

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

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1 Ardhi Mtaa
S. L. P. 9132.
11477 DAR ES SALAAM.

Unapoyibu tafadhali tupe:
Kumb. Na. CB.59/333/01/111

Katibu Tawala wa Mkoa,
Ofisi ya Mkuu wa Mkoa,
S. L. P. 30080,
KIBAHA.

I hereby Certify that this is a
True and Correct copy of the
Original. 17/11/2019

Date:

Sign: [Signature]
SENIOR RESIDENT MAGISTRATE
DAR-ES-SALAAM

**YAH: MAOMBI YA KUBADILISHA MATUMIZI YA ARDHI YA KIWANJA NA
25 KITALU 'EE' MAPINGA KUTOKA MAKAZI YA FAMILIA NYINGI KUWA
KIWANDA (INDUSTRIAL).**

Tafadhali husika na somo la hapo juu na barua yako yenye Kumb. Na.
MP/A/54416/V/240 ya tarehe 29 Oktoba, 2019.

Kwa mujibu wa Sheria ya Mipangomiji Na. 8 ya mwaka 2007 kifungu cha 6(3) (k)
Mkurugenzi wa Mipangomiji na Vijiji ameridhia na kuidhinisha mabadiliko ya
matumizi ya ardhi ya Kiwanja Na. 25 kitalu 'EE' Mapinga Halmashauri ya Wilaya ya
Bagamoyo kutoka makazi ya familia nyingi (housing estate) kuwa kiwanda
(industrial) kama ulivyoomba. Aidha, maombi hayo yaliadiliwa na kupitishwa na
kikao cha Kamati ya Uchumi, Ujenzi na Mazingira cha tarehe 16/04/2018 katika
Halmashari ya Wilaya ya Bagamoyo.

Masharti mapya ya uendelezaji yatazingatia Kifungu 'N' kijifungu (a) kama
ilivyobainishwa katika Sheria ya Mipangomiji Na 8 ya 2007 Sura 355 (Kamuni ya kifungu
vya matumizi), GN 91 ya tarehe 09/03/2018.

Masharti maalum yatakayopaswa kuzingatiwa kwenye mabadiliko hayo ya matumizi
ya ardhi ni yafuatayo:-

1. Kupata kibali cha ujenzi hutoka Halmashauri ya Wilaya ya Bagamoyo kabla ya
kuanza ujenzi;

2. Kufanya tathmini ya athari za kimazingira na kutekeleza matokeo yake kabla kuanza ujenzi
(wasiliana na Baraza la Taifa la Hifadhi na Usimamizi wa Mazingira: NEMC);
3. Kuimarisha mfumo wa maji safi na maji taka katika kiwanja (wasiliana na DAWASA)
4. Kuweka mfumo thabiti wa kudhibiti moto (wasiliana na Kikosi cha Zima kabla ya kuanza ujenzi);
5. Kujenga uzio wa ukuta imara usiopungua urefu wa mita 3 kuzunguka kiwa isipokuwa sehemu ya kuingilia na kutokea magari;
6. Ujenzi na matumizi ya viwanja usiathiri mazingira na matumizi ya ardhi viwanja jirani;
7. Ujenzi uzingatie maegesho ya magari matano (5) katika kila mita za mraba 1 za uendelezaji.

Nashukuru kwa ushirikiano.

Hellenic G. Mpetula
Kny: KATIBU MKUU

*I hereby Certify that this is a
True and Correct copy of the
Original.* 17/7/2020

Date: _____

Sign: _____
SENIOR RESIDENT MAGISTRATE
RESIDENT MAGISTRATE COURT
SOKOINE DRIVE, DAR-ES-SALAAM

Nakala:

Kamishina Msaidizi wa Ardhi,
Kanda ya Dar es Salaam,
S.L.P 9132,
DAR ES SALAAM.

(Tafadhali badilisha kiwango cha kodi)

Mkurugenzi Mtendaji,
Halmashauri ya Wilaya ya Bagamoyo,
S.L.P 59,
DAR ES SALAAM.

(kwa utekelezaji)

Godliving Elinami Makundi
S.L.P 21290,
DAR ES SALAAM.

(Kwa taarifa)

14/250
06.04.2016
9:00 PM
[Signature]

TANZANIA LAND DUTY ACT
Land Form No: 22
Stamp Duty Shs. 100/= Paid
Receipt No. 8405375
of 27.11.2015
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 20105/= Paid
on Original Receipt Shs. 8405375
of 27.11.2015
[Signature]
Stamp Duty Officer

Certified True Copy of the Original
Signed by
JOSEPH PLUS ASSENGA
Advocate, Notary Public & Commissioner for Oaths
Date: 10/11/2015

Title No.: 147230
L.O. No.: 593933
Ref. No. BAG/LD/26994

The 7th day of March Two thousand and sixteen
JRP/ACZC

THIS IS TO CERTIFY that **GODLIVING ELINAMI MAKUNDI** of P.O. Box 21290, **DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **sixty six (66)** years from the first day of **October, two thousand and fifteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2016** shall thereafter pay rent of shillings **four hundred two thousand and three hundred (402,300/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the **Bagamoyo Township Authority** within six months from the date of the commencement of the Right
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right
3. **USER:** The land shall be used for **Housing Estate** purposes only. Use Group '**B**' Use Classes (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause or in public interest.