



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"> 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	

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 Rate

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

16 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

'' (° fii ' #/ \$! &! £ ' " -j ® ±¥¥¥ £ « a -¥j
 " «°j ° ©¥¥±© «C0¥j °š£j - ¥ ® œ£ª ¥j ¥ ¤® 2j ®i£® ±ª ¥ ¤« «®ª ¥ š--¥š» j °«
 j 2j ®j«°ª; ®š¥¥¥ªªª ««®

- i. Foundation footing
- ii. Damp Proof Course (DPC)
- iii. Window Level
- iv. Lintel Level
- v. Roofing Level

N4,000 per stage

8.	CERTIFICATE OF FITNESS	
a.	Residential	N10,000
b.	Residential/Commercial	N10,000
c.	Commercial	N10,000
d.	Industrial	N10,000
e.	Public Institutional	N10,000
f.	Others	N10,000

9.	MASTER PLAN TRUST FUND (per building on site)	
1	Bungalow	N20,000
2	2-3 Floors	N40,000
3	4 Floors	N100,000
4	Petrol filling station	N100,000
5	GSM	N100,000
6	Bank	N100,000
7	Hotel	N100,000
8	Hospital	N50,000
9	Public/Institutional	N50,000
10	Industrial	N50,000
11	Agricultural	N40,000

10	solid mineral	
a.	Quarrying	N1,000,000
b.	Sand Excavation	N100,000

11. FEES SCHEDULE FOR PETROL FILLING STATION, GAS PLANT, GSM/MAST, BANK AND HOTEL ABOVE 2 FLOORS

1	Planning rate	Area of Land x 150m
2	Inspection fee	LxWxHx50m ²
3	Registration fee	N50,000
4	Charting fee	N50,000
5	Fencing fee	N50,000
6	Commencement fee	N50,000
7	Certificate of fitness	N20,000
8	Stages permit	N100,000
9	Master plan fund	N100,000

12. Laying and burring of underground pipes and cables N500 per meter

13. MISCELLANOUS FEES

Opening of access road	N50,000
Checking of layouts	N50,000
Penalty of late submission	N20,000
Impoundment	N50,000 N100,000
Complaint fee	N20,000
Revalidation fee	N50,000
Renovation fee	N50,000 (for bungalow) N100,000 for 1-4 floors. where the renovation affects 50% of the building, the plan should be assessed as a new building
Amendment plans	To be reassessed based on the amendment plan submitted