

The Honourable Commissioner,
Ministry of Trade Industry and Tourism,
Old Gombe LGA Secretariat,
Dukku Road, Gombe,
Gombe State.

RE: REQUEST FOR SUBMIT SABER PRIOR RESULT FOR DLI1

Reference your letter MTI&T/S/365/V.II/70 dated 27 October 2022. I am directed to write and submit the process. The authority had published and pasted on notice board it's charges and other relevant information for public consumption. It gave some press releases where necessary, on issues related to hoisting billboards and posters. For the purposes of minimizing obstacle for easy development and facilitation of business in the State the authority had established a system where all staff converge centrally and carryout their functions, thereby eliminating the delay in having files going from one office to another. The authority's team of Town Planners, Engineers, among others go out in group to undertake site inspections and address complaints thereby creating a business friendly policies for clients and developers. Kindly refer to our previous correspondences with you GOSUPDA/URP/MCTI/107/VOL.I dated 30 July 2021.

2. The authority had also continued to attend all stakeholders meetings and in return, encouraged discussions with all developers that found time to visit it's office. while wishing you well, kindly accept the assurances of our highest esteem, please.

Signed
Jimmy A. James
For: S.A/Executive Chairman



**GOMBE STATE URBAN PLANNING
AND DEVELOPMENT AUTHORITY
(GOSUPDA)**

gsupdbgombe@gmail.com

Website to be created by
Research and Documentation

GOSUPDA AT A GLANCE

Our Vision Statement:

Provision of a strict, fast-tracked and sustainable development control for a modern Gombe State while leveraging the favourable political leadership.

...Planning for Development...

1. ACTIVITIES OF GOSUPDA

- i. Development control
- ii. Conflict resolution among developers
- iii. Approval of building plans
- iv. Custodian of both Federal and State Right of Way (R-o-W)
- v. City Beautification
- vi. Street Naming and House Numbering
- vii. Maintenance of parks and garden
- viii. Approval for erection of signages, billboards and signboard
- ix. Issuance of Certificate of completion to developers
- x. Preparation and design of master plan
- xi. Formulation of state policies for Urban and Regional Planning
- xii. Conduct of Research in Urban and Regional Planning
- xiii. Provision of Technical Assistance LG
- xiv. Consultation and coordination to the Federal, State and Local Government in the preparation of physical plans
- xv. Preparation and submission of annual progress reports on the

operations of the national physical plan as it affect the state.

- xvi. Review of annual report submitted to it by the authority.

2. REQUIREMENTS FOR BUILDING PLAN APPROVAL

- i. Application for Building Plan
- ii. Submission of title ownership
- iii. Submission of three (3) copies of building plans and
- iv. Processing fees for Building Plan

3. DURATION FOR BUILDING APPROVAL

Building Approval can be obtained within 24hrs on submission of all documents listed above.

4. BUILDING PLAN CHARGES

***GOMBE URBAN AREA
1.0 RESIDENTIAL
DEVELOPMENT***

1.1 HIGH DENSITY (PLOT SIZE NOT EXCEEDING 500SQ. METRES

- i. One Bedrooms
Bungalow -N 15,000.00
- ii. Two “ -N 20,000.00
- iii. Three -N 25,000.00
- iv. Four “ -N 30,000.00

Add 5,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.2 MEDIUM DENSITY (PLOT SIZES RANGING FROM 501-1000SQ. METRES)

- i. One Bedrooms
Bungalow N 15,000.00
- ii. Two N 20,000.00
- iii. Three N 30,500.00
- iv. Four N 35,000.00

Add 5,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.3 LOW DENSITY (PLOT SIZE RANGING FROM 1001-2.500SQ. METRES.

- i. One Bedrooms
Bungalow N 25,000.00
- ii. Two N 30,000.00
- iii. Three N 40,000.00
- iv. Four N 50,000.00

Add 10,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.4 VERYLOW DENSITY (PLOT RANGING FROM 2.501-5.000SQ. METRES.

- i. One Bedrooms
Bungalow N 25,000.00
- ii. Two N 30,000.00
- iii. Three N 40,000.00
- iv. Four N 50,000.00

GOMBE STATE URBAN PLANNING AND DEV. AUTHORITY

REVISED BUILDING PLAN CHARGES IN URBAN AREAS
COMMENCING 1ST JANUARY, 2021

A) GOMBE URBAN AREA

1.5 RESIDENTIAL DEVELOPMENT

1.6 HIGH DENSITY (PLOT SIZE NOT EXCEEDING 500SQ. METRES)

v.	One Bedrooms Bungalow	N 15,000.00
vi.	Two “ “	N 20,000.00
vii.	Three “ “	N 25,000.00
viii.	Four “ “	N 30,000.00

Add 5,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.7 MEDIUM DENSITY (PLOT SIZES RANGING FROM 501-1000SQ. METRES)

v.	One Bedrooms Bungalow	N 15,000.00
vi.	Two “ “	N 20,000.00
vii.	Three “ “	N 30,500.00
viii.	Four “ “	N 35,000.00

Add 5,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.8 LOW DENSITY (PLOT SIZE RANGING FROM 1001-2.500SQ. METRES.

v.	One Bedrooms Bungalow	N 25,000.00
vi.	Two “ “	N 30,000.00
vii.	Three “ “	N 40,000.00
viii.	Four “ “	N 50,000.00

Add 10,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.9 VERYLOW DENSITY (PLOT RANGING FROM 2.501-5.000SQ. METRES.

v.	One Bedrooms Bungalow	N 25,000.00
vi.	Two “ “	N 30,000.00
vii.	Three “ “	N 40,000.00
viii.	Four “ “	N 50,000.00

Add 10,000.00 for any additional bedroom over the maximum of four Bedrooms.

1.10 ROOMING TYPE OF RESIDENTIAL DEVELOPMENT

- i. 10,000.00 per room/parlor for the first five Rooms*
- ii. 5,000.00 per room for the next 5 Rooms*
- iii. Exceeding ten rooms charges will attract additional
- N 5,000.00/Room*

1.11 WALLING RESIDENTIAL PROPERTY/PLOT NOT ACCOMPANIED WITH BUILDING PLANS

- i. Wire fencing N 50,000.00*
- ii. Railing N 50,000.00*
- iii. Block Walling N 50,000.00*
- iv. For perimeter walling exceeding 200 metres long, the charge will be N100,000.00*

1.12 NOTES AND ADDITIONAL INFORMATION ON RESIDENTIAL DEVELOPMENT/PLOT HIRECHY

- i. 1-500sq metres - High Density*
- ii. 501-1000sq Metres - Medium Density*
- iii. 1,001-2 500sq Metres - Low density*
- iv. 2,500.00-5000sq Metres - Very Low Density*
- v. Housing Estate (plot area above 5,000sq, metres will be charged as per appropriate category and number of Houses involved.*

2.0 COMMERCIAL DEVELOPMENT (M²/BUILT UP AREA)

- i. Shops (not exceeding 2 by 3 metres N 15,000.00/shop*
- ii. Shops above 2 by 3 metres N 20,000.00/shop*
- iii. Ware house N 1000/m²*

iv.	<i>Motel (Built up area)</i>	<i>N 500/m²</i>
v.	<i>Hotels</i>	<i>N 1000/m²</i>
vi.	<i>Mechanical/other workshop</i>	<i>N 500/m²</i>
vii.	<i>Bank Financial Institution</i>	<i>N 2500/m²</i>
viii.	<i>Office</i>	<i>N 500/m²</i>
ix.	<i>Filling station</i>	<i>N75,000 per pump</i>
x.	<i>Cinema House</i>	<i>N 150,000.00</i>
xi.	<i>Filling station</i>	<i>N75,000 per pump</i>
xii.	<i>Super Market</i>	<i>N 1000/m²</i>
xiii.	<i>Food carteen</i>	<i>N 50,000.00</i>
xiv.	<i>Property walling/Fencing</i>	<i>N 50,000.00</i>

3.0 **INSTITUTIONAL DEVELOPMENT**

i.	<i>Nursery/Pre-Nursery</i>	<i>N 50,000.00</i>
ii.	<i>Primary School</i>	<i>N 100,000.00</i>
iii.	<i>Post primary</i>	<i>N 150,000.00</i>
iv.	<i>Lower institution</i>	<i>N 200,000.00</i>
v.	<i>Upper institution</i>	<i>N 300,000.00</i>
vi.	<i>Property walling/fencing</i>	<i>N 50,000.00</i>
vii.	<i>Mosque/Church</i>	<i>N 30,000.00</i>

4.0 **INDUSTRIAL DEVELOPMENT N1000/M²**

i.	<i>Farm house poultry</i>	
ii.	<i>Light Industry/Small scale</i>	
iii.	<i>Medium industry</i>	
iv.	<i>Heavy industry</i>	
v.	<i>Property walling/fencing</i>	<i>-N 50,000.00</i>
vi.	<i>Block moulding sites</i>	<i>N 100,000.00</i>

5.0 HEALTH FACILITIES DEVELOPMENT N 1000/M²

- i. *Pharmaceutical Chemist*
- ii. *Health centre clinic*
- iii. *Hospital*
- iv. *Dispensary*
- v. *Patient medicine STORE*
- vi. *Property walling and fencing N 50,000.00*

OTHER URBAN AREAS INCLUDING RURAL AREAS

6.0 RESIDENTIAL

- i. *Traditional house/building N 5,000.00*
- ii. *Modern structure N 10,000.00*

7.0 COMMERCIAL N70/M²

- i. *Shop/Staff N10,000 per shop*
- ii. *Hotel/Restaurant N500/M²*
- iii. *Petrol/Filling Station N75,000 per pump*
- iv. *Commercial/Community Bank N2500/M²*

8.0 INSTITUTIONAL DEVELOPMENT

- i. *Pre or Nursery/Nursery School N 30,000.00*
- ii. *Primary School N 50,000.00*
- iii. *Post Primary School N 100,000.00*
- iv. *Tertiary institution N 150,000.00*

1.0 INDUSTRIAL N500/M²

- i. *Grinding machine*
- ii. *Block molding sites N50,000.00*
- iii. *Cottage industries*
- iv. *Small scale industries*
- v. *Borehole for water supply - N100,000.00*

NB: *The names and charges depend on the size/location/viability of the industry*

10.0 HEALTH FACILITIES DEVELOPMENT N500/M²

- i. Dispensaries/patient Medicine Store*
- ii. Pharmaceutical Chemist*
- iii. Health Centre Clinic*
- iv. Hospital*

11.0 GENERAL TEMPORARY STRUCTURES IS N10,000.00 PER SHADE

- i. Restaurant N 20,000.00*
- ii. Provision Kiosk N 20,000.00*
- iii. Mechanic N 20,000.00*
- iv. Car Wash N 20,000.00*
- v. Block Making Industry N 50,000.00*
- vi. Others to be Assessed on Demand*

NB: *For property walling/fencing see item 1.6*

12.0 Base Transceiver stations (BTS/Masts) N600,000/stations.

S/N	DESCRIPTION OF REVENUE	BIG	SMALL
<i>i</i>	<i>Billboards</i>	<i>50,000.00 (P.A)</i>	<i>20,000.00</i>
<i>ii</i>	<i>Directional signages</i>	<i>10,000.00</i>	<i>5,000.00</i>
<i>iii</i>	<i>Commercial offices and Others</i>	<i>5,000.00</i>	<i>2,000.00</i>
<i>iv</i>	<i>Base Transceiver stations (BTS/Masts)</i>	<i>600,000/Stations</i>	<i>600,000.00</i>
<i>v</i>	<i>Radio/Television Mast</i>	<i>1,000,000.00</i>	<i>1,000,000.00</i>
<i>vi</i>	<i>Masts RTV</i>	<i>100,000.00</i>	<i>-</i>
<i>Vii</i>	<i>Fibre Optic Cable</i>	<i>700 per linear metre</i>	<i>700 per linear metre</i>

12.1 NOTES

Defaulting charges attract additional fifty percent of normal charges.

S/NO	DESCRIPTION OF REVENUE	CURRENT RATE
<i>i</i>	<i>Sales of flowers seedlings per One</i>	<i>100</i>
<i>ii</i>	<i>Sales of economic seedlings</i>	<i>200</i>

12.2 OTHER SOURCES OF REVENUE

- i) Earning from hire of Government vehicles, plants and equipment*
- ii) Sales of Flowers and Nursery Seedlings.*

NOTE

Revenue generation from this aspect is non-performing due to non-functioning of the vehicles, plants and equipment and the Parks and Garden Nursery units.

12.3 NEW SUB-HEAD SOURCES OF REVENUE

- i. Street Naming and property Numbering*
- ii. Fines for illegal dumping of building materials on our highways*

13.0 FINES FOR ILLEGAL DUMPING OF BUILDING MATERIALS

S/NO	DESCRIPTION OF REVENUE	CURRENT RATE	REVIEWED RATE
<i>i</i>	<i>Sand</i>	<i>10,000.00</i>	<i>-</i>
<i>ii</i>	<i>Gravels</i>	<i>10,000.00</i>	<i>-</i>
<i>iii</i>	<i>Timber</i>	<i>5,000.00</i>	<i>-</i>
<i>iv</i>	<i>Iron Rods</i>	<i>5,000.00</i>	<i>-</i>
<i>v</i>	<i>Building Blocks</i>	<i>5,000.00</i>	<i>-</i>
<i>vi</i>	<i>Mixing bays</i>	<i>10,000.00</i>	<i>-</i>
<i>vii</i>	<i>Display of ware on roads walkways, ROW</i>	<i>5.000.00</i>	<i>-</i>

2.9 FEES FROM STREET NAMING AND PROPERTY NUMBERING

<i>S/NO</i>	<i>DESCRIPTION OF REVENUE</i>	<i>CURRENT RATE</i>	<i>REVIEWED RATE</i>
<i>i</i>	<i>Advertisement street name post</i>	<i>10,000 Per post/PA</i>	<i>-</i>
<i>ii</i>	<i>Special request for street name</i>	<i>To be determine by committee</i>	<i>-</i>
<i>iii</i>	<i>Charges on House Numbering (High Density Residential)</i>	<i>1,000.00</i>	<i>-</i>
<i>iv</i>	<i>Charges on House Numbering (High Density Commercial)</i>	<i>2,000.00</i>	<i>-</i>
<i>v</i>	<i>Charges on House Numbering (Medium/Low Density Residential)</i>	<i>2,000.00</i>	<i>-</i>
<i>vi</i>	<i>Charges on House Numbering (Medium/Low Density Commercial)</i>	<i>5,000.00</i>	<i>-</i>
<i>vii</i>	<i>Other property Numbering to be assessed on demand</i>		

GENERAL NOTE:

Defaulting charges attract additional fifty percent of normal charges

SIGNED
GP CAPT BP BILAL (RTD)
SA/EXECUTIVE CHAIRMAN



GOMBE STATE URBAN PLANNING AND DEV. AUTHORITY
FINES FOR VARIOUS OFFENCES

S/NO	NATURE OF OFFENCE/VIOLATION	FINE
1	Mixing of cement/concrete on road	10,000.00
2	Dumping of building materials on road.	15,000.00
3	Illegal road cutting	50,000.00
4	Blockage of drains	10,000.00
5	Car washing on asphalt road	5,000.00
6	Selling on walkways	5,000.00
7	Illegal packing of vehicles on road	5,000.00
8	Un-authorized excavation within right of way	10,000.00
9	Illegal access slabs	15,000.00
10	Illegal diversion of course of flow of water	15,000.00
11	Illegal no parking order	5,000.00
12	Illegal Signpost/Billboard	5,000.00
13	Display of wares on walkways/asphalt	10,000.00
14	Illegal banners and advertisement on monument and signboard	50% of approved fee