

CHAPTER 18
BUILDING PLANS (SPECIAL PROVISIONS) LAW

Arrangement of Sections

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CHAPTER 18
BUILDING PLANS (SPECIAL PROVISIONS) LAW
A Law to provide for speedy approval of building plans.

A.N.S.L.Cap 18

[27th August 1991]

1. This Law may be cited as the Building Plans (Special Provisions) Law

Short title

2. In this Law—

Interpretation

"architect" means an architect registered under the Architects (Registrations, etc) Act

"Chief Architect" means Chief Architect in the State Ministry of Works

"Commissioner" means Commission responsible for town and country planning:

"date of submission", in relation in a building plan, means the date on which the plan is delivered to the office of the relevant Authority or a person duly authorized by the relevant Authority to receive the plan;

"engineer" means engineer registered under the Engineer.(Registration, etc.) Act

"planning area" means area within the jurisdiction of a Town Planning Authority of the Town and Country Planning Law

"the relevant Authority" means -

- (a). in relation to a planning area, the relevant Town Planning Authority.
- (b). in relation to a State land, where such State land is not within a planning area, the relevant Chief Architect or other person appointed by the State Commissioner responsible for Works.
- (c). in relation to a building required to be erected extended or altered on land assigned by the Enugu State Housing Development Corporation, the Corporation, and
- (d). in relation to an area of authority of a Local Government not within a planning area, but where building bye-laws are in force, the Local Government.

3. Notwithstanding the provisions of any other enactment to the contrary, where in any law planning scheme, bye-law, regulation or other legislation there is a provision requiring a person proposing to erect a building (hereinafter called “ applicant”) to submit the building plan to the relevant Authority for approval by that -Authority, such plan shall be deemed to be approved if within thirty days from the date of submission of the plan the applicant or his agent is not informed of the approval or rejection of, or any defect in the plan

Provided that such plan—

(a). was signed by an architect or an engineer before it was submitted to the relevant Authority for approval; and was submitted in accordance with the provisions of such Law, planning scheme, bye-Law regulation or other legislation.

4. (1). Subject to the provisions of this Law, the Commissioner may, after consultation with such Town Planning Authorities as he may deem necessary make regulations to give effect to the provisions of this Law

(2). The provisions of the Scheme to this Law shall be in force in respect of building required to be submitted approval t a Town Planning Authority or Local Government any planning scheme bye-Law, or other legislation until such time a they are varied amended or revoked by regulation made under this section

(3). The provisions of the Schedule to this Law or any regulation made under this section shall have effect notwithstanding the provisions of any enactment to the contrary.

SCHEDULE

[Section 4(2)]

1. Plans of the proposed building together with a block plan bowing the position of other buildings and erection on the same and immediately adjoining the plots and description in writing of the building materials and drainage shall be submitted to the relevant Authority

2. Plans of the proposed building shall be drawn to a scale of not less than 1:100 and block plans to a scale of not less than 1:500. Such plans shall specify what rooms in the proposal building are intended for residential and non-residential purposes

3. Plans and descriptions of buildings, including the drainage and details of materials to be used, shall be submitted in triplicate to the relevant Authority.

4. If the plan is approved, two copies shall be returned to the applicant with the approval of the relevant Authority endorsed thereon

