



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

**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	<ul style="list-style-type: none"> <li>a. 4 sets of Building Plan</li> <li>b. Title documents (such as CofO)</li> <li>c. Current Tax Clearance Certificate</li> <li>d. Site Analysis/ Environmental Impact Statement Report (as applicable)</li> <li>e. Site Analysis (where necessary)</li> <li>f. Undertaking to build according to approval</li> <li>g. Fire Service, Police Report (for Petrol/ Gas Filling Station)</li> <li>h. Report from Ministry of Education for Educational development</li> <li>i. Report from Ministry of Industries for Industrial site</li> <li>j. Report from Ministry of Trade &amp; Investment for Commercial use such as market, shopping mall</li> <li>k. Certificate of Incorporation (for corporate body)</li> <li>l. 1 passport-sized photo</li> </ul>
2	Completed form and plan is assessed for payments	Planning Rate <sup>1</sup> ; Inspection Fee <sup>2</sup> ; Registration Fee <sup>3</sup> ; Charting Fee <sup>4</sup> ; Stages Permit Fee <sup>5</sup> ; Fencing Fee <sup>6</sup>	5	

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	

Enabling Statutes:

1. Land Use Act Chapter 202 Laws of the Federation of Nigeria 1990
2. Abia State Urban and Regional Planning Board/ Planning Law Cap 40 Vol. II Laws of Abia State of Nigeria as (Amended)

Fees payable:

**1. Planning Rate<sup>1</sup>**

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

**2. Inspection Fee<sup>2</sup>**

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 Fee<sup>3</sup>**

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

**4. Charting Fee<sup>4</sup>**

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

**5. Stages Permit Fee<sup>5</sup> (Based on Percentage of Building Coverage)**

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

**6. Fencing Fee<sup>6</sup> (Based on perimeter length x Height: PH)**

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