. abattoirs, heavy industry or extraction industry.

**TABLE 8**

TYPE	ISOLATED N/HOOD 4-10,000 PEOPLE	N/HOOD NEAR COMM. CENTRE 10,000-18,000-15,000 PEOPLE	COMMUNITY CENTRE 16,000-40,000 PEOPLE
Convenience shops (400m <sup>2</sup> /1000 population)	Plot size : 0.32 – 0.8 ha; plot coverage 50%; parking plot	0.25ha-06ha plot coverage 50% parking on plot	0.25ha-0.6ha; plot coverage 50% parking on plot
Departmental store			0.5ha-2ha; plot coverage 25% car parking on plot
Other retail outlets	Included in area for convenience shops		Market or shops 0.8ha-3ha; plot coverage 50%; car parking on plot
Bank			0.4-1.2ha. plot coverage 25%; car parking on plot
Hotel and/ or restaurant			2ha; plot coverage 50% car parking on plot

#### c. SPECIFICATION

- i. The building heights permissible along this corridor shall be a minimum of two floors. The development ratio for 2-4 floors

- shall be a maximum of 50% and 30% for four floors and above.
- ii. Developers must provide a lift system for buildings with more than four floors.
- iii. Provide for car park for every 60m<sup>2</sup> minimum of floors space of the proposed building minimum.
- iv. Pedestrian walkway shall be provided to parking lots
- v. Submit site analysis report or EIA as may be necessary to confirm service point.
- vi. Provision of walk way for disables on public buildings.
- vii. Provision of walkways for disables on public buildings

### **2.3.3 OTHER PARKING REQUIREMENTS**

- a. Office Buildings: One car parking space of 120.1sqm to 60.6msquare of its gross floor area.
- b. Hospitals: 3 parking spaces per bed space.
- c. Industrial Buildings:
  - I. 3 parking spaces for every 60 to 100m<sup>2</sup> of plot space.
  - ii. 1 parking space to every 7 to 10 employees.
- d. Hotels: 1 car parking space to every 5 to 8 bedrooms
- e. Commercial Buildings: The parking ratio of 1 to 3 i.e.1 unit -4 parking /30.3sqm of building area to parking area (space)
- f. Residential Developments:
  - i. Low density areas: 6-8 car parking spaces per gross hectare of development.
  - ii. Medium density areas: 8-12 car spaces per gross hectare of development.
  - iii. High density areas: 12-16 car spaces per gross hectare of development.

### **2.4.0 GUIDELINES FOR INSTITUTIONAL BUILDINGS**

- a. Public and Private Institutions: Private institutions as well as public institutions shall apply to the Board for approval to develop their sites.
- b. Public institutions shall develop their sites in accordance with the existing government guideline(s) applicable to them
- c. A private institution shall apply to the Board for its residential, commercial or industrial development in line with the regulations of the Board and that of the master plan.

### **2.4.1 HEALTH INSTITUTIONS**

- a. Any applicant wishing to build a hospital, health centre, clinic and ancillary health institution, must satisfy the standards and regulations set by the Federal and State Ministries of Health as Well as NUDB.
- b. Location: Every health institution shall be located reasonable near residence, but be as far as possible from any industrial area, so as to avoid noise and air pollution. Health institutions can also be located in non residential areas where it becomes necessary to do so.
- c. Parking: An application for development of a health insitution shall satisfy parking requirements as specified in Tables 8 Parag. 23.3. above.

### **2.4.2 EDUCATIONAL INSTITUTIONS**

**Definition:** Educational Institutional Building means those premises used essentially for acquiring knowledge, skill and trades, and it includes:

- a. Formal
  - I. Nursery/Play classes
  - ii. Primary schools
  - iii. Secondary/technical Colleges
  - iv. Tertiary Institutions
  - v. Special schools (persons with disability etc)
  - vi. Research Institutions
- b. Informal
  - I. Training Centres
  - ii. Vocational Centres
- a. Any applicant wishing to build an educational institution of any nature shall conform with space standard set out under educational institutions schedule table.
- b. Educational institutions shall be located reasonably within residential areas and away from industrial, commercial and also other areas that may cause pollution.
- c. The Board may give approval for educational institutions to be located outside residential areas on special consideration under certain circumstances.

### **2.4.3 RELIGIOUS INSTITUTIONS**

**Definition:** Within the Nigerian context, religious institutions mean institutions that are used essentially for worship. They include:

- a. Churches
- b. Mosques

c. Other places of worship (Like Temples, Shrines, etc.)

In each of these areas, adequate provision should be made for conveniences, parking and outdoor activities.

Parking and Plot Coverage: Parking space should not be less than 20% of plot area and percentage coverage (area developed.) not more than 70%.

### **2.5.1 INDUSTRIAL DEVELOPMENT**

Industrial buildings are permissible in areas especially designed or zoned as industrial areas. No industrial unit shall be allowed outside an industrial layout, except for service and cottage industries as indicated in the master plan.

- a. The Board may in line with its zoning scheme, design an area for combined industrial and commercial activities.
- b. Applicants for industrial development, in addition to other conditions set under the regulations shall:
  - I. State the value of production and processes graphically.
  - ii. Design the industry comprehensively to show:
    - iii. Production area
    - iv. Administrative area
    - v. Workers facilities and Ancillary facilities, including generator house, and gate house.
  - vi. Give details of construction drawings showing clearly the system of construction.
  - vii. Provide adequate light and ventilation in the production halls.
- c. Where an industry discharges harmful solid and liquid or gaseous waste, means of treating and disposing of such waste shall be provided to the satisfaction of the Board.
- d. Industrial development shall plant trees on their premises with a view to reducing glare, checking desertification/erosion and for ecological balance in the environment as well as for aesthetics. ,

### **2.5.2 SITE COVERAGE**

- a. Industrial plot coverage shall be between 55-60% to allow for adequate space for circulation, utilities, services and facilities. However the Board may consider a higher coverage not exceeding 70%.
- b. Set-backs: Industrial buildings and structures shall have setback sufficiently away from centre line of roads and boundaries on the plot, so as to prevent the effect of noise, industrial odour, dust, vibration, fire heat, glare and other

- nuisance.
- c. Industrial buildings shall have set-back of a minimum of 4.50 metres from each boundary of other plots, but office buildings and horizontal development have a set-back minimum of 3 metres.

## **2.6.0 GUIDELINES ON HEALTH**

### **2.6.1 HEALTH SERVICES**

- A. All health services such as clinics, dispensaries, hospitals, maternity homes. etc, shall meet the following requirements:
- I. Waiting/reception room (12m average)
  - ii. Consultancy, room, treatment room with wash-hand basin and observation room.
- B. Health facilities shall provide the following basic facilities:
- i. Reliable sources of potable water Supply
  - ii. Sanitary and toilet facilities to standard
  - iii. Good source of light and proper ventilation
  - iv. Well secured premises.

### **2.6.2 ENVIRONMENTAL HEALTH: GENERAL REQUIREMENTS**

To ensure a healthy living and working environment, every building within Urban Centres shall meet the following requirements:

- a. Any person(s) occupying a building shall be responsible for the cleaning and maintaining public drains in their frontage
- b. Notice of the completion of the building shall be given in writing to the Board and no person shall let or occupy any new building (with drainage) without the Board certifying such building fit for occupation (issued certificate of habitation).
- c. Every building shall provide toilet facilities and a means of waste collection and disposal.
- d. Construction of building using inflammable material for kitchen, roof, etc. like grass (thatch) is prohibited. Exceptional cases could be considered and authorised with conditions.
- e. Applicant shall prevent water or other fluids being absorbed by the floor or walls of building. The floor of every bathroom and wash place shall be paved with cement or other non absorbent materials.

- f. Adequate provision shall be made for the disposal of domestic effluent to the satisfaction of the Board.
- g. Every developer must ensure proper disposal of its foul water and surface water from building.
- h. In location where public sewers are within the vicinity, buildings shall be provided with private sewer which shall be connected to the public sewer at a suitable level within 60 meters.
- I. Where there is no public sewer existing or proposed, developers shall provide for a standard sewer pipe (water tight and leak proof) to convey effluent from septic tank to a soakaway pit or an approved treatment plant, or shall be disposed to a cross pit or an approved treatment plant or shall be disposed to a cross pit which is a public drain, or designated place.
- j. No drain or sewer shall be allowed without a man hole not more than 45 metres from such drain or sewer. There shall be provided in every drainage system, a ventilation pipe for free circulation of air through all the pipes forming part of the system.
- k. Open drainage system is permissible. It shall be constructed with the following materials:
  - a. Brick/block works laid with mortar
  - b. Concrete slabs of 40mm thickness inverts and
  - c. Cast in inverts and
  - d. Cast in situ concrete
- l. The Board where it considers it appropriate may permit the construction of an open earth drain.
- m. Developers shall provide drainage for water in front, behind“ by the sides of their buildings in an acceptable manner.
- n. Every building premises shall be provided with a soak-away located at 1.5 metres away from any building or structure. Every building shall be provided with adequate lighting and ventilation.
- o. All public buildings, i.e. civic buildings, educational and religious buildings, shopping complexes, petrol stations, must be provided with toilets (adequate number). as the standard provides.
- p. 'As built' drawings shall be submitted to NUDB for scrutiny and record purposes.

## **2.7.0 INFRASTRUCTURAL SERVICES**

Applications for residential estates, commercial, industrial and public institutions such as hospitals, educational and religious buildings; shall ensure that the following infrastructural services are provided:

- a. The following engineering infrastructural services shall be provided in each plot and provisions are made to connect to the public mains.
  - i. Access road, including walkway, concrete pavement and parking lots.'
  - ii. Storm water drainage system
  - iii. Telecommunication ducts
  - iv. Electrical ducts
  - v. Provision of adequate waterway structures.

### **2.7.1 APPROVAL FOR EXTENSION OF INFRASTRUCTURAL SERVICES**

Storm water drainage connection; every developer is responsible for constructing drain within his/her premises and connect to existing drain

- a. Construction of internal drainage must precede other construction works except foundation work;
- b. The gradient of the drainage shall comply with site levels to permit effective flow.
- c. Developer should liaise with' engineering department Of the Board to comply with ( a) above.

#### **Note**

There shall be no combination of foul and storm water. Foul water (from toilets, bath, wash hand basin, kitchen and floor drains) shall be taken in separate pipes to the public sewer. Storm water (from the roof) should be taken to the storm water system.

- d. Connection of private foul water drainage system to the public system must be inspected and approved by infrastructural department of the Board.
  - e. The capacity of storm water drainage system within a plot should be adequate to control surface run-off from the surrounding and rainwater from the roof.
  - f. Adjacent plots drainage (i.e. discharging storm water from a plot to an adjacent plot) is prohibited.
- Storm water should be discharged directly into main common (public) storm water discharge channels.

- g. Connection of private water supply network to the public system shall be inspected and approved by the relevant agency.
- h. Front wall fence shall conform to the alignment of road within the plot. Proper set back is to be maintained.
- i. There must be facilities for pre-treatment of waste and surface run-off from petrol stations and Hotels before connection to the public system. Grease trap should be provided for hotels and petrol station.

## **2.8.0 OUTDOOR ADVERTISEMENT**

1. Nasarawa State has enacted the Nasarawa Urban Nasarawa urban development Board (NUDB) edict and vested it with control of all kinds of outdoor advertisements within its area of jurisdiction. Pursuant to this provision therefore the authority (NUDB) formulates the following:
  2. Formal permission is not require for the following outdoor advertisements:
    - i. Undeveloped land
    - ii. Garden, playground, polo and race courses
    - iii. Recreational/amusement parks
    - iv. Election 14 days to and after
    - v. Stop work, quit and demolition order, etc
    - vi. Road traffic warning information signs and control
    - vii Fireworks and symbols .
  3. Planning permission shall be obtained for the following outdoor advertisements: .
    - i. Street directional advertising signs
    - ii. Highway code advertisement signs
    - iii. Way finding direction signboards ‘
    - iv. Construction site information boards
    - v. Rooftop signs and billboards
    - vi. Business premises signs and billboards
    - vii. Public information panels at strategic stations
    - viii. Public information panels at filling stations
    - ix. Advertisement board on balustrade of bridge
    - x. Advertisement on street light poles
    - xi. Banners and posters
    - xii. Advertisement on embankments

- xiii. Spectacular billboards
  - xiv. Display of advertisement boards
  - xv. Bulletin boards
  - xvi. Ultra wave electronic billboards
  - xvii. Back lit bill board
  - xviii. Traffic and advertisement boards
  - xix. Any form of advertisement that may be considered appropriate.
4. Signs having no relationship with use of particular sites shall not be allowed.
  5. Signs at designated routes should be at minimum of 50 metre intervals depending on the size.
  6. Street directional signs shall be used for a dual purpose street naming and advertisements. .
    - a. This is a prototype and would be mounted on median or at intersections, set-back from the side of the road. This will form a process of street naming in all Urban Centres in Nasarawa State.

Description: Mounted on media or at intersections Size or 1.09m by 0.5m and will be 2.05m high.

- b. Public information panel illuminated or non-illuminated to replace indiscriminate sign boards at junctions. Small scale enterprises are to display information collectively on one stand.

Specification-1 .09m x 1 .09m with height 2.10m and above.

Material: metal, plastic.

Placement:

- i. Neighbourhood centres.
- ii. Markets
- iii. Motor parks
- iv. Hotels and Hospitals
- v. Filling stations
- vi. Stadium, theatres, art museums
- vii. Conference/civic centres
- viii. Libraries
- ix. Religious houses and schools
- c. Construction site information boards

This can vary from site to site  
Materials: Hardwood or steel and metal

- d. Sign In business premises  
Specification varies but maximum of 10.77m XX 4.50m  
Materials: metal and plastic sheets  
Placement: within business premises or in front; but with adequate road setback.
- e. Bus shelter advertisement board, illuminated or un-illuminated  
Specification: Varies  
Material: Aluminum, plastic  
Placement: 1 No at bus stop or designated area
- f. Advertisement board on balustrades  
Specification: length of bridge balustrades  
Requirement: 1.09m x 1.09m and 3.07m high  
Material: Aluminum panel
- g. Banners and posters  
Specification: varies  
Materials: cloth and paper  
Requirement: restricted according to need
- h. 4,8 and 16 sheet boards  
Specification: 1.016m x 1.52m, 3.048m, x 2.02m  
Material: Steel and metal sheet  
Placement: median of the roads, hotels. clubs shopping centres ,airports, secretariats, markets, etc.
- I. 40-90 sheets bill boards  
Specification: 7.62m x 2.032m  
Materials: steel metal sheets  
Placement: major entry and exits to and from the city  
Requirement: interval of 150m
- j. Specification: 14.63 x 4.877 x 8.6m high  
Illuminated and non-illuminated  
Placement: major entry and exit of the city  
Requirements: interval of 200 meters and EIA

- k. Backlit billboards  
Specifications: varied illuminated  
Materials: metal steel and aluminum  
Placement: major junction of road, expressways, personal property  
Requirements: structural design, soil test, EIA and available electricity.
- l. Ultra Wave electric boards  
Specification: varies  
Material: Steel, aluminum and plastic sheets  
Placement of designated junctions in the city, Banks, hotels and offices.  
Requirement: Availability of electricity.
- m. Unipole ultra wave tower board  
Specification: Illuminated  
Material: Steel, aluminum and plastic  
Placement: Highways, parks, entries and exit road.  
Requirement: Availability of electricity.
- n. Highway code advertisement  
Specification: Varies  
Materials: Steel and aluminum panel  
Placement: Road junctions to and along the area
- o. Traffic stand advertisement/newspaper stand  
Specification: varies, Rectangular etc  
Material: Metal, Steel, Aluminium and plastic  
Placement: Designated point along the road
- p. Ornamental monument and symbols  
Specification: Varies  
Material: Concrete, steel pole, brass, bronze, Aluminium, or wood, etc.  
Placement: Roundabout, conference centres, Hotels, schools, hospitals, museums, palaces and cemeteries, parks, stadium, government secretariat, entry points and exits to the city etc.
- q. Balloon advertisements  
Specifications: Varies

Placement: Hotels, Hospitals, Market, Shops  
Requirements: Design and specific location

- r. Bulletin Boards  
Specifications: 2.89m x 10.973 x 8.6 high  
Materials: Steel, aluminium  
Placement: Highways out of the City at 200m intervals
  - s. Rooftop sign Billboards, illuminated or un-illuminated  
Specifications: Varies  
Material: Optional  
Placement: Fascia Board, wall fence, rooftop etc  
Requirement: design and mounting details
  - t. Communication: Varies  
Material: Steel, aluminium, fibre  
Placement, Highways, premises, designated locations Within neighbourhood.  
Requirement: Structural design, EIA, base detail, soil test.
7. i. All advertisements by Government, political and religious bodies, etc, shall be temporary in nature to last for the time or duration of the programme.  
ii. The restriction and position shall be determined by NUDB.

## **2.8.0 GENERAL RULES AND REGULATIONS FOR OUTDOOR ADVERTS**

- 2.8.1 Approvals shall be subject to payment of stipulated fees and fulfillment of all conditions.
- 2.8.2 Collective signboards for street naming, directional signs and advertisement shall attract consultancy and construction fees.
- 2.8.3 Approval permit by NUDB is for the period of 1 year and subject to renewal by the Board.
- 2.8.4 All the advertisement must be safe and environmentally friendly, they must not affect pedestrian ways, electrical

installation, Sewer, telecommunications, water and other utility lines and no obstruction of vehicular and pedestrian traffic.

2.8.5 Application shall be made to the Managing Director online through with the following requirements:

- a. Proposed design depending on the size of the signboard and material to be used in A3 bounded papers.
- b. Structural design and EIA in some special cases
- c. Evidence of certificate of product to be advertised issued by NAFDAC in case of food items and drugs.
- d. Evidence of registration where Consultants or Professional Advertisers are involved. .

2.8.6 Any contravention of the provision of these regulations shall cause removal by the owner within 21 days. In the event of failure, NUDB shall remove the signboard and the owner shall pay the expenses incurred.

- a. A signboard or structure removed shall be held for not less than fourteen (14) days, during which the owner shall pay for cost of removal and storage. Any signboard not recovered within the, stipulated period shall be disposed off by NUDB.
- b. Any appeal on the decision by NUDB may be made to the Urban and Regional Tribunal or a court of law within 7 days of the decision.
- c. NUDB has the right to remove any signboard or billboard that does not meet its requirements, without any limitations or constraints, especially if it is considered to constitute nuisance.

2.8.7 Signboards prohibited shall include the following:

- a. Those containing obscene material or material offensive to morals (word or picture)
- b. Those obstructing traffic signs or interfering with fire escape exit or stand pipe, staircase, door ventilation or window
- c. Any sign erected or extended above any part of a roof.
- d. Signs utilizing Hash light, enhancing colour intensity or mechanical equipment that moves its part with time and temperature devices and barber poles.
- e. Except for flags and banners, use of windblown or inflatable devices of any type is not allowed.

## **2.9.0 TELECOMMUNICATION MASTS/TOWERS**

In line with recently approved Federal Government Policy on telecom masts and towers, any application for approval must first possess appropriate permits from the Nigerian Communication Commission (NCC) and Nigerian Civil Aviation Authority (NCAA) and other relevant authorities.

### **2.9.1 REQUIREMENTS FOR APPROVAL OF TELECOM MAST/TOWERS**

- I. Permits from NCC and NCAA
- ii. Masts/towers must not exist 500 radial metres from each other. Only backbone sites can be excluded from this requirement.
- iii. Title document for the site
- iv. Lease title, agreement and power of attorney (where applicable).
- v. Certificate of Incorporation.
- vi. Site Analysis Report and Plan (SARP) and Environmental Impact Report (EIR) endorsed by a Registered Town Planner.
- vii. Architectural working drawings/structural engineering drawing of mast.
- viii. Comprehensive landscape plan
- ix. Detailed structural, electrical and mechanical designs.

### **2.9.2 PLANNING STANDARDS**

- I. Transmitting facility including towers, antenna and earth stations shall not be allowed within 100m radius of the following land uses: hospitals, residential areas, schools and play grounds.
- ii. All masts exceeding 20 metres in height shall be required to submit Nigerian Civil Aviation Authority (NCAA) approval.
- iii. In absence of existing facilities such as high rise buildings, billboards, towers, overhead water tanks and flag poles, the mast/tower may be allowed within the following land uses:
  - (i) District centre
  - (ii) Neighbourhood centre
  - (iii) Offices
  - (iv) Business areas.

- iv. Masts and towers above 50m shall be located within SW intervals of not less than 1 km distance. .
- v. Maximum heights of masts/towers within a residential area shall not exceed 36m
- vi. All proposed masts/towers shall be located not less than 10m away from nearest existing structure.
- vii. Minimum set-backs of 3m shall be maintained from the Plot of boundary of the site to the support of the masts/towers.
- viii. Detailed site analysis report and EIR signed and sealed by a Registered Town Planner(RTF) must be submitte



NASARAWA  
STATE

## CHAPTER THREE

### **3.0 OTHER DEVELOPMENT CONTROL GUIDELINES**

#### **3.1 CHANGE/CONVERSION OF LAND USE OR DENSITIES**

Pursuant to its desire to ensure strict compliance with the Master Plans of our urban areas, the Board will not tolerate unauthorised and arbitrary change or conversion of land uses or densities.

- 3.1.2 In considering applications for change or conversion, the Board and any other body vested with the powers to authorize such change, must ensure that the change will not bring about incompatibility of uses or densities; will not adversely affect traffic, parking and setbacks. It must also not interfere with Important historical relics.
- 3.1.3 Moreover, conversions and extensions must not have any negative impact on the character of the locality in general and the adjoining developments, in particular. The Board should ensure compatibility of the new use with the character and appearance of the area in which the new use will be located using the following criteria:
  - (i) Layout, scale, arrangement, elevation and materials of the building, and
  - (ii) Spaces around buildings, including roads, and their hard and soft landscaping, and plot separation.

#### **3.2 ZONING**

It is an integral part of planning that deals with the allocation of space for various land uses. The principle of residential development is accepted on the sites designated for such, in the land use plan. Residential development and other development in primarily residential areas should be compatible with the character or appearance of the area in which it is located and the following criteria should all be satisfied:

- (i) The layout, scale and arrangement, elevation and materials of building should be compatible with the local character or appearance.
- (ii) The spaces around building (including roads) and their hard and soft landscaping and plot separation, should be compatible with the local character or appearance and fulfill clear and useful functions and will not be permitted in areas not designated for such land use.

### 3.3 DENSITY

Density standard is considered to be an important safeguard to local character and amenity, which is of assistance to developers in putting forward acceptable proposals and a means of ensuring efficient use of land. Density is not about its area, it should be considered as a measure of the intensity of land development within a given area.

The objective of fixing density standard is to ensure that land is used economically and to optimum extent. The following assumptions are made in recommending the densities given below:

- (i) Average family size: 6-10 persons
- (ii) Occupancy ratio: 2 persons per habitable room.

**TABLE 3.1:**  
**RECOMMENDED SPACE REQUIREMENT FOR**  
**VARIOUS DENSITIES**

Density	Maximum plot coverage	Plot size	Number of dwelling per unit	Type of development
Low	40%	1350m <sup>2</sup>	2	Bungalow duplex mansionnette
Medium	50%	900m <sup>2</sup>	2	Block of flats, terrace studio apartments
High	60%	450m <sup>2</sup>	3	Block of flats

A habitable room is defined as a room normally used for living, relaxing, studying or sleeping; it excludes cooking, bathing, washing, storing, and such other purposes.

It is recommended that the occupancy ratio should normally not exceed 2 persons, grown-ups or children.

The actual number of habitable rooms to be provided in a dwelling should depend on the family size and the permissible occupancy ratio.

### 3.4. SPACE STANDARDS

Architectural standards for residential buildings designs shall be in accordance with acceptable local and/or international standards and shall be subject to the requirement of Architect Registration Council of Nigeria (ARCON)

**TABLE 3.3RECOMMENDED RESIDENTIAL SET-BACK**

S/N	Space dimension	Basic minimum	Minimum size dimension (m)
1	Living room	12m	3.0m
2	Dining room	7.5m	2.4m
3	Bedrooms	10m	3.0m
4	Toilets (6wks)	3.6 m	1.5m
5	Toilets (we)	1.5 m	0.90m
6	Garage	16.5 m	3.0m
7	Car park	12.5 m	2.4m
8	Kitchen	6.0 m	1.8m
9	Stores	3.014.0 m	12m
10	Corridors (width)	1.5 m	12m
11	Head room (height)	2.85m	
12	Balcony (width)	1.211.5m	
13	Stair case		
	Width	1.2m	
	Riser	150mm	
	Thread	250mm	

### 3.5 SET-BACKS

The objective of set-back is to establish uniformity in building line to give our neighborhoods, districts, city centers and streets their character.

The building set-back will be determined according to the building line for each street as established. Such building lines shall be defined by 1/5 of the depth of the shortest plot in the block subject to a minimum of 6m. Renovations or improvements on non-conforming buildings shall be accepted on conditions that such renovation works seek to conform with established building line.

**TABLE 3.3 RECOMMENDED RESIDENTIAL SET-BACKS**

Plot size	Density	Setback
1350m <sup>2</sup>	Low	Front:6m Side: 3.0m Rear : 3.5m
900m <sup>2</sup>	Medium	Front: 6m Side : 3.0m Rear : 3.5m
450m <sup>2</sup>	High	Front: 6m Side : 3.0m Rear : 3.5m

Access and circulation streets in residential areas shall be designated and laid out so as to provide efficient, safe and adequate means of pedestrian and vehicular movement, drainage of storm water, space for planning of shades trees and where necessary, kerb parking.

**3.6 WIDTH OF STREETS**

- (a) No street or access lane in a residential development shall be less than 6m (or two lanes of carriage way) or 12m of right of way in width.
- (b) The minimum width of residential streets shall be:

Type of street	Carriage way	Right of way
*major residential street	12metres	24metres
*collector street	9metres	18metres

**3.7 INDUSTRIAL DEVELOPMENT**

Planning guidelines

- Environmental impact assessment and site analysis report shall be conducted for all medium and heavy industries. These developments must be duly certified by a registered town planner.

Medium and heavy industries shall make adequate provision for the collection of waste generated.

- Light industries shall make provision for the collection of solid waste
- Basic services such as water, canteen and first aid treatments shall be made available for medium and heavy industries.
- Indiscriminate citing of industries, particularly light industries such as automobile and vulcanizing shall not be accepted

**TABLE 3.4 STANDARDS FOR INDUSTRIA DEVELOPMENT**

Land use elements	Permitted	Permissible	Prohibited	Plot size hectares	Parking
Light industry	Auto shops/garages, vulcanisers, craftsmen, clothing	Residence of staff	OBNOXIOUS OR dangerous industries sport and recreation		1 car space for every 100-400m <sup>2</sup> gross floor area (CFA)plus, with the exception of office development
Medium industries	Workshop of any kind, ware houses, food and beverages, leather manufacturing, printing and building	Advance factory unit Technical infrastructure major services yard	Sport and recreation noxious or dangerous industries	0.05-2.0	Space for every 250m <sup>2</sup> gross floor area, excluding the first 250m <sup>2</sup> the same as light industries.
Heavy industries	Advance factory units workshop of any kind -major service yard -textile industries -paper manufacturing -glass industries Emergency facilities	Noxious industries -technical infrastructure -Lorry park -minor public utilities	Residence except for minimum service and security staff, parks, open space and protected drainages, sport and recreation	100-3.0	

### 3.8 ENFORCEMENT OF REGULATIONS

Every developer shall comply with the conditions stipulated in this regulation. In order to ensure compliance, inspection team of Town Planning Department shall intensify their efforts in inspecting construction sites especially sites with development permits on daily basis.

Also, officials from health and engineering departments of this authority shall visit building premises to dispatch their duties in areas of environmental sanitation and in connecting infrastructural services to sites respectively Developers are thereby required to allow officers of this authority free access (entrance into their premises for inspection purposes).

Note: it is an offence punishable by law to willfully or intentionally:

- i. Prevent the Board officials from entering into one's site.
- ii. Prevent the Board officials from Issuing or fixing notices.
- iii. Erase or remove "X" mark or written note on one's building.

### **3.8.1 PROCEDURE**

Every prospective developer after securing development permit from the Board shall invite in writing the inspection team from Town Planning Department to inspect building construction at the following stages:

- a. Form work or after setting out.
- b. Damp proof course level (DPC)
- c. Lintel level.
- d. Decking level (where applicable).

Upon satisfactory completion of construction as per approved building Plans the developer shall be issued with a certificates of habitation by the town planning department of the Board.

### **3.8.2 CONTRAVENTION AND PENALTIES**

Violation of any of the provisions of these regulations by developers amount to an offence punishable by law under the provision of Section 53-63 of Urban and Regional Planning (URP; Law of 1992, and also of section 12, sub-section 1-3 of NUDB Law of 2008.

### **3.8.3 PENALTIES**

Development control measures will be taken against:

- a. Any person (body) who builds, erect or mounts a temporary, permanent structure without approval
- OR
- b. Any person deviating from approved building plans during construction.

A contravention notice shall be served on such developer or his agent or shall be fixed on a conspicuous part of the building. The issuance of the contravention notice instantly stops further development of the site which shall last for 7 days. The notice served will specify the alleged contravention end deadline to

complete the correction of the breach.

Failure to comply with the contravention notices served shall attract a demolition notice before which shall last for 21 days and subsequent demolition, if necessary.

#### **3.8.4 COMPENSATION**

Notwithstanding Appropriate Agency or organisation shall pay compensation in respect to the removal or demolition exercise carried out by the Board on a person whose building is not considered illegal, but has been affected by a public project.

#### **3.8.5 REVOCATION OF AN APPROVED BUILDING PLAN**

An approval granted In respect of a building may be withdrawn under the following conditions:

- a. If the approval has stayed for 2 years without visible development.
- b. If the building has been affected by a public project.
- c. If the circumstances under which the approval for a building plan was given is found to be Improper or not by an authorised person.
- d. If the approved building plan has been altered by the developer or rather if the developer with approval did not develop according to the approved plans.

#### **3.8.6 APPEALS**

- a. In the event where any building/structure constructed erected, mounted or altered, repaired or maintained, or land being used in violation of these regulations, the neighboring property owners/users or any offender may send a written complaint to this Board, or initiate appropriate proceedings to prevent or correct such violation.
- b. Developers or any aggrieved member of the pubic have the right to appeal against any planning decision or actions of the authority within these regulations. Such appeals should be in writing and addressed to the Managing Director, Nasarawa Urban Development Board (NUDB) or to an

development of the site which shall last for 7 days. The notice served will specify the alleged contravention end deadline to complete the correction of the breach.

Failure to comply with the contravention notices served shall attract a demolition notice before which shall last for 21 days and subsequent demolition, if necessary as approved by the Government of the day.

### **3.8.4 COMPENSATION**

Notwithstanding Appropriate Agency or organisation shall pay compensation in respect to the removal or demolition exercise carried out by the Board on a person whose building is not considered illegal, but has been affected by a public project subsequently here his structure accessed and paid by the government.

### **3.8.5 REVOCATION OF AN APPROVED BUILDING PLAN**

An approval granted In respect of a building may be withdrawn under the following conditions:

- a. If the approval has stayed for 2 years without visible development.
- b. If the building has been affected by a public project.
- c. If the circumstances under which the approval for a building plan was given is found to be Improper or not by an authorised person.
- d. If the approved building plan has been altered by the developer or rather if the developer with approval did not develop according to the approved plans.

### **3.8.6 APPEALS**

- a. In the event where any building/structure constructed erected, mounted or altered, repaired or maintained, or land being used in violation of these regulations, the neighboring property owners/users or any offender may send a written complaint to this Board, or initiate appropriate proceedings to prevent or correct such violation.
- b. Developers or any aggrieved member of the public have the right to appeal against any planning decision or actions of the authority within these regulations. Such appeals should be in writing and addressed to the Managing Director, Nasarawa Urban Development Board (NUDB) or to an Urban and Regional Planning Tribunal when in place.

### **3.8.7 REVIEW**

These regulations are subject to review and amendments by the Board with or without consultation with members of the public.

**SIGNED**

**ENGR. WADAYAHAYA MOHAMMED**  
MANAGING DIRECTOR /CEO  
NASARAWA URBAN DEVELOPMENT BOARD,  
LAFIA, NASARAWA STATE

October, 2021

**NUDB**

## APPENDIX 1

### DEVELOPMENT CONTROL UNIT BASIC REQUIREMENTS FOR PROCESSING OF BUILDING PLANS

1. Statutory paper of land, R of O/ C of O
  2. Survey Site plan /TDT
  3. 3 Sets of building plans in A3 Size
  4. Site Analysis Report (endorsed by a registered Town Planner)
  5. Environmental Impact Analysis Report (EIAR) (endorsed by a registered Town Planner )
  6. Processing Fees:-
    - a. Building charges.....
    - b. Development levy.....
    - c. Fence.....
    - d. Setting – Out.....
    - e. Registration ..... 3000.00
    - f. Handbook..... 3000.00
    - g. Condonation.....
- TOTAL CHARGES.....

#### NOTE

- \* Payment of processing fees does not convey approval to commence work on the project.
- \* Approval is granted only when the developer has met all requirements enshrined in the handbook for Development Control Standards and Regulations and building plans are dully stamped and returned to the applicant.
- \* Items 4 and 5 are only applicable to developers of large estates and bigger projects.
- \* Condonation is applicable to any development embarked upon before processing.
- \* Ensure that inspection is carried out after payment.

## APPENDIX II

NUDB.....For planned Environment

Ref No:..... Date:.....

To:.....

.....

### **DEVELOPMENT CONTROL ACTIVITIES NO. 1 STOP WORK ORDER:**

1. You are hereby informed that officials from the Nasarawa State Urban Development Board have visited the site of your construction at:..... area in connection with development control Activities. The stage of your construction on:.....was at:..... sateg/level. A copy of the approved building plans was not available at the construction site for inspection purposes. This is contrary to section 30 sub-section (1) and (2) of Nigeria Urban and Regional Planning Law Cap. N138 LFN 2004 and Rule No. 15 of Town Building Rules.
2. You are therefore advised:-
  - I. To stop further development at the site immediately till you obtain development permit in written form from Nasarawa State Urban Development (NUDB) before resume construction.
  - ii. That in case you have approved building plans, to produce them to the Development Control Unit of Nasarawa Urban Development Board Zonal Office, presently located at.....For inspection purpose within .....days/hour (s) from the date of issuance of this notice.
3. Please be informed that any construction in this Urban Area without the approval of the Board NUDB or any construction not in conformity with approved plans are subject to demolition in accordance with:-
  - a. Section 53-63 of Nigeria Urban and Regional Planning Law Cap.. N138 LFN 2004.
  - b. Section 12 of subsection (1) & (2) of NUDB law of 2008

.....

FOR: ZONAL MANAGER

Served By:.....Address..... Sign:.....Date.....

Received by Name:.....Address..... Sign:.....Date.....

Witness Name:.....Address..... Sign:.....Date.....

**NUDB**

**NASARAWA URBAN DEVELOPMENT BOARD**

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## APPENDIX iii

RefNo: \_\_\_\_\_ Date: \_\_\_\_\_

Mr/Mrs/Miss/Alh.: .....  
.....  
.....  
.....  
.....

### DEVELOPMENT CONTROL NOTICE NO. 2 DEMOLITION NOTICE:

With reference to our Notice No. 1

Dated:.....

.....which was

served on

the:.....

Regarding your

construction.....situated

at:.....

.....  
.....

2. NOTICE is hereby given to you due to your inability to pro building plans to the development control section or this E approval, you are hereby informed that the said construction is Town Planning and Building Regulations and thus illegal.
3. You are therefore given 21 days on receipt of this notice within complying with above quoted requirement(s). Failure to comply with the demolition of the said structure as required by sections Nigeria Urban and regional Planning Law No. 88 of 1992 and Section 12 of Nasarawa state Urban Development Board Law of 18<sup>th</sup> march, 2008. ....

For: Managing director/CEO

Served by

Name:..... Sign:.....Date:.....

Received By:.....Sign:.....Date:.....

Witness: Name:.....Sign:.....Date:.....

**NUDB**

**NASARAWA URBAN DEVELOPMENT BOARD**

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**APPENDIX iv**  
NUDB... For planned Environment

RefNo: \_\_\_\_\_ Date: \_\_\_\_\_

Mr/Mrs/Miss/Alh.: .....  
.....  
.....

DEVELOPMENT CONTROL NOTICE NO. 3 QUIT NOTICE:

It has been observed that you have illegally occupied a site and  
illegal .....thereon  
along.....  
.....

2. You are hereby given.....hours/days  
during which you are ordered to quit from the site. If you fail to  
comply with the notice within the stipulated time. NUDB will have  
no alternative than to remove this structure at your own risk and  
cost.

.....  
For: Managing Director/CEO

Served by Name:.....Sign:..... Date:.....  
Received By: Name:.....Sign:..... Date:.....  
Witness: Name:.....Sign:..... Date:.....

**NUDB**

**NASARAWA URBAN DEVELOPMENT BOARD**

## **APPENDIX V**

### **NASARAWA STATE URBAN DEVELOPMENT BOARD (NUDB) SOURCES AND REFERENCES**

1. Basic Principles of site selection and Planning by Oduwale Olatunde Penthouse Publications (Nig) Ibadan 2005.
2. guidelines for Retail outlets and Marketing (ROM) Operations by Department of Petroleum Resources (DPR), Makurdi 2006.
3. Ibadan Polytechnic guidelines 1971
4. Federal Ministry of Works, Housing and Urban Development Guidelines.
5. FCDA Development Control Regulations for FCTA, April, 1996.
6. Department of Petroleum Resources Guidelines for the establishment of LPG Refilling facilities and Retailers outlets in Nigeria code DPR Guide 0019-2020
7. Provision of IEC 60826