ABUJA METROPOLITAN MANAGEMENT COUNCIL

DEPARTMENT OF DEVELOPMENT CONTROL

No. 2 Juba Street, Wuse Zone 6, P.M.B. 5212 Abuja

FILE NO:	FCDA/DC/BP/CID/16088	DATE:	20-Nov-2014
NAME OF DEVELOPER:	DISTINCTIVE HOMES LIMITED	PLOT NO:	550
DISTRICT:	Jiba	CAD. ZONE:	F12

CONVEYANCE OF BUILDING PLAN APPROVAL

With reference to your application for approval of your proposed Building plan, you are hereby granted approval, subject absolutely to the following conditions which you are expected to read and abide by: -

i) That you are to re-establish any missing beacons before approval would be given to you to commence with development.

ii) That the approval is for development of 1no. one (1) suspended floor warehouse/office complex.

iii) That the area reserved for garden and other open spaces as contained on the approval Site Layout, shall not be built-up in the future and at least 5 trees must be planted within the premises to protect the environment.

iv) That you are to maintain fencing heights of 1.5m in the front elevation, or any side fronting any road, 0.5m of which is to be either of iron grill or perforated blocks; and 2.0m of solid sand Crete blocks at the rear and side.

v) That you are not permitted to fence the front and any side of the building abutting road(s). Side fencing must align with the foundation line of the building.

vi) Fence is temporary structure. Its approval can be withdrawn by Development Control Department and demolished with seve (7) days notice without any compensation.

vii) That you should notify the Authority and obtain Setting-out approval before you commence construction on the site.

viii) That you shall not use such explosives whose vibration from your site could affect adjacent site and surroundings, during excavation of rock outcrop.

ix) That the Authority is not liable for any fault arising from design construction and usage failure or any deviation whatsoever from the conditions of this approval.

x) That the building(s) if constructed shall only be used for the purpose for which the plan approval is granted and no change of usage is allowed without the formal consent of this Authority.

xi) That a complete set of the approved Drawings be kept at site at all times during and after construction.

xii) That you facilitate access to site by designated Development Control Staff at all times.

xiii) That you are to maintain a DPC level of 0.45m above the established road level.

xiv) That the Authority is not liable for any impact which your proposed building may suffer in the course of provision of the infrastructure in the area.

xv) That during physical construction, concrete mixing block moulding and any such acts should be strictly contained within your plot, public right of way storm-water drains and similar public utilities should not be tampered with by the work on your site.

xvi) That on completion, you must make fire-fighting provision for each dwelling unit/building and solid waste disposal/collection within the premises.

xvii) That you report on completion work to the Authority so that an official will certify that the Building(s) is/are suitable for human habitation together with your built drawing.

xviii) That the approval of this plan automatically lapses after six (6) months and two (2) years from the date indicated herein if construction is not started and completed respectively.

xix) That the Authority reserves the right to withdraw this approval at any stage of implementation if deems necessary.

xx) The verge between your building and and the road, public right of way, storm water drains as well as similar public utilities should not be obstructed or tempered with.

Note: That construction materials and waste found on any of the areas mentioned above will lead to closure of site pending payment of approved fines of N50, 000.00 and N100, 000.00 respectively each time.

xxi) That the fence/gate house should not be built until infrastructure is in place.

xxii) That this approval is considered void if it is discovered that any information leading to its grant is false or forged.

xxiii) That the building is subject to require renovation every four (4) years.

xxiv) Failure to comply as stated above is contravention of the law, and the Authority will take appropriate action against you.

2. Please note that construction should not commence in area where the roads and infrastructure are not completed. The Chief Resident Engineer, for your District must be consulted for collection of information on al infrastructures serving your plot.

3. There should be a Sign Board containing details of the plot i.e.

   (a) Location

   (b) Plot No.

   (c) C of O No.

   (d) Date of Building plan/Setting-Out Approval.

4. Thank you for active participation in the development of Abuja.

YAHAYA A. YUSUF
DIRECTOR, DEV. CONTROL
For: COORDINATOR, (AMMC)

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