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**N. S. L. N. No. 5 of 2023 - NIGER STATE URBAN
DEVELOPMENT BOARD BUILDING REGULATIONS
2023**

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NIGER STATE URBAN DEVELOPMENT BOARD BUILDING REGULATIONS 2023

In exercise of the powers conferred upon the Niger State Urban and Regional Planning Board by section 74 of the Niger State Urban and Regional Planning Board Edict (Law) 1998 and of other powers enabling it in that behalf, the Niger State Urban and Regional Planning Development Board hereby makes the following Regulations.

CITATION AND COMMENCEMENT

1. These regulations may be cited as the Niger State Urban Development Board Regulation No: 1 2023 and shall come into operation on the **1st day of June, 2023**

INTERPRETATION

2. In these regulations unless the context otherwise requires: -
The "**Board**" shall mean Niger State Urban Development Board.
"**Development**" shall mean and include:
 - a. The carrying out of any building, mining, or other operations in, on, over or under any land.
 - b. The making of any material change in use of any land, building or structure.
 - c. Conversion of land, building or structure from its established or approved use
 - d. Placement or display of urban furniture on land, building or structure.
 - e. Making of any environmentally significant change in use of any land and.

- f. Demolition of buildings or structures.
“**Urban Areas**” Means areas designated as urban areas as contained in the Land Use Declaration of Urban Areas Order, 1979, and A law to the Land Use (Declaration of Urban Areas) Order, 2016 or any other area as may be designated by the Niger State Government.

“**Any Person**” means a builder, contractor, creator, pioneer or owner

“**Appropriate Professional Registered to practice in Nigeria**” means:

- i. A Town Planner, registered with the Town Planners Registration Council of Nigeria (TOPREC)
- ii. An Architect, registered with Architect Registration Council of Nigeria (ARCON)
- iii. An Engineer registered with the council for Regulation of Engineering in Nigeria (COREN)
- 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, registered with Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON).

“**Alteration**” means additions and improvements or other various structural repairs to existing buildings.

“**Designated Parks and Garden**” Means Murtala Park, Magatakarda Garden, Democracy Garden and any such use that may be declared Parks and Garden by the Board.

“Developer” means a builder, contractor, creator, pioneer or owner.

“Abandoned Property/Structure” means property which has been deserted or rejected for a period of **2years**, dilapidated, or inhabited by hoodlums.

"State" means Niger State of Nigeria.

CHAPTER ONE

1.0 APPLICATION FOR DEVELOPMENT PERMITS

1.1 CONDITIONS FOR OBTAINING DEVELOPMENT PERMITS

- i. A developer intending to carry out or embark on any form of development on any land within the urban areas of the state shall apply to the Board for development or planning approval.
- ii. No development shall commence or be continued without a development permit obtained from the Board.
- iii. Building or Development plans, drawings and details submitted under these regulations shall be prepared, stamped and signed by qualified professionals registered and licensed to practice in Nigeria, such signatory may be responsible for the supervision of the relevant aspects of the proposed development throughout its execution.
- iv. Where the professional is unable for some reason to continue with supervision, he/she shall be substituted by another person of the same professional standing and his details submitted to the Board.

- v. Building plans shall be on standard size of a minimum of A3 paper, legible, of durable materials and well bounded and soft copies on a compact disk or flash drive.

1.2 METHOD AND DOCUMENTS REQUIRED FOR PROCESSING DEVELOPMENT PERMIT

An applicant shall obtain application form from the registry of the Board or download and fill same from the Board's website. The completed application form shall be submitted along with the following:

- i. A set of photocopies of all relevant documents of possession of the plot/land.
- ii. Complete set of Building or development plan: Applications shall be accompanied by at least three sets of development plans. Each set shall include items in the table below:

Table 1: Application Requirement

S/N	Items	Scale
1.	Title Deed Plan (Survey Plan)	1:2500 or any convenient but legible scale (to be written on the plans)
2.	Site Plan	1:500 or any convenient but legible scale (to be written on the plans)
3.	Site Analysis Plan	Scaled or not Scaled
3.	Architectural Working Drawing	1:200 or any convenient but legible scale (to be written on the plans)
4.	Structural Designs (High-rise), Mechanical and Electrical Plans	1:100

- i. Site Analysis Plan and Report (SARP), is required for all developments (except developments within registered layout or scheme). It shall be prepared with clear satellite image, endorsed and sealed by the Appropriate Professional Registered to practice in Nigeria (consultant) who shall be registered with the Board as a SARP consultant.
- ii. Feasibility/Viability Report prepared by consultant Estate Surveyor and Valuer registered with the Board (for agricultural land use, petrol/gas stations, commercial, industrial, mass housing)
- iii. Any other information that may aid the process.
- iv. Pay registration fee based on the purpose clause of proposed development.
- v. Submissions shall also be in soft copies.

1.2.1 Development Not on Layout

Where the development is not on an approved or registered layout or a development scheme, the plan shall be accompanied by a legible Site Analysis Plan and Report with the site radius not less than 500m with an Inset Plan of comprehensive site details, to include set-backs and uses of adjoining property(ies), streetscape, accessibility, services and utilities.

1.3 Submission and Processing of Development Permit

An applicant can make submission of his/her application along with all the requirements listed above, through the Board's website, <https://nsudb.nigerstate.gov.ng> or at the Board's Headquarters in Minna or at any of its' Zonal Offices for processing.

Table 2: Zonal Offices, Address, and Coverage

S/No	Zonal Office	Office Address	LGAs covered
1	Minna (HQTRS)	Block F old secretariat, Minna	Chanchaga, Bosso, Shiroro , Paiko, Wushishi, Rafi, Munya.
2	Bida	GRA, Bida, Niger State	Bida, Gbako, Lavun, Enagi
3	Kontagora	GRA, Kontagora	Kontagora, Rijau, Magama, Mariga, Mashegu
4	Lapai	Local Govt Secretariat, Lapai	Lapai, Agaie, Katcha
5	New Bussa	Local Govt Secretariat, New Bussa	New Bussa, Mokwa, Agwara
6	Suleja	Local Govt Secretariat, Suleja	Suleja, Gurara, Tafa

CHAPTER TWO

2.0 STANDARDS AND REQUIREMENTS

2.1 PLANNING REQUIREMENTS

2.1.1 Title Deed Plan: Survey plan and data shall be prepared and signed by a registered and licensed surveyor and where necessary, the plan shall be contoured depending on the size of the plot.

2.1.2 Site Plan:

- i. The site plan shall show the Geographical North Point, Coordinates, Beacon Numbers, Size, Location and Dimensions of all proposed developments and their relations to all existing structures and site boundaries. Theses shall include all roads and access ways, open spaces, sewers, drains, wells, power lines, railway lines, water mains and other features existing or proposed on the site.

- ii. It shall show all existing structures to be demolished and those to be retained, if any on the site.
- iii. It shall show a drainage scheme of how surface and storm waters from the property and those from the adjoining properties will be drained.
- iv. It shall show calculation of built-up areas as percentage coverage of the plot.
- v. It must show adequate and feasible setback from the front, rear and the side boundaries of plots as contained in the table 3.

2.1.3 Combining Two or More Plots

It shall be lawful to combine two or more adjoining plots for development as one provided they belong to the same person or group. On such plot, the site planning requirements shall be as for a single plot.

2.1.4 Green Area

Not less than 15% of the total plot area shall be left unpaved and shall be devoted to planting as green area, at least one economic tree (Mango, cashew, Orange, Shear butter tree, Guava) must be provided for a residential development.

2.1.5 Building Setbacks

- i. All domestic buildings of more than two floors shall have setbacks from the rear and side boundaries of an additional 1.50metres for every additional floor above the first floor.
- ii. No structure such as porticoes, porches, veranda or steps shall project beyond the specified building lines.

- iii. The setback shall be the distance from the property line (beacons) to the proposed building line. In the case of industrial sites, in addition to the minimum requirements, the setback may be increased depending on the activities taking place within the premises.
- v. The Board however, has the right to the use of its discretion to increase or reduce the allowable setback considering the proposed use

2.1.5.1 Spaces between Buildings

Where there is more than one building/structure on a plot such as Boys Quarters, Guest Chalets, Out-houses, when detached from the main building shall be considered as independent structure(s). A minimum of 3:00 metres setback shall be maintained between such building from the main building or any other building.

2.1.3.2 Residential Development

- a. The required building Height shall be 3m per floor.
- b. Only 2 suspended floors maximum is allowed for high density plots.
- c. Double fronting access to a plot is not allowed
- d. Low and High density residential developments are not compatible; also all kind of residential uses are not compatible with heavy industries.
- e. Residential land use shall constitute about 50% of the total residential planning area.

- f. Land use changes shall only be approved by the Board where there is no potential for incompatibility or hazard.

Table 3: Site Coverage and Setback Requirements for Residential Use

Category /Density	Components									
	Residential Land Use Distributio(%)	PlotSize(m)				MinimumSet-backs (m)				Max.No. ofHouse holds
		Width		Depth		F	S	S	B	
		Min	Max	Min	Max					
High Density	50%	15	18	30	36	6	1.8	1.8	3	6
Medium Density	30%	20	25	30	36	7	1.8	1.8	3	4
Low Density	20%	30	35	30	36	9	3	3	5	2

2.1.7 Net Residential Densities

Net population densities in housing areas shall be as set out in the table below.

Table 4: Net Residential Densities

Density	No. of persons Per hectare	Max. No. of habitable rooms per hectare	Max. No. of person habitable room
High	201-370	215	2
Medium	76-200	130	2
Low	Up to 75	75	1

2.1.8 Commercial Development

- i. All commercial land use shall include categories listed in table 4 below and any other uses (under the discretion of the Board) that are found appropriate to categorise as such.
- ii. Accessibility adequacy shall be determined by the location of the proposed development.

- iii. Commercial land use is compatible to residential, public, educational (depending on the specific use), Light industry and recreational land use.
- iv. A minimum distance of 400m shall be maintained by two Petrol Filling Station situated on the same axis while Gas Stations shall maintain a minimum of 50m from Public Facilities.
- v. Proposed gas station within residential areas can only install a gas tank of not more than 5 metric tonnes in size.
- vi. Applications shall be accompanied with Police clearance, Fire Service clearance, and clearance from Nigeria Midstream and Downstream petroleum regulatory authority and EIA reports.
- vii. All commercial land use must adhere strictly to the parking space standards in table 5 below.
- viii. Notwithstanding the purpose in the title document, the Board shall have the power to decline permit for such purpose and shall give reasons accordingly.

Table 5: Space Standard for Commercial Use

Category	Components							
	PlotSize(Ha)		Min.Setbacks(m)				Max. Plot Coverage	ParkingSpaces
			F	S	S	B		
RetailShop	200sqm- 400sqm		6	3	3	3	85%	
Shopping Centre	0.5Hamin.		12	6	6	6	35%	1 space for 20sqmfloor area
Market	3-4Hamin.		10	5	5	5	50%	30-50%of total land area or 2.5 Spacesper stall.
Accommodation	Guest House	0.2Hamin.	9	6	6	6	35%	1.2spacesfor each guest
	Hotel	0.5Hamin.	9	6	6	6	35%	room
Event Centre	0.4Hamin.		12	6	6	6	35%	1 space per 5 seats
Cinema	0.4Hamin.		12	6	6	6	35%	1 space per 5 seats
Banks	1,500sqmmin		12	6	6	6	35%	1 space for 20sqmof floor area
Petrol Filling Station	2 pumps	900sqm min.	6	3	3	3	30%	Primary parking:petrol tankers. Vehicle parking: bysize of associated shopping complex.
	4-6 pumps	1800sqm min						
	7 Pumps and above	5000sqm min						
Gas Stations (Tank)	900sqmmin		7.5	10	10	15	30%	
Office Complex	1,500sqmmin		12	6	6	6	35%	1 space for 20sqm floor area
Restaurantand Bars	500sqmmin		6	3	3	3	35%	1 space per 5seats

2.1.9 Educational Institutions

- i. Provision of Recreational, Healthcare, and Commercial Facilities within educational land use should be based on the enrolment capacity.
- ii. The minimum area of land required shall be 2,000 square metres with a frontage of not less than 50 metres, there shall be attached a land use proposal.
- iii. A minimum of 5.00 metres shall be observed of adjoining uses.
- iv. Architectural drawings showing provision of public toilets, adequate circulation for traffic movement and other requirements are to meet fire safety standards.
- v. All educational land uses must be accessible to allow for quick entry and exit during drop off and pick-up periods.
- vi. Primary school and below must be accessible by local streets or distributors, and not collectors or arterials.
- vii. Educational land use is compatible with the following land uses: Residential, public, recreation, and light industrial.

Table 6: Space Standard for Educational Land Use

Category	Components								
	Location	Plot Size	Max. Area Coverage	Max no. of floors	Setbacks				Parking Spaces
					F	S	S	B	
Kindergarten/ Creche	At housing cluster	500sqm min	30%	1	6	3	3	3	1 per employee and 1 per 10 children
Nursery School	At housing cluster	0.4Ha min.	30%	1	6	3	3	3	
Primary Schools	Close proximity to Neighbourhood centre	0.5Ha min.	30%	2	15	5	5	10	1 per employee and 1 per 8 pupils
Nursery / Primary Schools (Combined)	Close proximity to Neighbourhood centre	0.8Ha min.	30%	2	15	5	5	10	1 per employee and 1 per 8 pupils
Secondary Schools	Close proximity to District centre	1.2Ha min.	35%	3	15	5	5	10	1 per employee and 1 per 4 students
Primary / Secondary Schools (Combined)	Close proximity to District centre	1.5Ha min.	35%	3	15	5	5	10	1 per employee and 1 per 4 students
Technical College	Close proximity to Town Centre/ Sector Centre	4Ha and above	35%	4	15	5	5	10	1 per 2 staff and 1 per 15 students
College of Education	Urban Periphery	25Ha min	35%	5	20	10	10	10	
Monotechnics	Urban Periphery	25Ha min	35%	5	20	10	10	10	
Polytechnics	Urban Periphery	50Ha min	40%	10	25	10	10	20	
Universities	Urban Periphery	100Ha min	40%	10	25	10	10	20	

2.1.10 Public Land Use

1. All public facilities shall be accessible without encumbrances in case of emergency.
2. Compatible with residential, commercial, educational, and other public land uses.
3. Health facilities incompatible with noise generating land uses.

Table 7: Space Standard for Public Land Use

Category		Components						
		Plot Size (Ha)	Minimum Setbacks (m)				Max. Building Coverage	Parking Spaces
			F	S	S	B		
Health Facilities	Clinic	750–1500sqm	6	3	3	3	30%	1 per 3beds; 1 per doctor; 1 per 10 Outpatients.
	Health Centre	0.2–1Ha	6	3	3	3	30%	
	District Hospital	0.4 – 1.5Ha	12	4.5	4.5	4.5	30%	
	Specialist Hospital	2 - 4Ha	12	4.5	4.5	4.5	30%	
	National Hospital	6Hamin.	20	6	6	6	30%	
Fire Service Stations	Community Fire Station	0.3–0.5Ha	6	3	3	3	30%	Parking primarily for fire trucks; 1 per 3 staff.
	Neighbourhood Fire Post	0.1 Ha min.	6	3	3	3	30%	
Police Stations	Regional Police Headquarters	1Hamin.	20	6	6	6	30%	50 per Ha of land area.
	District Police Station	0.6Ha min.	12	4.5	4.5	4.5	30%	
	Community Police Station	0.4Ha min.	6	3	3	3	30%	
	Neighbourhood Police Post	0.2Ha min.	6	3	3	3	30%	
Community Centre		0.2Ha min.	6	3	3	3	30%	1 per 7 people capacity.
Post Office		750–1500sqm	6	3	3	3	30%	1 per 5 persons.
Religious Institutions		0.1Ha min.	6	3	3	3	30%	1 per 7 people capacity.
Public Parking Spaces		0.4Ha min.						

2.1.11 Recreational Land Use

1. Parks should be primarily accessible by pedestrians and cyclists.
2. Vehicular access should be available from local streets and, in the case of city, sector, or district parks, can be available from higher order streets.
3. Parks are compatible with all other land uses but should be separated by a buffer from major utility lines; rail lines, highways, fire stations, police stations, and heavy industries.
4. Open sports fields and courts, outdoor spaces for active and passive recreation, children's playground, restaurants and stalls, public restrooms.

Table 8: Space Standard for Recreational Land Use

Category	Components	
	Location	Plot Size
City Park	Close Proximity to CBD	Up to 50Ha
Sector Park	Close Proximity to Sector Centre	10Ha min.
District Park	Close Proximity to District Centre	2.5Ha min.
Neighbourhood Park	Close Proximity to District Centre	1.5Ha min.
Playgrounds	Within residential clusters	0.2Ha min.

1. If the site is flat, it should be re-contoured to be visually more appealing and to reinforce functional separations.
2. Buildings within the park (such as shelter, restroom, etc.) and dominant landscape forms should imitate natural textures to harmonize with the environment.

2.1.12 Industrial Land Use

1. Heavy and Medium Industries should have a 20% minimum tree cover for carbon sequestration.
2. Heavy Industries: Compatible with mining areas, forests and reserves, and other heavy or medium industries.
3. Medium Industries (Pure water factory, polythene bag cutting factory): Incompatible with mining areas, heavy industries, traditional monuments, forest reserves.
4. Light/Creative Industries (e.g. grinding mill, fashion or tailoring factory, handcraft manufacturing): Incompatible with facilities such as fire service and police stations, and heavy industries.

Table 9: Space Standard for Industrial Land Use

Category	Components	
	Location	Plot Size
Heavy Industries	Urban periphery, with 300m min. buffer from residential land uses.	Dependent on particular activity
Medium Industries	Urban periphery, with 100m min. buffer from residential land uses.	Dependent on particular activity
Light Industries	Within CBDs, primary residential or mixed-use zones	2500sqmmin.
Creative Industries		Dependent on the particular activity

2.1.13 Public Utility Land Use**Table 10: Space Standard for Utility Land Use**

S/N	UTILITY	REQUIRED MIN. SET-BACKS (M)
1.	Power line	5.5
	a. 11Kva	5.5
	b. 33Kva	15
	c. 132/333Kva	
2.	Rail line	15
3.	Water main	5m
4.	Water body	
	a. Seasonal stream	15
	b. Perennial stream	15

2.1.14 Transportation Land Use**Table 11: Space Standard for Hierarchies**

Road Hierarchy		Right of Way (m)	Details	Width (m)
Pedestrian ways	Sidewalks	2.4	Uninterrupted paved walkway	1.8
			Greenstrip/ streetfurniture	0.6
	Walkways	6.0	Uninterrupted paved walkway	4.8
			Greenstrip/ streetfurniture	0.6(x2)
			Uninterrupted paved walkway	2.4
Local roads	Cul-de-sacs	12	Greenstrip	0.3(x2)
			Driveway	3.3(x2)
	Access roads	15	Sidewalk	2.7(x2)
			Driveway	3.3(x2)
			Cycling lane	1.8(x2)
			Sidewalk	2.4(x2)
	Important local roads	18	Driveway	3.3(x2)
			Parking lane	2.6(x1)
			Cycling lane	1.8(x2)
			Sidewalk	2.6(x2)
Link roads	Distributors	35	Medianstrip	3.0
			Driveway	3.6(x4)
			Parking lane	2.6(x2)
			Cycling lane	1.8(x2)
			Sidewalk	2.6(x2)
	Collectors	45	Medianstrip	3.0
			Driveway	4.0(x6)
			Parking lane	2.6(x2)
			Greenstrip	1.4(x2)
			Cycling lane	2.0(x2)
Thoroughfares	Arterials	60	Sidewalk	3.0(x2)
			Medianstrip	4.5
			Main drive lane	4 (x4)
			Road shoulder	2.5(x2)
			Open drainage / Switch to service lanes	3.15(x2)
			Service lane	3.6(x4)
	Freeways	To be designed based on urban size		

Additional Guideline(s):

1. Except for thoroughfares, road drainages should be covered underneath walkways or median strip.
2. Sidewalks on all roads should follow the dimensions specified for sidewalks and additional dimensions given for uninterrupted paved walkways.
3. Street trees should be planted along green strips.

2.1.15 Telecommunication Installation

- a. Any developer who intends to carry out the installation of any form of telecommunication equipment within the State must first obtain Development Permit as provided under this regulation.
- b. Any developer that fails to comply to (a) above would be adjudged to have defaulted and shall be liable to pay penal fees on contravention in accordance with the provisions of this regulation.

2.1.15.1 Telecommunication Mast

- a. Communication towers above 25 metres in height would not be permitted within districts delineated as residential.
- b. Notwithstanding (a) above of this guideline, where towers above 25 metres in height are permitted, they should be placed at a minimum setback of 10 meters distance to the nearest demised property, excluding the fence.
- c. Towers and masts sited in contravention of these Guidelines shall be removed and the owner of the tower shall bear the cost of such removal.

- i. All mast and tower structures within **State** must conform strictly to the Guidelines with respect to obstruction lighting of tall structures.
- ii. For every fifty metres of height above ground level, a tower shall have installed on it, one lamp on top and two lamps at the sides.
- iii. Obstruction lamps shall be maintained in good working condition at all times on all structures within 15 kilometres of an airport or helipad.
- d. Light intensity and colour specifications should be as provided hereunder:

Table 12: Light Intensity and Colour Specifications

Tower Height	Light Intensity	Light Colour
Below 45 m	not below 10 candelas	Red and fixed
Between 45 and 150m	not below 1600 candelas	Red and flashing
Greater than 150m	4,000 - 20,000 candelas	White Flashing

- a. The open space available at the site of a reposed mast or tower installation, shall be, at least three times the space required by the base of the structure.
- b. Each completed mast or tower shall have a name plate bolted to each of its legs on which the particulars of the fabricator, owner, operator and installer are detailed.
- c. The antenna of each mast or tower shall contain the following particulars:

- i. Date of erection
- ii. Height
- iii. Number of antenna
- iv. Operating Frequencies
- v. Location address
- vi. Geographical coordinates
- vii. Name of operator and licensee

2.1.15.2 Submission for Telecommunication Mast permit requirement

- i. Any person erecting a communications mast or tower shall be required to obtain a permit before such mast or tower is erected.
- ii. Applications to the Board for permits required under subparagraph (1) above shall be accompanied by the following documents:
 - a. Evidence of ownership of the property on which the structure is to be installed or a written consent of the owner.
 - b. The geographical coordinates of the proposed location of the structure and that of the nearest airport, heliport or helipad or alternatively, a permit issued by the NAMA for the erection of the structure in the proposed location.
 - c. Soil Test Report
 - d. Evidence of registration with Niger State Geographical Information System (NIGIS).
 - e. Site Analysis Plan and Report (SAPR) to be prepared by the Appropriate Professional Registered to practice in Nigeria.

- f. A copy of Environmental Impact Assessment Report (EIA) or EIA Certificate issued by the Federal Ministry of Environment.
- g. A Site Plan showing the location of the proposed structure in relation to adjoining structures.
- h. A design of the structure showing its effective height, foundation, guys (where used), members, ladders, rest and work platforms, earthing, lightning protection and aviation lighting.
- i. A flash drive containing documents submitted.

2.1.16 Optic Fibre Cable Laying

a. Trenching

- I. Digging and trenching works shall be determined by the approved routes.
- ii. Trench excavations shall start only after determination of the location of the manhole.
- iii. Trenches shall be 1500 mm minimum depth from ground level for ducts. Corrugated Optic Duct (COD) shall have a minimum of 600mm, 1000 mm maximum depth from ground level and width of minimum of 200 and maximum of 300mm. Backfilling and reinstatement of the surface shall comply with the natural state of the environment.
- iv. A minimum depth of 2500mm shall be maintained accordingly

b. Clearance from Utility Services

- i. All types of ducts and cables laid directly in the ground shall be kept clear of water mains, service pipes, sewers,

subways, manholes, joint boxes or other plant belonging to other utilities.

- ii. The standard clearances of the minimum of 1.5m shall be strictly followed.

c. Submission for Optic Fibre Cable Laying permit requirement

- I. Any developer who intends to lay optic fibre cable shall be required to obtain a permit before such mast or tower is erected.
- ii. Applications to the Board for permits required under subparagraph (1) above shall be accompanied by the following documents:
 - a. Written application to the Board which shall indicate the total coverage of the proposed length (in meters) and the Local Government Area affected.
 - b. Copy of Line drawings showing the proposed routes, geographical coordinate of the linked masts and manholes, Fibre Cable type(s) and size(s), and excel schedule of application showing route ID, site ID, route name, coordinates and any such details that would facilitate the approval process.
 - c. Submission shall be attached with a soft copies of documents submitted.

2.1.17 Advertisement and Signage

- a. No placement of Billboard, Signboard or any form of signage should take place without prior permit by the Board.

- b. Any placement contrary to 1 above shall be removed and the cost of removal shall be borne by the developer.
- c. Placement setbacks shall be within the discretion of the Board
- d. Height, width and type of signage shall be determined by the Board in relation to the proposed location.
- e. Placement of Signage permits shall be Temporary and annually renewable.
- f. Confiscated signage materials shall be forfeited if not claimed within the period of three (3) months from the date of seizure.
- g. Penal fees shall apply on confiscated items (without prejudice to b above) of five thousand naira (N5,000.00) and additional one thousand naira (N1,000.00) for every 24 hours in custody of the Board.
- h. Installation of electronic Bill-Board shall meet all the requirements of this guideline.
- i. The Board reserve the right to specify the preferred resolution which shall be within its discretions.

2.1.18 Street Naming and House Numbering

- a. Applications for street naming and house numbering shall be addressed to the Local Government Council Chairman through the Board. The application shall contain sample street sign, proposed street name, sample number plate type, numbering pattern (where applicable) and location.

- b. Characters and alphabets on the display plates shall not exceed fourteen (14) characters and shall be of recommended colours as shall be specified by the Board.
- c. In the case of private estate, the developer shall submit proposed street names and house numbering pattern in the format prescribed in (a) above for the required permit.

2.1.19 Parks and Gardens

- a. The Board shall, under this regulation, administer, maintain and manage all parks and gardens designated as such, promote afforestation in all its ramifications, general beautification of urban centres and advice on all matters relating to the greening programmes in the State.
- b. Where the Board deems appropriate, it shall charge fees for the use of facilities provided within the state's parks and gardens, open spaces and road set-backs;
- c. It shall also regulate the hours of use of the open spaces in the state's parks and gardens by members of the public.
- d. The Board reserves the exclusive right to grant permit upon the payment of the prescribed fees to any club, association of similar body, or to any person, for the purpose of holding galas, competitions, tournaments or similar events and micro (informal economic centre) business areas, in any of the open spaces in the parks or gardens managed by the Board and road set-backs in the state.

- e. All developers (Individual or group) intending to carry out the development of parks and gardens or improvement(s) of open spaces or road set-backs, within the state shall seek for development permit in accordance with this regulation.
- f. Development or developer that commenced development, contrary to (d) above shall be deemed to have contravened and the provisions therein for contravention shall apply and executed accordingly.
- g. The Board shall carry out government directives and policies as regards the development, maintenance and management of parks, recreation centres, gardens, playing grounds, open spaces and road set-backs, also initiate and establish beautification sites in the state.
- h. The Board shall take-over or acquire any land, open space, park and garden for the purpose of development under the provision of this regulation and pay adequate compensation where applicable in accordance with the provision of the Land Use Act.
- i. Create parks and gardens in any part of the state.
- j. Supervise beautification work of various formats in the state.
- k. Monitor compliance with landscaping requirements of the state.

2.1.20 Environmental Impact Analysis Report

All applications submitted in respect of institutional, mechanised agriculture, commercial, recreational or industrial developments or in respect of land area more than 5,000 square meters or any

residential development in excess of 2 hectares, and recreational use shall be accompanied with an Environmental Impact Analysis Report giving details of all effects of the development on socio-economic environment, traffic, ecology and utilities/facilities before and after such development.

2.1.21 Drainages

- i. All applications for building development shall show adequate drainage proposal.
- ii. An approval given shall be subject to an easement to pass surface or storm water through the site provided that the drainage from the property is connected in such a way as not to injuriously affect adjoining property (ies). The owners of mesh or other approved method.

2.1.22 Visibility at Road Junction

- i. To enhance safety of vehicular and pedestrian movement, the Board may order the corner of any building(s) proposed at road junctions to be rounded or splayed to the floor.
- ii. The maximum height of hedges, fence or walls around plots shall not be more than 1:50 metres in front and 2:00 metres at the back and side.
- iii. Where any hedge, fence or wall or part of a hedge or wall appears to the Board to likely obstruct the view of a passage of road traffic, the Board may serve a notice on the owner or occupier to alter the

height or character of the hedge, fence or wall or not to allow such to be of greater height above the ground level than the one specified in the notice.

- iv. No garage ramp shall encroach on the right of way or road reservation.

2.1.23 Building Height

The Board may at its own discretion order restriction of heights of buildings proposed to be constructed in certain areas.

2.1 ARCHITECTURAL DESIGN REQUIREMENTS

2.2.1 Working Drawings

Working drawings shall show fully dimensioned plans of all the floors and shall also consist of site plan, basement plans, elevations, sections, foundations plans, specifications and other details as may be required by the Board. There shall also be details of the types, size, quality and grade of construction materials, techniques, services and equipment where required.

2.2.2 Site Plan

A site plan of the plot shall comply with the planning requirement and shall be attached to the complete set of drawings. It shall comprise of the following clearly indicated:

- a. Parking Spaces
- b. Clearly defined drainages

- c. Well outlined landscaping
- d. Setback
- e. Clearly defined soak away/septic tank positions
- f. Clear perimeter dimensions which should conform to the title deed plan.

2.2.3 Floor Plans

Working drawings of all proposed building floor(s) plans to be developed must be prepared to a scale not less than 1:100. The floor plan should be functional and have adequate ventilation, lightning, head room and should be fully and legibly dimensioned.

2.2.4 Section

Cross sections and longitudinal sections along sitting cantilevered areas, point-loaded areas and such other appropriate lines for each or all the building(s) with appropriate dimensions must be prepared. The Board has the right of use of discretion to demand for section across certain lines if deemed necessary.

2.2.5 Elevations

Elevations of at least the front, rear and one side shall be shown to reflect the height, floor levels and such other details as may be required by the Board.

2.2.6 Roof Plans

All drawings shall have roof plan attached to the set of drawings which shall show the direction(s) of falls and type(s) of roofing materials.

2.2.7 Working Details

The Board may demand for working details of any part(s) of the design with specific scale for clarity.

2.2.8 Minimum Room Sizes in Residential Buildings

Various rooms in a dwelling shall have the minimum floor spaces set out as below.

Table 13: Minimum Room Sizes

Type of Room	Min. floor area in sqm	Min. length of one side (units)
Bedroom	10.00	3.00
Living	12.00	3.00
Living/Dinning	18.00	3.50
Dinning	10.00	2.50
Kitchen	6.00	2.00
Kitchen/Dinning	12.00	3.00
Water closet or Toilet	2.00	1.00
Bath	3.00	1.50
Combined WC & Bath	4.50	1.50
Store/study	6.00	2.00
Garage	18.00	3.00

2.2.9 Lighting and Ventilation

- i. Every building shall have adequate through and cross ventilation. All rooms shall have at least one window opening into the external air and the areas of such windows shall not be less than one tenth ($\frac{1}{10}$) of the floor area.

- ii. If window(s) and doors are not placed opposite themselves in a room, there shall be provided on the wall a ventilator or high-level window.

2.2.10 Doors

Doors shall have minimum height not less than 2100mm. Entrance doors and doors to living areas shall not have width less than 900mm while toilet and stores doors shall have width not less than 750mm.

2.2.11 Windows

All windows must be free from obstructions and conform to planning requirements.

2.2.12 Walkways and Verandas

Walkways shall have width not less than 900mm while verandas shall not be less than 1200mm minimum width.

2.2.13 Corridors, Passages and Lobbies

Corridors with doors on only one side shall have width not less than 1000mm while corridor for double usage area where doors are of both sides the width shall be from 1500mm minimum. Corridors, Verandas and Passages shall be free from obstructions.

2.2.14 Exit Ways

- i. In every building above two floors, there must be main stair way and escape staircase while the number and

width shall depend on the size of building and number of occupants.

- ii. The width of the main staircase shall not be less than 1000mm while escape stair case shall not be less than 900mm.
- iii. Treads shall not be less than 230mm and risers not less than 150mm.
- iv. Where more than one exit way is provided in a dwelling house, they shall be located on opposite sides of the area to be served.
- v. Commercial buildings, Assembly buildings and other buildings of similar nature shall be provided with adequate exit ways.
- vi. Staircase head room shall not be less than 2200mm and hand rails heights shall not be less than 950mm from structure to top of the hand rail.
- vii. Adequate provision should be made for the physically challenged in commercial buildings.

2.2.15 Garages and Car Ports

Garages and car ports shall have head room clearance (height) not less than 2400mm from structural floor level to the underside of the ceiling level.

2.2.16 Sizes of Walls

All external walls must not be less than 225mm thick except otherwise specified by a structural Engineer.

Sizes of internal walls and partitions can vary depending on type of material used but they must comply with approved standard.

2.2.17 Height of Structural Ground Floor Level/DPC

This may vary according to the level(s) diagnosed on site, however it is recommended that ground floor level must not be less than 300mm minimum height above the centre of load or highest point on site.

2.2.18 Height of Habitable Areas

For all living areas minimum height from floor to ceiling level must not be less than 2800mm while car parks, verandas, lobbies etcetera must have heights not less than 2400mm minimum.

2.2.19 Roof Members and Materials

- i. Approved sizes of roof members must be used. All timber roof members must be approved sawn hardwood timbers and treated with anti-termite paints.
- ii. All steel members must comply with structural steel work to Engineer's specifications.
- iii. Roofing sheets must be of approved standard which must be weather tolerant e.g. Aluminium, copper, metal sheets, zinc etcetera, adequate slope of fall must be maintained.

2.2.20 Ceiling Types and Materials

Ceiling materials of approved quality and specifications must be provided to all roofing materials. The ceiling must be adequately ventilated.

2.2.21 Roof Lights and Vents

For roof covering over large areas appropriate sizes of roof vents and roof lights must be provided to achieve adequate ventilation and natural lighting.

2.2.22 Eaves

Eaves projection to roofs must not be less than 300mm minimum in any case.

2.2.23 Roof Fascia and Flashing

Materials and quality of roof fascia and flashing must be of approved standards.

2.2.24 Parapet Walls and Coping

All parapet walls must be weather proofed with copings and flashings provided at junction of roof to wall.

2.2.25 Kitchen Vents and Heat Extractors

Where kitchen or any other place is poorly ventilated, extractor vents must be provided and properly positioned for effective use.

2.2.26 Cupboards, Cabinets and Wardrobes Built-In

Spaces for cupboards, built-in wardrobes and cabinets can be provided but such spaces shall be treated as additional and exclusive of the areas already allowed for bedrooms and living areas.

2.2.27 Concrete Roofs, Gutters and Spouts

All concrete roof, gutter and spouts must be provided with standard and approved finishes and must be constructed to fall at suitable gradients. Felts and high-grade cement mixtures are recommended.

2.2.28 Bathrooms and Toilets

- i. All bathrooms, toilets and water closets shall be provided with adequate openings located as near the ceiling as possible for natural lighting and ventilation.
- ii. For Water Closet spaces only, the minimum width between walls shall not be less than 900mm. Water Closet (WC) without wash hand basin shall have minimum length between walls of 1500mm and 1800mm for WC with wash hand basin.
- iii. Bathroom spaces shall not be less than 1200mm in width and 1500mm in length between the walls. Pit latrines shall be allowed where there is no pipe-borne water or it is in short supply, local pit or Ventilation Improved Pit (VIP) latrine of acceptable standard may be proposed and detached from the main building.
- iv. No latrine is to be built against boundary wall but shall follow normal regulation.

2.2.29 Sanitary Facilities

- i. Every building shall be provided with adequate number of toilets/water closet and bathrooms.
- ii. All commercial/public buildings shall be provided with adequate sanitary facilities and located to be accessible conveniently.
- iii. There should be adequate public convenience at each commercial, institutional and industrial building. Minimum standard should be adhered to.
- iv. Residential uses shall have a minimum of one toilet and bath for a maximum of three bedrooms. There shall be a minimum of one toilet for every additional bedroom.
- v. Where only one toilet and one bath are provided for three bedrooms, such toilet and bath shall be in separate compartments.
- vi. Urinals: Separate urinals shall be provided for males and females in public buildings and places.

2.2.30 Septic Tanks

- i. Septic Tanks capacities shall be calculated based on specification given below.

$$V = 3.5 + 3 C (N - 10)$$

Where V = Volume of septic tank in cubic meters

C = Water consumption rate in cubic meters Per day per person

N = Number of users

The optimal value of C is 0.016

- ii. Minimum capacity of 3.5 cubic meters shall be required to serve up to ten people.
- iii. For covers of septic tanks that are located where they are likely to be driven over by automobile, structural details of such shall be provided.

2.3 ELECTRICAL DESIGN REQUIREMENTS

These requirements shall apply to the electrical designs for residential, commercial or industrial buildings, whose approvals for their development are to be sought from Niger State Urban Development Board.

2.3.1 Facility Layout Plan

- i. There shall be a layout plan clearly indicating all electrical equipment, fittings and associated accessories which are intended to be installed in the building.
- ii. These shall be so carefully grouped into final sub-circuits for connection to the distribution board(s) as the case may be, in such a manner that, no final sub circuit is overloaded, while the choice of the associated cables shall take cognizance of the provisions made in the latest edition of the electrical wiring regulations issued by the Institute of Electrical Engineers as well as the Standard Electrical Specifications for the Federal Republic of Nigeria.

- iii. The cables shall be of appropriate sizes to carry the circuit current without undue heating. Similarly, the associated protective devices shall be of adequate rating to be able to convey the normal circuit current and to trip off the circuit or rupture, in an event of a fault such as short circuit or earth leakage.
- iv. Detailed drawings for any special equipment or features incorporated in the design shall also be provided.
- v. The layout shall also clearly specify the wiring system intended, either surface wiring with twin flat or multi core cables on wall surfaces with surface or concealed conduit systems.

2.3.2 Distribution Boards

A diagram of each distribution board provided for, in the electrical plan shall be provided and contain the following details:

- I. The type and current rating of the integral main isolator switch and the bus bar(s).
- ii. Its capacity, that is, number of ways available for connection there to.
- iii. The connection position of the numbered final sub-circuits.
- iv. The phase, in the case of a 3-phase board, to which the final sub-circuit cables shall be connected.
- v. The current rating of the protective device for the final sub-circuit.
- vi. An Earth Leakage Circuit Breaker (E.L.C.B) shall be provided against every distribution board. Its current rating shall be same as that of the Distribution Board.

2.3.3 Legend

A table of legend clearly indicating all symbols used in the layout plan and stating vividly the description of what such symbols stands for shall be provided. Such description shall also include the type or make of the equipment of fitting so specified. Catalogue numbers, where applicable shall also be given.

2.3.4 Load Distribution Schedule

Tables(s) showing the electrical load distribution and balancing in respect of the followings shall be provided:

- i. Each building,
- ii. The group of buildings in a complex, where there are more than one.
- iii. Any other facilities provided in the complex such as environmental lighting system, water supply system etc.
- iv. Such table(s) shall show the distribution of the electrical sub-circuit loads (in watts) on to the various phases as well the cumulative load (in Amps) of the entire complex.

2.3.5 Diversity Factor Applications

Diversity factor shall be carefully applied to arrive at reasonable maximum demand load in determining the incoming power requirement. In an estate development comprising of identical flats, a reasonable grouping factor shall be applied along with the diversity factor application.

2.4 STRUCTURAL ENGINEERING REQUIREMENTS

2.4.1 Bungalow

- a. **On Flat Ground of about One Meter Variation and Stable Condition**
 - i. All external load bearing walls to be of a minimum thickness of 225mm for sandcrete blocks or mass concrete and 150mm for reinforced concrete.
 - ii. Foundation block work must be filled solid with concrete, load bearing walls/partitions to be carried on suitable concrete strip foundation footing. Width and thickness of the footing to be determined by the site engineer. For such reasons foundation plans on a scale of 1:100 must be submitted.
 - iii. Structural details of roof gutters, window hoods carport canopy must be submitted.
 - iv. For stable ground for more than 1m variations, structural retaining wall with details must be provided.
- b. **Flat unstable grounds (make up soils, swampy or marshy grounds) development.**
 - i. Proposals shall include all the remedial measures for ground stabilization.
 - ii. Full detail of foundation type to be provided. Foundation layout to be in scale 1:100 and sectional details to be in scales 1:10, 1:20 or 1:25.

- iii. Information that pertains the soil properties must be provided. For large span bungalow, detail of roof truss members shall be provided.

2.4.2 Storey Building Requirements

2.4.2.1 Low Rise Building Requirements

- a. Warehouse Construction
In warehouse construction, emphasis must be given to its structural design details.
- i. Columns: - For every structure exceeding 6000mm, reinforced concrete columns and column bases or iron column with reinforced stanchion bases of not less than 600mm should be introduced at each 3m length. Where the length of the warehouse is less than 6000mm, columns should be introduced at the four corners of the warehouse.
- ii. Beams: - Reinforced rectangular beam should be introduced round the four walls at each 3m height of the warehouse.
- b. Structural Requirements for Construction of Storey Buildings
For any storey or high-rise building, the following requirements are necessary.

- i. Detailed soil test report
- ii. Engineering report on structural element and design details
- iii. Structural details of foundation footings base on the soil analysis of the site.
- iv. Structural details of columns and column bases, beams, staircases/lift shaft details and suspended slab for frame type of construction must be clearly shown in the design.
- v. Structural details of roof trusses must also be included in the drawing submissions.
- vi. Where sheer walls are necessary, details of such walls must be provided.
- vii. Details of all civil engineering walls to be carried out on the site must be submitted along with the design drawings.
- viii. The topography map of the site must be provided
- ix. For structural steel frame constructions, details of stanchion, stanchion bases, trusses must be provided and shall satisfy the relevant British Standard (BS) requirements.
- x. For structural concrete, the ratio of the concrete must be clearly stated.
- xi. For storey buildings: design analysis and calculations must be submitted in addition to the structural details of the various structural elements, such details must be

stamped and signed by the appropriate professional registered to practice in Nigeria.

- xii. For storey or high rise building the structural designer must be a certified registered engineer/builder and has to submit the photocopies of his/her current COREN/CORBON practicing license to the Board, before his/her submission is considered for appropriate approval.

2.4.3 Industrial Building Requirements

For industrial building the followings are required

- a. Topographic map of site
- b. Soil reports on the site
- c. Building type and usage report
- d. Detailed structural design of members
- e. Civil works for the site.

2.4.4 Soil Report

Soil report shall provide such information as

- a. Water table
- b. Soil profile to at least 4 m below natural ground level
- c. Ultimate bearing capacity
- d. Safe bearing pressure

2.4.5 Engineering Reports

This should contain information that pertain the properties of materials to be used in the construction work. Modes of failure of such materials under flexure, tension, sheer, fatigue and fire must be stated.

Designer must State reasons for the choice of particular construction materials.

2.4.6 Concrete Works

For major structural works in concrete the following tests shall be earned out:

- i. Compression test
- ii. Tension test
- iii. Core test for concrete work that has already been executed and thereafter the strength requirement of such concrete is doubtful.
- iv. Test result must satisfy the minimum strength requirement and shall reach the approving authority at least one week before actual execution of the work.

Table 14: Nominal covers mix requirements for normal weight 20mm maximum size aggregates concrete,

S/N	Environment classification	Normal cover to all reinforcement (mm)				
		C30	C35	C40	C45	C50
1.	Lowest concrete grade					
2.	Mild exposure	25	20	20	20	20
3.	Moderate	-	35	30	25	20
4.	Severe	-	-	40	30	25
5.	Very	-	-	50	40	30
6.	Extreme	-	-	-	60	50
	Min. cement contents (Kg/3)	275	300	325	350	400
	Max. free water/cement ratio	0.65	0.60	0.55	0.50	0.45

Table 15: Minimum dimensions of Reinforced Concrete (RC) members for fire resistance (nominal cover requirements satisfied)

Fire resistance		Rib width	minimum dimensions (mm)	
(hrs)	Beam width		Floor thickness	Exposed column Width
0.5	200	125	75	150
1.0	200	125	95	200
1.5	200	125	110	250
2.0	200	125	125	300
3.0	240	150	150	400
4.0	280	175	170	500

Table 16: Nominal cover for fire resistance fire Resistance

Fire resistance (in hrs)	Beams	Nominal cover for fire resistance		
		Floor	Rib	column
0.5	20	20	20	20
1.0	20	20	20	20
1.5	20	25	35	20
2.0	40	35	45	25
3.0	60	45	55	25
4.0	70	55	65	25

2.4.7 Load Bearing Construction.

All load bearing construction walls shall comply with the minimum provisions by the National Building Code. However, the following should be considered:

- i. The height of the walls
- ii. The spacing of load bearing members such as beams and trusses
- iii. Uniformly distributed loads from reinforced concrete floors
- iv. Possible restraint from floors and roof
- iv. Size and spacing of openings

2.4.8 Fire Rating of Concrete

Fire rating of concrete work shall be as follows:

- i. Private residential building at least 1 hr. resistance
- ii. Public buildings/commercial at least 2hrs resistance.

Regulations relating to fire resistance of external walls may take precedence over structural strength where greater thickness is required. The general rules to apply in both domestic and public buildings are:

Rule 1. Strengths of materials for wall

Rule 2 Heights of storey and walls

Rule 3. Length of walls,

These rules are preliminary in the determination of the appropriate thickness of a wall of known height and of a length.

Rule 4. Samples of the materials should be tested to establish the crushing strength

Rule 5. Gable walls will be taller than flank walls and may need to be thicker or stiffened.

Rule 6. As the length of a wall increases it becomes less stable. Stability is improved by providing piers or other local thickness and these have the effect of dividing walls into shorter lengths.

Table 17: Thickness at base of a wall (external and party walls) to Public and Warehouse Buildings)

Height of wall	Length	Thickness
Up to 7620	Any	330
Between 7620 & 9145	Up to 13720	330
Between 9145 and 12190	More than 13720	444
	up to 10,668	330
	Between 10668 & 13,716	444
	more than 13716	546

Table 18: Thickness of external and party walls in Domestic Buildings

Height of wall	Length	Location and Thickness (mm)
Up to 3660 Between 3660 and 9145	Any length	225
	a) Up to 9145 b) more than 9145	225 lowest storey 330 other storeys 225
Between 9145 and 12190	a) up to 9145 b) more than 9145	lowest storey 330 other storeys 225 Lowest storey 330 Other storeys 225
	up to 10,668	Lowest storey 444 15240 next 2 storey 330 Other storeys 225

2.5 MECHANICAL DESIGN REQUIPMENTS (PLUMBING AND DRAINAGE)

2.5.1 EXTERNAL PLUMBING

All external plumbing works must comply with sanitary/water design specifications.

- a. Locations and dimensions of cold-water supply rising mains must be indicated on site plan.
- b. All waste disposal pipes design and laying must comply with standard specifications.
- c. Gullies, inspection chambers, soil drainage pipes designs and constructions must comply with the provisions in the National Building Code standard specifications.

2.5.2 INTERNAL PLUMBING

All internal plumbing fittings must comply with standard specifications in the National Building Code for sanitary fittings and equipment.

2.5.3 DRAINAGE

- a. Drainages must be indicated on the site plan.
- b. The gradient of drainages must comply with site level and to permit effective flow.
- c. The gradients of soil drainage's must not be less than 1:40.

- d. Water closets, wash hand basins, toilet roll holders, shower trays, bathtubs, kitchen sinks etcetera should be of standard sizes and specifications.

2.5.4 GROUND WATER STORAGE TANK

The tank should be of standard specifications which should be accompanied with working/structural details. The location of the tank shall be indicated on the site plan.

2.5.5 ROOF OR OVERHEAD WATER STORAGE

The foundation, support and slab on which the overhead tank is to be installed should be of architectural or structural details and specifications. Its location should be indicated on the site plan.

2.5.6 PLUMBING FITTINGS

Non - return valves, gate valves, angle valves, floor drains etcetera should be of standard specifications.

2.5.7 COLD AND HOT WATER SUPPLY PIPES

Galvanized steel pipes and fittings of standard specifications are recommended.

2.5.8 PLUMBING DESIGN

The design drawings must indicate cold water supply mains, hot water supply, all necessary valves, drain outlets, water closets, wash hand basins, sinks bathtubs, etc.

Drainage lines shall be indicated in bold lines while the cold/hot water supply lines are in faint broken lines.

2.5.9 FIRE FIGHTING REQUIREMENTS

- a. The design and specification of firefighting equipment/devices should comply with the fire service requirements.
- b. Firefighting devices shall be provided for large estates, commercial and public.
- c. The design and specification of firefighting equipment/devices should comply with the fire service requirements.
- d. Firefighting devices shall be provided for large estates, commercial and public

CHAPTER THREE

3.0 PROCEDURES AND APPROVAL OF BUILDING/DEVELOPMENT PERMIT

3.1 PROCEDURES FOR BUILDING APPROVAL

- a. Architectural drawings, structural drawings and other planning requirements shall be checked by the appropriate professionals of the Board.
- b. The drawings shall be registered by the Board and appropriate registration fees shall be paid.
- c. The staff of the Board shall conduct physical site inspection to ascertain the size and condition of site.

3.2 APPROVAL OF APPLICATION

- a. Any building or development plan found to conform to the provisions of these regulations shall be stamped and signed approved and the applicant shall be issued a development permit.
- b. If the building or development plan does not conform to these regulations, it shall be stamped not approved. Reasons for not approving the plan shall be communicated to the applicant in writing.
- c. No development shall commence within the State without the required development permit.
- d. Where there is no planning scheme, no development shall commence without an interim development permit obtained from the Board.
- e. A temporary development permit shall also be issued over activities of a temporary nature or where the land is not yet put to its proper use.
- f. Where there is a planning scheme, no development shall commence which is likely to change the nature, type or intensity of use approved on that scheme until variation permit has been obtained from the relevant authority.
- g. Once a planning approval is granted, no change of use shall be effected without the prior approval of the Board which shall be in writing.

3.3 APPROVAL MONITORING

The developer shall invite the Board to supervise the approved plan at Setting out, Excavations, DPC level, Lintel level, Form works for decking, Roofing level and on completion of constructions.

3.4 WITHDRAWAL OF APPROVAL

- i. The Board shall have the power to withdraw, revoke, review or modify any approval already given in respect of an application for reasons such as overriding public interest.
- ii. If the circumstances under which the approval was given is altered by the developer.

3.5 CERTIFICATE OF COMPLETION

At satisfactory completion of construction, the developer shall be issued with a certificate of completion by the Board.

3.6 AGGRIEVED DEVELOPER

An aggrieved developer who is dissatisfied with the decision of the Board may seek redress as per the necessary procedure spelt out in the Niger State Urban and Regional Planning Development Board edict of 1998.

CHAPTER FOUR

4.1 ENFORCEMENT

1. Enforcement Notices shall include the following:
 - (i) Contravention Notice;
 - (ii) Stop Work Order;
 - (iii) Quit Notice;
 - (iv) Seal-up Notice;
 - (v) Regularization Notice; and
 - (vi) Demolition Notice.

2.
 - a. The Board may serve enforcement notices on the owner of a private or public, residential, commercial, industrial, Institutional, religious, recreational or any other land use wherever any development is commenced without development permit or where the building constitutes danger or nuisance to the occupier or public.
 - b. An enforcement notice may be issued under subsection (a) of this Section, notwithstanding that the unauthorized development; renovation, alteration, repair or addition took place before the commencement of this regulation.
 - c. An enforcement notice served under subsection (a) of this section may direct the developer or owner to obtain development permit or alter the structure to be in conformity with building regulations or to remove a development within a specified period as may be contained in the Enforcement Notice.

- d. An enforcement notice served under subsection (a) of this Section may direct the developer or owner to alter, discontinue or remove a development.
3.
 1. Before serving an enforcement notice in accordance with the provisions of this regulation, the Board shall:
 - (a) Have regard to the existing conditions for granting a Development 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.
 2. The Board may impose additional conditions as it may deem fit in each circumstance.
4. An enforcement notice served by the Board may:
 - (a) Be in writing and addressed to the developer or owner;
 - (b) State the reasons for the proposed action of the Board;
 - (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.
5. Notwithstanding any provision specifying time when a demolition may be carried out by the control section, the control section may proceed to demolish a structure

before the expiration of the requisite time, if in the opinion of the Board it is necessary to protect the interest of the Public.

6. Where a structure is developed without the requisite Development Permit, the Board may demolish such structure without the service of a Demolition Notice.

4.2 MODES OF SERVICE OF NOTICE

- a. 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.
- b. Where service of notice is affected 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.
- c. The Board shall enforce an order of a court of competent jurisdiction against a developer or holder for the time being of a Development permit who fails to comply with such an order.
- d. A developer or holder for the time being of a Development permit shall be liable for the expenses incurred by the

Board or any of its officers or agents, as the case may be, in enforcing the provisions of this regulation.

7. 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.
8. Any person who fails to comply with the terms of enforcement notice issued and served under this regulation shall be guilty of an offence and liable on conviction to a fine as specified under this regulation.
9. The Board shall have power over any abandoned building in the State in the following ways:
 - (a) Seal up the property to prevent its conversion by unauthorized persons;
 - (b) Unseal the property upon satisfaction that it is structurally stable; or
 - (c) Unseal the property where the owner or developer submits a written application supported by an affidavit that he is ready to continue further development or reoccupy the building within fourteen (14) days of the unsealing; or
 - (d) Make the owner of the structure pay penal fees to be determined from time to time before such structure is unsealed.
10. In the event of the collapse of any property or structure due to negligence on the part of the owner, or the

developer, such property shall be forfeited to the State Government after due investigation and or publication in the State

4.3 PENAL FEES FOR CONTRAVENTION

1. Any developer who carries out development without first obtaining Development permit as provided under this regulation has contravened and shall be liable to pay penal fee of 200% of the current value of building plan assessment for such development.
2. Any person who having obtained a development and alters such development as contained in the development permit has contravened and shall pay a penal fee:
 - a. in the case of residential buildings, a penal fee equivalent to 200% current building plan assessment for such development.
 - b. in the case of commercial/industrial building, a penal fee equivalent to 100% times the current building plan assessment for such development
3. In addition to section 2 of this section, such person shall submit a fresh application for the grant of a development permit reflecting the alteration 7 days of being served relevant enforcement notice
4. Any person who having obtained development permit and alters such building beyond the level contained in the development permit and above the approvable limit shall remove such alteration within 21 days.

4.4 OFFENCES AND PENALTIES

1. Any person who breaks any seal or, removes any marking placed upon any property by or with the orders of the Board commits an offence and shall on conviction be liable to a fine not exceeding the sum of Five Hundred Thousand Naira (N500,000.00) or one (1) year imprisonment or both.
2. Any occupier who ignores a Quit Order Notice issued and duly served by the Board shall be guilty of an offence and liable on conviction to a fine of One Hundred Thousand Naira (N100,000) or to imprisonment for six months or both
3. Any developer/contractor/consultant who connives with anyone to contravene the provision of this Regulation commits an offence and is liable on conviction to a fine not exceeding One Hundred Thousand Naira (N100,000) or to 6months imprisonment in case of an individual and Five Hundred Thousand Naira (N500,000) in case of a corporate body.
4. Any official of the Board or any state government official who connives with anyone to contravene the provision of this regulation shall be dealt with in accordance with the provisions of the Civil Service Rules of the State.
5. Any intending developer or his agent or petitioner who gives false information to the Board shall be guilty of an offence and liable on conviction to a fine of One Hundred Thousand Naira (N100,000) or 1-year imprisonment or both.

6. Any person who obtain or aid anyone to obtain fake development permit is guilty of an offence and is liable on conviction to a fine of One Hundred Thousand Naira (N100,000) or 1 year imprisonment or both.
7. Any structure erected in any area earmarked or declared for a road, setback, drainage, swamp or in any area liable to flooding shall be demolished without compensation and the person responsible for erecting such structure shall be guilty of an offence and is liable on conviction to a fine of Fifty Thousand Naira (N50,000) or 6 month imprisonment or both.
8. Any person who erected or who cause to be erected any outdoor advertisement structure in whatever dimension, appearance or display without a written approval of the Board shall be guilty of an offence and is liable on conviction to a fine not exceeding One Hundred Thousand Naira (N100,000) or 5 months imprisonment or both.
9. Any person who paste or cause to be pasted any display in form of posters, banners, handbills and the like on public structure without a written approval of the Board shall be guilty of an offence and is liable on conviction to a fine of One Hundred Thousand Naira (N100,000) or 5-months imprisonment or both
10. Any person who impersonates any official of the Board shall be guilty of an offence and liable upon conviction to a

fine of not less than One Hundred Thousand Naira (N100,000) or imprisonment for two years or both.

11. Where any cost is incurred by the Board in the course of demolition or removal or enforcement of compliance, such cost shall be assessed and communicated in writing to the owner, builder, developer, occupier or any other person responsible for the illegal structure demanding for reimbursement of the cost.
12. Any person who fails to pay the assessed cost of demolition shall be guilty of an offence and be liable to a fine not exceeding the sum of One Hundred Thousand Naira (N100,000.00) or one (1) month imprisonment in addition to the payment of the assessed cost referred to in subsection (a) of this Section.
13. Where the act constituting an offence under this regulation continues after the service of the relevant notices, the offender upon conviction in addition to the penalty for the offence shall be liable to additional fine of One Thousand Naira (N1000) for every day the offence continues.
14. For the purpose of this regulation, "any person" shall include an owner, his servants, agents or privies, a developer, an independent contractor, architect, engineer, builder, town planner and anyone connected therewith and each of these persons who knowingly participated in contravening the provisions of this Regulation.

4.5 OBSTRUCTION OF OFFICERS FROM CARRYING OUT LAWFUL DUTIES

Any person who obstructs any official(s) of the Board in the course of performing his lawful duty shall be guilty of an offence and is liable on conviction to a fine of One Hundred Thousand Naira (N100,000) or 1-year imprisonment or both in case of an individual and Two Hundred and Fifty Thousand Naira (N250,000) in case of a Corporate Body.

4.6 PROTECTION OF OFFICIALS

- a. No action shall lie against the Board or any of its duly authorized officers in respect of anything done in good faith under this regulation.
- b. The Board or any of its agents or staff shall not be liable to a claim of demand or liability for any development or building whose construction has not been in accordance with the provisions to this regulation.

4.7 JURISDICTION TO TRY OFFENCES

Subject to any restrictions or conditions prescribed by the Constitution or any other law, a Magistrates Court shall have jurisdiction and powers in respect of trial of offences and penalties made pursuant to this regulation.

4.8 POWERS TO ENTER PREMISES

The Board shall have powers to enter any premises for the purpose of ascertaining compliance with the provision of this regulation.

4.9 ABANDONED STRUCTURE

- a. The owner/developer of any structure under construction which has been abandoned for an upward of 3 years shall have the property fenced round and such property shall be maintained in proper environmental and sanitation condition.
- b. Any owner/developer who fails to comply with the provisions of subsections (a) of this section shall have the property sealed up and/or demolished by the Board and Government may maintain and use such property.

4.10 DEFECTS IN TITLE DOCUMENT

The grant of a development permit by the Board under this regulation shall not validate any defect in the title of the applicant.

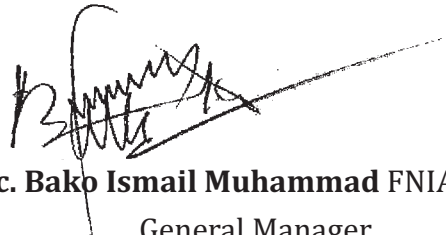
4.11 GRANT OF DEVELOPMENT PERMIT NOT CONFERRING OWNERSHIP

The grant of a development permit by the Board under this regulation shall not be construed to confer, confirm, or guarantee ownership of the subject land.

4.12 PRE-ACTION NOTICE

- a. No suit shall be commenced against the Board, before the expiration of one month after written notice of intention to commence the suit shall been served on the Board
- b. The notice referred to in subsection (a) of this section shall dearly and explicitly state the cause(s) of action, the particulars of the claim, the name and place of abode of the intending plaintiff and the relief(s) which he claims.

MADE BY THE BOARD this 1st day of June, 2023

A handwritten signature in black ink, appearing to read 'Bako Ismail Muhammad', with a long horizontal line extending to the right.

Arc. Bako Ismail Muhammad FNIA, FIMC.

General Manager.