KOGI STATE GOVERNMENT

KOGI STATE TOWN PLANNING AND DEVELOPMENT BOARD

THE HARMONIZED DEVELOPMENT PERMIT FEE

Lokoja

1. BACKGROUND INFORMATION

All rates contained in this order are for approval fees.
Other rates are calculated as a percentage of the approval fees, as stated below.

2. APPROVAL FEES

Fee	Rate
Application Fees	N5,000.00
Inspection Fees	N5,000.00
Processing Fees	60% of assessment fee
Post Approval Inspection Fees	30% of assessment fee
Renewal Fees	60% of approval fee
Penalty	60% of cost of approval

3. CATEGORIZATION

Category	Description
A	Lokoja and its environs (16 km radius)
B	All Local Government Headquarters: Anyigba, Iyale, Egume, Itobe, Ejule, Enjema, Ofugo, Gboloko, Ogugu, Emani, Ayetoro, Egbe, Iyamoye, Ifeolukotun, Ekinrin-Ade, Obanaja, Obehira, Okegnwa, Ageva, Esomi, Agassa, Upogoro, Inizomi, Eikadagu, Eika, Abobo, Osara, Eganyi
C	Other settlements not in 'A' and 'B'

4. ASSESSMENT

Rates by category. A = Lokoja; B = LGA Headquarters and Major Towns; C = Other Settlements.

S/N	Items	Lokoja (A)	LGHQs & Major Towns (B)	Other Settlements (C)
1	Bungalow (Res) 1 Room Ensuite to 2 Bedroom Flat	N6,000.00	N5,250.00	N5,250.00
2	3 Bedroom Flat (Res)	N8,700.00	N7,950.00	N7,650.00
3	4 Bedroom Flat (Extra Rooms)	N12,750.00	N12,450.00	N12,150.00
4	3 Bedroom Duplex (Res)	N21,400.00	N19,000.00	N18,000.00
5	4 Bedroom Duplex (Res)	N25,400.00	N23,000.00	N22,000.00

S/N	Items	Lokoja (A)	LGHQs & Major Towns (B)	Other Settlements (C)
6	Extra Rooms / Separate Dining Room / Boys Quarters	N4,000.00 each	N4,000.00 each	N4,000.00 each
7	Commercial Bank (1 Floor) Extra Floor ATM Machine(s)	N300,000.00 N200,000.00 N18,750.00 per unit	N300,000.00 N200,000.00 N18,750.00 per unit	N300,000.00 N200,000.00 N18,750.00 per unit
8	Petrol Filling Station with 4 Pumps, Lube Store, Lube Bay, Office and Conveniences Additional Mini Mart Extra Pump Additional Shopping Mall Additional LNG Station	N375,000.00 N60,000.00 N90,000.00 N90,000.00 N120,000.00	N375,000.00 N60,000.00 N90,000.00 N22,500.00 N120,000.00	N375,000.00 N60,000.00 N90,000.00 N22,500.00 N120,000.00
9	(a) Liquefied Natural Gas (LNG) Station (b) Mini Gas Station	N300,000.00 N120,000.00	N300,000.00 N120,000.00	N300,000.00 N120,000.00
10	Kerosene Station (2 Pumps)	N200,000.00	N200,000.00	N200,000.00
11	Diesel Station (2 Pumps)	N200,000.00	N200,000.00	N200,000.00
12	Departmental Stores	N300.00/sqm Subject to a minimum of N100,000.00	N300.00/sqm Subject to a minimum of N80,000.00	N200.00/sqm Subject to a minimum of N60,000.00
13	Supermarket	N250.00/sqm Subject to a minimum of N32,000.00	N200.00/sqm Subject to a minimum of N20,000.00	N150.00/sqm Subject to a minimum of N12,000.00
14	(i) Shops (ii) Store	N10,000.00/Shop N5,000/Store	N7,000.00/Shop N4,000/Store	N6,500.00/Shop N3,000/Store
15	Industrial Small Scale Medium Scale (between 10 to 25 regular staff) Large Scale (subject to minimum of N100,000.00)	 N500.00/sqm, subject to a minimum of N60,000.00 N700.00/sqm, subject to a minimum of N200,000.00 N1,000.00/sqm, subject to a minimum of N400,000.00	 N400.00/sqm, subject to a minimum of N50,000.00 N600.00/sqm, subject to a minimum of N170,000.00 N900.00/sqm, subject to a minimum of N350,000.00	 N300.00/sqm, subject to a minimum of N40,000.00 N500.00/sqm, subject to a minimum of N150,000 N800.00/sqm, subject to a minimum of N300,000.00
	Warehouse (subject to a minimum of N37.50/sqm)	N150.00/sqm Subject to a minimum of N80,000.00	N130.00/sqm Subject to a minimum of N70,200.00	N100.00/sqm Subject to a minimum of N54,000.00
16	Education (1st 10 room spaces: classes, offices, library and laboratory) Additional Room Space Hostel Room Hostel Hall	N50,000.00 (subject to a minimum of N50,000.00) N3,000/Room N4,000.00/Room for 4 Bed Spaces N250.00/sqm	N50,000.00 (subject to a minimum of N50,000.00) N3,000/Room N4,000.00/Room for 4 Bed Spaces N250.00/sqm	N50,000.00 (subject to a minimum of N50,000.00) N3,000/Room N4,000.00/Room for 4 Bed Spaces N250.00/sqm
17	Library and Museum	N200.00/sqm	N150.00/sqm	N100.00/sqm

S/N	Items	Lokoja (A)	LGHQs & Major Towns (B)	Other Settlements (C)
18	GSM Mast (i) Ground Site (ii) On Building Tops	N900,000.00 from 1–12 sqm; extra sqm N90,000.00/sqm N800,000.00 from 1–8 sqm	N900,000.00 from 1–12 sqm; extra sqm N90,000.00/sqm N800,000.00 from 1–8 sqm	N900,000.00 from 1–12 sqm; extra sqm N90,000.00/sqm N800,000.00 from 1–8 sqm
19–22	(i) Hotel / Chalet and Guest Inn (includes offices, reception and stores) Swimming Pool Gym (ii) Additional Bar (iii) Additional Restaurant (iv) Additional Night Club Holiday Resort (Area) Holiday Resort (Lodging Room) Hospital / Clinic / Dispensary	1st 8 rooms: N10,000.00/room, subject to a minimum of N100,000.00 N200.00/sqm N20,000.00/Bar (maximum of 20 sqm) N20,000.00/Bar N60,000.00/4000 Extra Room 1st Hectare: N25.00/sqm; next 5 Hectares: N6.00/sqm; subsequent hectares: N2.00/sqm N4.00/room, subject to a minimum of N37,500.00 N150.00/sqm, subject to a minimum of N75,000.00	1st 8 rooms: N8,000.00/room, subject to a minimum of N80,000.00 N160.00/sqm N20,000.00/Bar N10,000.00/Bar N60,000.00/4000 Extra Room 1st Hectare: N25.00/sqm; next 5 Hectares: N6.00/sqm; subsequent hectares: N2.00/sqm Flat rate, subject to a minimum of N31,000.00 N135.00/sqm, subject to a minimum of N60,000.00	1st 8 rooms: N6,000.00/room, subject to a minimum of N60,000.00 N140.00/sqm N20,000.00/Bar N10,000.00/Bar N60,000.00/4000 Extra Room 1st Hectare: N25.00/sqm; next 5 Hectares: N6.00/sqm; subsequent hectares: N2.00/sqm Flat rate, subject to a minimum of N22,500.00 N112.50/sqm, subject to a minimum of N145,000.00
23–33	Bar and Restaurant Pharmacy and Medicine Store Cinema Theatre / Gymnasium / Museum Event Hall Town Hall Office Markets Open Air Production, e.g. Block-Making Workshop Commercial Agriculture Farm Building Temporary Structure Farm Land Religious Building	N500.00/sqm, subject to a minimum of N20,000.00 N500.00/sqm, subject to a minimum of N20,000.00 N2,000/seat, subject to a minimum of N100,000.00 N500.00/seat, subject to a minimum of N50,000 N300.00/sqm, subject to a minimum of N25,000 N75.00/sqm, subject to a minimum of N60,000.00 N300.00/sqm, subject to a minimum of N14,000.00 N200.00/sqm (20,000/Hectare) N100.00/sqm N100.00/sqm N7,000.00 N200.00/sqm N250.00/sqm, subject to a minimum of N25,000.00	N400.00/sqm, subject to a minimum of N17,500.00 N400.00/sqm, subject to a minimum of N17,500.00 N1,000/seat, subject to a minimum of N60,000.00 N400.00/seat, subject to a minimum of N40,000 N300.00/sqm, subject to a minimum of N22,500 N60.00/sqm, subject to a minimum of N50,000.00 N250.00/seat, subject to a minimum of N14,000.00 N200.00/sqm (20,000/Hectare) N100.00/sqm N100.00/sqm N3,500.00 N1.00.00/sqm N240.00/sqm, subject to a minimum of N12,500.00	N300.00/sqm, subject to a minimum of N15,000.00 N300.00/sqm, subject to a minimum of N17,000.00 N500.00/seat, subject to a minimum of N50,000.00 N300.00/seat, subject to a minimum of N30,000 N300.00/sqm, subject to a minimum of N20,000 N50.00/sqm, subject to a minimum of N40,000.00 N150.00/sqm, subject to a minimum of N11,000.00 N200.00/sqm (20,000/Hectare) N100.00/sqm N50.00/sqm N3,500.00 N1.00.00/sqm N230.00/sqm, subject to a minimum of N7,500.00
34	Generator House and Gate House	N6,000.00 (maximum of 12 sqm)	N6,000.00 (maximum of 12 sqm)	N6,000.00 (maximum of 12 sqm)

S/N	Items	Lokoja (A)	LGHQs & Major Towns (B)	Other Settlements (C)
35	(i) Stadium (ii) Swimming Pool	N2,000.00/seat, subject to a minimum of N100,000.00 N200.00/sqm	N1,000.00/seat, subject to a minimum of N60,000.00 N160.00/sqm	N400.00/seat, subject to a minimum of N50,000.00 N140.00/sqm
36	Motor Parks	N20.00/sqm, subject to a minimum of N20,000.00	N14.00/sqm, subject to a minimum of N15,00.00	N12.50/sqm, subject to a minimum of N12,500
37	Conference Halls	N300.00/sqm	N240.00/sqm	N200.00/sqm
38	Community-Based Projects	N75.00/sqm, subject to a minimum of N7,500.00	N75.00/sqm, subject to a minimum of N7,500.00	N75.00/sqm, subject to a minimum of N7,500.00
39	Betterment	N500.00/sqm	N500.00/sqm	N500.00/sqm
40	Alteration / Renewal of Approved Plan	60% of approval fees, excluding registration fee	60% of approval fees, excluding registration fee	60% of approval fees, excluding registration fee
41	Change of Use (a) Residential to Commercial (b) Commercial to Residential (c) Residential to Cottage Industry	 150% of normal approval fees with EIAR Normal approval fees 250% of normal fees plus EIAR	 150% of normal approval fees with EIAR Normal approval fees 240% of normal fees plus EIAR	 150% of normal approval fees with EIAR Normal approval fees 230% of normal fees plus EIAR
42	Alteration (a) Commercial to Commercial (b) Any Alteration to Industry	 Normal approval fees plus SAR/EIAR N50,000.00 plus normal approval fee, subject to EIAR	 Normal approval fees plus SAR/EIAR N30,000.00 plus normal approval fee, subject to EIAR	 Normal approval fees plus SAR/EIAR N20,000.00 plus normal approval fee, subject to EIAR
43	Sale of Prototype Designs	N40,000/shop (others to be determined)	N40,000/shop (others to be determined)	N40,000/shop (others to be determined)
44	Certificate of Structural Fitness for Habitation	20% of assessment fees	20% of assessment fees	20% of assessment fees
45	Miscellaneous Palace Fence Residential Fence Commercial Fence Industrial Fence Farm Fence Other Uses	 N5.00/sqm N5.00/sqm N15.00/sqm N25.00/sqm N2.00/sqm N10.00/sqm	 N5.00/sqm N5.00/sqm N15.00/sqm N25.00/sqm N1.00/sqm N10.00/sqm	 N5.00/sqm N5.00/sqm N15.00/sqm N25.00/sqm N1.00/sqm N10.00/sqm

5. STREET NAMING AND HOUSE NUMBERING

Item	Fee
Street / Boulevard / Avenue (maximum distance 250 metres)	N200,000.00
Close (maximum distance 120 metres)	N100,000.00
House Numbering	N5,000.00 per house
Plate Production	N10,000.00
Installation	N5,000.00 per plate

This will be done within the 16 km radius of the state capital and in collaboration with other Local Government Authorities across the state.

6. ADMINISTRATIVE CHARGES

Administrative charges: **10%**

General Manager
Kogi State Town Planning and Development Board