



MINISTRY OF LANDS, SURVEY & URBAN PLANNING
NEW GOVERNMENT SECRETARIAT,
OGURUBE LAYOUT, P.M.B. 7203, UMUAHIA.

Abia State process of processing construction permit under Enabling Statutes:

- a. Land Use Act Chapter 202 Laws of the Federation of Nigeria 1990
- b. Abia State Urban and Regional Planning Board/ Planning Law Cap 40 Vol. II Laws of Abia State of Nigeria as (Amended) is seen below:

PROCESSING OF CONSTRUCTION PERMIT IN ABIA STATE

- a. THROUGH LAND USE AND ALLOCATION COMMITTEE (LUAC):

S/N	ACTIVITY	COSTS	TIME (IN DAYS)	REQUIREMENTS
1	Applicant collects Application Form from Town Planning Authority office at Local Government Secretariat	Nil	Applicant to determine	<ol style="list-style-type: none"> a. 4 sets of Building Plan b. Title documents (such as CofO) c. Current Tax Clearance Certificate d. Site Analysis/ Environmental Impact Statement Report (as applicable) e. Site Analysis (where necessary) f. Undertaking to build according to approval g. Fire Service, Police Report (for Petrol/ Gas Filling Station) h. Report from Ministry of Education for Educational development i. Report from Ministry of Industries for Industrial site j. Report from Ministry of Trade & Investment for Commercial use such as market, shopping mall k. Certificate of Incorporation (for corporate body) l. 1 passport-sized photo

2	Completed form and plan is assessed for payments	Planning Rate ¹ ; Inspection Fee ² ; Registration Fee ³ ; Charting Fee ⁴ ; Stages Permit Fee ⁵ ; Fencing Fee ⁶	5	
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3	Site Inspection carried out (by engineer, builder, environmental health officer and town planner). Thereafter reports are harmonised	Nil	20	If application is for petrol/ gas filling station, industry, commercial building over two floors or within Government acquired layout, approval is requested from Director (Town Planning) after checks
4	Executive Secretary (of the Planning Authority) thereafter grants permit	Nil	5	

Fees payable:

1. Planning Rate¹

Use/ Purpose	Rate (N)
Residential	N70.00/m ²
Residential/Commercial	N60.00/m ²
Commercial	N100.00/m ²
Institutional	N70.00/m ²
Industrial (Small Scale)	N40.00/m ²
Industrial (Medium Scale)	N100.00/m ²
Industrial (Large Scale)	N200.00/m ²
Agricultural	N70.00/m ²

2. Inspection Fee²

Use/ Purpose	Rate (N)/ volume
Residential	N40.00
Residential/Commercial	N50.00
Commercial	N60.00
Institutional	N40.00
Industrial (Small Scale)	N50.00
Industrial (Medium Scale)	N100.00
Industrial (Large Scale)	N150.00
Agricultural	N40.00

3. Registration Fee³

Use/ Purpose	Rate (N)
Commercial	N30.00/m ²
Other Uses	N20.00/m ²
Industrial (Small Scale)	N10.00/m ²
Industrial (Medium Scale)	N20.00/m ²
Industrial (Large Scale)	N30.00/m ²

4. Charting Fee⁴

Use/ Purpose	Rate (N)
Other Uses	N20.00/m ²
Industrial (Small Scale)	N10.00/m ²
Industrial (Medium Scale)	N20.00/m ²
Industrial (Large Scale)	N30.00/m ²

5. Stages Permit Fee⁵ (Based on Percentage of Building Coverage)

Use/ Purpose	Rate (N) x %age Building Coverage
Commercial	N70.00
Other Uses	N50.00
Industrial (Small Scale)	N60.00
Industrial (Medium Scale)	N80.00
Industrial (Large Scale)	N100.00

6. Fencing Fee⁶ (Based on perimeter length x Height: PH)

Use/ Purpose	Rate (N)
Other Uses	N100.00/m ²
Industrial (Small Scale)	N100.00/m ²
Industrial (Medium Scale)	N150.00/m ²
Industrial (Large Scale)	N200.00/m ²

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