



**JIGAWASTATEMINISTRYOF LANDS,HOUSING,URBAN&REGIONALPLANNING DEVELOPMENT**

***Procedures for Building Permits in Jigawa State  
JigawaStateUrbanandRegionalPlanningBoard  
Law Cap J32 Vol.3 Laws of Jigawa State 2012***

<b>S/N</b>	<b>MDA</b>	<b>ITEM</b>	<b>FEES</b>	<b>PROCEDURE</b>	<b>DOCUMENTATION</b>	<b>TIMELINE</b>
1	URBAN DEVELOPMENT BOARD	Building Permit for: <b>RESIDENTIAL PURPOSE:</b> i. High Density ii. Medium Density iii. Low Density	High Density N10,000; High Density (Urban Area) – N20,000; Medium Density (Urban Area) N20,000 Low Density N50,000 (minimum)	<ul style="list-style-type: none"> <li>➤ Submit a written Application together with Ownership documents (Copy of C of O, Customary Right of Occupancy, Letter of Grant or an approved allocation slip) and three sets of relevant building Drawings to the office of the Executive Secretary, Urban Development Board, first floor Ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Applicant to agree on a date for site inspection with the office of Director Development Control, ground floor ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Payment of appropriate Fees through Jigawa State Government Revenue Account with Zenith Bank. The teller is customized and available on request at the Dutse branch of the bank. The Account NUMBER:1011289787</li> </ul>	<ul style="list-style-type: none"> <li>i. Copy of C of O or Letter of Grantor an approved allocation slip.</li> <li>ii. Customary Right of Occupancy</li> </ul>	One Week

				➤ After payment, applicant will be informed when to return for collection of Approval/Permit		
2		<p><b><u>COMMERCIAL PURPOSE</u></b></p> <ol style="list-style-type: none"> <li>1. Filling station/LPG plant</li> <li>2. Ware House</li> <li>3. Shopping complex</li> <li>4. Hotels</li> <li>5. Banks</li> <li>6. Super market</li> <li>7. Shops</li> <li>8. Cinema houses</li> <li>9. Office complex</li> <li>10. Event center</li> </ol>	<ol style="list-style-type: none"> <li>i. WareHouse N 100,000</li> <li>ii. Shopping Complex N250,000</li> <li>iii. Hotels N250,000</li> <li>iv. Banks N200,000</li> <li>v. Super Market N100,000</li> <li>vi. Fillingstation N250,000/LPG Plant N300,000</li> <li>vii. Shops N5000-N10,000</li> <li>viii. Cinema House N50,00</li> <li>ix. Office Complex N250,000</li> <li>x. Event center N250,000</li> </ol>	<ul style="list-style-type: none"> <li>➤ Submit a written Application together with Ownership documents (Copy of C of O, Customary Right of Occupancy, Letter of Grant or an approved allocation slip) and three sets of relevant Building Drawings to the office of the Executive Secretary, Urban Development Board, first floor Ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Applicant to agree on a date for site inspection with the office of Director Development Control, first floor ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Payment of appropriate Fees through Jigawa State Government Revenue account with Zenith bank. The teller is customized and available on request at the Dutse branch of the bank. The Account NUMBER:1011289787</li> <li>➤ In case of petrol filling station or LPG plant, obtain a suitability report from the State Fire Service</li> </ul>	<ul style="list-style-type: none"> <li>➤ Copy of Cof O or Letter of Grant or an approved allocationslip or Customary Right of Occupancy</li> <li>➤ CAC registration certificate</li> <li>➤ Suitability report from the relevant Divisional Police Station, State Fire service and Ministry of commerce.</li> <li>➤ Environmental Impact Assessment (EIA) in the case of LPG Plant.</li> </ul>	OneWeek

				<p><i>Along Kiyawa Road Dutse, the relevant Divisional Police and State Ministry of Commerce at the State Secretariat Complex, Dutse. (in case of LPG Plant, including Environmental Impact Assessment (EIA) report from a registered Town Planner/ Environmentalist)</i></p> <p>➤ <i>After payment, applicant will be informed when to return for collection of Approval/Permit</i></p>		
3		<p><b><u>INSTITUTIONAL PURPOSE:</u></b></p> <p><i>i. Nursery/Primary</i>  <i>ii. PostPrimary</i>  <i>iii. Tertiary</i>  <i>iv. Mosque /Church.</i></p>	<p><i>iv. Nursery/Primary N 100,000</i>  <i>v. Post Primary N100,000</i>  <i>vi. Tertiary N200,000</i>  <i>vii. Mosque /Church. Free</i></p>	<p><i>i. Submit a written Application together with Ownership documents (Copy of C of O, Customary Right of Occupancy, Letter of Grant or an approved allocation slip) and three sets of relevant Building Drawings to the office of the Executive Secretary, Urban Development Board, first floor Ministry of lands building, Glass House Kiyawa Road Dutse.</i></p> <p><i>ii. Applicant to agree on a date for site inspection with the office of Director Development Control, ground floor ministry of lands building , Glass House</i></p>	<p>➤ <i>Copy of C of O or Letter of Grant or an approved allocationslip or Right of Occupancy</i></p> <p>➤ <i>CAC registration certificate</i></p> <p>➤ <i>Private school registration certificate from Ministry of Education</i></p> <p>➤ <i>Letter of no Objection from the Ministry of Education</i></p>	2 Weeks

				<p>iii. <i>Submit a No-objection letter obtainable (At no cost) from the office of the Director Private Schools, First floor Ministry of Education Science and Technology, new State Secretariat Complex Dutse. (Usually issued after registering a private school with the Ministry of Education)</i></p> <p>iv. <i>Payment of appropriate Fees through state Jigawa State Government Revenue account with Zenith bank. The teller is customized and available on request at the Dutse branch of the bank. Account</i></p> <p><i>NUMBER:1011289787</i></p> <p>v. <i>After payment applicant will be informed when to return for collection of approval/permit</i></p>		
4.		<p><b><u>INDUSTRIAL PURPOSE</u></b></p> <p>i. <i>LightWeight Industry (Small)</i></p> <p>ii. <i>HeavyIndustry</i></p> <p>iii. <i>Medium</i></p> <p>iv. <i>Farm house/Poultry</i></p>	<p><i>LightweightIndustry N100,000</i></p> <p><i>MediumIndustry N100,000</i></p> <p><i>Heavyindustry N500,000</i></p> <p><i>Farm House / Poultry N 50,000.</i></p>	<p>➤ <i>Submit a written Application together with Ownership documents (Copy of C of O, Customary Right of Occupancy, Letter of Grant or an approved allocation slip) and three sets of relevant Building Drawings to the office of the Executive Secretary, Urban Development Board, first floor Ministry of lands building, Glass House Kiyawa Road Dutse.</i></p>	<p>➤ <i>Copy of Cof O or Letter of Grant or an approved allocationslip or Customary Right of Occupancy</i></p> <p>➤ <i>CAC registration certificate.</i></p> <p>➤ <i>Environmental Impact Assessment (EIA) report from a</i></p>	OneWeek

					registered Town Planner/ Environmental st.	
--	--	--	--	--	---	--

				<ul style="list-style-type: none"> <li>➤ Applicants to submit Environmental Impact Assessment (EIA) report from a registered Town Planner/ Environmentalist</li> <li>➤ Applicant to agree on a date for site inspection with the office of Director Development control, ground floor ministry of lands building, Glass House</li> <li>➤ Payment of appropriate Fees through Jigawa State Government Revenue account with Zenith bank. The teller is customized and available on request at the Dutse branch of the bank. The Account NUMBER:1011289787</li> <li>➤ After Payment, applicant will be informed when to return for collection of Approval/Permit</li> </ul>		
5.		<b><u>HEALTH INSTITUTION</u></b> i. Clinic ii. Hospital	Clinic N100,000 Hospital N250,000	<ul style="list-style-type: none"> <li>➤ Submit a written Application together with Ownership documents (Copy of C of O, Customary Right of Occupancy, Letter of Grant or an approved allocation slip) and three sets of relevant Drawings to the office of the Executive Secretary,</li> </ul>	<ul style="list-style-type: none"> <li>➤ Copy of Cof O or Letter of Grant or an approved allocation slip or Customary Right of Occupancy</li> <li>➤ CAC registration</li> </ul>	10 Working Days

				Urban Development Board, first floor Ministry of lands building, Glass House Kiyawa Road Dutse.	➤ Private Hospital registration certificate	
				<ul style="list-style-type: none"> <li>➤ Applicant to agree on a date for site inspection with the office of Director Development control, ground floor ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Payment of appropriate Fees through <del>state</del> Jigawa State Government Revenue account with Zenith bank. The teller is customized and available on request at the Dutse branch of the bank. The Account NUMBER:1011289787</li> <li>➤ Submit a <b>No-objection letter obtainable (At no cost)</b> from the office of the Director Private Hospitals, First floor Ministry of Health, Block B new State Secretariat Complex Dutse. (Usually issued after registering a private hospital with the Ministry of Health)</li> <li>➤ After payment, applicant will be informed when to return for collection of Approval/Permit</li> </ul>	<ul style="list-style-type: none"> <li>From Ministry of Health</li> <li>➤ Letter of no Objection from the Ministry of Health</li> <li>➤ Evidence of NAFDAC registration</li> </ul>	
6.		<b><u>FENCING PERMIT</u></b> i. High & Medium Density ii. Low Density & Commercial. iii. Larger Area	High & Medium Density. N10,000 Low Density & Commercial. N15,000	➤ Submit a written Application together with Ownership documents (Copy of C of O,	Copy of C of O or Letter of Grant or an approved allocation slip or	One Week

			<p>Larger Area. N50,000 per hectare</p>	<p>Customary Right of Occupancy, Letter of Grant or an approved allocation slip) to the office of the Executive Secretary, Urban Development Board, first floor Ministry of lands building, Glass House Kiyawa Road Dutse.</p> <ul style="list-style-type: none"> <li>➤ Applicant to agree on a date for site inspection with the office of Director Development Control, ground floor ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Payment of appropriate Fees through Jigawa State Government account with Zenith bank. The teller is customized and available on request at the Dutse branch of the bank. The Account NUMBER:1011289787</li> <li>➤ After payment, applicant will be informed when to return for collection of Approval/Permit</li> </ul>	<p>Customary Right of Occupancy.</p>	<p>One Week</p>
7.		<p><b><u>FIRBE NETWORK CABLE AND GSM MAST</u></b></p> <ul style="list-style-type: none"> <li>i. Optic fiber cable</li> <li>ii. GSM Mast</li> <li>iii. GSM mono pole</li> </ul>	<p>Optic Fiber Cable N1,000 per liner meter GSM mast N1,500,000 GSM mono pole N500,000</p>	<ul style="list-style-type: none"> <li>➤ Submit a written Application together with Evidence of Ownership of land Agreement between the company and the land lord (Exclude optic fiber application)</li> <li>➤ Evidence of registration</li> </ul>	<ul style="list-style-type: none"> <li>➤ Evidence of Registration with (C.A.C) and other relevant organization Environmental impact Assessment (E.I.A) and Environmental impact Report (E.I.R) from a registered Town</li> </ul>	<p>Ten (10) working days</p>

				<p>with C.A.C and other relevant organizations</p> <ul style="list-style-type: none"> <li>➤ Applicants to submit environmental impact Assessment (E.I.A) and Environmental impact Report (E.I.R)</li> <li>➤ 3 set of collocation Drawing (Exclude GSM monopole)</li> <li>➤ Applicant to agree on a date for site inspection with the office of Director Development Control, ground floor ministry of lands building, Glass House Kiyawa Road Dutse.</li> <li>➤ Payment of appropriate Fees through Jigawa State Government revenue account with Zenith bank. The teller is customized and available on request at the Dutse branch of the bank. The Account NUMBER:1011289787</li> <li>➤ After payment, applicant will be informed when to return for collection of Approval/Permit</li> </ul>	Planner/ Environmentalist)	
--	--	--	--	---	-------------------------------	--

For enquiries please contact Garba Jibrin on +2348039727463, +2348034732721 between the hours of 10:00am to 4:00pm Mondays to Fridays

Signed,

The Executive Secretary, Jigawa State Urban Development Board.

