

**A LAW TO PROVIDE FOR THE ESTABLISHMENT
OF KADUNA MASTER PLAN LAW, 2016**



Kaduna State of Nigeria

Law No. S 2016

(23th March 2016)

Date of Commencement

BE IT ENACTED by the House of Assembly of Kaduna State as follows:-

Enactment

1. This Law may be cited as Kaduna Master Plan Law, 2016.

Short Title

2. This Law shall come into operation on the 23th day of March 2016.

Commencement

3. In this Law unless the context otherwise requires:

Interpretation

“Existing Structures” means any building, structure or development erected prior to the coming into force of this Law.

“Government” means the Government of Kaduna State.

“Master Plan” means the Kaduna Revised Master Plan as contained in the Schedule to this Law.

“State” means Kaduna State of Nigeria.

4. The objectives of the Law are as follows:

Objectives

(i) To boost sustainable economic development of Kaduna State in it National, Regional, State and City perspectives.

- (ii) To enhance social development, relating to poverty reduction, social well being, cohesion and equity.
- (iii) To improve governance in land administration which hinges on reform of Physical Planning and Community Participation in Planning Processes.
- (iv) To enhance sustainable use of natural resources, proper solid waste management including air, surface and ground water quality.
- (v) To secure property, safety from fire, natural disaster, adequate lighting, ventilation as well as promote conservation of open space for recreational purposes and avert negative environmental impact.
- (vi) To ensure safety of pedestrians, bicycle ways and people living with disability.

5. The Kaduna Revised Master Plan 2010-2050 (as shown in the Schedule hereto) is hereby promulgated into Law. The Schedule

6. As from the date of commencement of this Law, all land transactions and physical developments in the designated planning or urban area of Kaduna Metropolis shall be in accordance with the provision of the master plan.

7. The Government shall have the right to remove, modify, restructure or reconstruct any existing structure, building or facility in order to bring it into conformity with the master plan.

PROVIDED always that the Government shall have due regard to provisions of the Land Use Act, 1978 on the payment of compensation in appropriate or deserving cases.

8. The Kaduna State Urban Planning and Development Agency or its successors is hereby vested with the power, duties and responsibilities to ensure compliance with the master plan. Powers of KASUPDA

9. Any person who encroaches, interferes or in any way obstructs the orderly implementation of the Master Plan commits an offence and Offences

shall be liable on conviction to imprisonment for a term of six (6) months or fine of ₦250,000.00 or to both.

10. Any Officer charged with the responsibility of implementation of the Master Plan, who fails or collaborates with others to obstruct the Master Plan shall be liable on conviction to imprisonment for a term of 3 years or a fine of ₦1,000,000.00 or to both not exempting administrative disciplinary procedures as contained in the Public Service Rules.

11. Any development carried out prior to coming into force of this Law shall not be invalid for non-conformity with the Master Plan if the owner thereof can establish:

Non-conformity with the Master Plan

(i) ownership of the property;

(ii) obtaining all the necessary governmental consents and development approvals were obtained prior to the said development; and

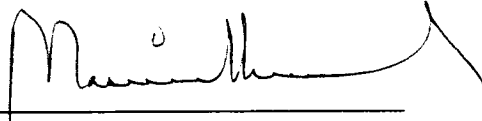
(iii) been up to date in the payment of all fees, charges and rents on the property.

12. Any Magistrate Court or such other Court that may be constituted for the purpose of this Law shall try the offender and impose such punishment and sanctions as prescribed by this Law.

13. The Master Plan shall be reviewed after every decade or within such reasonable periods as the Governor may decide.

Review of Master Plan

DATED AT KADUNA this^{28th}..... day of^{March}..... 2016.



Malam Nasir Ahmad el-Rufa'i
Governor, Kaduna State.

EXPLANATORY NOTE

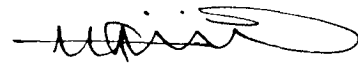
(This note does not form part of this Law and has no legal effect)

The purpose of this Law is to promulgate the Kaduna Revised Master Plan 2016 and provide offences for its violation.

This printed impression has been carefully compared with the Bill which has passed the Kaduna State House of Assembly and found to be true and correctly printed copy of the said Bill.



HON. AMINU ABDULLAHI SHAGALI
(Speaker)



UMMA ALIYU HIKIMA Esq.
(Clerk to the Legislature)