

LAGOS STATE URBAN AND REGIONAL PLANNING AND DEVELOPMENT LAW, CAP U2

LAGOS STATE PHYSICAL PLANNING PERMIT REGULATIONS, 2019

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LAGOS STATE PHYSICAL PLANNING PERMIT REGULATIONS, 2019

In the exercise of the powers conferred by Section 99 of the Lagos State Urban and Regional Planning and Development Law Cap. U2, Laws of Lagos State of Nigeria 2015, **I, TPL (Dr.) Idiris Okanla' Salako** the Commissioner for Urban and Regional Planning makes the following Regulations.

Interpretation

1. In this Regulation –
 - "Air space" means the distance from the building to the boundary of the plot, particularly on the right, left and rear side of the building;
 - “Applicant” means developer and/or owner, corporate body or Government or any of its Agencies intending to carry out development on a piece of land for which an application for Planning Permit has been submitted;
 - “Approval Order” means a planning document that specifies development standards for a scheme area or layout as approved for the time being;
 - "An appropriate relevant professional registered to practice in Nigeria" means:
 - (i) an Architect, registered with the Architects Registration Council of Nigeria (A.R.C.O.N.);
 - (ii) an Engineer, registered with the Council for the Regulations of Engineering (COREN) in Nigeria;
 - (iii) a Town Planner, registered with the Town Planners Registration Council of Nigeria (TOPREC);
 - (iv) a Licensed Surveyor, registered with the Surveyors Registration Council of Nigeria (SURCON);
 - (v) a Builder, registered with the Council of Registered Builders of Nigeria (CORBON);
 - (vi) an Estate Surveyor and Valuer Registration Board of Nigeria (ESVARBON);
 - (vii) a Quantity Surveyor registered with the Quantity Surveyors Registration Board of Nigeria (QSRBN);
 - “Authority” means the Lagos State Physical Planning Permit Authority established under Section 1(1)(a) of the Lagos State Urban and Regional Planning and Development Law, Cap. U2, Laws of Lagos State of Nigeria, 2015;

“Base density” means the approved number of units per hectare in a particular zone;

“Building Line” means the line established by law (common to a row of buildings) beyond which a building shall not extend except as specifically provided by law;

“Commissioner” means Commissioner charged for the time being with responsibility for Physical Planning and Urban Development matters;

“Core area” means the centre of developed traditional settlements;

“Developer” means a builder, contractor, creator, pioneer and owner;

“Development Plan” means a Plan prepared by the Ministry, Planning Permit Authority and other authorized government agencies indicating the manner in which an area of land should be developed and it includes all plans enumerated in Section 2 (c) of the Law;

“Development” means -

- (i) the carrying out of any building, engineering, mining or other operation in, on, over or under any land;
- (ii) the making of any material change in the use of any land, building structure, or conversion of land, building structure from its established or approved use, and or including the placing or display of advertisement on the land, building or structure;
- (iii) the making of any environmentally significant change in the use of any land or demolition of building including felling of trees;

“E.I.A.R.” means Environmental Impact Assessment Report

“Evidence of ownership” this shall include, Sun print copy of Survey Plan and certified true copy of any of the following;

- (i) duly stamped purchase receipt;
- (ii) duly stamped Deed of Inheritance;

- (iii) duly stamped Deed of Conveyance, Assignment, Lease, Sub-lease or Power of Attorney;
- (iv) Certificate of Occupancy;

“Floor Area Ratio” means the proportion of total floor space area in a building to the plot area;

“Floor space” means the horizontal area of a room or space in a building measured from the interior face of the enclosing walls;

“G.R.A” means Government Residential Area;

“Infrastructural Development Charge (IDC)” means levy charged on excess basic residential density and all commercial/industrial land use for the purpose of infrastructural development in the State;

“Land” includes any building and anything attached to the earth or permanently fastened to anything so attached, but does not include minerals;

“Land Use Plan” means a proposal prepared for classes of use by the State or any of its statutory Agencies and private bodies commissioned by the State for the whole or any part of the State and approved by the Ministry and/or Physical Planning Permit Authority;

“L.U.P.A.R” means Land Use Planning Analysis Report;

“Ministry” means the Ministry of Physical Planning and Urban Development;

"Mixed Use Development" means the use of building, set of buildings or neighbourhood for more than one purpose;

“Penal fee” means a charge applied in respect of a building construction without a Planning Permit;

"Petitioner" means any member of the public who submits a written complaint to the Planning Permit Authority referring to a contravention, a development which could be a public or private nuisance;

“PFS” means Petrol Filling Stations;

“Planning Permit” means an approval or assent given for the time being to a development and includes, layout or subdivision plan, Building Control authorisations given at construction and post construction stages;

"Plot or Site" in relation to these Regulations means the whole of any land which has been demarcated by a survey plan, with identified boundary, and/or enclosed within boundary walls or fences where such belongs to a single person, Government or group of persons;

"Private Land" means all land outside Federal, State and Local Government Acquisitions and those of their Agencies and duly vested in them in consonance with the provisions of the Land Use Act, this includes Family Land excised from Government Acquisitions for which layouts have been prepared and duly approved by the Ministry;

"Processing fee" means a fee that includes assessment, layout, fencing, Local Planning Office, Lagos State Environmental Management Authority, Spatial Enhancement, Infrastructural Development Charge;

"Public Building" means a building used either regularly or occasionally as a public hall, public clinic, cinema, post office, theatre, stadium, exhibition halls or for similar purposes and it includes any building used as a place of worship, assembly, auditorium for instruction, recreation, meetings, government administration, health institution and to which any member of the public has access;

"Redevelopment" means a planning process where an existing old and decayed settlement or neighbourhood which has been declared a blighted area is completely pulled down and redeveloped from scratch creating a new and modern development in replacement of the old one;

"Renovation" means any act done to cause an improvement to a building's beauty, and shall include changing of windows and doors, re-plastering, re-roofing, replacements of floor coverings, recladding, re-tiling, kitchen or bathroom remodeling, plumbing works, electrical works, and does not include carrying out of structural improvement or changes to the building;

"Repair" may include the act of renovation and/or including improvement to sanitary, electrical, mechanical, landscaping or structural improvement to a building;

"Residential unit" means a building or part of a building consisting a room (rooming houses, a flat forming a habitable unit for one family with independent utilities);

"Revocation Area" means any land in Lagos State where the Title, Certificate of Occupancy, Conveyance or any document showing private interest in the land or part of the land has become null and void as a result of the Order of Revocation by the Lagos State Government;

“Right of Way” means reservation for all easement for transportation purpose (canal, public foot path, electrical transmission line, railway, highway, oil and gas pipe line)

“Setback” means the distance at the front between the building line and the property (plot boundary) line;

"Special Application" shall include applications for developments such as educational institutions, research institutions, tall buildings which are multi-floors/high rise buildings; fuel pipelines and depots, airports and seaports, complex large scale Bunkers, Tank Farms, Nuclear Plants, Underground stations, Hydro-Electric Stations, Train Stations, Military Depots, large-scale Recreational Developments and other developments in these categories; as may be described by the Authority;

"State" means Lagos State of Nigeria;

“State Land” means all land within State Government Acquisitions including those already schemed and allocated for development by individuals and corporate bodies. It also includes land occupied by State Agencies and Institutions, and in conformity with the provisions of the State Land Policy, Regulations and the Land Use Act;

“Title” means legal evidence of a person’s ownership rights in property;

“Title Documents” includes Purchase Receipt, Sale Agreement, Deed of Assignment, Deed of Gift, Conveyance, Certificate of Occupancy, Governor’s Consent and all other documents indicating subsequent transaction;

“T.I.A.R” means Traffic Impact Analysis Report

"Zoning" refers to either the Land Use provisions in the State Regional Land Use Plan, Development Plans of any area or any of the Plans defined as such which specifies the appropriate use for which a development could be put.

- Application for Planning Permit. 2. (1) Any person, Corporate Body, Federal, State and Local Government or its Agencies intending to carry out any development on any land within the State shall apply to the Lagos State Physical Planning Permit Authority (otherwise referred to as “the Authority”) for a grant of Planning Permit for such development.
- (2) All physical developments in the State shall have an approved Planning Permit.
- (3) All Planning Permits to be granted shall be within the context of an approved Operative Development Plan (master/local plan) where available. Where there is no Operative Development Plan, application shall be considered on the result of the planning information application process.
- Procedure for Application for Planning Permit. 3. (1) All applications for planning permit shall be submitted in hard copy and soft copy through on-line e-Planning Permit website www.lagosepp.com.ng or e-Planning Permit Portal Centres, or any other portal as may be prescribed by the Authority
- (2) The application(s) for development shall be made as appropriate by the Developer in Application Form for Planning Permit as prescribed in Schedule 1 to this Regulation or as described on the portal site for e-Planning Permit.
- (3) All applications for Planning Permits shall be accompanied by soft copy and hard copy of the following documents:
- (i) one (1) set of architectural drawing;
- (ii) duly signed survey plan;
- (iii) title document(s).
- Submission of Application 4. (1) A duly completed application form shall be submitted by the Applicant or through appointed registered professional in the built industry to the Authority, with the following documents or in soft copy through the Authority’s web site:
- (i) 1 (one) sun-print copy of survey plan with relevant survey reference number, signed by a Land Surveyor registered to practice in Nigeria, and recorded at a point on U.T.M. Zone 31 showing existing or proposed access roads to the

site and a photocopy of which shall be pasted at the back of each block plan;

- (ii) Photocopy of the survey plan as detailed in the beacon sheet of layout or scheme shall be acceptable, in the case of State land or approved layout scheme.

(2) Five (5) sets of screened architectural drawings of the proposed development prepared, signed, sealed and stamped by an architect registered to practice in Nigeria as provided in Schedule 2 to this Regulation, which shall include the site plan indicating the following:

- (i) Area covered by the subject site;
- (ii) The beacon numbers or pillars indicating the property boundary and the linear dimensions;
- (iii) Site analysis showing -
 - (a) area earmarked for landscaping, including the area between the edge of the road sidewalk and the property boundary;
 - (b) approval column at the extreme right side of all drawing sheets shall be a minimum of 80mm in width;
 - (c) location of proposed soak away pit and septic tank (within the setback), generator house, gate house and bore hole are in such a way that safety, health, good sanitation and structural stability of the adjoining properties and other Owners shall not be jeopardised;
 - (d) the road (street name), front drains and concrete side walk abutting the property;
 - (e) Number Parking lot provided;
 - (f) Percentage (%) of Developed Area;
 - (g) Percentage (%) of Undeveloped Area; and
 - (h) Geographic site orientation
- (iv) Land Use Planning and Analysis Report (LUPAR);
- (v) Floor plan of space/activity areas with details, including their measurements, positions of doors, windows, stairwells, lift wells (where applicable) and services proposed;

- (vi) a minimum of two (2) sectional drawings comprising of cross and longitudinal details showing height of rooms, spaces and other relevant information along appropriate lines, such as sections through the stairwells and ramps, lifts, elevators etc.;
 - (vii) front, rear, left and right side elevations of the building, the height, floor levels and others that may be required;
 - (viii) a soft copy of each of all drawings for approval shall be submitted.
- (3) Five (5) sets of structural drawing and analysis of the proposed development prepared, signed, sealed by a registered Civil/Structural Engineering eligible to practice in Nigeria as provided in Schedule 2 to this Regulation submitted with the following:
- (i) structural calculation sheets;
 - (ii) letter of undertaking to supervise the proposed development during construction issued by a registered civil or Structural Engineer which shall be sealed and stamped;
 - (iii) a letter of structural fitness with an indemnity clause from a registered Civil/Structural Engineer certifying the ability of an existing structure to bear additional load where the proposed development is an addition or modification or renovation;
 - (iv) a letter of structural fitness with an indemnity clause from a registered Civil/Structural Engineer and a Non-Destructive Compressive Test Report from State Government recognized Material Testing Laboratory or from any recognized material testing laboratory or private material testing laboratory certifying the structural stability of an existing building in excess of two (2) floors requiring Planning Permit; and
 - (v) sub-soil investigation report in the case of structures in excess of two (2) floors and all developments in areas with low bearing capacity soil where required.
- (4) Five (5) sets of mechanical drawing for all buildings (optional for two (2) floor residential)

prepared, signed, sealed by a Mechanical Engineer registered to practice in Nigeria as provided in Schedule 2 to this Regulation. Sewage treatment design shall be incorporated in high rise and public buildings where such facilities do not exist in that community.

(5) 5 (Five) sets of electrical drawing for all buildings prepared, signed, sealed by an Electrical Engineer registered to practice in Nigeria as provided in Schedule 2 to this Regulation.

(6) Drawings, Scales and Sheet Sizes

(a) All drawings, scales and sheet sizes submitted for the purpose of issuance of a Planning Permit under this Regulation shall be prepared by the relevant professionals registered to practice in Nigeria;

(b) The name(s) or trade name, registered office address, telephone number, e-mail, and any other particulars of the relevant professional(s) as well as the name of the applicant, location of subject site, project description, the scale and date shall be shown on the drawings

(c) The following shall be the scales and standard sheet sizes:

(i) Sheet Size A2 (i.e 420 x 600mm) for mega projects; or

(ii) Sheet Size A3 (i.e 300 x 420 mm) for standard projects.

(d) (i) floor plans, sections, elevations and details for Architectural, Structural, Mechanical and Electrical Drawings: 1:100;

(ii) Block plan with subject site analysis -1:200;

(iii) Location plan to the site showing the major landmarks;

(iv) All drawings and dimensions must be legible.

(7) Two (2) copies of a Physical Planning Technical Report (P.P.T.R) on the proposed development or Physical Planning Audit Report (P.P.A.R) where the development is existing shall be prepared, signed, sealed and stamped by a Town Planner registered to practice in Nigeria as provided in Schedule 2 of this Regulation.

(8) One (1) copy of the Environmental Impact Assessment Report (E.I.A.R) and clearance issued by

Ministry of Physical Planning with respect to Environmental Impact Assessment of the proposed development.

(9) Clearance from Lagos State Urban Renewal Agency (LASURA) in urban renewal scheme areas.

(10) Clearance from Ministry of the Environment with respect to drainage alignment of the proposed development.

(11) One (1) copy of the Traffic Impact Analysis Report (T.I.A.R) and clearance letter from the Ministry of Transportation with respect to Traffic Impact Analysis of the proposed development.

(12) Clearance from the Nigerian Civil Aviation Authority (NCAA) with respect to flight path and height limit within the Airport area.

(13) Evidence of title documents.

(14) Evidence of payment of applicable fees.

(15)(a) A developer shall at the time of submitting application for planning permit submit a detailed Physical Planning Technical Report in respect of application for:

(i) a residential land from 1 (one) hectare and above;

(ii) a residential development in excess of (eight) family units;

(iii) factory or warehouse building or its expansion,

(iv) office or other commercial buildings;

(v) places of worship/assembly/conference/event center;

(vi) recreational development;

(vii) institutional buildings and public buildings (including all government projects);

(viii) petrol or gas filling and service stations;

(ix) educational institution/facilities or;

(x) any development which, in the opinion of the Ministry and the Authority, requires the submission of a Physical Planning Technical Report;

(b) A developer who applied through e-Planning Permit Website shall after due screening of the drawings and relevant documents obtain Physical Planning Technical Report Clearance in respect of his application before final submission and then upload Clearance Certificate.

(16) Environmental Impact Assessment Report (E.I.A.R) Environmental Impact Assessment Report shall be required for the following developments:

- (i) oil and gas pipeline depots and installation;
- (ii) tank farm;
- (iii) gas storage;
- (iv) other liquefied petroleum storage;
- (v) refineries;
- (vi) large scale industrial development;
- (vii) roads, rail lines, seaport, and airport development;
- (viii) large scale educational institutions or facilities such as for Tertiary Institution;
- (ix) development or production process which may be injurious to the environment;
- (x) other development which, in the opinion of the Ministry and the Authority, requires the submission of an Environmental Impact Assessment;
- (xi) other project as may be deemed necessary by the Ministry and/or the Authority; and
- (xii) commercial centres and mass Housing Estates locations to have in addition to the Environmental Impact Assessment Report, Traffic Impact Assessment (T.I.A) of the Area.

(17) The Ministry and or the Authority may carry out or request Physical Planning Technical Audit Report on any existing development where and when necessary.

(18) Clearance from Lagos State Planning and Environmental Monitoring Authority (LASPEMA) with respect to special structures for the informal business sector.

(A) RENOVATION PERMIT

Alteration, Addition, Repair 5.
or Redevelopment of
Building Without Prior
Planning Permit.

(1) No building shall be renovated in the State without Renovation Permit granted by the Authority.

(2) Applicant shall be issued letter of Renovation Permit subject to satisfying certain conditions as specified in this Regulations.

(3) Any person intending to renovate a building shall before carrying out such renovation, submit to the Authority an application stating the details of renovation and evidence of previous Planning Permit (if any). The process shall attract twenty-five percent (25%) of the prevailing processing fees.

(4) In case the application is without previous planning permit, the application shall be presented As-Built subject to minimum planning standards applicable to the location. The process shall attract twenty-five percent (25%) of the prevailing processing fees.

(5) In the event that the application does not meet the minimum standards, the Applicant shall be required to comply with the minimum standards before the grant of Renovation Permit by the Authority.

B. ALTERATION, ADDITION

(1) No building shall be altered or added, or redeveloped in the State without planning permit granted by the Authority.

(2) Any person intending to alter, add, or redevelop any building within the State shall before carrying out such alteration, addition, or redevelopment works, submit to the Authority, an application in support of such renovation works which shall contain the following –

(a) as-built drawing; and

(b) the proposed alterations, repair, redevelopment drawing and super-imposed on the as-built drawing.

(3) The application shall be accompanied with a photocopy of the previous planning permit of the existing building and other documents specified in Regulation 3 and as may be required by the Authority.

(4) A certificate of Structural fitness with indemnity, issued by a registered Civil/Structural Engineer certifying the ability of the existing building/structure to bear additional load (where the proposed development is in addition or alterations) shall be provided.

(5) Civil or Structural Engineer's undertaking to supervise the alteration, addition or repairs.

(6) A report from a reputable Laboratory showing results of Integrity or Pundit Test conducted on the existing structure.

(7) After satisfactory inspection of the building for the purpose(s) of establishing that the existing building can withstand the alteration, addition, repair or redevelopment work intended and subject to any other

additional repair as may be required, the Authority may after such inspection issue a permit to proceed with the alteration, addition, repair or redevelopment.

C. FENCING PERMIT

- (1) No fencing work shall be allowed on any land in the State without a permit from the Authority.
- (2) Any person who intends to carry out fencing work shall submit the following documents:
 - (a) an application and drawings (i.e. Architectural and/or Structural designs);
 - (b) one (1) sun-print survey plan of the subject site;
 - (c) evidence of title documents ;
 - (d) receipt of payment of prescribed fee(s).
- (3)
 - (a) Fence line shall be recessed by a minimum of 900mm from the front property boundary for purposes of landscaping/beautification.
 - (b) The front fence line shall be made of a maximum of 3.0 metres consisting of 1.5 metres solid wall from ground level and remaining height shall be a minimum of 1 metre see-through made of any material.

The party walls between adjacent properties shall maintain maximum height of 3 metres from existing road level.

D. DEMOLITION PERMIT

- (1) Any developer who intends to demolish any existing structure shall apply in writing to the Authority for the issuance of a Demolition Permit as provided in Schedule 12 to this Regulation.
- (2) No site with existing structure shall be demolished in the State without Demolition Permit granted by the Authority to remove the structure.
- (3) Any intending applicant for Demolition Permit shall submit an application to the Authority accompanied with the following documents:
 - (a) Evidence of title document(s).
 - (b) Photograph of existing structure(s).

Land Use Zones And
Complementary Uses.

(4) The fee payable on Demolition Permit shall be Two Hundred and Fifty Thousand (₦250,000.00) Naira only.

6. The following shall be permissible developments under this Regulation in all the approved Land Use Zones as specified under Schedule 4 to this Regulation:

A. COMPLEMENTARY USES

(1) RESIDENTIAL ZONE:

Residential developments shall be permitted generally within residential zones only and other ancillary uses shall be as specified in other land use zones.

(2) COMMERCIAL ZONE:

Commercial developments shall be permitted generally in commercial zones except in –

- (a) other land use zones where retail trading activity (of not more than 700m² floor space and maximum height of 7.8 meters) may be permitted at locations considered on its merit but subject to other relevant provisions of this Regulation; where complementary residential use of not more than 30% of the gross floor area of the designated land use and not more than 11 metres in height may be permitted;
- (b) other land use zones where informal activities as specified in Schedule 4 of this Regulation may be permitted at locations considered on its merit;
- (c) industrial zones where complementary office or commercial use building not exceeding thirty percent (30%) of the gross industrial floor space and maximum of four (4) floors or 13.8 metres in height may be permitted.

(3) INDUSTRIAL ZONE:

Industrial developments shall be permitted generally in industrial zones, service industries and workshops (light industry) to create a schedule for light industrial uses for clarity e.g. bakery, carpentry workshop, factory not exceeding 650m² gross floor area and six (6) to eight (8) metres double volume height may be permitted in locations considered on its merit and subject to other relevant provisions of this Regulation.

(4) AGRICULTURAL ZONE:

- (a) Agricultural related uses shall be permitted generally in agricultural zones, except in other land use zones where subsistence farming on vacant lands may be permitted, provided that animal husbandry such as piggery, poultry and sheep or goats rearing shall not be practiced;
- (b) No development shall be allowed in agricultural zones except where the development is complementary to activities related to agriculture, farming, animal husbandry, and other conditions that may be spelt out in the Lagos State Agricultural Land Holding Law Cap L 10 LLL. 2015 and in the approved Land Use Plan, or the State Regional Plan.

(5) **RECREATIONAL ZONE:**

No development shall be allowed in designated Recreational land, except where such development is of complementary use, and shall not exceed thirty percent (30%) of the major use.

(6) **INSTITUTIONAL ZONE:**

No development shall be allowed in designated Institutional land, except where such development is of complementary use and shall not exceed thirty percent (30%) of the net floor area of the designated use except in areas where model city plan applies.

B. MIXED USES

Mixed use development may be allowed on its own merit, except where otherwise specified by an Operative Development Plan or in other areas with approved development plan.

- C. All special applications shall require a written application for planning permit to the Authority.

D. OTHER ZONES

(1) Developments within other zones not stated above including conservations, forestry, etc shall relate to the Operative Development Plan and its Approval Order.

(2) The minimum sizes of plot for different classes of buildings shall be regulated according to the limit specified in Schedule 4 except where otherwise specified in this Regulation.

(3) Approval Order shall be prepared and issued for every Operative Development Plan.

Setbacks And Air Spaces 7.

(1) For any Planning Permit to be obtained, the architectural drawings of the proposed development shall conform with the following setbacks:

- (a) setback for a residential building shall not be less than six (6) metres: including 900mm of soft landscaping (greeneries), except where otherwise specified in the relevant Operative Development Plan and its Approval Order;
- (b) air space for residential buildings throughout the State shall not be less than three (3) metres at the rear, right and left sides, except where otherwise stated in the Operative Development Plan and its Approval Order, or as otherwise stated in this Regulation;
- (c) residential buildings on Victoria Island, Ikoyi, Apapa, Lekki Peninsula I and II Schemes shall have a minimum of nine (9) metres setback from the front property boundary, other airspaces shall be in accordance with the Approval Order of such scheme.
- (d) air space in between main building and a boy's quarter which shall not exceed a bungalow shall not be less than three (3) meters;
- (e) air space in between two buildings of not more than four(4) floors other than a boy's quarter in a residential development shall not be less than 4.5 meters;
- (f) air space in between two (2) buildings of more than four (4) floors shall not be less than six (6) metres
- (g) swimming pool, gazebo etc. are landscape elements permissible within the air space;
- (h) where a swimming pool is provided outside the building, it shall maintain a minimum of two (2) meters away from the building and wall fence to enable provision of paved walkway around it;
- (i) a utility building such as gatehouse, generator or power switch house, water treatment etc. which shall be permissible within the setback shall not be less than three (3) metres from the main building;

(j) the utility building shall be permissible within the setback but not attached to the sides or rear fences and shall maintain a minimum of three (3) metres from the main building.

(2) The following shall apply to residential development in all traditional core areas of the State, including Lagos Island and other areas where plot sizes are substandard:

A. RESIDENTIAL BUILDING SETBACK AND AIRSPACE

(1) Residential building setback and airspace in traditional core areas in the State shall be according to the following:

- (a) three (3) metres building setback shall apply on all the sides where the property has more than one (1) access road abutting the subject site;
- (b) residential buildings on Lagos Island, Lagos Mainland and all other traditional core areas in the State which shall not be less than one hundred and fifty (150) square metres plot size shall observe a minimum of three (3) metres building setback;
- (c) the air space shall be three (3) metres on one side and 1.5 metres on the other side with the provision that cantilever shall not be allowed on the side with the 1.5 metres air space, and 3.0 metres rear air space shall apply;
- (d) where party walls or other acceptable ideas are introduced to one side of the development, the other air space shall not be cantilevered and shall not be less than three (3) metres;
- (e) where plot area is not more than two hundred and twenty-five (225) square metres in other part of the State, provision in paragraph (c) above shall apply, and where the plot width is over ten (10) metres, the air spaces shall be three (3)metres.

(2) Buildings in other areas in the State shall have a minimum building setback of six (6) metres and three (3) metres air space on the sides and rear, while buildings over four (4) floors shall observe a minimum of 4.5 metres at the rear, except as otherwise stated in this Regulation.

B. COMMERCIAL BUILDING SETBACK AND AIRSPACE

(1) For commercial development in traditional core areas of the State including Lagos Island, the following shall apply:

- (a) three (3) metres building setback shall apply and on all the sides where the property has more than one (1) access road abutting the subject site;
- (b) three (3) metres air space shall be observed on all sides, i.e., left, right and rear.

(2) Commercial or industrial buildings in other areas of the State shall have a minimum of nine (9) metres building setback while the sides and rear air spaces shall have a minimum of 4.5 metres or in accordance with the provisions of the prevailing approval order.

C. Mixed Use Building Setback and Air Space Setback and air spaces for mixed use buildings and development shall be 4.5 metres and 3 metres respectively only in traditional core areas of the State, whilst 7.5 and 4.5 metres will be maintained in other areas of the State, or in accordance with the prevailing approval order or the scheme.

Setback to Public Utilities and Right of Way

8.

(1) Setback of properties of public utilities shall be as follows -

(a) Highway and Roads:

- (i) 120m Right of Way – (60 metres from the median (centre) to the property line);
- (ii) 90m Right of Way - (45 metres from the median (centre) to the property line);
- (iii) 60m Right of Way - (30metres from the median (centre) to the property line);
- (iv) 30m Right of Way - (15metres from the median (centre) to the property line);
- (v) 24m, 18m , 15m, 12m (12m, 9m, 7.5m and 6m right of ways respectively, from the centre to the property line as applicable);

(b) Setback to Rail line:

The minimum setback between a building and rail line shall not be less than twenty-one (21) metres from the edge of the outer rail line to the property line;

(c) Setback to Electric Power Network:

The minimum horizontal distance between a building and the centre line of Electric overhead conductors shall not be less than the followings:

- (i) 0.415KV 6 metres;
- (ii) 11 KV..... 6 metres;
- (iii) 33 KV 10 metres;
- (iv) 132 KV 20 metres;
- (v) 330 KV 30 metres;
- (vi) Sub-station Minimum of 12 metres from the Substation property boundary;

(d) Setback to Gas and Oil pipelines:

The minimum horizontal distance between the building line and Oil/Gas pipeline shall not be less than fifteen (15) metres from the outer edge of the alignment;

(e) Setback to Water Bodies and Gorges:

(i) Ocean and Sea:

The minimum distance between any property and the ocean or sea shoreline shall not be less than one hundred and fifty (150) metres, in natural state (or otherwise where there is an embankment). In other areas it will be guided by the operative development plan for the area or shoreline protection;

(ii) Lagoon:

The distance between any property and the Lagoon shore-line shall not be less than fifty (50) metres, or as may be specified from time to time, while, in special cases and under certain conditions, development may be allowed close to the edge of, and on the lagoon for tourism and recreational development purposes;

(iii) River and Creek:

The distance between any building and river bank or creek shoreline shall not be less than fifteen (15) metres;

(iv) Gorge, Canal or Drainage:

The distance between any building and the edge of a gorge, canal or drainage if defined by concrete live channel, shall not be less than ten (10) metres to the

building, or as may be specified by the relevant statutory body.

(f) **Setback to Cemetery:**

The setback of any development to cemetery shall maintain a minimum of Twenty Five (25) metres to the cemetery property boundary. Such cemetery shall be bounded by an access road or a buffer.

(2) Without prejudice to Regulation 7 (1) above, the minimum distance of a building to any public utility may be subject to amendment from time to time as may be prescribed by the appropriate statutory bodies.

Building Coverage

9.

(1) **Residential:**

The maximum building coverage permissible shall be as specified in areas with Operative Development Plan and its Approval Order, and in other areas without an Operative Development Plan, it shall be sixty (60) percent.

(2) **Commercial:**

The maximum coverage permissible on a commercial plot shall not be more than seventy (70) percent of the entire plot.

(3) **Industrial:**

The maximum coverage permissible on an Industrial plot shall not be more than sixty (60) percent of the entire plot.

(4) **Place of Worship, Assembly, Auditorium, Conference and Event Centers:**

The maximum coverage permissible on a plot for a place of worship, assembly or auditorium shall be fifty (50) per cent of the entire plot.

(5) **Other Uses:**

(a) Maximum coverage for all other types of proposal shall not exceed sixty (60) per cent except where specifically provided in a Development Plan and Approval Order;

(b) The provisions in Schedule 4 to this Regulation shall also apply.

- Provision of Landscaping 10.
- (1) The Authority shall impose necessary conditions for the preservation of existing trees or greenery, or planting of new trees or greenery on the site of development.
 - (2) Minimum area for landscaping shall be as specified in a Development Plan for areas where such plan(s) exist.
 - (3) For all other residential, commercial, industrial, institutional and other uses, a minimum of ten (10) per cent of the plot shall be reserved for soft landscaping.
- Permissible Number of Dwelling Units 11.
- The following shall be the number of family or dwelling units permissible per hectare as specified in Schedule 4 to this Regulation:
- (a) In low density residential areas (Ikoyi, Victoria Island and Annex, Apapa, Ikeja, and others), permissible density shall be as specified in the Plan and its Approval Order;
 - (b) In other Government Medium Density Residential Areas (Magodo I & II, Omole I & II, Ogudu I & II, Amuwo-Odofin and others), permissible density shall be as specified in the Plan and its Approval Order Otherwise:
 - (i) maximum of sixty (60) units per hectare is permitted and no separate boy's quarter shall be allowed i.e. Six (6) units per 1000 square metres;
 - (ii) the height provision shall be a maximum of three (3) or four (4) floors (provided the ground is open for parking) of terrace design concept or masonette including the tank room;
 - (iii) permissible density and height of not more than four (4) floors on plots designated or re-designated for social building within Government Estate or Schemes.
 - (c) High Density Residential Zone:

In all High Density Residential areas, the maximum number of dwelling per family unit permissible shall be Ninety (90) units per hectare.
 - (d) Tenement Housing

- (i) Maximum of four (4) floors shall be permissible provided that four (4) car parking spaces per floor are provided. The ground floor shall be reserved solely for car parking except as otherwise provided in this Regulation;
 - (ii) The first two (2) upper floors shall not be more than eight (8) rooms per floor and serviced with minimum of two (2) each of toilets, bathrooms and kitchens;
 - (iii) The last floor shall not be more than two (2) family units/flats;
 - (iv) The development proposed must satisfy other planning regulations including parking, building line, air spaces, site coverage, etc.
- Industrial and Commercial Density. 12. (1) For every industrial proposal, the commercial or other uses complementing the industrial activity shall not exceed thirty percent (30%) of the net floor of the industrial building(s).
- (2) In the case of commercial proposal, the industrial or other uses complementing the commercial activity shall not exceed thirty percent (30%) of the net area of commercial building(s).
- (3) The provisions of Schedule 4 shall apply to Section 11 (1) and (2) of this Regulation.
- Planning Permits for Special Structures. 13. (1) The application for the permit of special structure shall be evaluated subject to conditions that shall be explicitly stated before the grant of permit.
- (2) The condition for the grant of Planning Permit shall include but not limited to; siting of structures, setbacks to road, Right of Way, Landscape, ease of traffic dispersal and accessibility to pedestrians.
- (3) Subject to the provisions of Regulation 12(1), the special structures shall include the following:
- (a) Newspaper Stand or Kiosk;
 - (b) Vulcanising Booth;
 - (c) Fruit Seller Kiosk;
 - (d) Cement Seller's Porter Cabin;
 - (e) Communication Booth;
 - (f) Container;

(g) Vending booths.

(h) Marquee;

(4) For the grant of Permits for the erection of these structures, the Authority shall ensure that the siting of such structures shall not in any way obstruct human and vehicular traffic or be located within the utilities and services Right of Way.

(5) Such permit by the Authority for the erection of movable or non-permanent structure shall be subject to the clearance of the Ministry of Physical Planning and Urban Development and the submission of title documents where applicable.

(6) Charges and Fees payable on different categories of applications shall be as specified in Schedule 11 and 13 of this Regulation.

Parking Requirements.

14.

(1) **Residential:**

(a) Parking provisions shall be calculated at two (2) car parking spaces per dwelling unit in all residential areas including houses, flats and duplex buildings, or two (2) car parking spaces per 100m² of the plot area.

(b) Parking provisions shall be allowed within the air spaces and front setbacks in a manner that ensure efficient traffic flow in and out of the building.

(c) Hostel parking provision shall be calculated at one (1) car parking space for every three (3) hostel rooms.

(2) **Industrial:**

(a) Parking provisions for industrial development shall be one (1) car parking space for every ninety (90) square metres of the total lettable floor area;

(b) Loading and off-loading bay shall be provided for every factory apart from the parking area;

(c) A truck or trailer park capable of accommodating at least five (5) trucks or trailers at a time shall be provided for every factory or industrial development, while at least two (2) trucks for every light factory or industrial development.

- (3) **Commercial:**
 - (a) Parking provision for a commercial development shall be one car park for every sixty (60) square metres of the total lettable floor area;
 - (b) Places of Assembly, Auditorium, Conference, and Event Centres shall provide one parking space for every 10 square metres of usable floor space or in accordance with Development Plan and its Approval Order.
- (4) **Institutional:**
 - (a) Pre-school, Nursery and Primary – one (1) car park for every three (3) staff, and one (1) car park per 4-6 classrooms or one car park per ten (10) kids and one-third of the total number of car park for teachers shall be provided for the visitors.
 - (b) Secondary/Technical colleges - one car park for 3-4 classrooms, one car park per three (3) teachers, one-third of the total number of car park for teachers shall be provided for the visitors.
 - (c) Tertiary Institutions – one car park for every ten (10) students, one car park for every two (2) teaching and non-teaching staff, one-third of the total number of car park for both the teaching and non-teaching staff shall be provided for the visitors.
 - (d) Library, Art Gallery and Museum- one car park per three (3) staff and one per sixty (60) square metres of the gross lettable floor area.
- (5) **Other Commercial Uses:**
 - (a) in the case of Hotel and Guest Houses:
 - (i) one (1) car parking space for every three (3) hotel or guest rooms;
 - (ii) restaurant and conference room attachments are calculated separately in accordance with Regulation 13(3).
 - (b) one (1) car parking space for every forty (40) square metres of eating area in the case of restaurant, eatery and fast food outlets;

(c) one (1) car parking space for every five (5) bed spaces in the case of hospitals and private clinics;

(d) places of worship shall provide one parking space for every 10m² of usable floor space and 40 square metres for substandard plots.

(6) Covered Car Parking Spaces:

Covered car parking spaces within a proposed building shall be excluded from the calculation of the floor area ratio stated in this Regulation, except where the building is used entirely for car parking.

(7) Car Park provision within the Basement:

Where provision is made for Car Parking Space within the basement, a minimum recess of 1.5 metres shall be maintained from the property line to ensure safety of adjoining activities and the Developer shall indemnify adjacent structures or fences against any form of failure.

(8) Parking provision for people living with disabilities:

One parking lot per twenty available spaces shall be reserved for people living with disabilities in every commercial, public or institutional building.

(9) Car Park Standard:

(a) Vehicle parking space shall not be less than 2.5m x 5m for cars and 3m x 15m in the case of articulated vehicles with adequate provision for manoeuvrability while for people living with disabilities shall be minimum of 3m x 5m; and 3 x 7.5 metres for light trucks.

(b) Vehicle parking layout indicating total number of parking spaces, routing within the facilities shall be delineated for every commercial, public and institutional building.

Height of Buildings.

15.

(1) The height of buildings in the State shall be as stated in Schedule 5 to this Regulation, and as may be amended from time to time.

(2) The height of buildings, where not stated in Schedule 5 to this Regulation, shall be in accordance with the provisions of the Development Plan and its Approval Order.

- (3) Where a Development Plan is not available, the maximum height permissible shall be determined by Planning Information.
- Special Prohibition. 16. The heights of buildings near formations with security and safety implications may be guided by the requirements of the relevant agencies.
- Grant of Planning Permit. 17. A. General Consideration:
- (1) All applications for Planning Permit shall after being considered –
- (i) be approved with condition(s); or
- (ii) not approved with reason(s).
- (2) A letter conveying the Planning Permit stating the conditions of approval shall be issued as specified in Schedule 6 (I) to this Regulation.
- (3) Any Planning Permit granted under this Regulation shall bear the approved number, the seal and stamp and signature of the Authority.
- B. Provisional Planning Permit:
- (1) Notwithstanding the provision of sub-regulation A above, the Authority may grant a provisional Planning Permit to any intending developer processing their title before the grant of final Planning Permit.
- (2) An provisional Planning Permit obtained under sub-regulation B (1) above shall not be used for processing of the following Permits;
- (i) Demolition
- (ii) Re-Stamping
- (iii) Renovation
- (3) An conditions for the grant of provisional Planning Permit are contained in schedule 6 (II)
- C. Digital Archival
- (1) A Planning Permits granted shall be electronically archived and published periodically in the State Official Gazette.
- (2) The intending Developer shall comply with the conditions specified on the approval stamps as well as in the letter conveying the permit, and any other conditions stipulated by the Authority.

(3) A intending developer shall keep at all times a photocopy of the Planning Permit at the construction site and shall produce same on demand by an Authorised Official of the Authority.

D. Gantries:

(1) There shall be planning permits issued by the Authority for the erection of gantries in the State following clearance by the Lagos State Signage and Advertisement Agency.

(2) In granting permits for the erection of gantries, the Authority shall ensure that the gantries shall not –

- (a) be erected within the utilities and services right of way;
- (b) be erected at road intersections, bend and slopes;
- (c) block sight clearance.

Refusal of Planning Permit. 18.

(1) Any application for Planning Permit, which fails to satisfy the provisions of this Regulation shall be refused and the documents submitted, stamped "Not Approved".

(2) The Authority shall give the applicant reason(s) for such refusal in writing within twenty-one (21) working days as specified in Schedule 6(3) of this Regulation.

(3) Where the Authority requires an amendment to the submitted set of drawings and the amendment is not effected within twenty-one (21) working days from the date of receipt of the letter requesting the amendments, the drawings shall be stamped "Not Approved" and shall be deemed to have been processed by the Authority.

(4) Any prescribed administrative fees and charges paid in respect of an application for grant of a Planning Permit which has been stamped "Not Approved" shall not be refundable.

Revocation of Planning Permit. 19.

Any Planning Permit granted under this Law may be revoked in part or in whole on any of the following grounds:

- (a) the Planning Permit was obtained fraudulently;
- (b) the proposed development and uses for which the Planning Permit was granted are no longer appropriate;

- (c) the site for which the Planning Permit was granted is required for overriding public purpose;
 - (d) the developer or owner of the Planning Permit has developed in excess of the approval granted or, has not complied with the terms and conditions under which the permit was granted;
 - (e) the permitted development or use has been modified, altered, varied, added to or renovated without permit; or
 - (f) the permitted development has not complied with building control standards.
- Condonation. 20.
- (1) The Commissioner may condone any development that does not meet the conditions for the grant of Planning Permit, subject to certain conditions that may be imposed.
 - (2) A condoned building may be issued a Letter of Condonation, subject to satisfying certain conditions that may be imposed as specified in Schedule 8 of this Regulation.
 - (3) The letter referred to in sub-regulation (2) above shall not be construed to be grant of a Planning Permit as provided in this Regulation
 - (4) The Commissioner may for overriding public purpose direct the demolition of a structure, which has been granted condonation after the service of relevant enforcement notice(s).
 - (5) Any structure which is demolished pursuant to Regulation 19 (4) shall not qualify for the payment of any compensation.
- Charges and Fees 21.
- Charges and Fees payable on different categories of applications shall be as specified in Schedules 11 and 13 of this Regulations.
- Notice of Revocation of Planning Permit 22.
- (1) Subject to Regulation 19 of this Regulations, Notice of Revocation of Planning Permit shall be communicated in writing to the developer, or his proxy stating reason(s) for the revocation, and a copy shall be posted on the subject site where possible.
 - (2) The list of Planning Permits revoked shall be published in the State Official Gazette.
- Enforcement Notices in Respect of Planning Permits. 23.
- (1) The Notices of Enforcement to be served where there is non compliance with the Principal Law and these Regulations shall include the following -

- (a) Demand Notice;
 - (b) Stop Work Order;
 - (c) Quit Notice;
 - (d) Seal Off Order;
 - (e) Demand Notice; and
 - (f) Regularization Notice;
- (2) The Authority may serve enforcement notices on the owner of a private or public, residential, commercial, industrial, institutional, recreational or any other land use wherever any development is commenced without planning permit.
- (3) An enforcement notice may be issued under this Regulation notwithstanding that the unauthorized development, renovation, alteration, repair or addition took place before the commencement of these Regulations.
- (4) An enforcement notice served under sub-regulation (2) may direct the developer or owner to obtain planning permit within ninety (90) days of the Contravention Notice.
- (5) An enforcement notice served under sub-regulation (1) of this Regulation may direct the developer or owner to alter, discontinue or remove a development.
- (6) Before serving an enforcement notice in accordance with the provisions of sub-regulation (3) the Authority shall –
- (a) have regard to the existing conditions for granting a Planning Permit;
 - (b) have regard to the likely environmental degradation or impact of development carried out or being carried out; and
 - (c) consider the overriding public interest without prejudice to paragraph (b) of this subsection.
- (7) The Authority may impose additional conditions as it may deem fit in each circumstance.
- (8) An enforcement notice served under Regulation 23 by the Authority shall –

- (a) be in writing and addressed to the developer or owner;
- (b) state the reasons for the proposed auction of the Authority;
- (c) give time deadlines for response to the notice;
- (d) Consider any representation made by a developer or owner, or on behalf of a developer or owner.

(9) The notice shall be addressed to the owner, occupier, builder, contractor or those responsible for the illegal structure, works or development and is deemed to have been duly and validly served by pasting or affixing such notice and marking on any part of the structure, premises or when handed to any representative of the developer found at the site.

(10) Where service of notice is effected by pasting or affixing on any part of a structure or premises, the person effecting service shall make photographic evidence of the pasting or fixing of the notice stating the date and time of service.

(11) The Authority shall enforce an order of the Appeals Committee or of the High Court of Lagos State against a developer or holder for the time being of a planning permit who fails to comply with such an order.

(12) A developer or holder for the time being of a Planning Permit shall be liable for the expenses reasonably incurred by the Authority or any of its officers or agents, in enforcing the provisions of this Regulation.

(13) Where it appears to the Authority that –

- (a) an unauthorized development is being carried out; or
- (b) a development does not comply with a Planning Permit issued by the Authority; or

(14) Where a development or use is a minor development or use, the Authority shall have the power to order the developer to discontinue, alter or remove the development or use.

(15) Every enforcement notice served as provided in this Regulation shall take immediate effect upon service on a developer, occupier, contractor or owner of the development for the time being.

(16) Any person who fails to comply with the terms of an enforcement notice issued and served under this Regulation commits an offence and is liable on conviction to a fine as specified in this Regulation.

(17) Where a developer contravenes the provisions of this Regulation, the Authority shall have power to require the developer to –

- (a) submit an application for Planning Permit and building control authorization; or
- (b) carry out such alterations to the building as may be necessary to ensure compliance or;
- (c) pull down the building; or
- (d) Reinstate a piece of land to its prior state.

(18) Where a developer fails to comply with the provisions of sub-regulation (1) of this Regulation, the Authority shall refer the demolition of the structure to the Building Control Agency without further notice, and recover cost of demolition from the owner or developer.

Space Standards

24.

(1) The area of all habitable rooms except servant rooms shall not be less than 10.8m² with no side that shall be less than 2.7 metres.

(2) The area of all servant rooms shall not be less than 8m² with no side that shall be less than two (2) metres.

(3) The habitable room for hostel accommodation shall not be less than 8m² for one (1) person and 12m² for a maximum of four (4) persons

(4) Every room in a building shall be provided with the following:

- (a) natural lighting by means of windows;
- (b) cross ventilation by means of windows as practically as possible except in high rise buildings, party wall buildings or hotel facilities; and
- (c) habitable rooms shall be adequately and functionally ventilated.

(5) In every public, institutional and commercial building, for every 40 square metre of lettable space, two (2) toilet facilities (one for male and one for female) shall be provided.

- (6) Toilet facilities for male and female in public, institutional and commercial buildings shall be separated with specific provisions for people living with disabilities.
- (7) Where only one (1) toilet and one (1) bath provision exists in a dwelling unit each facility shall be separated.
- (8) Minimum floor area for toilet and bath facilities shall not be less than 0.9m x 1.8m (i.e. 1.62m²), if separated, or if combined 1.5m x 2.0m (3m²).
- (9) The minimum floor area provision for kitchen facility shall not be less than 1.8 metres x 3 metres (i.e. 5.4m²) and 1.5m x 1.5 m or 2.25m² for kitchenette. Also, a space of 1.8m x 2.0m (3.6m²) shall be provided at every floor for maximum of four (4) persons of hostel accommodation.
- (10) The minimum height of living rooms, kitchen and all other rooms in a building shall not be less than 2.7 metres provided that beams, trusses and similar supporting structures extending below the level of ceiling shall not be such as to reduce the height below 2.7 metres at any point.
- (11) In all developments, adequate emergency exits shall be provided and doors open outward.
- (12) A minimum of two (2) staircases shall be provided for any development of more than one unit on the same floor above the ground floor and the width of each of the staircases shall not be less than –
- (i) 0.9 metre for two (2) floors;
 - (ii) one (1) metre for more than two (2) floors (both residential); and
 - (iii) 1.2 metres for commercial, institutional and public exclusive of handrail for which shall be a provision of 0.2 metre or 200mm.
- (13) In all cases, the width of riser shall be less than the width of the tread.
- (14) A straight flight staircase shall have a mid-landing after a maximum of ten (10) risers.
- (15) The risers of all stairs shall be uniform and be between 150mm and 175mm while the tread, shall not

be less than 250mm. Generally, twice the sum of the risers added to the thread shall be equal to or more than Five Hundred (500) and less to or equal to 700mm (Seven Hundred).

(16) Spiral staircase of minimum of 0.9 metres shall be permissible for a building of not more than three (3) floors and must not encroach into the airspaces and setback.

(17) The maximum height of a fence abutting any road shall not be more than 1.5 metres made up of block wall of 900mm high topped with iron grill of 900mm high.

Approval Levels Limit.

25. From the commencement of this Regulations the following officers / offices shall be responsible for the grant of permissible Approval Levels Limit under this Regulations -
- (i). all buildings or structures on one (1) to two (2) floors limit shall be approved by District officers;
 - (ii) all buildings or structures on three (3) to five (5) floors shall be approved by Supervising Directors;
 - (iii). all buildings or structures on six (6) to seven (7) floors shall be approved by the General Managers; and
 - (iv). all buildings or structures on eight (8) floors and above shall be approved by the Commissioner.

Requirements for High-Rise and Public Buildings .

26. (1) In all high rise and public buildings every element shall conform with the Fire Safety Regulations as specified in Schedule 9 to this Regulation.
- (2) The minimum width of escape doors in a high rise building shall be as follows:
- (a) 1 to 5 floors ----- 0.9 metres;
 - (b) 6 to 8 floors ----- 1.20 metres; and
 - (c) above 8 floors-----1.50 metres.
- (3) Underground water storage of not less than twenty thousand litres shall be provided in structures above four (4) floors.

- (4) All buildings shall have fire prevention, detection and alarm devices acceptable to the State Fire Service.
- (5) A high-rise or public building shall be certified by a registered Engineer in respect of its mechanical and electrical plans.
- (6) Any application for Planning Permit for any building above four (4) floors shall be provided with a lift or elevator.
- (7) Any building or structure of over four (4) floors or above twelve (12) metres in height shall be subject to the provisions of Schedule 9 to this Regulation.
- (8) The grant of Planning Permit to all other buildings with respect to protection from fire hazard shall be in accordance with the provisions of Schedule 9 to this Regulation.
- (9) Every public or commercial building shall provide adequate toilet facilities for the use of the public.
- (10) Every public and commercial building shall make adequate provision for access (ramp), safety and toilet facilities for physically challenged persons.
- (11) All high rise buildings shall have lightning protection, earthing and bonding.

Offences and Penalties

27. (1) Any person who carries out any development within the State without obtaining a Planning Permit in accordance with the provisions of this Regulation, commits an offence of unauthorized construction. If such development meets minimum required standard, he shall within seven days submit his proposal for consideration for permit and pay a penal fee equal to four (4) times the Assessment Fee payable for such development or have the structure removed within twenty-one (21) days of notice if the development does not meet the minimum standard.
- (2) Any person who having obtained a Planning Permit, and develops beyond the level contained in the Permit but within the approvable limit for the zone as prescribed under these Regulations, commits an offence; which automatically invalidates the permit issued.
- (3) In addition to the provision of Sub-regulation (2) of this Regulation, such person shall submit a fresh application for the grant of a Planning Permit reflecting

the excess development within twenty-one (21) days of being served relevant enforcement notice before further development of the building. He shall within twenty-one (21) days of notification apply to the Authority for regularization.

(4) The applicant shall pay a penal fee equivalent to four (4) times the current building plan assessment fee for such development or as may be prescribed by the Authority.

(a) in the case of a residential building a penalty fee equivalent to twice the current building plan assessment fee for such development.

(b) in the case of a commercial/Industrial building, a penalty fee equivalent to four (4) times the current building plan assessment fee for such development.

(c) penal fees referred to in these Regulations shall be according to the volume of contravened building on site.

(5) Any person who having obtained a Planning Permit, develops beyond the level contained in the Planning Permit and above the approvable limit for the zone as prescribed under this Regulations, commits an offence of non-compliance with the planning permit issued to him and shall:

(a) within twenty-one (21) days take necessary action to remove the over-development under the supervision of a Civil or Structural Engineer registered to practice in Nigeria or have the property removed by the Authority at the developer's expense;

(b) take out a Contractor's All Risks Insurance Policy to cover damages that may occur to adjacent buildings in the process of giving effect to Regulation 24(4)(a).

(6) Any person who having obtained a Planning Permit for a specific use and having built contrary to the specific use, commits an offence of non-compliance, and while built according to the permit but using the Structure for another purpose will be asked to revert.

(7) Any person who having been served with a notice to effect any of the provisions of this Regulation by the appropriate Agency and fails or neglects to carry

out such demands within the specified time limit shall have the building removed by the appropriate Agency at the developer's expense.

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| Monitoring & Compliance with Planning Permit. | 28. | As from the commencement of these Regulations, the Authority shall monitor compliance with Approvals issued by it |
| Right of Enforcement | 29. | (1) The Planning Permit Authority shall enforce all the rights and duties attached to a Planning Permit, against a developer provided that, where a developer transfers or assigns his interest, the Planning Permit Authority shall enforce all the right and duties attached to a Planning Permit against a holder or occupier for the time being.

(2) Where a developer fails to comply with Notices issued and served by the Authority, the Authority shall refer such contravention to the Lagos State Building Control Agency for demolition. |
| Obstruction of Officers From Carrying out Official Duties. | 30. | Any person who obstructs any official of the State or its Agency from carrying out his or her lawful duty in accordance with the provisions of this Regulation, commits an offence and is liable on conviction to a fine of not less than Five Hundred Thousand Naira (₦500,000.00) or imprisonment for a term of not less than one (1) year or both in the case of an individual and One Million (₦1,000,000:00) Naira or imprisonment for a term of not less than one (1) year or both for the Chief Executive Officer and one Director in the case of a corporate body. |
| Abuse of Office by Officials. | 31. | Any public officer who uses his privileged position to unlawfully encourage and/or conspire with members of the public to violate any provision of this Regulation commits an offence and shall be dealt with in accordance with the extant Civil Service Rules. |
| Protection of Officials | 32. | (1) No action shall lie against any Authorized Officer of the Authority in respect of anything done in good faith under this Regulation.

(2) The Authority or any of its agents or staff shall not be liable to a claim or demand, or liability for any development or building whose construction has not been supervised according to this Regulation. |

Impersonation of Officials of the Authority.	33.	Any person who impersonates any official of the Authority commits an offence and is liable on conviction to a fine of not less than Five Hundred Thousand Naira (₦500, 000:00) or imprisonment for two (2) years or both.
Magistrate Court to have Jurisdiction .	34.	The Magistrate Court shall have jurisdiction to try any person who contravenes any of the provisions of this Regulation.
Appeal against Disapproval of Applications.	35.	<p>(1) Any intending developer who is dissatisfied with the decision taken on his application for permit by the Authority may petition the Commissioner in writing within ninety (90) days of the receipt of the notice of his disapproval in the first instance.</p> <p>(2) Any intending developer who is not satisfied with the provisions of Regulation 17, may appeal to the Physical Planning Appeals Committee established under Section 79 of the Urban and Regional Planning and Development Law, Ch. U2, Laws of Lagos State 2015.</p>
Representation at Appeals' Committee.	36.	<p>(1) Any dissatisfied developer or owner may appeal in person or through an Agent or Consultant appointed for that purpose.</p> <p>(2) Subject to Section 31(1) of this Regulation, the presentation shall be in writing, and supported by expert opinion of a Consultant in the construction industry registered to practice in Nigeria.</p>
Withdrawal of Planning Permit Application.	37.	<p>(1) An intending developer or owner may withdraw initial drawing in an application for Planning Permit to effect amendment(s).</p> <p>(2) A copy of the withdrawn drawings shall remain in the file while the Authority shall mark such initial drawings earlier submitted 'SUPERCEDED'.</p>
Power to Make Order.	38.	<p>The Commissioner may, by an Order published in the State Official Gazette –</p> <p>(i) prescribe planning and building standards for approval of Planning Permit; and</p> <p>(ii) amend, alter, review, modify the contents of the Schedules to this Regulation.</p>

Validity Period of a Planning Permit. 39.

(1) Where the holder for the time being of a Planning Permit fails to commence development within two (2) years of the grant of such Permit, the Permit shall become invalid.

(2) Any Planning Permit granted prior to the commencement of this Regulation in respect of any development and which has since been developed shall remain valid.

(3) Where a developer fails to commence development within two (2) years, the Planning Permit shall be subject to revalidation by the Authority on the payment of twenty-five percent (25%) of the prevailing processing fees:

Provided that the Development Plan has not been amended, varied or altered as provided for in the Law.

Re-Stamping, Certified True Copy and Re-Submission of a Planning Permit. 40.

(1) A developer of an existing building who due to misplacement, loss, or mutilation requires additional copy(ies) may apply to the Authority for re-stamping or certified true copy of a Planning Permit subject to the payment of twenty-five percent (25%) and ten percent (10%) respectively of the prevailing processing fee.

(2) Such application shall be in written form with all necessary supporting documents. Where necessary, the applicant shall re-submit necessary documents and drawings at no additional cost.

Addition, Alteration, or Amendment to Approved Planning Permit 41.

(1) An application for a grant of a Planning Permit for addition, alteration, or amendment to an existing building shall be accompanied by the previously issued Planning Permit for the building.

(2) An assessment on an additional development shall be calculated on the prevailing assessment rate, such assessment shall be on the additional development only.

(3) For other cases, assessment shall be done on the basis of prevailing assessment rate and deducted from the already paid fees.

- Prohibitions. 42. (1) Application for change of land use will only be considered on the amendment of the Operative Development Plan.
- (2) Internment shall only be approved within approved cemeteries.
- Register of Registered Professionals. 43. The Authority shall keep up-to-date registers of all relevant professionals registered to practice in Nigeria as submitted to it by the State Chapters of the respective professional bodies, which shall be updated yearly.
- Grant of Planning Permit not Conferring Ownership. 44. The grant of Planning Permit by the Authority under these Regulations shall not be deemed to confer ownership of the land on the applicant nor validate any defect in the land title.
- Transfer of Planning Permit 45. Where a holder of a Planning Permit transfers or assigns his interest, the assignee of such permit may submit copies of the relevant documents at the relevant District or Local Planning Permit Office for re-naming/re-titling and record subject to payment of twenty-five percent (25%) of the prevailing assessment fee.
- Review of Regulation. 46. Without prejudice to the power of the Commissioner under Section 99 of the Principal Law, these Regulations shall be reviewed every ten (10) years from the date issued.
- Repeals 47. The Town and Country Planning (Building Plans) Regulations, L.S.L.N. No. 15 of 1986 and the Lagos State Physical Planning and Development Regulations, 2005, L.S.L.N No. 7 of 2007 are repealed.
- Citation and Commencement 48. These Regulations may be cited as the Lagos State Physical Planning Permit Regulations, 2019 and shall come into force on the day of 2019.

Made thisday of 2019

.....

TPL (Dr.) Okanla' Salako
Commissioner for Physical Planning and Urban Development

SCHEDULE 1
APPLICATION FORM

LAGOS STATE GOVERNMENT

L	A													
---	---	--	--	--	--	--	--	--	--	--	--	--	--	--

LASRRRA Residency Number

LAGOS STATE GOVERNMENT



LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY
APPLICATION FORM FOR THE REGISTRATION
AND
PROCESSING OF BUILDING DEVELOPMENT PERMIT

DISTRICT OFFICE.....
DEVELOPMENT PERMIT DEPARTMENT
LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY
OBA AKINJOBI WAY, OLD SECRETARIAT, G.R.A
Ikeja.

CALCULATION OF PROCESSING FEE

(..... DISTRICT OFFICE)

Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Institutional <input type="checkbox"/>	Industrial <input type="checkbox"/>	Agricultural <input type="checkbox"/>	Recreational <input type="checkbox"/>	Mixed-Use <input type="checkbox"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

REQUIRED DOCUMENTS FOR PROCESSING OF DEVELOPMENT PERMIT

1. Certified True Copy of title e.g. C of O, Governor's Consent, Deed of Conveyance etc.
2. Survey Plan
3. 5 sets of Architectural Drawings
4. 5 sets of Structural Drawings
5. 5 sets of Mechanical Drawings
6. 5 sets of Electrical Drawings
7. Tax Clearance:
 - (i) Tax Clearance of Individual Applicant
 - (ii) Tax Clearance of Company Applicant
 - (iii) Tax Clearance of 2 Directors
 - (iv) PAYE returns of Company
8. Planning Technical Report (where necessary)
9. Where necessary clearance letter from:
 - (i) Land Use And Allocation Committee (LUAC)
 - (ii) New Town Development Authority (NTDA)
 - (iii) Ministry of Environment (Drainage Department)
 - (iv) Ministry of Transportation (Metro Alignment/Traffic Report)
10. Photocopy of payment of assessment fees
 - (i) Main assessment fee
 - (ii) 10% Local Planning Authority
 - (iii) Lagos State Emergency Management Agency
 - (iv) Special Enhancement Fees
 - (v) Infrastructural Development Charges

**PART I
PROCESSING FEE CONFIRMATION**

1. Location of Development:.....
2. Name of Applicant:.....
3. Address of Applicant:.....
4. Telephone No./Email:.....

CALCULATION OF FEES	FOR ACCOUNTS USE ONLY
RESIDENTIAL	Bank Teller No:
Volume of Building (m3) X R 1**	Bank Teller Date:.....
COMMERCIAL/INSTITUTIONAL	Revenue Receipt No:.....
Volume of Building (m3) x R 2**	Revenue Code:.....
AGRICULTURAL	i. Building Plan:.....
Volume of Building (m3) x R 3**	ii. IDC:.....
LAYOUT FEES	iii. Penal Fee:.....
Area of Plot (m2) x R 4**	Payer I.D:.....
	Name of Officer:.....
	Designation:.....
	Signature:.....
	Date:.....
	Official Stamp

* Such as Residential, Commercial, Industrial, Recreational, Institutional, Agricultural

* **Where R1, R2, R3 and R4 are rates in ₦ which are determined from time to time

PART II (A)

VITAL INFORMATION BY APPLICANT

(To be completed by Applicant/Consultant for a Development Permit)

1. (a) Name of Applicant:.....
(b) Contact Address:
(c) Telephone No.
(d) E-mail Address:

2. ARCHITECT
(a) Name of Consulting Architect:
(b) Contact Address:
.....
(c) Telephone No.:
(d) E-mail Address:
(e) ARCON Registration No.:

3. ENGINEER
(a) Name of Consulting Engineer:
(b) Contact Address:
.....
(c) Telephone No.:
(d) E-mail Address:
(e) COREN Registration No.:

4. DETAILS OF SUBJECT SITE

- (a) Location of Land:
.....
- (b) Width (m):
.....
- (c) Length (m):
.....
- (d) Area (m²):
.....
- (e) All pillar numbers on survey plan correspond with numbers on block plan and on site.
Yes/No.
- (f) If plot is a corner-piece, the corner is defined with 2 pillars. Yes/No
- (g) Name of Survey Plan and title documents correspond with that on building plans.
Yes/No.
- (h) Date on Survey Plan
- (i) Origin of Survey Plan
- (j) Ref. No. of Survey Plan:
.....
- (k) Access to land is defined on survey Plan. Yes/No:
.....
- (l) Street Name(s) / No:
.....
- (m) Survey is singular Plan/beacon Sheet of block in layout:
.....

5. (a) Number of structures existing on land:
.....

(b) Number of floors (if more than one structure, state per structure):.....

6. (a) No of structures proposed on land:
.....

(b) Number of floors (if more than one structure, state per structure):
.....

7. Height of proposal in metre (if more than one structure, state per structure):.....

8. If proposal is residential, state type and No. of Units:

9. If proposal is commercial, etc.

(i) Gross floor area (m2):

(ii) Lettable floor area (m2):

10. TITLE DOCUMENT

a. Land acquired from;

(i) L.S.D.P.C (ii) L.U.A.C. (iii) Others specify:

b. Type of interest on title

(i) Freehold (ii) Leasehold (iii) Power of Attorney (iv) Assignment

c. Evidence of Ownership:

(i) Certificate of Occupancy; Number and Date:

.....

(ii) Conveyance / Land Cert.; Number and Date:

.....

(iii) Governor's Consent; Number and Date:

.....

(iv) Purchase receipt; Date:

(v) Others

11. PUBLIC UTILITIES:

a. Drainage: Yes/No (i) Piped Water: Yes/No (ii) Electricity: Yes/No.....

b. If proposal is public and or high-rise building, provision is made for water sprinkler, under ground water tank (state capacity):

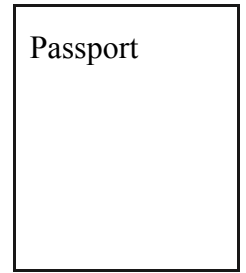
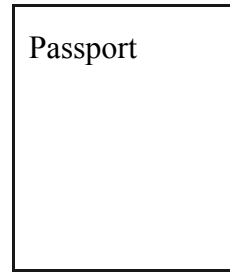
.....

Borehole: Fire Fighting Equipment; Fire Alarm (tick whichever is provided).

c. Refuse Collection Point Available: Yes/No

d. The respective locations of the equipment in (b) above are clearly indicated on drawing with notations, Yes/No

PART II (B)



ATTESTATION

I, of
..... having my proposed site at
.....

certify that the information given in Part (II) above are true to the best of my knowledge and belief, and I am aware that any false claim by me, either to the Lagos State Physical Planning Permit Authority or any branch of the Government, shall lead to the withdrawal of any approval granted in addition to the penalty that may be imposed under the Physical Planning Permit Authority Law and any other relevant laws.

In addition, I shall engage the services of qualified professionals to supervise the construction job in line with the State Physical Planning Permit Regulation.

Furthermore, I have appointed Messrs of
.....

to act as my Consultant/Agent for the processing of the Planning Permit. His Photograph and mine are attached above.

.....
Applicant Signature

SWORN TO at this day of 20
.....

BEFORE ME,

.....
.....
COMMISSIONER FOR OATHS

In case the intending developer is an illiterate:

SWORN TO at this day of 20
.....

Before me, I having first truly, distinctly and audibly read over the contents of the application form to the intending developer, being an illiterate and explained the nature and contents of the exhibits therein in the language when he or she appeared perfectly to understand the same and made his/her marks thereto in my presence

.....
COMMISSIONER FOR OATH

PART III (A)

PHYSICAL PLANNING SITE INSPECTION REPORT TO BE COMPLETED BY A TOWN PLANNER.

1. Site Report of Plan No.:
.....
2. Location of proposal:
.....
3. Type of proposal:
.....
4. Subject site is firm Land/Sloppy/Sandy/Swampy:
5. Site is Vacant / Not Vacant:
6. (a) If proposal is existing, give the following details
 - (i) Front setbackm; and is/is not adequate
 - (ii) Rear air spacem; and is/is not adequate
 - (iii) Right air spacem; and is/is not adequate
 - (iv) Left air spacem; and is/is not adequate

(b) Does the building on site conform with the submitted drawing? Yes/No if not, specify the variance

(c) What are the dimensions of all buildings if there are two or more on the site
.....

(d) Do the beacons and their orientation on site conform with those on the drawing and on the survey plan? Yes/No

(e) Drain is provided Yes/No and is in earth/concrete (tick)
7. (a) (i) Access to the site is a proposed. Yes No.....
(ii) Existing motorable road. Yes No.....
(b) If existing, give name of access
.....
 - i. Primary
 - ii. Secondary
 - iii. Tertiary
 - iv. Others

(c) If existing, give dimensions

8. What are the existing use(s) of the following?
 - (a) All buildings on the adjacent plots?
.....
 - (b) All the buildings (if any) on the site under consideration?
.....
 - (c) The site under consideration if no building existing on it?
.....
9. Highest development near site is
Floors and use is
10. The erection of this building and subsequent fencing of the site will obstruct/will not obstruct the natural flow of surface water of the surrounding area. Yes No
.....
11. The erection of this building will/will not obstruct an existing/proposed access
.....
12. The site falls/does not fall within Government acquisition. If Yes, state the acquisition type
.....
 - (a) Name of Acquisition
 - (b) Any approved layout. Yes..... No.....
13. (i) The proposed Land Use conforms/does not conform to the existing general Land Use Zoning of the area.
14. Distance to Public Utilities:
 - (a) Drainage:
Natural/Artificial.....m
 - (b) Electricity Transmission Lines (11KV, 33KV, 132KV, 330KV).....m
 - (c) Public Water mainsm
 - (d) Railway linem
 - (e) N.N.P.Cm
 - (f) Others (Specify)m
15. Distance to natural featuresm
 - i Water bodiesm
 - ii. Canal (concrete/earth)m
 - iii. Gorgem
 - iv. Others (Specify)m
16. Proximity to Community Facilities:

- i. Schoolm
- ii. P.O.S.m
- iii. Health Centresm
- iv. Others (Specify)m

17. Name of Officer:

Designation:

Signature:

Date of Inspection:

PART III (B)

DETAILED SITE SKETCH

Name of Officer:
Designation:
Signature:
Date:

PART III (C)

SITE PHOTOGRAPHS

(With Date/Time/ Size: 5 x 7)

PART IV
CHARTING REPORT TO BE COMPLETED BY A SURVEYOR

1. Plan No.:
.....
2. Name of Applicant:
.....
3. Name of Survey Plan:
.....
4. Survey Plan No.:
.....
5. Date of Survey Plan:
.....
6. Location of site:
.....
7. Area of the site:
.....
8. The co-ordinate on the Survey Plan
.....
9. The Bearing and distance of the Survey Plan i.e. clockwise
.....
10. Site charted on:
 - (a) (i) Regional Map:
.....
 - (ii) Model City Plan / Master Plan:
.....
 - (iii) Zoning for subject site:
.....
 - (b) (i) Name of Scheme for the Area Date
 - (ii) Designated Land Use of subject site
 - (c) (i) Name/No. of Layout for the Area Date
 - (ii) Designated Land Use of subject site
 - (d) (i) Acquisition Map (Specify Acquisition) Date
 - (ii) Subject site falls/does not fall within acquisition
11. (a) Survey plan has been charted on all relevant maps, Yes/No
- (b) If not, give reasons:.....
12. Charting Officer's Remark:

I,
.....
information given in Part VII (1-11) above are to the best of my knowledge the correct charting information.

Name:

Signature:

Designation:

Date:Supervisory Officer's confirmation.

I, have cross-check the above charting done by

..... and hereby confirm that a ll relevant maps and schemes were used for the information give in Part VII (1-11) above.

Name:

Designation:
.....

Signature:

Date:
.....

PART V

VETTING OF ARCHITECTURAL DRAWINGS

- 1. (i) Name of Designer:
- (ii) ARCON & NIA Reg. NO.:
- (iii) Telephone No.:
- (iv) Stamp & Signature:
- (v) E-mail Address:.....

- 2. (i) Type of Proposal:
- (ii) Site Location plan well described:.....
- (iii) Nos. of Floors:
- (iv) Provision of ramp for people living with disabilities in all public buildings:
- (v) Required Landscape Provision: Yes: No:.....
- (vi) Adequate set back provided: Yes: No:.....
- (vii) Is the staircase practicable? Yes: No:.....
- (viii) No. of practicable car park (including People Living with Disabilities parking in public building):
Parking Required Parking Provisions
- (ix) Provisions of walk way outside the building (including drain etc)
- (x) Functionality of Design? Yes: No:.....
- (xi) Toilet provision for People Living with Disabilities (Public Buildings): Yes..... No.....
- (xi) Escape Door Provided: Yes: No:.....
- (xii) Detail Sectional Drawing for Multi-Floor provided: Yes
- (xiii) Detail Sectional Drawing for Multi-Floor provided: Yes.....
- (xiv) Fire Assembly Point and Water Sprinkler provided: Yes No.....
- (xv) Is every room in the building provided with the following?
 - (a) Natural lighting by means of window / openings: Yes No.....
 - (b) Cross ventilation of habitable rooms by means of windows: Yes No.....

I certify that the applicant has satisfied the Building Permit Regulations and other condition for its acceptance for registration.

Officer Name:

Designation:

Signature:

Date:

PART VI

VETTING OF STRUCTURAL DRAWINGS

1. (i) Name of Consultant:
- (ii) COREN Registration Number:

(ii) Contact Address:

(iv) Telephone: Date:

(v) E-mail:

2. (i) Use of Proposal:

(ii) Nos. of Floors:

(iii) Nature of Soil:

3. (i) Sub-soil investigation report (where necessary) Ok / Not OK

(ii) Calculation Sheets: Ok / Not OK

(iii) Structural Drawing: Approved / Not Approved

(iv) Letter of Supervisions / Letter of Structural stability (where necessary)

(v) Non-destructive comprehensive strength test (where necessary)

4. Comments/Remarks:.....

Name of Approving Engineer:.....

Designation:

Signature:

Date:

PART VII

VETTING OF ELECTRICAL DRAWINGS

1. (i) Name of Consultant:
 - (ii) COREN Registration Number:
 - (iii) Contact Address:
 - (iv) Telephone: Date:
 - (v) E-mail:
 2. (i) Use of Proposal:
 - (ii) Nos. of Floors:
 3. (i) Cabling System: Ok / Not OK
 - (ii) Fire Detection system: Ok / Not OK
 - (iii) Lighting Layout:..... Ok / Not OK
 - (iv) Power Layout:..... Ok / Not OK
 - (v) Schematic Diagram:..... Ok / Not OK
 - (vi) Load Estimation.....ok /Not Ok
 - (vii) Lightning protection and Bonding..... Ok/Not Ok.
 - (viii) Other relevant details: Ok / Not OK
 4. Comments/Remarks:.....
- Name of Approving Engineer:.....
- Designation:
- Signature:.....
- Date:

PART VIII

VETTING OF MECHANICAL DRAWINGS

1. (i) Name of Consultant:
 - (ii) COREN Registration Number:
 - (ii) Contact Address:
 - (iv) Telephone:
Date:.....
 - (v) E-mail:
 2. (i) Use of Proposal:
 - (ii) Nos. of Floors:
 3. (i) Fire Fighting System: Ok / Not OK
 - (ii) Schematic Diagrams: Ok / Not OK
 - (iii) Lift details (where applicable):..... Ok / Not OK
 - (iv) Waste water treatment plant
 - (v) Water treatment plant
 - (vi) Air conditioning / Cooling system
 - (vii) Service pipes
 - (viii) Inspection chambers
 - (ix) Septic tank / Soak-away
 - (x) Other relevant details: Ok / Not OK
 4. Comments/Remarks:.....
- Name of Approving Engineer:.....
- Designation:
- Signature:
- Date:

CHECKLIST OF SUBMITTED DOCUMENTS FOR PROCESSING OF DEVELOPMENT PERMIT

- Certified True Copy of title e.g. C of O, Governor's consent, deed of Conveyance/Land Cert. etc.
-
- Sum print Survey Plan / Beacon sheet (Photocopies should be affixed at the back of each block plan)
- 5 sets of Architectural Drawings duly stamped and sealed with a set affixed ARCON stamp

5 sets of Structural Drawings / Calculation Sheets / Letter of Supervision duly signed, sealed and dated

- * Sub-soil investigation report
- * Letter of Structural Stability / Integrity report in case of existing Building / Building under-construction/ Renovation
- * Former Development Permit

- 5 sets of Mechanical Drawings duly signed, sealed and dated
-
- 5 sets of Electrical Drawings duly signed, sealed and dated

Current Tax Clearance of individual

- i. Current Tax clearance of company
- ii. Current Tax clearance of 2 directors
- iii. Current PAYE returns of company

- Land use charges or sworn affidavit in lieu
- Certificate of Incorporation in case of Company
- Physical Planning Technical Report where necessary (2 copies)

Traffic Impact Assessment Report where necessary (2 copies)

Clearance letter from:
i. Land Use and Allocation committee

ii. New Town Development Authority

iii. Ministry of Environment (Drainage Department) iv. Ministry of Transportation (Metro Alignment / Traffic Report)

v. Private estate and others

vi LSDPC vii. Lagos State Urban Renewal Agency

viii. NNPC / DPR

ix. Power Distribution Company / Fire Services / Police Report

ix. Others.

Photocopy of payment of assessment fees:

i. Main assessment fee Receipt No.....

ii. 10% Local Planning Authority Receipt No
.....

iii. Lagos State Emergency Management Agency Receipt No
.....

iv. Special Enhancement Fees Receipt No
.....

v. Infrastructural Development Charges
.....

vi. Penal Fee Receipt No

SCHEDULE 2

PROFESSIONAL SKILLS REQUIRED FOR PREPARATION OF TECHNICAL REPORTS AND DRAWINGS

S/N	-Type of Report and Drawing	Professionals						Remarks
		Draft Man	Regd Tpl	Regd/Ar c	Regd S/Eng	Regd Elec	Regd Mech	
1	Preparation of Reports							
	(a) PPTR	---	X	---	---	---	---	All Technical Reports relating to Physical Planning
	(b) EIAR	---	X	---	---	---	---	
	(c) LUPAR	---	X	---	---	---	---	
(d) TIAR	---	x	---	---	---	---		
2.	Architectural Drawings							
	(a) Bungalow	X	-	X	---	---	---	Bungalow for all uses
	(b) Above Bungalow	---	---	x	---	---	---	Above bungalow for all uses
3.	Engineering Drawings							
	(1) Structural							Structural Drawings are required for complex bungalow including those on weak soil
(a) Bungalow	---	---	---	X	---	---		
	(b) Above Bungalow	---	---	---	X	---	---	Above bungalow for all uses

	Electrical Bungalow and above	----	---	----	----	x	----	Electrical drawing for all uses
5.	Mechanical Bungalow and above	----	----	----	----	----	x	Mechanic al and Plumbing Drawing for all uses.

SCHEDULE 3

TEMPLATE FOR PETROL FILLING SERVICE STATION APPROVAL IN LAGOS STATE

CATEGORY 'A' HIGHWAYS	CATEGORY 'B' COLLECTOR	CATEGORY 'C' DISTRIBUTOR	CATEGORY 'D' MAJOR COLLECTOR ROAD
<ul style="list-style-type: none"> ➤ With an area of 2500sqm and above ➤ To be located along major Highways ONLY ➤ To be 10km apart 	<ul style="list-style-type: none"> ➤ With an area of 1500-2499sqm ➤ To be located along secondary roads(collector) ➤ To be 1.2km apart 	<ul style="list-style-type: none"> ➤ With an area of 1000-1499sqm ➤ To be located along tertiary roads(Distributor) ➤ To be located 400m apart from another pfs 	<ul style="list-style-type: none"> ➤ With an area of 648-999sqm ➤ To be located along collector roads ➤ To be located 250m apart
<p><u>Facilities to be provided</u></p> <p>a. Compulsory</p> <p>(i) Changing Room, (ii) Air Compressor, (iii) Vulcanizing</p> <p>(iv) Service Bay (v) Car Wash (vi) Convenience Store</p> <p>(vii) Offices (viii) Toilets (Minimum of 3 each for Male, Female and 1 each for physically challenged for male and female), (ix) Fire Fighting Equipment (x) CCTV, (xi) 9 pumps, 18 nuzzles maximum.</p>	<p><u>Facilities to be provided</u></p> <p>a. Compulsory</p> <p>(i) Changing Room, (ii) Air Compressor, (iii) Vulcanizing, (vi) Toilets (Minimum of 2 each for Male, Female and 1 each for physically challenged for male and female), (vii) Fire Fighting Equipment(viii) Service Bay (ix) CCTV (x) 6 pumps, 12 nozzles maximum.</p>	<p><u>Facilities to be provided</u></p> <p>a. Compulsory</p> <p>(i) Air Compressor, (ii) Vulcanizing, (iii) Service Bay (iv) Office (v) Toilets (2 each for Male, Female and 1 each for physically challenged for male and female),</p> <p>(vi) Fire Fighting Equipment (vii) CCTV (viii) 4 pumps, 8 nozzles maximum.</p>	<p><u>Facilities to be provided</u></p> <p>a. Compulsory</p> <p>(i) Product should be either kerosene (DPK), Diesel (AGO), Gas (LPG), Petrol (PMS), as mono product with logo inscribed on its pump/signage.</p> <p>(ii) Toilets (1 each</p>

<p>b. Optional</p> <p>(i) E-banking, (ii) Motel,</p> <p>(iii) 6 meters distance between stations building and pump island</p> <p>(iv) Fast food/Restaurant</p>	<p>b. Optional</p> <p>(i) Fast Food/Restaurant, (ii) E-banking, (iii) Office</p> <p>(iii) 6 meters distance between stations building and pump island</p>	<p>b. Optional</p> <p>(i) Fast Food/Restaurant, (ii) E-banking (iii) Car Wash (iv) Shop</p> <p>(iii) 6 meters distance between stations building and pump island</p>	<p>for Male, Female, and 1 each for physical challenged for male and female).</p> <p>(iii) Fire Fighting Equipment (iv) Changing Room, (v) Office (vi) 1 Island,</p> <p>2 pumps, 4 nozzles maximum.</p> <p>(iii) 6 meters distance between stations building and pump island</p>
<p><u>OTHER REQUIREMENTS</u></p>			
<p>a. Documents</p> <ul style="list-style-type: none"> • Licensed as an oil marketing company • NNPC (DPR) to obtain clearance letter from MPP&UD before issuance of license to operate • Technical report prepared by a Registered Town Planner must be submitted to support the proposal before approval is granted. • Letter of clearance from Lagos State Fire Service, which must be renewed annually 			

<p>b. Specification</p> <ul style="list-style-type: none"> • The walls, doors and windows of every Petrol/Gas Filling Station shall be made with materials having at least thirty {30} minutes fire resistance quality. • Every door shall be self closing from both sides and shall be kept free of all obstructions at all times. • The base concrete of any tank dedicated to the storage of petrol products shall not be less than 225mm in thickness and shall be of appropriate quality. • The front shall be opened but provided with low steel gates and shall open inward only. • The access road to a filling station shall be in good condition and kept free of all obstructions at all times. • The roofing pattern must be steel roof or decked roof members. • Distance from an intersection – 500m • Delivery width, entry and exist – 9m • Radius of kerb line – 12m • Distance between 2 pump Islands – 6m • Setback of the first pump island from the frontage property boundary – 9m • Angle of driveway – 75⁰ - 105⁰ • 2 PFS on opposite 	<p><u>OTHER REQUIREMENTS</u></p> <p>a. Documents</p> <ul style="list-style-type: none"> • Licensed as an oil marketing company • NNPC (DPR) to obtain clearance letter from MPP&UD before issuance of license • Technical report prepared by a Registered Town Planner must be submitted to support the proposal before approval is granted. • Letter of clearance from the Lagos State Fire Service, which must be renewed annually and submitted to Town Planning Authority. <p>b. Specification</p> <ul style="list-style-type: none"> • The walls, doors and windows of every Petrol/Gas Filling Station shall be made with materials having at least thirty {30} minutes fire resistance quality. • Every door shall be self closing from both sides and shall be kept free of all obstructions at all times. • The base concrete of any tank dedicated to the storage of petrol products shall not be less than 225mm in thickness and shall be of appropriate quality. • The front shall be opened but provided with low steel gates and shall open inward only. 	<p><u>OTHER REQUIREMENTS</u></p> <p>a. Documents</p> <ul style="list-style-type: none"> • Licensed as an oil marketing company • NNPC (DPR) to obtain clearance letter from MPP&UD before issuance of license • Technical report prepared by a Registered Town Planner must be submitted to support the proposal before approval is granted. • Letter of clearance from the Lagos State Fire Service, which must be renewed annually and submitted to Town Planning Authority. <p>b. Specification</p> <ul style="list-style-type: none"> • The walls, doors and windows of every Petrol/Gas Filling Station shall be made with materials having at least thirty {30} minutes fire resistance quality. • Every door shall be self closing from both sides and shall be kept free of all obstructions at all times. • The base concrete of any tank dedicated to the storage of petrol products shall not be less than 225mm in thickness and shall be of appropriate quality. • The front shall be opened but provided with low steel gates 	<p><u>OTHER REQUIREMENTS</u></p> <p>a. Documents</p> <ul style="list-style-type: none"> • Licensed as an oil marketing company • NNPC (DPR) to obtain clearance letter from MPP&UD before issuance of license • Technical report prepared by a Registered Town Planner must be submitted to support the proposal before approval is granted. • Letter of clearance from the Lagos State Fire Service, which must be renewed annually and submitted to Town Planning Authority. <p>a. Specification</p> <ul style="list-style-type: none"> • The walls, doors and windows of every
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<p>sides of a Road with median – Allowed</p> <ul style="list-style-type: none"> • 2 PFS on adjacent side of a Road without median – 250m 	<ul style="list-style-type: none"> • The access road to a filling station shall be in good condition and kept free of all obstructions at all times. • The roofing pattern must be steel roof or decked roof members. • Distance from an intersection – 500m • Delivery width, entry and exist – 9m • Radius of kerb line – 12m • Distance between 2 pump Islands – 6m • Setback of petrol pump from property line – 9m • Angle of driveway – 75⁰ - 105⁰ • 2 PFS on opposite sides of a Road with median – Allowed • 2 PFS on adjacent side of a Road without median – 250m 	<p>and shall open inward only.</p> <ul style="list-style-type: none"> • The access road to a filling station shall be in good condition and kept free of all obstructions at all times. • The roofing pattern must be steel roof or decked roof members. • Distance from an intersection – 500m • Delivery width, entry and exist – 9m • Radius of kerb line – 12m • Distance between 2 pump Islands – 6m • Setback of petrol pump from property line – 9m • Angle of driveway – 75⁰ - 105⁰ • 2 PFS on opposite sides of a Road with median – Allowed • 2 PFS on adjacent side of a Road without median – 250m 	<p>Petrol/Gas Filling Station shall be made with materials having at least thirty {30} minutes fire resistance quality.</p> <ul style="list-style-type: none"> • Every door shall be self closing from both sides and shall be kept free of all obstructions at all times. • The base concrete of any tank dedicated to the storage of petrol products shall not be less than 225mm in thickness and shall be of appropriate quality. • The front shall be opened but provided with low steel gates and shall open inward only. • The access road to a filling station shall be in good
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			<p>condition and kept free of all obstructions at all times.</p> <ul style="list-style-type: none"> • The roofing pattern must be steel roof or decked roof members. • Distance from an intersection – 500m • Delivery width, entry and exist – 9m • Radius of kerb line – 12m • Setback of petrol pump from property line – 9m • Angle of driveway – 75⁰ - 105⁰ • 2 PFS on opposite sides of a Road with median – Allowed • 2 PFS on adjacent side of a Road without median – 250m
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SPECIAL CONSIDERATION/REGULARISATION

All Petrol filling stations existing without Development Permits should be considered based on merit while taking into consideration the newly approved categorisation.

SCHEDULE 4A

ZONING CLASSIFICATION AND PLOT SIZES

<i>Use Zone</i>	<i>Plot Size Minimum</i>	<i>Maximum coverage per plot</i>	<i>Maximum Unit per hectare</i>	<i>Parking Requirements</i>	<i>Recommended Complementary Uses</i>
(a) Low Density Residential	1000m ²	50%	30	2 per family unit	Boy's Quarter bungalow of 2 rooms per unit with provision for adequate toilets and baths/showers. OR Guest charlet (Bungalow) and Pent Floor where specified in the Approval Order
(b) Medium Density Residential	864 m ²	50%	60	2 per family unit	Boy's Quarter of 1 room per unit
(c) High Density Residential	648 m ²	60%	90	2 per family unit	NONE
(d) Others shall be as specified in the					

relevant Operative Development Plan or scheme for an area.					
(e) Commercial (Office blocks, restaurants, etc.)	1000m ²	70%	—	1 per every 60 sq. m of lettable space and 1 per 40m ² for restaurant	In some zone Restaurant service flat on top floor only to cover 30% of the total prevailing floor area.
(f) Industrial	1500m ²	70%	—	1 per every 90 sq.m of usage floor area 1 per 40m ² lettable area for restaurant	Commercial offices of not more than 4 floors. Restaurant 10% of the total prevailing land area
(g) Educational Institutions (i) Day care (ii) Nursery/Primary iii) Secondary School iv) Tertiary Institution	600m ² 1000sq. M in built up areas 1500sq.m for developing areas 2000sqm According to National University Commission Standard and National	50% 40%	—	1 per 65m ² in built up area 1 per 90m ² in developing area	Dormitory, Hostels, Administrative Block Gate or Security post. Play areas. Assembly Halls. Overhead water tankers, football pitch, etc Maximum of 4 (four) floors

	Board for Technical Education				
(h) Hospital or Clinics	1000sq. m	50%	————	1 per 65 of hospital space or 1 per 3 hospital beds, 1 per 100 sq.m or area of families facilities	Doctors Quarters, Mortuaries, Maintenance, Personnel quarters, large parking area overhead or underground water reservoir
(i) Petrol Filling Station/Gas Station	In accordance with PFSS Approval Order. Schedule 3	In accordance with PFSS Approval Order. Schedule 3	In accordance with PFSS Approval Order. Schedule 3	Large area of Car parking	Restaurant, Supermarket, Car Care Centre, Mechanic Repairs shops. Air Gauge, pump car wash, public toilets. In accordance with PFSS Approval Order. Schedule 3

- **Floor Area Ratio (FAR) shall be applicable to sub-standard plots in all areas**

SCHEDULE 4B

PLACES OF WORSHIP

(CHURCHES / MOSQUES / OTHERS)

S/ N	DESCRIPTION	SUB-STANDARD PLOT	STANDARD PLOT
1	Minimum Land Required	600m ²	1500m
2	Maximum Plot Coverage	50%	50%
3	Permissible Use	<ol style="list-style-type: none"> 1. Assembly Hall 2. Toilet 3. Vestry/Ablution 4. Priests/Residence 5. Religious Education 	<ol style="list-style-type: none"> 1. Assembly Hall 2. Toilet 3. Vestry/Ablution 4. Priests/Residence 5. Religious Education 6. Health Clinic 7. Staff House/Hostel 8. Offices 9. Canteen 10. Recreational
4	Height a. Hall of Worship b. Vicar/Priest House c. Admin. Block d. Staff House/Hostel e. Admin. Block	7.5m Main Building excluding Domes and Minaret.	9.12m 7.5m 7.5m 4 Floors 4 Floors 4 Floors
5	SET BACKS a. Front b. Side c. Rear	6m or existing building line 3m 3m	9m 4.5m 4.5m
7	LOCATION	<ol style="list-style-type: none"> 1. Residential Plot 2. Approved plots on Ratification for P.O.W. 	<ol style="list-style-type: none"> 1. Designated P.O.W. within Scheme and Approved Layout 2. Approved plots on

			Ratification for P. O.W. 3. Residential Plot
8	Accessibility	Motorable Road of 9 metres width	Motorable Road of 9 metres width
9	Parking	1 Car park per 40 square metres of worshipping area	1 per 10 square metres of worshipping area
10	10% of the plot for soft Landscape for both categories	3 metres frontage (road setback)	4.5 metres frontage (road setback)
11	Minimum distance between 2 places of worship	200 metres radius different sects; 400 metres radius same sect	200 metres radius different sects; 400 metres radius same sect
12	Noise Control and Physical Planning Technical Report PPTR is applicable.	State Government to legislate	State Government to legislate

SCHEDULE 5
PERMISSIBLE HEIGHTS

<i>S/ N</i>	<i>Division</i>	<i>Designated Street/Roads as Commercial Corridor</i>	<i>Use</i>	<i>Existin g No. of Floors</i>	<i>Maximu m No. Of Floors Permissib le</i>	<i>Remarks</i>
1	IKEJA	IKEJA LGA				
		Central Business District	Mixed	4	20	As described in Ikeja Model City Plan
		Ikorodu road, Anthony – Oshodi Expressway, Lagos-Ibadan Expressway, Mobolaji Bank Anthony, Obafemi Awolowo way, Kodesoh/Oba Akran	Mixed	4	15	
		Lateef Jakande Road, Ogba-Isheri Road, Kudirat Abiola Way (Oregon road), Allen Avenue/Opebi Road, Adekunle Fajuyi Way, Oba Akinjobo to former	Residenti al	4	6	
			Mixed	3	6	

		Kingsway Store,	Residential			
		Opebi link (Sheraton bypass), Acme Road, Wempco	Mixed	4	6	
		Sobo Arobiodu Street,	Mixed	3	6	
		Joel Ogunnaike Street, Isaac John to Sobo Arobiodu Street Junction				
		Oba Akinjobi Way Roundabout to Sasegbon Street, Oduduwa Way, Sobo Arobiodu Street	Mixed			
		Ladipo Oluwole Street, Ikosi Road, Adeniyi Jones Street, Toyin Street, Billings way, Mobolaji Johnson Avenue (Secretariat road), Aromire Street, Olowu Street, Oregun link bridge/Osho				

		Street, Computer Village enclave, Ajayi Road, Yaya Abatan Street/College road, Aina Street, Kosoko Street, Adebowale Street, Yakoyo/Odozie Street. (e) Others				
2	AGEGE	AGEGE LGA Agege Ogba Estate Road from Pen Cinema Agege Motor Road Corridor, Abeokuta Express Way, Dopemu, Capitol, Ipaja road	Mixed	---	---	As contained in Agege- Ifako Model City plan As contained in Agege- Ifako model city plan
3	IFAKO IJAIYE	IFAKO IJAIYE LGA Ijaiye, (Ogba) Iju, Yaya Abatan, College Road, Old Abeokuta Road Corridor,	---	---	----	As specified in Ikeja Model City Plan

		Charity Road, Abeokuta Expressway.				
4	ALIMOSHO	ALIMOSHO LGA As contained in the Alimosho Model City Plan	mixed	4	6	As contained in the Alimosho Model City Plan
5	SHOMOLU	SHOMOLU LGA (Apata, Shyllon, Akoka Roads)	mixed	10	10	As contained in Mainland Model City Plan
6	KOSOFE	KOSOFE LGA Ikorodu Road axis, Oworonshoki interchange				
7	MUSHIN	MUSHIN LGA Isolo Road, Fatai Atere Way, Palm Avenue	mixed	10	6	As contained in Mainland Model City Plan

8	OSHODI/ISOLO	OSHODI/ISOLO LGA Ago Palace Way, Isolo Egbe road, Ejigbo Road, Muritala Muhammed International Airport Road	---	----	----	----
9	LAGOS MAINLAND	LAGOS MAINLAND LGA H/Macaulay Way, Commercial Avenue, Apapa Road Finbarrs road, Borno Way, Old Yaba Road, Jibowu/ Shiro Streets	mixed	6	12	As contained in Mainland Model City Plan As contained in Mainland MCP
10	SURULERE LGA	SURULERE LGA Western Avenue Corridor Ojuelegba, Tejuosho roads, Lawanson Road	mixed	10	10	As specified in Ikeja Model City Plan

11	LAGOS ISLAND	CBD, Marina Broad Street, Nnamdi Azikiwe Street. Campbell, Catholic Mission Streets, MacCarthy Street, Beckley Street, Lewis and Apongbon	mixed	6	12	As specified in Lagos Island Model City Plan
12	BADAGRY	BADAGRY LGA Lagos Badagry Express Way Corridor, Marina Road	mixed	5	10	As specified in Badagry Master Plan
13	OJO	OJO LGA Olojo Drive, Ojo-Igbede Road	mixed	4	6	As specified in Badagry Master Plan
14	AMUWO-ODOFIN	AMUWO- ODOFIN LGA Old Ojo Road	mixed	4	8	As specified in Badagry Master Plan
15	AJEROMI/IFELOD UN	AJEROMI/ IFELODUN	mixed	4	6	As specified in Apapa Model City

		LGA Ajegunle – Boundary, Kiri- kiri Roads				Plan
16	IKORODU	IKORODU LGA Lagos Road, Ikorodu- Shagamu Road, Ayangburen Beach Road, Owutu Isawo Road, Ipakodo Road, Wharf Road	mixed	6	10	
17	APAPA	APAPA LGA Wharf Road, Creek Road, Commercial Road Warehouse Road Apapa Road from Costain to 7Up, Mobil (Malu) Road	mixed	12	20	As specified in Apapa Model City Plan
18	ETI-OSA IKOYI/VICTORIA ISLAND	ETI-OSA LGA Commercial & Professional Centre zones	mixed	4	6	
19	EPE	EPE LGA Marina Street Hospital and	mixed	---	----	

		Lagos roads				
20	IBEJU-LEKKI	IBEJU-LEKKI LGA Epe-Lekki-Express Way and Coastal Road	mixed	4	30	As contained in Lekki master Plan, Ikoyi/Victoria Island Model City Plan.

NOTE: Floor Area Ratio (F.A.R) shall be applicable to commercial development on a plot area less than 1,000 metre square.

SCHEDULE 6

**LAGOS STATE GOVERNMENT
LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY
PHYSICAL PLANNING PERMIT DEPARTMENT**

Serial Number

Office of Issue.....
.....
.....

Date.....

Name of The Applicant
.....
.....
.....

LETTER FOR PLANNING PERMIT

1 TAKE NOTICE that a Planning Permit is granted under the provisions Section 34 of the Urban and Regional Planning and Development Law, and Regulation 16 of the Lagos State Physical Planning Permit Regulations, 2019 to erect a building with the following particulars:

2. (a) Application Registration
No.....

(b) Physical Planning Permit No
.....

(c) Location of Development
.....

(d) Type/Use (e) No. of Buildings
.....

(f) No. of Floors (g) No. of
Units.....

(h) Total Floor Area
(Commercial/Industrial).....

3. The grant of the Planning Permit is however subject to the following conditions:
- (a) Every Owner/Developer shall give formal notice of his or her intention to commence development to the Lagos State Building Control Agency.
 - (b) The site must be clearly demarcated in accordance with the site plan showing position of all pillars and their number.
 - (c) The building shall be erected in accordance with the details of the planning permit.

(d) The Owner/Developer shall ensure that all necessary safety measures are put in place which will be endorsed by the Lagos State Safety Commission.

(e) The Owner/Developer in respect of all noise-generating development/place of worship, club houses, event centres, factories, etc shall ensure the use of acoustic materials for construction.

(f) The Owner/Developer of the building shall not occupy or permit it to be occupied before obtaining a Certificate of Fitness for Habitation duly issued by the Lagos State Building Control Agency.

4. Failure to comply with any of the above conditions may render the permit granted void and the building liable to demolition by Lagos State Building Control Agency at cost to the owner or developer.

Dated this.....day of20.....

.....
For: General Manager

SCHEDULE 7

**LAGOS STATE GOVERNMENT
LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY
PLANNING PERMIT DEPARTMENT**

Office of Issue:

Date.....

The Building Owner,

.....
.....
.....

REVOCAION OF PLANNING PERMIT

1. Upon inspection of your property at No:

.....

it is observed that the development on the site:

(a) Contravenes the stipulated conditions for which the permit was granted and specifically, you have contravened Section 41 of the Urban and Regional Planning and Development Law, 2015

.....
.....
.....

(b) Has been overtaken by a development, which is targeted at the larger public and specifically

.....
.....

(c) Was gutted by fire, collapsed or damaged by other disasters.

(d) Was obtained by fraud/misrepresentation of facts and specifically.....

2. TAKE NOTICE that the Planning Permit given to you in respect of the development on the said land is hereby withdrawn in accordance with Section 32 of the Regulations. The effect of the withdrawal of the permit is that the said development is no longer covered by any Planning Permit and should be removed by you within twenty-one (21) days from the service of this Notice.

3. TAKE FURTHER NOTICE that should the State Government effect the removal, Section of Lagos State Building Control Regulations, 2019 shall be invoked on you as the owner/developer.

.....
For: General Manager

SCHEDULE 8

**LAGOS STATE GOVERNMENT
LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY (LASPPA)**

Office of Issue.....
S/N.....

Owner/Developer,
.....
.....
.....

LETTER OF CONDONATION

1. Further to the inspection carried out on the building in accordance with the provisions of these Regulations, the building is hereby granted a condonation status in line with the provisions of Regulation 19.
2. You are, however, to note that the structure shall continue to be condoned so long as it does not constitute any future physical and environmental nuisance including but not limited to obstruction of future access road, drainage channel, public utility lines and other infrastructural facilities and shall be summarily removed when the need arises.
3. Pursuant to the above, you are hereby requested to pay to the Lagos State Government a condonation levy of 100% of the prevailing assessment rate within two (2) weeks of this letter.
4. Failure to comply with the above conditions renders the condonation letter granted void.

Dated this.....day of
.....20.....

.....
For: General Manager.

SCHEDULE 9

FIRE SERVICE REQUIREMENTS FOR PLANNING PERMIT FOR RESIDENTIAL USES IN LAGOS STATE DWELLING HOUSES OF THREE OR MORE FLOORS IN HEIGHT ABOVE GROUND LEVEL

A. STAIRCASE

1. A protected staircase delivering to a final exit on the ground floor shall connect with all floors.
2. Any cupboard within a protected staircase shall be enclosed with fire resisting construction and the door shall be self-closing or be permanently marked "KEEP SHUT".
3. Any garage shall be separated from the dwelling house by fire resisting construction and the floor shall not be less than 1.0 M BELOW THE LEVEL OF THE STAIR OF ANY DOORWAY CONNECTED WITH THE DWELLING HOUSE.
4. An alternative means of escape shall be provided in all buildings above the second floor (i.e. first slab after ground level) which may be by way of:
 - (a) an additional protected staircase, independent of the main protected staircase or an external staircase delivering to a final exit at ground level;
 - (b) a linking balcony connecting with adjoining building with ingress thereto;
 - (c) Access to the roof whether direct or by way of flight of stairs and a dormer window, and hence to the roof of an adjoining building with ingress thereto by a safe and easy route.
 - (d) In case of a dwelling house not exceeding four floors (three suspended slabs) in height but which as a building on two floors (i.e. one suspended slab) is at a height greater than 6 metres, above ground level the principles of items shall be complied with.
 - (i) Such open plan floor is separated completely from the floors above by fire resisting construction and a fire-resisting door at the head of the staircase in the open planned building; self-closing door shall be provided at the head of the staircase;
 - (ii) The staircase shall be protected by fire resisting construction throughout its remaining height; and
 - (iii) An alternative means of escape is provided from the floor above the open plan building.

B. DEAD END CORRIDORS

1. Dead end corridor shall be avoided wherever possible. Where the provisions of a dead-end corridor is unavoidable, it shall not exceed 7.5m in length measured from the door of the furthest room in the dead end to either:
 - (a) the building exit; or
 - (b) a point from which escape is available in opposite directions.
2. Where a dead end corridor (or entrance hall of a suite of rooms) joins a main corridor from which escape is possible in two opposite directions, it shall be separated from both sections of the main corridor by self closing smoke stop and no door other than doors to bedrooms, bathrooms and toilet shall open off the dead end corridor.
3. The overall distance from the furthest door in the dead end corridor to a floor exit shall not exceed 30m Except as permitted by (special provisions for small premises). No dead end corridor shall connect directly with a protected staircase unless provision is made to by-pass such staircase so as to provide a route of escape to an alternative floor exit without having to pass through the protected staircase.

In this case, the dead end shall be separated from the protected staircase and the alternative means of escape by fire resisting construction.

C. GENERAL FOR ALL BUILDINGS

1. Artificial lighting and safety by lighting shall be provided.
2. Fire fighting equipment, fire alarms and automatic detection systems (e.g. smoke detection) together with fire instructions to staff and guest shall be provided.
3. Adequate provision shall be made for the storage of unused furniture, mattresses, linings, refuse awaiting disposal, etc. Store rooms and cupboards utilized for this purpose and other rooms containing fire risk items shall be totally enclosed by fire resisting construction. Fire resisting self closing door 25mm thick to such room shall be kept shut and locked, when not in immediate use and be permanently marked "KEEP SHUT" written in bold letters.
4.
 - (a) Lifts shall comply with the constructional requirements;
 - (b) Where lifts deliver directly into corridors serving bedroom floors and such lifts also communicate with buildings over one floor containing fire risk areas below, e.g. kitchens, lounges, storage, etc. the lifts shall be separated from the fire risk areas by protected lobbies;
 - (c) Any lift connecting with a basement or sub-basement of a building shall be separated from such a building by a protected lobby having an area of not less than 4M².

D. WIDTH OF ESCAPE ROUTES AND EXITS FROM A BUILDING ABOVE ONE FLOOR

1. The minimum width of any escape route within a building above one floor and any exits leading therefrom shall not be less than the width indicated in the table below.

Maximum No. of persons per floor	50	220	240	260	280	300	320	340	480
Width (metres)	0.760	1.000	1.200	1.300	1.400	1.500	1.600	1.700	1.800

2. Hotels come within the other residential use group of buildings for the purposes of these regulations which limit the floor area and cubic volume of each storey building (of compartment).

In general, the design of hotel is such that the ballrooms, conference rooms, bars, restaurants and kitchens are on the lower floors whilst the upper floors are given over to the bedrooms and suites. Sometime, the pattern is changed and a topmost contains a dance floor and restaurant.

The floors containing the rooms and suites are compartmented with corridors of up to 36 metres, the bedroom doors opening on to those corridors. Every hotel shall ensure that alternative means of escape, fire hydrants, directional signs, emergency lightings, alarm systems and fire extinguishing equipment are provided.

E. INSTITUTIONAL BUILDING (i.e. SCHOOLS, HOSPITALS, ETC.)

The above designation includes buildings which are used as hospitals, homes, schools and similar establishments where persons in need of treatment or care sleep on the premises.

No single specific form of construction is used for buildings in this group.

Preferably, they shall be single storey unit-type building and modern steel framed multi-storey buildings.

The building regulations recognized the life risk in premises in the use category and require new and converted buildings to have substantial force, resisting compartmentations and also limit the floor area of each storey building in the compartment of each floor. Safety requirements needed for these purposes are: Installation of fire hydrants, heat detector, flame detectors, automatic sprinkle system,

manual and electric call y-operated fire alarms and First Aid Fire fighting Extinguishers.

F. FIRE RESISTING DOORS AND SHUTTERS

Building regulations require certain openings in compartment walls to be protected by fire resisting doors.

A fire resisting door when exposed to test by fire shall retain its:

- (a) Stability for 30 minutes; and
- (b) Integrity for 30 minutes.

G. COMMERCIAL BUILDING SHOPPING PLAZAS, OFFICES, FACTORIES, WAREHOUSES,

SHOPS AND DEPARTMENT STORES, MARKETS, STADIA AND PUBLIC BUILDINGS

Means of escape in case of fire from building in which people work, i.e buildings used for offices, factory and warehousing purposes.

1. The owner of such building shall be advised to comply with the Lagos State Fire Service requirements before the building is occupied, and provided that the said requirements are complied with, by installing to the satisfaction of the Lagos State Fire Service the required fire fighting equipment. No additional requirement shall be made prior to the issue of a certificate and the Lagos State Fire Service shall have written notice of any intending alteration, or renovation of any existing building before approval is given under these regulations.
2. All commercial or public buildings in the State shall have built into it at every floor fire protection equipment approved by the Lagos State Fire Service.
3. Design guidelines in respect of precautions against fire in commercial and public buildings shall be directed towards the safety of life by:
 - (i) Planning escape routes;
 - (ii) Construction and finishing with non-hazardous materials and embodying adequate fire resistance in the structure;
 - (iii) Planning to prevent spread of fire
 - (iv) Segregating the high risk area (e.g., the selling area);
 - (i) Provision and installation of fire protection equipment as heat detectors, smoke detectors, flame detectors, automatic sprinkler systems, manual electricity operated fire alarm.

SCHEDULE 10

LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY

PERMISSIBLE USES

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Land Use Zone</i>	<i>Permitted Development</i>	<i>Development Permitted Under Certain Conditions</i>	<i>Restrictions on Developments Permitted in Columns II and III</i>
<p>1.a</p> <p>RESIDENTIAL ZONE A</p> <p>This Zone provides for residential areas of high environmental quality in terms of</p> <p>(i) Low density</p> <p>(ii) Uniform residential character</p> <p>(iii) Provision of amenities such as open space and park areas.</p> <p>Provided that under appropriate conditions those non-residential uses that are complementary to the main use of the Zone shall be included. They are shops, clinics, educational establishments and other like facilities intended mainly for the service of residents of this Zone.</p>	<p>Detached house, duplex, terraces, maisonette, open space playground, recreational park, service premises</p>	<p>Luxury flats, first class hotels, cafes, consulting room offices, petrol/gas filling/service station, shopping centre, clinic, educational establishment, health centre, place of assembly/worship, conference centre, club house, car park, guest house, multi-units residential.</p>	<ol style="list-style-type: none"> 1. The maximum number of dwelling units shall be 30 per hectare. 2. Luxury flats shall not be higher than three floors and must comply with the density of 30 dwelling Units per hectare. 3. Luxury flats shall be permitted on four floors provided that the whole of the ground floor is used for car parking and is open in all sides. 4. For first class hotel or motel the Floor Area Ratio (F.A.R.) permissible is 10 floors up to a maximum of 20 floors including car parking floors

			<p>only on streets designated as mixed use.</p> <p>5. Each proposal under Column III shall be considered on its merit but serious consideration must be given to the effect of the proposal on the amenities of the area.</p> <p>6. Adequate off-street parking must be provided for all developments under column III</p>
<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Land Use Zone</i>	<i>Permitted</i>	<i>Development</i>	<i>Restrictions on</i>

	<i>Development</i>	<i>Permitted Under Certain Conditions</i>	<i>Developments Permitted in Columns II and III</i>
<p>1b. RESIDENTIAL ZONE B</p> <p>(Medium density)</p> <p>This Zone provides for residential areas at a medium density as well as to include appropriate complementary uses such as parks and play grounds and to provide for places of employment of a non-offensive nature such as offices, cafes, consulting rooms, shops, etc.</p>	<p>Detached house, duplex, maisonette, Flats, open spaces, playground, recreational parks and service premises</p>	<p>Hostels, business premises (of a non-offensive nature), cafe, cinema, consulting room, guest house, hotel, petrol filling station, restaurant, shop, eatery, educational establishment, health centre, places of worship, place of assembly, bus station, or terminal, advertising sign, gas filling station and a conference centre.</p>	<ol style="list-style-type: none"> 1. The maximum number of dwelling units shall be 60 per hectare. 2. No development except block of flats shall be higher than 3 floors. 3. Block of flats shall be permitted on four floors provided the whole of the ground floor is used for parking and is opened on all sides. 4. For Hotel and Motels floor Area ratio shall apply subject to a maximum of 6 floors. 5. Car parking provision shall be as prescribed in the applicable regulations. 6. Cinema house hotel, motel must be located along street designated for mixed use.
<p>1c. RESIDENTIAL ZONE C</p> <p>(high density)</p> <p>This zone provides for residential developments of a high density together with</p>	<p>All development permitted under Column III of Residential Zone B including apartment house, hostel, guest</p>	<p>All developments permitted under Column III of Residential Zone B including motor park</p>	<ol style="list-style-type: none"> 1. The maximum number of dwelling units shall be 90 per hectare for flat type development. 2. No development except hotels shall

such complementary and non-complicating uses as will provide for a balance of employment and residential uses within one district.	house, open space, service premises, clinic, health centre, maternity home.		<p>be higher than 4 floors except in a restricted area e.g. airport zone.</p> <ol style="list-style-type: none"> 3. All hotel developments shall not exceed 6 floors including the ground floor. 4. All other conditions are as per items 5 and 6 of column IV of Residential Zone A. 5. Car parking provision shall be at the applicable Standard specified by the Planning Permit Authority.
<p>2a. COMMERCIAL ZONE A</p> <p>(Neighbourhood Shopping Centre)</p> <p>This Zone provides for local</p>	Advertising sign, business premises, cafe, consulting rooms, offices, petrol filling stations, shops, restaurant,	Service industry, educational establishment, hostel, cinema, health centre, maternity home, place of worship, bus	<ol style="list-style-type: none"> 1. No development must be higher than 4 floors. 2. Adequate off-street parking must be provided for all development. 3. Consideration of application on development
<i>Land Use Zone</i>	<i>Permitted Development</i>	<i>Development Permitted Under Certain Conditions</i>	<i>Restrictions on Developments Permitted in Columns II and III</i>
shopping facilities in or close to residential area. Under certain conditions more intensive uses such as cinemas, service industries, etc, may also be provided	eatery, hotel, clinic, station, store, club, open space, recreational park, car park and gas filling station.	station/terminal, transport depot, flats, restaurant, house.	<p>Developments under column III and under column IV must ensure that the quietness of neighbourhood is enhanced and preserved.</p> <ol style="list-style-type: none"> 4. Car parking

			provision must be as prescribed in the Regulations at the applicable standard specified by the planning authority.
<p>2b. COMMERCIAL ZONE B</p> <p>(local business centre)</p> <p>This zone provides for business activities of a more intensive nature than those provided in commercial zone A and would also include as exceptional uses, flats, motels service industries, etc.</p>	<p>Advertising sign, advertising board, business premises, cafe. Car sales, cinemas, consulting rooms, guest house, hotel, market, motel, office, petrol filling station or service station, restaurant, premises, eatery, shop freeze or cold storage, work clinic health centre, maternity home, place of worship/assembly, club, recreational part, bus</p>	<p>Flats, hostels, service industry, educational establishment, warehouse, bus depot, morgues.</p>	<ol style="list-style-type: none"> 1. All applications under columns II and III must not exceed four floors. 2. Adequate off-street parking must be provided for applications under column II and III. 3. The location of any advertising sign or board or sky sign must ensure good visibility.
<p>2c. COMMERCIAL ZONE C</p> <p>(Suburban centre)</p> <p>The zone provides for commercial development of more intensive type than on commercial zone b and in particular for transport depots and motor parks under certain conditions. In addition, this one will permit a high density building provided that all developments are subject to Floor Area Ratio (F.A.R.) of 10</p>	<p>All developments permitted under column II of commercial Zone B.</p>	<p>All developments permitted under column III of commercial Zone B including playground, transport depot and motor park.</p>	<p>1.All developments in this zone shall be subject to Floor Area Ratio (F.A.R.) of 10 up to maximum of 20 floors including car parking.</p> <ol style="list-style-type: none"> 1. Other conditions are as per items 2, 3, and 4 of column IV under commercial zone b.

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
Land Use Zone	Permitted Development	Development Permitted Under Certain Conditions	Restrictions on Developments Permitted in Columns II and III
<p>2d. COMMERCIAL ZONES D</p> <p>(Central Business District)</p> <p>The purpose and intent of this zone is to provide for major commercial and business establishments in down town areas of Lagos Island and Ikeja.</p>	<p>All developments permitted under column II of commercial Zone B including warehouse, educational establishment, playgrounds and motor parks, place of worship</p>	<p>Flat, hostels, apartment house and Morgue.</p>	<ol style="list-style-type: none"> 1. As per column IV of commercial zone C. 2. Development above 20 floors will be treated on the merits of each application.
<p>3. CONSOLIDATED (MIXED) ZONE</p> <p>This zone provides special areas where different activities can take place thereby reducing the distance within which people have to commute.</p>	<p>Detached house, duplex, maisonette, apartment house, flat, hostel, advertising sign, business premises, cafe, care sales, cinemas, consulting rooms, guest house, hotel, market, motels, office, petrol filling station, restaurant, service station premises, shop, freezing or cold storage work service, industry, warehouse, clinic, educational establishment, health centre, maternity</p>	<p>Advertising sky sign, advertising board, farming, animal husbandry, bus depot, motor park, cemetery.</p>	<ol style="list-style-type: none"> 1. Each application shall be considered on its own merits. 2. Permitted developments shall take cognizance of the amenity of the area. 3. All developments shall make adequate provision for off-street parking. 4. Obnoxious developments shall not be allowed. 5. Buildings can be 100% of the uses or a mix combination of both.

	home, place of assembly or worship, recreational park, playground, car park, service rooms, gas filling station and eatery.		
<p>4. OPEN SPACE AND RECREATIONAL ZONE</p> <p>This zone is for the specific intent and purpose of providing open space for the recreation and leisure of the general public.</p>	Open space, club, playground, cafe, restaurant/eatery, motel, recreational park, service rooms, car park and clinic, hotel, clubhouse, guest house, caravan site, amusement park	Extractive industry railway, cemetery, community centre halls, conference centre, convention centre, resort, shopping mall.	<ol style="list-style-type: none"> 1. Developer of the recreational facility must provide plans for the effective collection, disposal of refuse to be generated by the users of the facility. 2. Open space under the PHCN High Tension Lines should be “No Development” No Tolerance Zone.
<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Land Use Zone</i>	<i>Permitted Development</i>	<i>Development Permitted Under Certain Conditions</i>	<i>Restrictions on Developments Permitted in Columns II and III</i>
In particular, it will include playgrounds, parks, and other open spaces. No commercial uses will be permitted except those that are complementary to the major use of the zone.	and rides site, time-sharing accommodation, hostel, golf course, zoological and botanical garden, beach front development and relaxation outfit, jetties and water based entertainment		

	and recreation outfit.		
<p>5. GREEN BELT AND CONSERVATION ZONE</p> <p>This zone provides for a belt of open land around the urban built-up area of Lagos for purposes of containing the urban areas as well as for agriculture, recreation and the maintenance of other rural pursuits. This zone will include a number of existing villages and the normal extension of residential development in these villages.</p>	<p>Agricultural, (poultry, farming, animal husbandry), advertising, sign, market, abattoir, extractive industry, general hospital, health centre, maternity home, mental institution, water works, generating works, cemetery, playground, recreational park, airport, morgue.</p>	<p>All developments that are complementary developments in Column II, e.g. resident as for staff in a General Hospital, farmhouses, education establishment, place of worship/assembly, transport,</p> <p>Depot motor park.</p>	<ol style="list-style-type: none"> 1. The developments in column I provides necessary amenities aimed at the development in column III fully to be realized. 2. All development under column III shall therefore have due respect for the salutary or quiet nature of this zone and shall be subject to strict environmental performance standards.
<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Land Use Zone</i>	<i>Permitted Development</i>	<i>Development Permitted Under Certain Conditions</i>	<i>Restrictions on Developments Permitted in Columns II and III</i>
	Clinic, essential services, club, recreational park, hotel.		

<p>6b. TRANSPORT ZONE B (SEAPORT)</p> <p>This zone provides for all activities connected with conveying people, goods and services by water.</p>	<p>Seaport, bus station or bus depot, transport depot advertising sign cafe, consulting room, offices, restaurant service premises, store work fuel depot generating works, junkyard, services, industry, warehouse, train station.</p>	<p>Detached house, duplex, maisonette, flat, guest house, hostel, advertising sign, clinic, health centre, place of assembly or worship, playground, car park, advertising boarding provided all the applications are authorised by the ports authorities, educational establishment.</p>	<p>The provision of development under column III must be on the initiation column of authorities responsible for seaports.</p>
<p>6c. TRANSPORT ZONE C (RAILWAY)</p> <p>This zone provides for all activities connected with conveying people, goods and services by rail.</p>	<p>Railway, train stations and terminals, transport depot, advertising sign, cafe, consulting rooms, office, restaurants, eatery, store, freezing or cold storage work, fuel depot, generating work, junkyard, warehouse, clinic club, recreational park</p>	<p>Detached house, duplex, maisonette, flat, guest house, hostel, advertising sign, health centre, place of assembly or worship, playground, car park, advertising boards, provided all of them owned railways are authorised by NR Authorities, educational establishment.</p>	<p>The provision of development under column III must be on the initiation or approval of railway authorities.</p>

<p>6d. TRANSPORT ZONE D (ROADS)</p> <p>This zone provides for all activities connected with conveying people, goods and services by roads.</p>	<p>Bus station or terminals, motor park, car park, layby, advertising signs, Road, camps, petrol filling station, motel eatery, train station.</p>	<p>Advertising sky sign, advertisement boards</p>	<p>The granting of application for these developments shall ensure safe site, distances and adequate visibility on any section of the road.</p>
<p>7. INSTITUTIONAL ZONE</p> <p>The purpose and intent of this</p>	<p>Military, naval or police establishments,</p>	<p>Cafe, petrol filling and/or service station, service</p>	<p>Adequate provision must be made for off-street car parking and landscaping.</p>
<p><i>Column I</i></p>	<p><i>Column II</i></p>	<p><i>Column III</i></p>	<p><i>Column IV</i></p>
<p><i>Land Use Zone</i></p>	<p><i>Permitted Development</i></p>	<p><i>Development Permitted Under Certain Conditions</i></p>	<p><i>Restrictions on Developments Permitted in Columns II and III</i></p>
<p>zone is to provide for national defence, health or other types of civil or semi-public institution for the protection and service of the general public.</p> <p>This zone may also include all those uses and developments which are incidental to or supplementary to the main purpose of the zone.</p>	<p>educational establishment, Tertiary Institution, essential services, General Hospital, health centre, mental institution, maternity home, place of assembly, place of worship, waterworks, cemetery, flats, detached or semi-detached house, service premises, support service, freezing of cold storage works, playground, recreational park, car park, old people</p>	<p>depot, railway, transport depot, generating works, poultry farming.</p>	

	homes, remand homes, prison.		
<p>8. INDUSTRIAL ZONE</p> <p>The purpose and intent of this zone is to provide sites or buildings where goods or commodities can be processed, manufactured and/or serviced, thereby providing employment for people.</p>	<p>Advertising signs, car sales, office petrol filling and/or service station, abattoir, freezing or cold storage works, fuel depot, generating works, manufacturing, industry, service industry, yard, warehouse, clinic, playgrounds, recreational park, railway, transport depot.</p>	<p>Advertising board, advertising sign, sky sign, junkyard, cafe, restaurant, hotel, shop educational establishment, place of assembly and place of worship, filling station, eatery.</p>	<ol style="list-style-type: none"> 1. Adequate off-street car parking provided for all types of vehicle. 2. Adequate provision must be made for disposal of industrial waste. 3. Performance standard must be adhered to.
<p>9. AGRICULTURAL ZONE</p> <p>This zone will include a number of existing villages and the normal extension of residential development in these villages should be permitted.</p>	<p>Agriculture, animal husbandry car park, forestry, passive recreation, railway, farmhouse, road, store for storage of on site of production, clinic, frozen foods, milk depot, mining, pig raising poultry, farming, racing</p>	<p>Restaurant, petrol filling and service station, minor utility installations, bank, cafe, hotel, place of worship, place of assembly, duplex.</p>	<ol style="list-style-type: none"> 1. Adequate provision must be made for off-sheet parking and landscaping. 2. Residential development should be limited to 2 units per standard plot of 18 x 36m. This does not apply to residential development in excised villages within the zone.
<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>

<i>Land Use Zone</i>	<i>Permitted Development</i>	<i>Development Permitted Under Certain Conditions</i>	<i>Restrictions on Developments Permitted in Columns II and III</i>
	Stables, stock sale yard, advertising sign, market, abattoir, water works, airport, processing of farm and fishing products, recreational facilities, both active and passive, agricultural and livestock input services fishery input services, feed mill.		
<p>10. WATER CATCHMENT AND MARSHLAND ZONE</p> <p>This purpose and intent of this zone is to provide for the protection, security and preservation of forest reserves, the purity and safeguarding of public water supply sources, prevention of flooding and the presentation of natural habitat of lagoons, oceans and rivers. This zone may include a number of existing village which are rural in nature.</p>	Health centre, maternity home, watermarks, recreational park, advertising sign, forestry and at afforestation.	All developments that are complementary to development in Column II e.g. farm houses, place of worship, residential development, (limited to 2 units per standard plot) storage facility development, petrol filling station, restaurant, bus station or terminal, educational establishment, inn minor utility installations	<p>All developments Column III must be necessary amenities for the aims of development in Column II to be fully realised.</p> <p>All developments must be subjected to strict environmental performance standard.</p> <p>All developments must be suitably landscaped.</p>

SCHEDULE 11

LAGOS STATE GOVERNMENT

UNIFIED ASSESSMENT RATES

**A. ASSESSMENT RATES FOR DISTRICT/LOCAL PLANNING OFFICES
(BUILDING PLAN)— TABLE I**

S/N	CATEGORIES	CURRENT RATES				REMARKS
		RESIDENTIAL		COMMERCIAL	AGRIC & OTHERS	
		SCHEMED AREAS	OTHER AREAS			
	A	₦	₦	₦	₦	
1	EKO	50.00	64.00	120.00	25.00	
2	ETI-OSA	64.00	64.00	120.00	25.00	
3	IKOYI/VICTORIA ISLAND	64.00	64.00	120.00	25.00	
4	KOSOFE	64.00	64.00	120.00	25.00	
5	IKEJA	64.00	64.00	120.00	25.00	
6	APAPA	64.00	64.00	120.00	25.00	
7	IBEJU-LEKKI	64.00	30.00	120.00	25.00	
8	AMUWO-ODOFIN	64.00	50.00	120.00	25.00	
9	YABA	64.00	64.00	120.00	25.00	
10	SURULERE	64.00	64.00	120.00	25.00	
B						
11	OJO	64.00	30.00	120.00	25.00	
12	SOMOLU	64.00	40.00	120.00	25.00	
13	MUSHIN	64.00	50.00	120.00	25.00	
14	OSHODI/ISOLO	64.00	50.00	120.00	25.00	

15	AGEGE/IFAKO	64.00	40.00	120.00	25.00	
16	ALIMOSHO	64.00	40.00	120.00	25.00	
17	AGBADO (MOSAN/IPAJA)	64.00	40.00	120.00	25.00	
C						
18	IKORODU	50.00	20.00	120.00	25.00	
19	EPE	50.00	15.00	64.00	25.00	
20	BADAGRY	50.00	15.00	64.00	25.00	

B. OTHER RATES

REVALIDATION, RESTAMPING, RENOVATION AND RESUBMISSION —TABLE II

S/N	TYPES	DEFINITION	RANGE	UNIFIED RATE
1	REVALIDATION	Regulation 35(3)	-	25 percent of the prevailing processing fee.
2	RESTAMPING	Regulations 36 (a)	-	8 percent of the prevailing processing fee.
3	RENOVATION	Regulation 4A (3) and (4)	25 percent only for issuance of Renovation Letter	25 percent if plans are submitted for stamping
4	RESUBMISSION	Regulations 36 (2)	At no cost to the applicant	At no cost to the applicant

C. FENCING PERMIT— TABLE III

S/N	DESCRIPTION	CATEGORY	UNIFIED RATE
1	First 650 square metres	A&B	₦ 10,000.00:00K
		C	₦ 5,000.00:00K
2	For every additional 1,000 square	A&B	₦ 4,000.00:00K

	metres	C	₦ 2,000.00:00K
3	For every additional 10,000 square metres (1 Hectare)	A&B	₦ 4,000.00:00K
		C	₦ 2,000.00:00K

D. SPATIAL ENHANCEMENT CONTRIBUTION— TABLE IV

S/N	RANGE	FEE/RATE/CHARGES
1	₦ 25,000.00:00K	-
2	₦ 25,001 — ₦ 50,000.00:00K	-
3	₦ 50,001 — ₦ 75,000.00:00K	-
4	₦ 75,001 — ₦ 100,000.00:00K	-
5	On every ₦ 50,000.00:00K above ₦ 100,000.00:00K	Additional ₦ 5,000.00:00K

E. LOCAL PLANNING OFFICE DEVELOPMENT LEVY

10 percent of Assessment on Building Plan Fee

F. LAGOS STATE EMERGENCY MANAGEMENT RELIEF FUND (LASEMA FEE)

5 percent of Assessment on Building Plan Fee

G. INFRASTRUCTURAL DEVELOPMENT CHARGES (IDC)

- i. ₦ 5,000.00:00K per square metre of lettable office space, Eating Area, Conference Hall, Worshipping/ Congregation Area, Warehouse/Storage, Sitting Areas of Event Centre and other use categories.
- ii. ₦ 200,000.00:00K per family unit above the permissible density for residential use.

H. PETROL FILLING & SERVICE STATION (PFSS), PETROL FILLING STATION (PFS) AND GAS STATION, ASSESSMENT FEE ON STATION BUILDING AND FENCING FEE

First 4 pumps ₦ 200,000.00:00K

Additional pumps ₦ 30,000.00:00K per pump

I. DEMOLITION PERMIT FEE

The fee payable on application for demolition permit shall be ₦ 250,000.00:00

J. ASSESSMENT CALCULATION SPECIMEN

- I. Building Plan Assessment
- II. Fencing include area of perimeter Boundary of the site (Area in Bracket)
- III. Registration/ Application Form
- IV. Layout Fee
- V. 10 percent of Assessment
- VI. Spatial Enhancement Contribution (SEC) LASPPPA Levy.
- VII. LASEMA 5% of Assessment (Residential of 4 floors & above and other use categories)

K. PROCESSING FEE — Addition of (I-VII)

SCHEDULE 12

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.....LASRRA Residential Number

LAGOS STATE GOVERNMENT
LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY
OBA AKINJOBI WAY, OLD SECRETARIAT, IKEJA, LAGOS

DEMOLITION PERMIT

Name:.....

Contact Address:.....

Permission Under the Provision of the Lagos State Urban and Regional Planning and Development Law, 2010 and the Physical Development Regulations to:

DEMOLISH

FILE NO:.....Date:.....

DEMOLITION PERMIT NO:.....Date:.....

(b) This permit is for the Demolition of the structure based on the document submitted viz:

Title.....Date:.....

(c) This Demolition Permit is subject to the following:

- i. The developer shall on receipt of this permit proceed to Lagos State Building Control Agency (LASBCA) to give notice of intention to commence Demolition;
- ii. The Demolition shall be supervised by Registered Civil of Structural Engineer who shall ensure that all safety precaution is taken;
- iii. The developer shall insure his/her liability in respect of Demolition risks and submit a certified true copy (C.T.C.) of the insurance policy certification with the Demolition Permit to LASBCA;
- iv. The developer of the building shall not occupy or permit same to be occupied while the building is in the process of Demolition;
- v. The Demolition Permit shall not be mis-constructed for a Planning Permit and is not an approval to carry out re-development on the subject site; for proposed re-development.

- vi. The developer shall however apply to LASPPPA for the approval with respect to (v) above.
 - vii. The Demolition Permit granted shall become invalid where Demolition is not carried out within six (6) months of grant of such permit, unless revalidated by the Authority; and
 - viii. The debris of the demolition must be carted away immediately.
- (d) Non-compliance with the above conditions shall attract necessary sanctions in line with the provisions of the extant Law.

Dated this.....Day of:.....20.....

SIGNED
For General Manager

SCHEDULE 13

FEE SCHEDULE FOR SPECIAL STRUCTURES

S/N	DESCRIPTION	DURATION	RATE PER METRE SQUARE
1.	Structures meant for use for less than 180 days	Six Months	₦5,000.00
2.	Structures meant for 181 days- 365 days	One year	₦7,500.00
3.	Special structures kiosks Newspaper Stand Vulcanizer Stand Kiosks for Network Providers Kiosks for advertisement	Renewable yearly	₦10,000.00
4.	Marquee	As applicable	₦2,000.00

Note:

- i. Structures in item 3 in the above table shall be renewable annually at Fifty percentage (50%) of the current fee.
- ii. Structures in item 4 above shall apply for Planning Permit at LASPPPA after site selection clearance.

SCHEDULE 14

Lagos State Government

Lagos State Physical Planning Permit Authority

TELEPHONE NO:

EMAIL ADDRESS:

OFFICE OF ISSUE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

.....

.....

.....

CONTRAVENTION NOTICE

1. Upon routine inspection of the property at the above address, it is observed that the provision of the Lagos State Urban and Regional Planning and Development Law 2015 is contravened.
2. This contravention consists of the following:
 - a)
 - b)
 - c)
 - d)
 - e)
3. Stage of work.....
4. If you disagree with the above, you are requested to bring all documents in support of your position including your Planning Permit to the undersigned within **48 hours** of the service of this Notice on you.
5. If you do not disagree the contravention, you are hereby ordered to restore the land to its original state by removing the said contravention.
6. Failure to remove the said contravention within.....days from the date of service of the Notice, the said contravention shall be demolished after the service of Demolition Notice on you.

Dated day of20.....

For: General Manager

SCHEDULE 15

LAGOS STATE GOVERNMENT

Lagos State Physical Planning Permit Authority

TEL PHONE NO:

EMAIL ADDRESS:

OFFICE OF ISSUE

REF NO:

THE OWNER DEVELOPER/CONTRACTOR

.....

.....

DEMAND NOTICE

You are hereby requested to submit to the undersigned within 30 days, the General Contractors' All Risk Insurance / Building Insurance Policy of your building consisting of _____ floors and situated at

_____ for

VERIFICATION as required under Section 48(2)and(3) of the Lagos State Urban and Regional Planning and Development Law of 2015.

Failure to comply, the Authority shall take necessary steps to enforce the provision of the Law.

Thank you.

For: General Manager

SCHEDULE 16

LAGOS STATE GOVERNMENT

Lagos State Physical Planning Permit Authority

TELEPHONE NO:

EMAIL ADDRESS:

OFFICE OF ISSUE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

.....

.....

.....

REGULARIZATION NOTICE

1. Pursuant to the provisions of Section 60 of Lagos State Urban and Regional Planning and Development Law Ch. U2 Laws of Lagos State 2015, in respect of the contravention notice number
2. You are requested to regularize the contravention within **NINETY (90)** days of the service of this notice.
3. Failure to regularize the said contravention within **NINETY** days from the date of service of the Notice, the said contravention shall be demolished after the service of Demolition Notice on you.

Dated day of20.....

For: General Manager

SCHEDULE 17

**Lagos State Government
Lagos State Physical Planning Permit Authority**

ELEPHONE NO:

EMAIL ADDRESS:

OFFICE OF ISSUE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

.....

.....

.....

STOP WORK ORDER.

Upon routine inspection of the development at No: -----

1. It is observed that:
 - (a) The building under construction is not authorised.
 - (b) The development does not have evidence of planning permit from the Lagos State Physical Planning Permit Authority
 - (c) That development is defective or poses danger to the owner/developer/occupier or public or constitutes nuisance to the owner/developer/occupier or public.

2. Stage of Work-----

3. TAKE NOTICE that all further development on the said land should stop forthwith.
4. You are requested within **48 hours** to produce all relevant documents pertaining to the site.
5. Failure to comply with (4) above will attract appropriate sanctions.

Dated thisday of.....20.....

For the General Manager

SCHEDULE 18

LAGOS STATE GOVERNMENT

Lagos State Physical Planning Permit Authority

TEL PHONE NO:

EMAIL ADD:

OFFICE IN USE

REF NO:

THE OWNER/DEVELOPER/OCCUPIER

.....

.....

.....

QUIT NOTICE

1. Sequel to the following:
 - a) Inspection of the Property.....
 - b) Contravention Notice No.....
 - c) Stop Work Order No.....
 - d) Demolition Order No.....
2. This Office has observed that,
 - a)
 - b)
 - c)
 - d)
3. In view of the above, you are hereby advised to remove all valuables and vacate the property within.....days from the date of the service of this Notice.
4. TAKE NOTE that the Authority will not be liable for any loss or damages whatsoever arising from failure to comply with the advice given above.

Dated this.....day of.....20.....

.....

For: General Manager

SCHEDULE 19

LAGOS STATE GOVERNMENT

Lagos State Physical Planning Permit Authority

TEL PHONE NO:

EMAIL ADD:

OFFICE OF ISSUE

REF NO:.....

THE OWNER/DEVELOPER/OCCUPIER

.....
.....
.....

SEAL OFF ORDER

1. Sequel to the following:
 - i. Inspection of the property.....
 - ii. Contravention Notice No.....
 - iii. Stop Work Order No.....
 - iv. Quit Notice.....
2. TAKE NOTE that the building shall be sealed off pursuant to the provisions of the Lagos State Physical Planning Permit Authority Regulation 2019 upon the expiration of 48 hours ultimatum given under any of the above Notices.
3. TAKE NOTE that any unauthorized entry shall attract appropriate sanctions as prescribed by the Urban and Regional Planning and Development Law 2015

Dated this.....day of.....20.....

.....
For: General Manager