

ILEMELA MUNICIPAL COUNCIL

(ALL CORRESPONDENCE SHOULD BE ATTENDED TO THE ABOVE MAIL ADDRESS)

TEL. MUNICIPAL DIRECTOR
-255 (28) 2981196
ALL OFFICERS
-255 (28) 2981196
FAX
-255 (28) 2981196

E-mail: md@ilemelamc.go.tz



P.O. BOX 735,
MWANZA.

The local Government (urban Authorities) Development Control Regulations, 2008

Building Permit (BP) No. 6986

(Made under Regulations 124)

Permission is hereby issued
to **TANZANIA INVESTMENT CENTRE (TIC)**
to erect a **SERVICE INDUSTRIAL BUILDING & FENCING WALL**
Plot No. **414 BLOCK "E"** Area **WISEKE** in **ONLY**
accordance with the approved plan.
No. **11257** attached here to and with all
conditions imposed by the regulations, CAP 288.

Sign.....

Municipal Director



Date: This **02** day of **02** 20**24**

Your attention is invited to the following regulations and by laws.

a. VALIDITY OF THIS PERMIT: CAP 288 (137)

Erection of the approved building shall commence within six calendar months of the date of this permit. Failing to do so, the permit shall be deemed to have lapsed.

b. COMMENCEMENT NOTICE: CAP 288 (130)

Before you begin to erect the approved building, you must deliver or send to the authority upon the form to be obtained from authority seven days previous notice in writing of the date on which such erection shall commence.

- i. Notify the Tanesco and Telecommunications Company should the electricity Wires or Telephone cables in the street be accessible from any portion of such building when erected (Cap. 131)
- ii. You must provide sufficient and convenient latrine accommodation for workmen to the satisfaction of the authority
- iii. You must erect a sign in accordance with Contractors Registration board's directives.

THE URBAN PLANNING ACT NO.8 OF 2007, (APPLICATION FOR PLANNING CONSENT) REGULATION 1960, REVISED 1993.

APPLICATION No.	ZONE	CATEGORY
10251	R2	1:1

ILEMELA MUNICIPAL COUNCIL _____ URBAN PLANNING COMMITTEE.

**TO: TANZANIA INVESTMENT CENTRE (TIC)
P.O. BOX 928
DAR ES SALAAM**



BUILDING CONSENT FOR SERVICE INDUSTRIAL BUILDING AND FENCING WALL ONLY

Your application for Planning Consent bearing the above Code Number and concerning proposed development on PLOT NO. 414 "E" KISEKE.

- 1) Planning consent has been given 26/03/2024(date).
- ~~(2) Planning Consent has been refused for the reasons stated on the reverse.~~
- (3) Planning consent has been given subject to the conditions set out below.
* (Delete as necessary).
- (4) This consent is ascertained to you under section 32 of the Urban Planning Act. No. 8 of 2007 and its regulations of 2018.

You are advised that planning consent only entitle you to use the land or premise concerned in the manner described in your application on where building or involved separate consent to the technical and constructional aspects is required under the Township (building) rules.

Date:26/03/2024

Signature: *Dabagamba*
MUNICIPAL URBAN PLANNER



**C.C. Municipal Land Officer,
MWANZA**

c. APPROVED PLANS: (CAP 288 (126)C
The erection of building is required to be done in accordance with approved plans.
No subsequent modification or alterations shall be made until it has been approved
by the authority.

d. REGULAR INSPECTION: (CAP 288 (131) (133) (138))
The covering of sewer, drain, foundation, column, beam floor, beam floor, roof for
the purpose of this part there shall be inspected by architects, structural
engineers and building inspectors appointed by authority.

e. SUPERVISION OF CONSTRUCTION: Act No.14 & 16 of 1997(ERB).
Amendment 2010 GN 25) & Act No. 4 of 2010(AQRB).
A qualified Architect and Structural Engineer, whose qualifications are recognized
by their respective boards, must be involved in supervision.

f. CERTIFICATE OF OCCUPATION: CAP 288 (134) (140) (141)
No person shall occupy a new building until such building has been certified by
the authority to be in the opinion in every respect fit for occupation or in the case
of a domestic building for human habitation.

g. GENERAL STANDARDS

The following building standards must be adhered as described in the table below with
respect to GN no.93 dated on 09/03/2018

Standards for Residential Areas - Detached house and Maisonettes										
	Type	Plot Size in per- urban area	Max. No. of house hold	Max. No. of Buildi ngs	Max. Plot covera ge %	Max. Plot ratio	Max. No. of storey	Minimum Setbacks in Metres		
								front	sidess	rear
i	Special area and unplanned settlements (Special case)	90 - 300	1	1	80	2.5	4-6	5	1.5	3
ii	High density	301 600m ²	1	2	60	2.0	4-6	5	1.5	3
iii	Medium density	601 800m ²	1	2	55	1.5	4-6	7	2	4
iv	Low density	801 1200m ²	1	2	50	1.0	4-6	10	2.5	5
v	Super Low density	1201 2000m ²	1	2	45	0.7	4-6	12	3	5.5