



## NASARAWA GEOGRAPHIC INFORMATION SERVICE (NAGIS)

Jos Road, Opposite Federal Secretariat Lafia, Nasarawa State

Office Hours: 8:00am - 4:00pm (Mondays - Fridays)

NAGIS helpline 0805 482 2552 or 0703 267 7637

### PROPERTY REGISTRATION GUIDELINES (INDIVIDUAL AND ORGANIZATION)

In accordance with the provisions of NAGIS Land Use Regulations 2019 Section 7(iv)

Statutory Right of Occupancy (SRI/SRO) Registration Process

NAGIS is the only official GIS data source for the State. Governed by rules and regulations and fee Schedules contained in the NAGIS Land Use Regulations 2019 and other Land Use Policy Documents approved by the Governor

#### PRELIMINARY STAGES:

##### Step 1; Obtaining Application Form:

Obtain the Statutory Right of Application form for Individuals (SI) from NAGIS Head Office, Opposite Federal Secretariat Jos Road Lafia, Nasarawa State; or Karu Service Center Karu, Abuja- Keffi Road (NAGIS helpline 0805 482 2552 or 0703 267 7637)

Or download the Application Form from our website under the Download Forms Section Statutory R of O Individual in [Application and Guidelines](#). [SRI forms](#) for individuals and [SROforms](#) for organizations

Or Click [here](#) to apply online

All application forms are **free**. Fill out the form completely and accurately. Leave **no** section empty or unanswered.

##### Step 2: Documentation:

Gather copies of all relevant land documents listed below. Original copies are preferred. Applicants are advised to have photocopies made for safe keeping. An Applicant may appoint anyone to represent them at NAGIS and the appointee must fill the “*Authorized Representative*” part of the SRI or SRO forms.

## Documents Required

Applicants are required to provide the following Documents for Application for R of O, individual or organization:

- One Passport-sized Photograph
- Photo ID: National ID Card or International Passport or Driver's License or Voter's Card
- Land Transfer Documents such as Sales Agreements or Deed of Transfer or Inheritance Document
- Change of Ownership and Clearance form (to be signed and filled from the LGA office) according to the Local Government Processing Procedure Tariff rates attached [here](#) and attached in the *appendix* below.
- Site Plan
- Court Affidavit and Police Report for lost or stolen documents
- If using an Authorized Representative, a signed letter/ form, and photo ID are required.

## Additional Documents Required for SRO

1. Evidence of Current Tax Clearance Certificate in the case of SRO. Applicants can visit the nearest Tax Office within their LGA of residence for Tax-related issues or use this link to register (Nasarawa IRS link for tax certificate). This is optional for SRI but required for SRO
2. Evidence of Corporate Affairs Commission Certificate of incorporation/ Registration of Business.
3. Memorandum and Article of Association
4. Company Seal or Stamp

## Step 3; Payments and Mode of Payment:

- Applicants are required to generate an invoice from [www.nasarawaigr.com](http://www.nasarawaigr.com) or on the invoice page [here](#).
- Click 'Individual' for SRI or 'Corporate' for SRO.
- Search 'APPLICATION (ROFO) PROCESSING + FORM (MINISTRY OF LANDS/NAGIS)'.
- Click PROCEED
- Create PAYER PROFILE by entering the details of the applicant and PROCEED
- An applicant invoice ID is instantly given. This is the **BIN** followed by a 10-digit Number.
- Enter right amount to pay - N15,000 for SRI and N30,000 SRO registration fee only,
- Click Confirm Invoice.
- Make payment using invoice number which is the applicant's **BIN:\*\*\*\*\*** as an account number using any convenient payment method (e.g Bank transfer, POS, online banking, etc). Follow the steps to make the final payment to the bank (Parkway Ready Cash).

- Download Payment Receipt.

Generate an invoice from [www.nasarawaigr.com](http://www.nasarawaigr.com) or on the invoice page [here](#).

#### **Step 4; Document Submission Status: (Within 24 hours)**

All documents as in Step 2 above must be submitted to the NAGIS Head Office Lafia or the Karu Service Center along with a Receipt of payment for a prime charge or mailed to NAGIS Office as well. Applicants whose documents have been cleared will receive an Acknowledgement Letter within 24 hours (Twenty Four hours) via email or in-person at the NAGIS Head Office Lafia. Applicants whose documents are not cleared will be issued an Incomplete Application Notice telling them of the affected document(s) to be rectified. Notifications would be made via text message or email to applicant's phone number or email address and collection of Acknowledgement Letter at the NAGIS office would be during working hours (9:00am - 4:00pm, Monday to Friday)

#### **ADVANCED STAGES:**

#### **Step 5; Site Inspection: (15 working days after booking)**

1. Applicants are required to book for site inspection visit free of any charge, with the assigned Town Planner resident at the NAGIS Service Center Karu or NAGIS Head Office Lafia or Ministry of Lands and Urban Development Area Offices or call 0805 482 2552, 0703 267 7637.
2. Property must be surveyed by Staff of the Office of the Surveyor General of the State) or any private registered surveyor that is registered with the state. The survey fee is backed by the Nigerian Institute of Surveyors Professional Scale of Fee 2008 attached [here](#)
3. A site or property with a plot above 0.5 Hectares will require Site Development Plan (SDP) and or Environmental Impact Analysis (EIA) depending on its purpose. This is done by a registered professional Planner with Professional fees attached and vetted by the Planning Department of the Ministry of Lands and Urban Development.
4. Issuance of planning permission by the Director of Planning, Ministry of Lands and Urban Development after a recommendation from the Town Planner that inspected the site.

**Step 6: Notification of RofO Registration Status: (5 working days after Issuance of planning permission):** All successful Applicants are notified via phone calls, text, or email of the status of their RofO registration. And they received a copy of their statutory bills, which includes Premium Development, charting fee, and Ground Rent; generated with an invoice number payable through [www.nasarawaigr.com](http://www.nasarawaigr.com) as the method above. If applicants do not hear from the Nasarawa Geographic Information Service within a week of the issuance of planning permission from the Director of Planning as required by Step 5.4 above, they are required to contact our NAGIS Service Center Karu or, NAGIS Head office, Jos Road Lafia. Applicants who have successfully collected RofO are advised to start the process of obtaining CofO immediately. The Nasarawa Geographic information service is available to provide any further information required please call the NAGIS helplines 0805 482 2552 and 0703 267 7637 or visit our website on [www.nagis.org](http://www.nagis.org)

**SIGNED**

THE DIRECTOR GENERAL  
NASARAWA GEOGRAPHIC INFORMATION SERVICE  
NASARAWA STATE  
30TH DECEMBER 2022

## APPENDIX I

### 1.0 LAND ADMINISTRATION FEES AND RATES

#### 1.1 Application and Processing Fees: (approved Amendments)

The computerization of the MLSTP with the new NAGIS System brings in the Opportunity to speed up the Processing of C-of-O and Land Revenue. For the System based Standard calculation of Bills and faster Revenue, some of the former Rates for the manual based calculation need to be changed or combined.

The proposed Land Application Fees should enhance a secure and fast Land Application Process and avoid misuse of documents. The free Land Application Forms has to be submitted with a Bank-Teller or E-Payment Teller to the MLUD / NAGIS or Nasarawa State Ministry of Finance Lands Revenue Account. The proposed Rates for Land Processing are including the former Form Fee as well as the former R-of-O Preparation Fee and former Site Inspection Fee.

The valuation of Land Application Processing Fee comes now by the **Type of Applicant** and not anymore by the Land-use of the Plot of Land.

Subject	Old Fees (before Feb 2012)		Former Fees (approved Feb 2012)		Current Fees NAGIS System (approved 5. Oct 2013)	
	Residential	Commercial	Residential	Commercial	Individual	Organizational
Land Application Form Fees	Private: 500 Corporate: 1,000 Industrial: 1,500	Private: 500 Corporate: 1,000 Industrial: 1,500	Private: 2,000 Corporate: 5,000 Industrial: 5,000	Private: 2,000 Corporate: 5,000 Industrial: 5,000	<b>FREE</b>	<b>FREE</b>
	Residential: 2,000 Res. Estate: 3,000 Filling Stat.: -- Priv.School : --	Residential: 3,000 Res. Estate: 3,000 Filling Stat.: 3,000 Priv.School: 3,000	Residential: 5,000 Res. Estate: 10,000 + additional	Com Activity: 10,000 Res. Estate: 2000/Ha Filling Stat.: 50,000 Priv.School: 10,000	Old Rates Sum: Form 2,000 Processing + 5,000 R-of-O Fee + 5,000 Site Inspection + 3,000 = 15,000	Old Rates Sum: Form 5,000 Processing + 10,000 R-of-O g. + 5,000 Site Inspection + 3,000 = 23,000

Land Processing Fees (non refundable)	<u>Industries:</u> Light: 5,000 Heavy: 5,00 0 Mining/Quarry: 10,00 0 Voluntary Org. <u>Dev Charges:</u> Residential: 2,500	<u>Dev Charges:</u> Residential: 3,500	<u>Industries:</u> Light: 5,000 Heavy: 5,00 0 Mining/Quarry: 10,000 Voluntary Org. 75% of Application <u>Dev Charges:</u> N 10.00 / m <sup>2</sup>	<u>Dev Charges:</u> N 25.00 / m <sup>2</sup> Farm 50k/ m <sup>2</sup>	New Processing Fee includes: New Form-Fee, Processing Fee' R-of-O Prep.-Fee,  <b>PRIVATE 15,000</b>  (Dev. Charges are included in R-of-O Bill)	New Processing Fee includes: New Form-Fee, Processing Fee' R-of-O Prep.-Fee,  Corporate <b>30,000</b> Institutional <b>20,000</b> NGO <b>10,000</b> Governmental <b>free</b> Diplomatic <b>50\$</b>  (Dev. Charges are included in R-of-O Bill)
R-of-O Fee	3,000	3,000	5,000	5,000	Included	included
Site Inspection Fee (TP)	200	200	3,000	3,000	Included	included

## 1.2 Development Charge Rates for the automated R-of-O Bill calculation in the NAGIS Land Information System

The Rate is given by the Land-Use / Purpose Clause in the different Zones and will be multiplied by the Size (LU/Zone = Rate \* m<sup>2</sup>). Special Rates for **Commercial Business District (CBD)** applies only for Commercial Uses or Commercial related Uses like Mix-Use and Industrial. The increased Proposed Rates are meant to compensate the Reduction of the Application Fee.

### Development Charge Rate in Naira per m<sup>2</sup>

Land-Use / Purpose Clause	CBD			Zone A			Zone B			Zone C			Zone D		
	old	past	current	old	past	current	old	past	current	Old	past	current	old	past	current
Private Residential	2.5	10	18	2.5	10	18	2.5	10	15	2.5	10	12	2.5	10	10
Staff Quarter / Lifecamp	3.5	10	18	2.5	10	18	2.5	10	15	2.5	10	12	2.5	10	10
Government Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial (Residential Housing Estate)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Commercial Activity (not specified)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Commercial (Shopping Complex, Shop, Market)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Commercial (Petrol Filling Station)	3.5	30	45	?	30	45	?	30	40	?	30	40	?	30	40
Mix Use / Multifunctional	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Industrial (Heavy Industry)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Industrial (Light Industry)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Industrial (AGRO Industry)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	26	3.5	25	25
Public Institution (Government Educational Inst.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Government Offices)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Educational	3.	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20

Use)	5														
Public Institution (Religious Institution)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Institution (Health Facilities)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Institution (NGO / Voluntary Org.)	3.5	25	30	3.5	25	27	3.5	25	25	3.5	25	23	3.5	25	20
Public Utility Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agriculture (Horticulture / Farming)	0	0.5	1.5	0	0.5	1.5	0	0.5	1	0	0.5	0.5	0	0.5	0.5
Recreational (Parks / Entertainment)	3.5	25	35	3.5	25	30	3.5	25	28	3.5	25	25	3.5	25	25
Transportation (Motor Park / Lorry Trailer Park)	3.5	25	35	3.5	25	35	3.5	25	28	3.5	25	25	3.5	25	25



### 1.3 Ground Rent Rates for the automated R-of-O Bill calculation in the NAGIS Land Information System

The Rate is given by the Land-Use / Purpose Clause in the different Zones and will be multiplied by the Size (LU/Zone = Rate \* m<sup>2</sup>).

Special Rates for **Commercial Business District (CBD)** applies only for Commercial Uses or Commercial related Uses like Mix-Use and Industrial.

**Proposed increase on Ground Rent Rate in Naira per m<sup>2</sup>**

Land-Use / Purpose Clause	CB D			Zone A			Zone B			Zone C			Zone D		
	old	past	current	old	past	current	old	past	current	old	past	current	old	past	current
Private Residential	0.5	5	8	0.5	5	8	0.5	4	7	0.1	3	5	0.05	2	3
Staff Quarter / Lifecamp	0.5	5	8	0.5	5	8	0.5	4	7	0.1	3	5	0.05	2	3
Government Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial (Residential Housing Estate)	1	10	25	1	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Commercial Activity (not specified)	1	10	25	0.6	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Commercial (Shopping Complex, Shop, Market)	1	10	25	0.6	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Commercial (Petrol Filling Station)	1	20	55	?	20	55	?	20	50	?	20	50	?	20	50
Mix Use / Multifunctional	1	10	22	0.6	8	20	0.6	6	15	0.6	6	10	0.2	4	6
Industrial (Heavy Industry)	1.2	2.5	8	1.2	2.5	5	1.2	2.5	4	1.2	2.5	4	1.2	2.5	3.7
Industrial (Light Industry)	0.6	1.5	5	0.6	1.5	3	0.6	1.5	2.5	0.6	1.5	2.5	0.6	1.5	2.2
Industrial (AGRO Industry)	0.2	2.5	5	0.2	0.5	3	0.2	0.5	2.5	0.2	0.5	2.5	0.2	0.5	2.2
Public Institution (Government Educational Inst.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Government Offices)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Institution (Educational Use)	0.5	7.5	10	0.5	6	8	0.5	4.5	6	0.5	4.5	6	0.5	3	4

Public Institution (Religious Institution)	0.5	7.5	10	0.5	6	8	0.5	4.5	4.5	0.5	4.5	4.5	0.5	3	3
Public Institution (Health Facilities)	0.5	7.5	8	0.5	6	6	0.5	4.5	6	0.5	4.5	6	0.5	3	4
Public Institution (NGO / Voluntary Org.)	0.5	7.5	10	0.5	6	8	0.5	4.5	6	0.5	4.5	6	0.5	3	4
Public Utility Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agriculture (Horticulture / Farming)	0.0000 1	0.01	0.1	0.000 01	0.01	0.1	0.0000 1	0.01	0.05	0.000 01	0.0 1	0.03	0.0 00 01	0.01	0.02
Recreational (Parks / Entertainment)	1	10	20	6	8	18	6	6	10	6	6	10	2	4	6
Transportation (Motor Park / Lorry Trailer Park)	1	10	20	6	8	18	6	6	10	6	6	10	2	4	6

### 1.1 a Reasons to Review the Property Registration Application Process

For a more easier and faster Revenue with the NAGIS LIS automated Revenue System, some changes has to be made for the Application Processing. The Land Process is for lager and small Plots the same Procedure and as well as the Land Use should not make the difference in the Amount for Application. Application Processing Fees should be paid by the nature of the Applicants body like Corporate Companies, Private Individuals, Institutions or Diplomatic.Note:

- easier and faster Application Process necessary,
- combining Fees to simplify the Application and Registry Process (Form Fee, Processing Fee, R-of-O Fee, Site Inspection Fee are combined)
- Reduction for big Plots should encourage specially the Corporate with big Plots to apply sooner for to Registration, (increase of Development Levy)
- Flat Rates ensure a faster and more simple Payment procedure,
- Free Application Forms encourage Property Owner to apply sooner (free entrance concept)
- Free Application Forms also reduce the cost by the MLUD (Applicants can copy the Forms by them self, as well as changes are easily implemented without wasting existing Forms, no Stock holding),
- The new Forms are more detailed,
- Payment and Form can be submitted together with Required Documents to the same time (no calculation of Fees by plot size necessary),

## 1.2 a Reasons to Review the Standard Development Charge (Development Levy, DL)

To cover the smaller Income from larger plots by the Application Process, the Development Charge has to be increased with few Naira. For a more fair charge the Rates are reviewed to charge also according to the value of the Land in the different Zones and according to the Land Use. Therefore the Rates in the Rural Areas get reduced while in Urban Areas increase. The Development Levy will be billed together with other Fees in the R-of-O Bill (see 1.4).

Note:

- fair way to charge the Property Owners according to the value of the Land between Urban and Rural Areas,
- fair charges by a more detailed conception of the Land Use description (Office <=> Hotel <=> PFS <=> Moto-Parks <=> Recreation e.g.)
- the Total Increase are in the Range of 1 to 5 Naira per Square Meter for most Uses in the Zone A and B only,
- Petrol Filling Station (PFS) get higher Increase in all Zones (from 30 to 40 Naira per sqm),
- Reduction in Rural Areas (Zone D),
- no changes in Zone C,
- Major Roads Corridors and selected Markets are assigned to be Commercial Business District (CBD) and the DL and GR for Commercial Activities are higher than in other Areas to avoid the high concentration along those places,
- To cover the less Income in the easier Application Process for the large Sized Plots,
- Development Levy in Nasarawa State are not to compare the FCT Premium because of less Infrastructure Development,
- Premium Charges are applicable for new Government Layouts and apply to selected Districts / Cadastral Zones (Rates to be defined by Layouts),
- Zone A has been adjusted around the developed Areas only and massively reduced. Therefore less numbers of Plots are within Zone A.
- Adaption of Change of Naira value and Inflation

### 1.3 a Reasons to Review the Ground Rent Rates (GR)

To separate Commercial Uses with higher Income from ordinary Residents with low income and those who serve the State like Institutions as well as local Farming from Industrial Production it is necessary to make a more detailed distinctions.

Note:

- 5 years Rent Revision is optional,
- The increase takes place for Residential Use with 50% in all Zones,
- Commercial and Industrial Uses are increased by 50% in Zone B, C and D and 100% in CBD and Zone A,
- No changes to Religious Institutions
- Nasarawa State Ground Rent can be valued closer to the FCT Ground Rent Rates only outside of the FCC because of a similarity of the Areas,
- the CBD concept is also assigned for Ground Rent Rates along the Major Roads and selected Markets for Commercial Uses,
- Zone A has been adjusted around the developed Areas only and massive reduced. Therefore less numbers of Plots are within Zone A.
- Adaption of Change of Naira value and Inflation

#### **(Aa) New Government Layouts**

The Rates and the Application for the Processing should be separated from Property Registration of Customary or Traditional Titles.

Application for Plot of Land from Government Layouts (Land Allocation) Note:

free new Application Form and Application Fees different from Property Registration,  
compiled Fees are included in one Amount,  
Allocation by the MLUD and the Governor (compiled Land Approvals)

Development Charge

Premium can take place in state of Development Levy to cover the higher Investment for the Infrastructure,  
Premium Rates are higher than Development Levy and includes the Planning Cost for the new Layouts as well as Infrastructure

Ground Rent

should be similar to the Zone Concept and close to the General Ground Rent Rates of the State,  
new Layouts can be assigned to be in Zone A as Urban Area even they are just planned in view of a fast development,

#### 1.4 Automated R-of-O Bill from the NAGIS Land Information System

To implement a faster compact billing and Register of the Property it is necessary to compile several Fes in the new R-of-O Bill. The R-of-O Bill will be issued together with new Right-of- Occupancy and the Acceptance Letter of Terms.

The Rates and Fees are applicable to the Year of the R-of-O (Commencement Date max. 2 Month after R-of-O). Following Fees are included in the R-of-O:

**Ground Rent of the remaining Days of the Year:** The Rate is related to the Land-Use and Zone and multiplied by Size in m<sup>2</sup>  
(Only the year of the R-of-O. GR has to be paid in advanced. Demanding for GR comes at a separate Ground Rent Demand)

**Development Charge / (Premium):** The Rate is related to the Land-Use and Zone and multiplied by Size in m<sup>2</sup>

**C-of-O Registration Fee:** 1,000 Naira

**C-of-O Preparation Fee:** **5,000 Naira** (to cover the cost of the new secured C-of-O Form)

**Survey Fee:** **1.5 Naira per m<sup>2</sup> + 1,500 Naira** (includes GIS Processing, Charting and Processing of Title Deed Plan)

**Improvement:** applied by the Land Owner or imposed by the MLUD (minimum Standard Amount)

**Rent Revision:** every 5 Years

You may wish to please refer to the above Right of Occupancy granted in your favour with the particulars shown below:

Plotnumber:	<b>19054</b>	Plot Size:	<b>3276.96m<sup>2</sup></b>
District / L.G.A.:	<b>KORODOMA</b>	Rent Rate:	<b>₦ 20.00/m<sup>2</sup></b>
Lease Term:	<b>99 YEARS</b>	Rent per Annum:	<b>₦ 65,539.20</b>
Date Issued:	<b>08/07/2013</b>	Date of Expiration:	<b>08/07/2112</b>

The Rent and Fees payable are made up as follows:

General Landuse:	<b>COMMERCIAL</b>	Purpose:	<b>PETROL FILLING STATION</b>
Rent from:	<b>08/07/2013</b>	to	<b>31/12/2013 (176 DAYS):</b>
			<b>₦ 31,602.46</b>
C-of-O Preparation Fee:	<b>₦ 5,000.00</b>	Registration Fee:	<b>₦ 1,000.00</b>
Survey Fee and Cost of Plan:	<b>₦ 4,776.96</b>	Dev.Charge / Prem. (30.00/m <sup>2</sup> ):	<b>₦ 98,308.80</b>
Less amount deposited:		- ₦	<b>0.00</b>
You are therefore requested to pay the <b>TOTAL</b> of:		<b>₦</b>	<b>140,688.00</b>

## 1.5 Ground Rent Demand

The Ground Rent is related to the Land-Use and Zone and multiplied by Size in m<sup>2</sup>

Ground Rent has to be paid by the Land Owner in advance. A Penal Rent of 5% will be added to the Ground Rent Fee of the Year after March of the Due Year. A Ground Rent Demand will be issued.

Rent Revision of the Ground Rent is advised every 5 Years.

## 1.6 Amendments

Zones and Commercial Business Districts

In View of the different Value of Land in various Parts of State, the Zoning System determines the Rates for Ground Rent and Development Charges.

**The Following 6 Urban Areas has been defined:**

**Lafia Urban Area, Karu Urban Area, Keffi Urban Area, Nasarawa Urban Area, Akwanga Urban Area, Doma Urban Area, Kokona Urban Area (Garaku)**

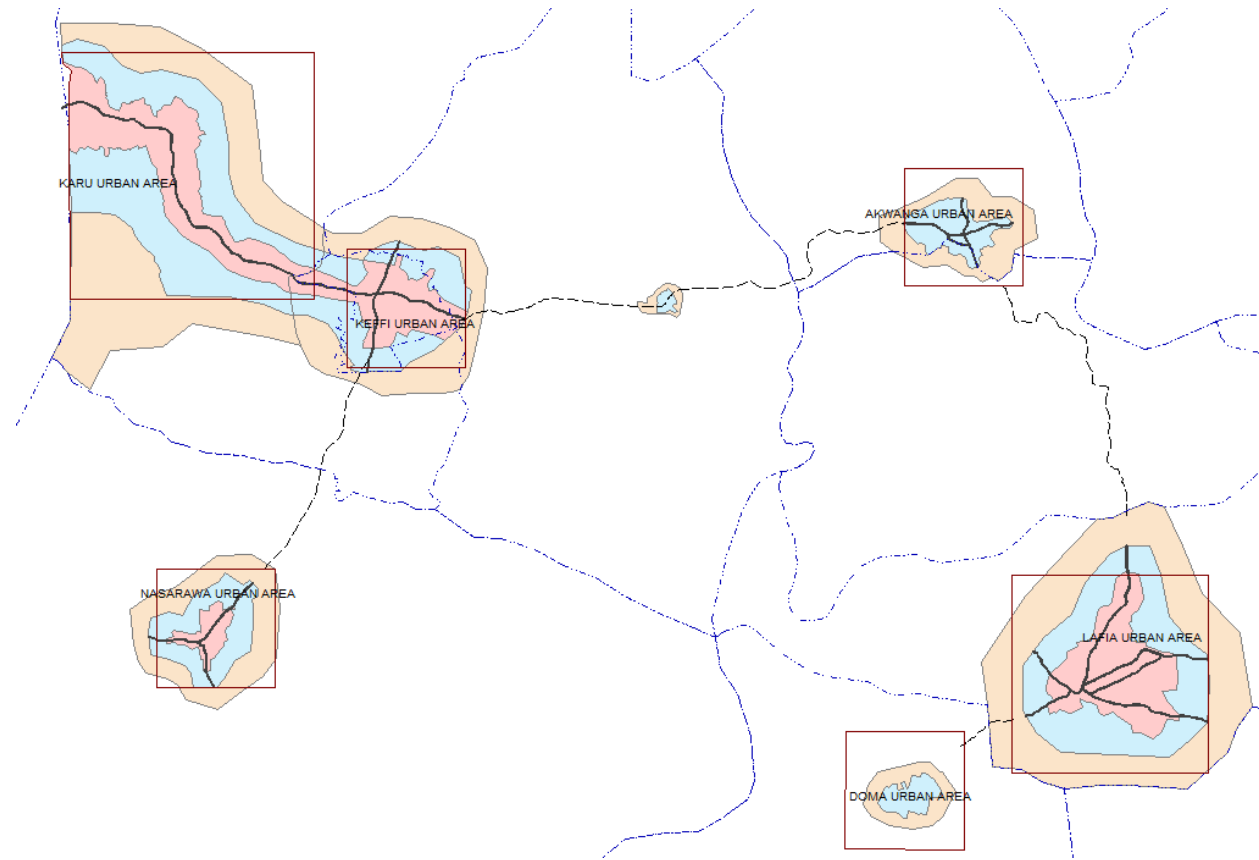
The Following Zones has been defined:

**ZONE A:** Lafia Urban Area, Karu Urban Area, Keffi Urban Area, Nasarawa Urban Area

**ZONE B:** Akwanga Urban Area, Doma Urban Area, Kokona Urban Area (Garaku)

**ZONE C:** Other Urban Area not included in ZONE A and B

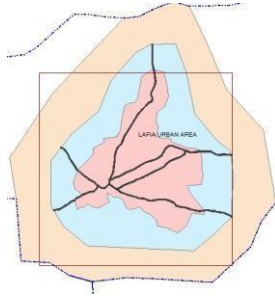
**ZONE D:** Rural Areas



## 1.7 The Commercial Business Districts (CBD) are following Urban Area Zone A and Zone B

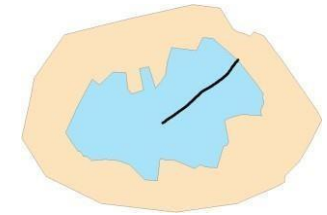
### Lafia Urban Area Zone A and Zone B

- UAC Road
- Doma Road
- Abuja Road
- Shendam Road
- Jos Street
- Makurdi Road



### Akwanga Urban Area Zone B

- Lafia - Doma Road



### Karu Urban Area Zone A and Zone B

- Abuja - Keffi Expressway

### Keffi Urban Area Zone A and Zone B

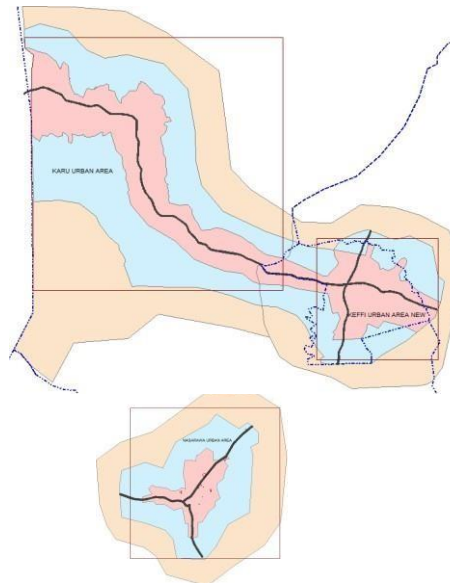
- Keffi - Abuja Expressway
- Keffi - Akwanga Road
- Kaduna Road
- Nasarawa Road

### Nasarawa Urban Area Zone A and Zone B

- Keffi Road
- Abaji Road

### Akwanga Urban Area Zone B

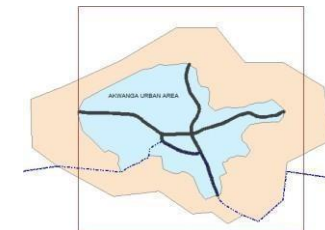
- Akwanga - Keffi Road
- Lafia Road
- Akwanga Bypass
- Jos Road
- Wamba Road



The definition of the CBD Boundary in View of the Location along the Major Roads, is made by

### **150 m Buffer.**

Every Commercial Plot or Commercial related Plotlike Mix Use or Industrial within the Buffer or is touched by the Buffer will be charged with CBD





## 1.8 Misc Transaction

<b>Consent to Assign</b>		<b>Naira</b>
- Application Form		2,000
- Processing Fee		10,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

<b>Consent Mortgage</b>		
- Application Form		2,000
- Processing Fee		5,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000
- Deed of Release		1,000

<b>Consent Part Surrender</b>		
- Application Form		2,000
- Processing Fee		50,000
- Processing Fee Estate per App.		200,000
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

<b>Consent Sublease</b>		
- Application Form		2,000
- Processing Fee		10,000

<b>Power of Attorney</b>		<b>Naira</b>
- Application Form		?????
- Processing Fee		?????
- Registration of Deed	3% consideration	
- Counterparts Copies		1,000

<b>Change of Name (Ownership)</b>		
- Application Form		?????
- Processing Fee		5,000

<b>Additional</b>		
Voluntary Surrenders		2,000
Conditional / Part Surrender	3% consideration	
Devolution Order		1,000
Registration related to Sublease or Sub-under lease	3% consideration / Annum	
Reg. of Instrument or PFS	15%consideration	

<b>Replacements</b>		
Replacement of R-of-O		20,000

- |                        |                  |                                   |         |
|------------------------|------------------|-----------------------------------|---------|
| - Registration of Deed | 3% consideration | Issuance of Fresh C-of-O or Repl. | 100,000 |
| - Counterparts Copies  | 1,000            |                                   |         |

**1.9 Certified True Copy**

- |   |         |
|---|---------|
| - Certified True Copy of Registered Document  | 10,000  |
| - Preparation of Certified True Copy / R-of-O | 50,000  |
| - Preparation of Certified True Copy / C-of-O | 150,000 |

**2.0 Search Fees**

- |                                      |       |
|--------------------------------------|-------|
| - Application Form for Search        | 2,000 |
| - Search Fee                         | 5,000 |
| - Status Confirmation of Application | 2,000 |

**2.1 Application for Plot of Land (Government Layout)**

- |                      |        |
|----------------------|--------|
| - Private Individual | 50,000 |
| Organizational       |        |
| - Commercial         | 80,000 |
| - Institutional      | 65,000 |
| - NGO                | 40,000 |
| - Diplomatic         | \$ 75  |

**1.0 LAND ADMINISTRATION FEES AND RATES**

**1.1 Application and Processing Fees: (proposed Amendments)**

The computerization of the MLSTP with the new NAGIS System brings in the Opportunity to speed up the Processing of C-of-O and Standard calculation of Bills and faster Revenue, some of the former Rates for the manual based calculation need to be changed or corrected. The proposed Land Application Fees should enhance a secure and fast Land Application Process and avoid misuse of documents. They should be submitted with a Bank-Teller or E-Payment Teller to the MLUD / NAGIS or Nasarawa State Ministry of Finance Lands Revenue. Land Processing are including the former Form Fee as well as the former R-of-O Preparation Fee and former Site Inspection Fee. The valuation of Land Application Processing Fee comes now by the **Type of Applicant** and not anymore by the Land-use of the Plot.

Subject	Old Fees (before Feb 2012)		New Fees (approved Feb 2012)		Private
	Residential	Commercial	Residential	Commercial	Individual
Land Application Form Fees	Private: 500 Corporate: 1,000 Industries: 1,500	Private: 500 Corporate: 1,000 Industries: 1,500	Private: 2,000 Corporate: 5,000 Industries: 5,000	Private: 2,000 Corporate: 5,000 Industries: 5,000	<b>FREE</b>
Land Processing Fees (non refundable)	Residential: 2,000 Res. Estate: 3,000  Filling Stat.: -- Priv.School: --  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org.  <u>Dev Charges:</u> Residential: 2,500	Residential: 3,000 Res. Estate: 3,000  Filling Stat.: 3,000 Priv.School: 3,000  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org. 75% of Application  <u>Dev Charges:</u> Residential: 3,500	Residential: 5,000 Res. Estate: 10,000 + additional  <u>Industries:</u> Light: 5,000 Heavy: 5,000 Mining/ Quarry: 10,000 Voluntary Org. 75% of Application  <u>Dev Charges:</u> N 10.00 / m <sup>2</sup>	Com Activity: 10,000 Res. Estate: 2000/Ha  Filling Stat.: 50,000 Priv.School: 10,000  <u>Dev Charges:</u> N 25.00 / m <sup>2</sup> Farm 50k/ m <sup>2</sup>	Old Rates Sum: Form 2,000 Processing + 5,000 R-of-O Fee + 5,000 Site Inspection + 3,000 = 15,000  <b>New Processing Fee Includes: New Form-Fee, Processing Fee, R-of-O Prep.-Fee,</b>  <b>PRIVATE 15,000</b>  (Dev. Charges are included in R-of-O Bill)
R-of-O Fee	3,000	3,000	5,000	5,000	<b>included</b>
Site Inspection Fee (TP)	200	200	3,000	3,000	<b>included</b>

*Signature*