

REQUIREMENTS FOR BUILDING PLAN APPROVAL

RESIDENTIAL BUILDING

Bungalow Building in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦25/M³
- iv. Ratification Fee= ₦10/M²
- v. Land use clearance = ₦1,000
- vi. Perimeter Fencing = (Perimeter) x ₦50
- vii. Location plan must be sealed by a Registered Town Planner.

Bungalow Building in Other Local Government Headquarters

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦22.5/M³
- iv. Ratification Fee= ₦5/M²
- v. Land use clearance = ₦1,000
- vi. Perimeter Fencing = (Perimeter) x ₦50
- vii. Location plan must be sealed by a Registered Town Planner.

Bungalow Building in Other Towns

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦20/M³
- iv. Ratification Fee= ₦5/M²
- v. Land use clearance = ₦1,000
- vi. Perimeter Fencing = (Perimeter) x ₦50
- vii. Location plan must be sealed by a Registered Town Planner.

Storey Building in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦25/M³
- vi. Ratification Fee= ₦10/M²
- vii. Land use clearance = ₦1,000
- viii. Perimeter Fencing = (Perimeter) x ₦50
- ix. Location plan must be sealed by a Registered Town Planner.

Storey Building in Other Local Government Headquarters.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦22.5/M³
- vi. Ratification Fee= ₦5/M²
- vii. Land use clearance = ₦1,000
- viii. Perimeter Fencing = (Perimeter) x ₦50
- ix. Location plan must be sealed by a Registered Town Planner.

Storey Building in Other Towns.

- I. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦20/M³
- vi. Ratification Fee= ₦5/M²
- vii. Land use clearance = ₦1,000
- viii. Perimeter Fencing = (Perimeter) x ₦50
- ix. Location plan must be sealed by a Registered Town Planner.

COMMERCIAL BUILDING

Bungalow/ Storey Building in Ado Ekiti.

- I. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Environmental Impact Assessment.
- iv. Letter of supervision by the Structural Engineer.
- v. Approved survey plan by surveyor General.
- vi. Assessment Fee = ₦40/M³
- vii. Ratification Fee= ₦15/M²
- viii. Land use clearance = ₦5,000
- ix. Perimeter Fencing = (Perimeter) x ₦100
- x. Location plan must be sealed by a Registered Town Planner.

Bungalow/ Storey Building in Other Towns.

- I. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Environmental Impact Assessment.
- iv. Letter of supervision by the Structural Engineer.
- v. Approved survey plan by surveyor General.
- vi. Assessment Fee = ₦40/M³
- vii. Ratification Fee= ₦10/M²
- viii. Land use clearance = ₦5,000
- ix. Perimeter Fencing = (Perimeter) x ₦100
- x. Location plan must be sealed by a Registered Town Planner.

BANK BUILDING

- I. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Environmental Impact Assessment.
- iv. Letter of supervision by the Structural Engineer.
- v. Approved survey plan by surveyor General.

- vi. Assessment Fee = ₦400/M³
- vii. Ratification Fee= ₦15/M²
- viii. Land use clearance = ₦5,000
- ix. Perimeter Fencing = (Perimeter) x ₦100
- x. Location plan must be sealed by a Registered Town Planner.

PETROL FILLING STATION

Filling Station in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Four (4) sets of Mechanical drawings sealed by a Registered Engineer.
- iv. Four (4) sets of Electrical drawings sealed by a Registered Engineer
- v. Environmental Impact Assessment.
- vi. Fire Service Clearance.
- vii. Police Traffic Clearance.
- viii. Letter of suitability/feasibility Approval from DPR.
- ix. Land use clearance Approval.
- x. Current 3 years tax clearance and 3 years Development levy.
- xi. Letter of supervision by the Structural Engineer.
- xii. Approved survey plan by surveyor General.
- xiii. Assessment Fee = ₦200,000/pump
- xiv. Ratification Fee= ₦15/M²
- xv. Land use clearance = ₦5,000
- xvi. Perimeter Fencing = (Perimeter) x ₦100
- xvii. Location plan must be sealed by a Registered Town Planner.

Filling Station in Other Local Government Area.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Four (4) sets of Mechanical drawings sealed by a Registered Engineer.
- iv. Four (4) sets of Electrical drawings sealed by a Registered Engineer
- v. Environmental Impact Assessment.

- vi. Fire Service Clearance.
- vii. Police Traffic Clearance.
- viii. Land use clearance Approval.
- ix. Letter of suitability/feasibility Approval from DPR.
- x. Current 3 years tax clearance and 3 years Development levy.
- xi. Letter of supervision by the Structural Engineer.
- xii. Approved survey plan by surveyor General.
- xiii. Assessment Fee = ₦150,000/pump
- xiv. Ratification Fee= ₦15/M²
- xv. Land use clearance = ₦5,000
- xvi. Perimeter Fencing = (Perimeter) x ₦100
- xvii. Location plan must be sealed by a Registered Town Planner.

Filling Station in Other Towns.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Four (4) sets of Mechanical drawings sealed by a Registered Engineer.
- iii. Four (4) sets of Electrical drawings sealed by a Registered Engineer
- iv. Environmental Impact Assessment.
- v. Fire Service Clearance.
- vi. Police Traffic Clearance.
- vii. Land use clearance Approval.
- viii. Letter of suitability/feasibility Clearance from DPR.
- ix. Current 3 years tax clearance and 3 years Development Levy.
- x. Letter of supervision by the Structural Engineer.
- xi. Approved survey plan by surveyor General.
- xii. Assessment Fee = ₦100,000/pump
- xiii. Ratification Fee= ₦15/M²
- xiv. Land use clearance = ₦5,000
- xv. Perimeter Fencing = (Perimeter) x ₦100
- xvi. Location plan must be sealed by a Registered Town Planner.

GAS STATION.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Four (4) sets of Mechanical drawings sealed by a Registered Engineer.
- iv. Four (4) sets of Electrical drawings sealed by a Registered Engineer
- v. Environmental Impact Assessment.
- vi. Fire Service Clearance.
- vii. Police Traffic Clearance.
- viii. Land use clearance Approval.
- ix. Letter of suitability/feasibility from DPR.
- x. Current 3 years tax clearance and 3 years Development Levy.
- xi. Letter of supervision by the Structural Engineer.
- xii. Approved survey plan by surveyor General.
- xiii. Assessment Fee = ₦500,000
- xiv. Ratification Fee= ₦15/M²
- xv. Land use clearance = ₦5,000
- xvi. Perimeter Fencing = (Perimeter) x ₦100
- xvii. Location plan must be sealed by a Registered Town Planner.

HOSTEL.

Bungalow Building in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦35/M³
- iv. Ratification Fee= ₦15/M²
- v. Land use clearance = ₦5,000
- vi. Perimeter Fencing = (Perimeter) x ₦100
- vii. Location plan must be sealed by a Registered Town Planner.
- viii. Environmental Impact Assessment.

Storey Building in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦35/M³
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

Bungalow Building in Other Local Government.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦35/M³
- iv. Ratification Fee= ₦10/M²
- v. Land use clearance = ₦5,000
- vi. Perimeter Fencing = (Perimeter) x ₦100
- vii. Location plan must be sealed by a Registered Town Planner.
- viii. Environmental Impact Assessment.

Storey Building in Other Towns.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦35/M³
- vi. Ratification Fee= ₦10/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

SAWMILL.

Saw Mill in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦250,000/Mill
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

Saw Mill in Other Towns.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦150,000/Mill
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

HOTEL/EATERY/RESTAURANTS

Bungalow Building in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦50/M³
- iv. Ratification Fee= ₦15/M²
- v. Land use clearance = ₦5,000
- vi. Perimeter Fencing = (Perimeter) x ₦100

- vii. Location plan must be sealed by a Registered Town Planner.
- viii. Environmental Impact Assessment.

Storey Building in Ado Ekiti.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦50/M³
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

Bungalow Building in Other Local Government.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦50/M³
- iv. Ratification Fee= ₦10/M²
- v. Land use clearance = ₦5,000
- vi. Perimeter Fencing = (Perimeter) x ₦100
- vii. Location plan must be sealed by a Registered Town Planner.
- viii. Environmental Impact Assessment.

Storey Building in Other Towns.

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦50/M³
- vi. Ratification Fee= ₦10/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100

- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

LIGHT INDUSTRY

Block Making Industry

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦25,000
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

Concrete Industry

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦40,000
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

Stone crushing Industry (Mechanical)

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.

- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦500,000
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

Stone crushing Industry with Asphalt

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦800,000
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

AGRICULTURAL DEVELOPMENT

Mechanized Farming

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦5,000/Ha
- iv. Ratification Fee= ₦15/M²
- v. Land use clearance = ₦5,000
- vi. Perimeter Fencing = (Perimeter) x ₦100
- vii. Location plan must be sealed by a Registered Town Planner.
- viii. Environmental Impact Assessment.

POULTRY FARMING

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ₦10,000 for (100-200) Birds
- iv. Assessment Fee = ₦20,000 for (201-500) Birds
- v. Ratification Fee= ₦15/M²
- vi. Land use clearance = ₦5,000
- vii. Perimeter Fencing = (Perimeter) x ₦100
- viii. Location plan must be sealed by a Registered Town Planner.
- ix. Environmental Impact Assessment.

FISHERY FARMING

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee (commercial)= ₦20,000
- iv. Assessment Fee (Domestic)= ₦5,000
- v. Ratification Fee= ₦15/M²
- vi. Land use clearance = ₦5,000
- vii. Perimeter Fencing = (Perimeter) x ₦100
- viii. Location plan must be sealed by a Registered Town Planner.
- ix. Environmental Impact Assessment.

PIGGERY FARMING

- i. Four (4) sets of working drawings with architectural seal.
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee (commercial)= ₦25,000
- iv. Assessment Fee (Domestic)= ₦10,000
- v. Ratification Fee= ₦15/M²
- vi. Land use clearance = ₦5,000
- vii. Perimeter Fencing = (Perimeter) x ₦100
- viii. Location plan must be sealed by a Registered Town Planner.
- ix. Environmental Impact Assessment.

RELIGION CAMP GROUND

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦25/M³
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

PLACE OF WORSHIP

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦20/M³
- vi. Ratification Fee= ₦15/M²
- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

EDUCATION INSTITUTION

Nursery/Primary school/Secondary school/post-Secondary school

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = ₦30/M³
- vi. Ratification Fee= ₦15/M²

- vii. Land use clearance = ₦5,000
- viii. Perimeter Fencing = (Perimeter) x ₦100
- ix. Location plan must be sealed by a Registered Town Planner.
- x. Environmental Impact Assessment.

CHANGE OF SITE OF AN APPROVED PLAN

Residential

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = 25% of current charge
- vi. Location plan must be sealed by a Registered Town Planner.

Commercial/Petrol Station/ Sawmill

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = 25% of current charge
- vi. Location plan must be sealed by a Registered Town Planner.
- vii. Environmental Impact Assessment.

RENEWAL OF BUILDING PLAN

Residential/Commercial/Industrial

- i. Four (4) sets of working drawings with architectural seal.
- ii. Four (4) sets of structural drawings sealed by a Registered Engineer.
- iii. Letter of supervision by the Structural Engineer.
- iv. Approved survey plan by surveyor General.
- v. Assessment Fee = 20% of current charge
- vi. Location plan must be sealed by a Registered Town Planner.
- vii. Environmental Impact Assessment. (Commercial/Industrial)

LAYOUT PLAN

- i. Six (6) sets of layout plan with locational plan prepared by a Registered Town Planner.
- ii. Approved survey plan by surveyor General.
- iii. Land Use Clearance = ~~₦~~5,000
- iv. Assessment Fee

0.5 Ha- 2.5Ha	=	₦10,000
2.5Ha- 5.0Ha	=	₦20,000
5.1Ha- 10Ha	=	₦40,000
Above 10Ha	=	₦100,000
- v. Location plan must be sealed by a Registered Town Planner.
- vi. Environmental Impact Assessment.

ROAD CONSTRUCTION YARD PROJECT SITE

- i. Four (4) sets of working drawings with architectural seal
- ii. Approved survey plan by surveyor General.
- iii. Assessment Fee = ~~₦~~50,000
- iv. Location plan must be sealed by a Registered Town Planner.
- v. Environmental Impact Assessment.

PENALTY IN RESPECT OF UNAPPROVED EXISTING BUILDING PLAN

- i. Assessment Fee = The present Assessment + 50% of the assessment
- Stanchion 5

S/N	Category Purpose	Amount ₦	ANALYSIS				
			Form fee	LUC Registration	Construction Permit fee	EIA Registration	Site inspection/ Supervision
1.	Commercial	850,000	50,000	100,000	400,000	150,000	150,000

2.	Corporate Bodies	200,000	20,000	25,000	100,000	30,000	25,000
3.	Individual/Private	75,000	5,000	10,000	35,000	15,000	10,000
4.	Payment of Optic Fibre	2,500	Per linear metre.				
5.	Caution fee	1,500	Per linear metre.				

Note: Penalty for contravenor is double of the assessment fee above and other condition determined by the ministry.