

COPI

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

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Barua pepe: cl@ardhi.go.tz



1MTAA WA ARDHI
S.L.P 9230
11477 DAR ES SALAAM

Unapojibu tafadhali taja:

Kumb.Na./LD/PW/14764/11

22 /06/2023

**MKURUGENZI MTENDAJI,
HALMASHAURI YA MJI KIBAHA
S.L.P. 30112
KIBAHA.**

YAH: KIWANJA NAMBA 174 KITALU "A" ZEGERENI KIBAHA

Tafadhali rejea kichwa cha habari hapo juu.

2. Ofisi ya Kamishna wa Ardhi Msaidizi Mkoa wa Pwani inakiri kupokea Barua yenye kumb Na.KDC/LD/PT/7767 ya tarehe 08/05/2023 iliyowasilisha rasimu za hati ya kiwanja tajwa hapo juu.
3. Hata hivyo ofisi imeshindwa kuendelea na taratibu za kukamilisha hati kwa sababu malipo ya (Premium) yamelipwa chini ya kiwango stahiki.
4. Kwa barua hii, unatakiwa kumjulisha mmiliki kufanya malipo stahiki ya Premium ya Tsh 504,907/= kwa kutumia namba ya malipo 991177614818ili tuweze kuendelea na taratibu za kumilikisha kiwanja husika.

Nakutakia utekelezaji mwema.

Daniel Girwana

**Kny. KAMISHNA WA ARDHI-MSAIDIZI
MKOA WA PWANI**

**Nakala: EAC GROUP "T" LIMITED
S.L.P 60206
DAR ES SALAAM.**

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HALMASHAURI YA MJI KIBAHA

S.L.P 30112,KIBAHA
SIMU Na: 023 - 2402886
FAX No: 023 - 2402007



OFISI YA MKURUGENZI
MJI WA KIBAHA

Kumb.Na. KTC/LD/PT/7767

08/05/2023

Kamishna Msaidizi wa Ardhi,
Mkoa wa Pwani
S.L.P 9230,
Dar es Salaam.

**YAH: HISTORIA YA KIWANJA NAMBA 174 KITALU 'A' ENEO LA
ZEGERENI - MJINI KIBAHA.**

Tafadhali husika na somo hapo juu.

Eneo la kiwanja tajwa hapo juu ni miongoni mwa viwanja vilivyobuniwa kwenye mchoro namba T.P Drawing No. 19/KBH/170/012011 kwenye eneo la mradi wa viwanda vikubwa (**HEAVY INDUSTRY**)-ZEGERENI na kuidhinishwa na Mkurugenzi wa mipango miji na vijiji

Upimaji wa eneo hili ulikamilika na Ramani kusajiliwa kwa namba 77506 yenmye plan E'354/241. Kamati ya kugawa Ardhi ya Halmashauri ya Mji Kibaha katika kikao chakeb cha Januari, 2016, ilivigawa viwanja hivi kwa kampuni, wananchi na Taasisi mbalimbali

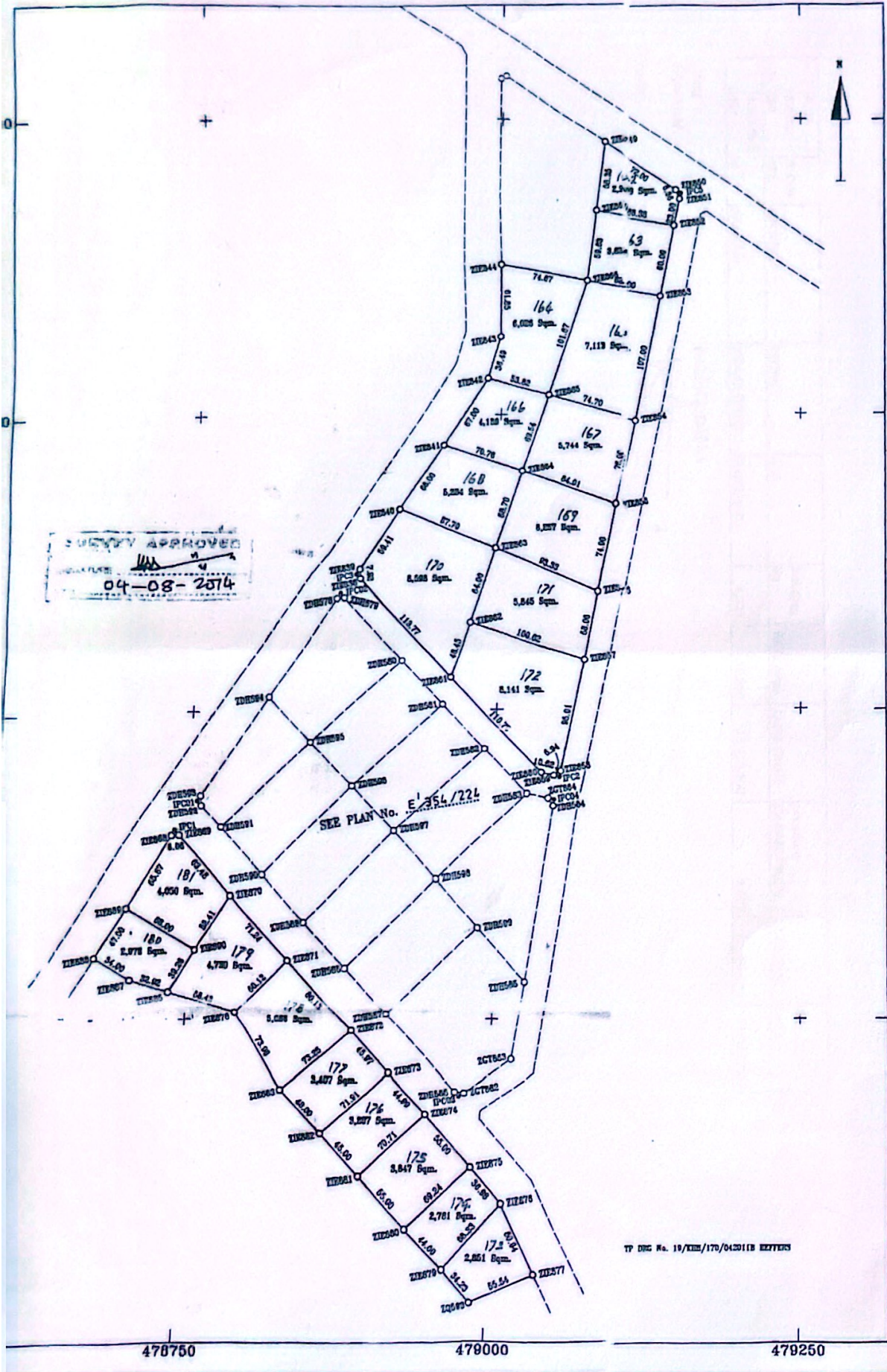
Ndugu **EAC GROUP (T) LIMITED** wa S.L.P 60206 DAR ES SALAAM aligawiwa na kufanya malipo na masharti mengine hivyo akapewa barua ya ujulisho wa malipo yenye Kumb. Na KTC/LD/PT/7767 ya tarehe 06/08/2020 .

Ofisi imeandaa rasimu za hati ili uzisaini kisha ziendelee na utaratibu wa kusajiliwa.

Nakutakia kazi njema.

C.M. Wandwi

**Kny: MKURUGENZI WA MJI
HALMASHAURI YA MJI KIBAHA**



SURVEY APPROVED
 04-08-2874

SEE PLAN No. E/354/222

TP DIC No. 19/XIII/170/0420118 METERS

E/354 P
 185/11/4

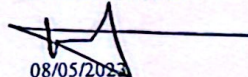
Scale: 1:2500
 Amendments made by:
 Mwanje P. (Plots no) 18.07.2019

Plan drawn by Chikira Mwende
 I hereby certify that the survey represented by
 this plan was carried out in accordance with the
 survey regulations.

S/N	PLOT /FARM NO.	BLOCK NO.	LOCATION	DISTRICT	USE	AREA(sq m)	RATE /sqm	LAND VALUE	premium CHARGEABLE %	PREMIUM	EFFECTIVE DATE
1	329,331 & 333	H	PANGANI	KIBAHA TOWN	DWELLING	1,224	10,800	13,219,200	0.50%	66,096	01/10/2022

NAME
SIGNATURE

PATRICK DAFFA



DATE

08/05/2023

COPY

COPY



DUPLICATE

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

ACKNOWLEDGEMENT OF PAYMENTS

Telegraphic Address "ARDHI"

P.O.BOX 9230
DAR ES SALAAM

Tel: NO: 2121241-9

In reply please quote:

Ref: NO: KTC/LD/PT/7767/4

Date 06.08.2020

To: EAC GROUP (T) LIMITED

P.O.Box 60206, DAR ES SALAAM.

RE: RECEIPT OF PAYMENTS ON PLOT NO. 174 BLOCK 'A' SURVEY BLOCK 'M'
PLAN NO. E'354/241 REG.NO. 77506 MEASURING 2,781 SQM
LOCATED AT ZEGERENI IN KIBAHA TOWNSHIP.

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

	Shillings	ERV NO'S	Date
(i) Premium (if any):-	106,913/=	920169000053281	17.06.2020
(ii) Cost of Plot	N/A		
(iii) Fees for Certificate of occupancy	50,000/=		
(iv) Registration: -	22,238/=		
(v) Survey Fees: -	N/A		
(vi) Deed plan Fee: -	20,000/=		
(vii) Stamp Duty:	11,119/=		
(viii) Land Rent from 1 st April, 2020 To 30 June, 2020	111,189/=		
TOTAL (IN TSHS):	141,215/=		
LAND RENT PER YEAR TSH. 108,459/=			

User: the same shall be used for Light industry purposes only. Use Groups(s)'M' Use Class (es) (a) and (e) as defined in the Urban Planning(Use Groups and Use Classes) Regulations 2018.

Term: Sixty Six (66) years

with effect from 1st April, 2020.

Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of occupancy according to Section 29 of the Land Act, Cap 113 (R.E.2002).(as amended).The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

AUTHORISED OFFICER

[Signature]
AUTHORISED LAND OFFICER
KIBAHA TOWN COUNCIL

I/We: EAC GROUP (T) LIMITED

(The Applicants(s) certify that the figures relating to the foretasted payments are correct.

Signature(s): *[Signature]*
Signature(s): *[Signature]*

Date: 20/08/2020
Date: 20/08/2020

