NATIONAL BUILDING REVIEW BOARD
NBRB
Safe Building, Better Living

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NBRB/02/05

December 30, 2024

To:

1. Twinomurisa Jordan
2. Kampala City

DECISION OF THE NATIONAL BUILDING REVIEW BOARD

1.0 Background of the Appeal:

a. On the 31st day of October 2024, Mr Jordan Twinomuriisa (herein after referred to as the "Appellant") vide the Building Industry Management System (BIMS) lodged an appeal against the Kampala Capital City Authority Building Committee (herein after referred to as the "Respondent") with the National Building Review Board (NBRB) pursuant to S.36 (3) of the Building Control Act Cap. 136 (herein after referred to as "BCA").

b. The Appellant filed this appeal in accordance with Section 37 of the BCA (now section 36) and Regulation 5 (1) of the Building Control (Appeal Procedure) Regulations 2021, which empower a person aggrieved by a decision of a Building Committee to appeal to the Board. The appeal was filed vide BIMS Application No. 2310023060 in relation to the development of property comprised in Plot12A Upper Hill Close, Bukoto Crescent, Naguru, Nakawa Division, Kampala Capital City.

c. The Appeal arose from the deferment of the Appellant's application for a building permit vide Application No. 2310023060 on the basis of the following grounds: a. Plot 12A upper Hill Close was created out of an access road: and b. Obtain approval of land use from the Physical Planning Committee for as-built development.

d. The Appellant acquired the said land (Plot 12A Upper Hill Close) from the former registered proprietor, a one Mr. Moses Kamoga who was constructing residential apartments on the same land and a boundary wall, with approved building plans from KCCA dated May 2, 2019. Development permission for the same was granted on May 3, 2019 by the Physical Planning Committee, Kampala Capital City Authority (Ref: DPP/KCCA/1702/03); permit number: N/0328/19 of 2019.

e. The appellant further submitted that on September 28, 2023, the NBRB delivered its decision in a previous appeal lodged in August 2023, wherein it directed the Building Committee to issue a decision in respect of the appellant's building permit application within seven (7) days from receipt of the decision, which decision was issued by the BC.

f. The appellant was then furnished with a notice from the Building Committee informing him that his application for a building permit had been deferred pending the submission of a development permission from the Physical Planning Committee.

g. The appellant submits that planning approval by the KCCA PPC had already been granted to the previous registered proprietor, however upon the request of the BC, he nonetheless re-submitted the same and other required documents under Building Permit Application No. 2310023060.

h. By a letter dated February 12, 2024 the appellant's application was deferred by the BC on grounds inter alia that a development permission letter from PPC showing as-built conditions on site and change of ownership had not been submitted.

i. On May 14, 2024 the Director Physical Planning wrote to the Secretary, Building Committee advising that it is neither a legal requirement nor the practice of the Physical Planning Committee to issue new development permission when approved developments are transferred to new owners.

j. On June 14, 2024 the Appellant's architect further responded to the notice of deferment and provided clarity on the queries raised.

k. The above notwithstanding, the Building Committee further deferred the appellant's application on July 19, 2024 pending submission of the development permission letter from PPC indicating as-built conditions on site and deviations from approved plans from 9 levels to 13.

l. On July 24, 2024, the appellant through their architect wrote to the Director Physical Planning contending that there is no requirement under the law to furnish the particular documentation requested for by the Building Committee. By the said letter, the Architect sought clarification on the requests by the Building Committee.

m. On August 29, 2024 the Director Physical Planning, KCCA responded clarifying that the developments on Plot 12A, Naguru Hill Close were approved and as such, there was no legal requirement for the appellant to submit an as-built development permission.

n. On September 10, 2024 the Appellant's architect wrote to the Building Committee reiterating the position of the Physical Planning Committee as well as correcting the false claims of the Building Committee that KCCA had approved the building with 9 levels and yet 13 levels had been constructed on site.

o. On October 01, 2024 the Building Committee further deferred the appellant's application raising six new grounds including that no architectural drawings had been attached to enable review. Before the same could be responded to, the Building Committee withdrew its comments and deferred the application on two grounds; firstly, that Plot 12A upper Hill Close was created out of an access road and that the Appellant should obtain approval of land use from the respondent's Physical Planning Committee for the as-built development.

p. The Appellant, through their lawyers responded to the said grounds as follows: that pursuant to Section 59 of the Registration of Titles Act Cap. 240, the certificate of title in question was conclusive evidence of the appellant's proprietorship. The title was duly issued by the Registrar of Titles and transferred to our client without notice whatsoever of any irregularities (if any) in its issuance. In the alternative and without prejudice to the foregoing, the proposed query is irrefutable evidence that the title was issued in error, and would form the basis of a claim for compensation under Section 179 Registration of Titles Act.

q. Regarding the requirement to obtain approval of land use from the Physical Planning Committee for as-built development, the Appellant responded that the Director of Physical Planning, KCCA had in two correspondences dated May 14, 2024 and August 29, 2024 clarified that there was no legal requirement for the appellant to submit an as-built development permission.

r. Given the above elaborate background, the appeal was lodged before the NBRB as a result of the Appellant's dissatisfaction of the deferral of their building permit application by the Building Committee of KCCA on October 18, 2024 on the grounds reiterated as follows:

Ground 1
That Plot12A upper Hill close Naguru was created out of an access road

Ground 2
That the Appellant should obtain approval of land use from the Respondent's Physical Planning Committee for as-built development.

2.0 Determination of the Appeal:

2.1 Qualities of the Appeal

In determination of the appeal, the NBRB assessed the submission of the appellant against the established legal framework for conformity as shown in Table 1.

Table 1: Analysis of the facts in the matter vis-a-vis requirements for an appeal under the BCA, Cap.136 and Building Control Regulations,2020 (BCR) and Building Control (Appeal Procedure) Regulations, 2021

S/N	Qualities of an appeal	Yes	No	**Comments**
1	Form of the Appeal	-		- Reg.5(2) of the Building Control (Appeal Procedure) Regulations,2021 - Form 1 (Schedule 1) to the Building Control (Appeal Procedure) Regulations,2021 - Application made to the Board is in the required form under the Schedule to the regulations
2	Fees payable	-		- Paid- Reg.5(3) of the Building Control (Appeal Procedure) Regulations, 2021 - Schedule 2- UGX. 20,000/=

3	Timelines	-		Decision for deferral was issued on October 18,2024 and the appeal was lodged on October 31,2024 which is within the 30-day timeline under Section 36 (1) of the Building Control Act, Cap 136
4	Decision and irregularities in the procedure appealed against were made by the Building Committee of KCCA			Established Building Committee of KCCA under section 27(1) BCA
5	Right of Appeal under Section 36 of the BCA, Cap 136		-	Matter falls within the grounds of appeal under Section 36 (1)

2.2 Resolution of the Issue

Hearing of the Appeal

NBRB by letter dated November 4, 2024 Ref: NBRB/02/05, in line with Regulation 6 of the Building Control (Appeal Procedure) Regulations, 2021 requested the Respondent to furnish a written memorandum in response to the Appeal within fourteen (14) days from the date of receipt of the same letter. The Respondent did not provide any written memorandum to NBRB .

Thereafter, by letter dated November 29, 2024 Ref: NBRB 2/05, NBRB invited the Appellant to attend a Hearing with regard to the same Appeal on December 10, 2024 .

At the request of the Respondent by letter dated December 9, 2024 Ref: DETS/KCCA/1702 but received on December 16, 2024, the Hearing of this Appeal was extended to December 17, 2024 .

NBRB vide letters dated December 16, 2024 Ref: NBRB 02/05 to both the Appellant

and Respondent confirmed that the same hearing would take place on the 17th day of December 2024 .

The Appellant on December 17, 2024 together with his Legal Representative, Architect and Engineer attended the hearing of the appeal at the NBRB Secretariat.

On the other hand, the Respondent that requested an adjournment of the hearing date did not attend the said Hearing and neither officially/formally communicated any regret for absence in this regard.

Submission from the Appelant

Issue 1:

Whether the grounds for deferral of the building permit application No. 2310023060 by the Building Committee of KCCA are valid?

The Appellant filed an application for a Building Permit to the Respondent in accordance with S.37 (now 36) of the BCA vide BIMS Application No. 2310023060 (dated December 11, 2023 at 16:08:12) for the development of property comprised in Plot12A Upper Hill Close, Bukoto Crescent, Naguru, Nakawa Division, Kampala Capital City.

That on October 18, 2024, the BC of KCCA deferred the application on the basis of the following grounds:

a) That Plot12A upper Hill close Naguru was created out of an access road,
b) That the Appellant should obtain approval of land use from the Respondent's Physical Planning Committee for as-built development.

Additionally, the Appellant further stated that the Director Physical Planning, KCCA had previously by letter dated August 29, 2024, guided that there is no legal requirement for resubmission of plans for developments that have been approved by the said Physical Planning Committee and therefore the property in question does not require an as-built Development Permission.

The Appellant submitted several documents in support of the appeal:

	Document	Details

1	Letter from KCCA dated May 3, 2019	- Permission to construct residential apartment and boundary wall on Plot 12A Naguru, granted pending structural review. *Addressed to Moses Kamoga Matovu* - Before commencement of any building works, the developer ought to apply for a building job card to be issued by a building inspector designated and approved by the authority. For storied structures and any construction of a structural nature, a job card will be issued **after** approval of the structural drawings and details - Upon receipt of a job card, all works are to be undertaken as indicated on the approved plans by the KCCA Physical Planning Committee - The Authority reserves the right to revoke this notice any time in case of breach of any of the stipulated provisions and any other provisions in the building rules and regulations and the Physical Planning Act.
2	Architectural drawings	Approved by KCCA on 02.05.2019
3	Boundary opening survey report by Abataka Land services Ltd Sept 19, 2023	Written to KCCA upon request to open boundaries and represent existing features and access. No encroachments noted
4	Certificate of Title	Land title, plot is 9.5m to 9.9m wide. - 1st Owner: Baise Charles 23/11/2018 - 2nd Owner: Matovu Kamoga Moses 15/3/2019 - 3rd Owner: Twinomurisa Jordan 24/2/2020

5	Civil-Structural drawings	- Structural drawings provided, approved by KCCA on 21.5.2019 - As-built drawings and Structural integrity report dated July 2021
6	Drainage plan	Provided, designed by Arch. Rutaroh. Dated August 2024
7	Letter from KCCA, August 29, 2024	Authored by Director Physical Planning KCCA indicating that there is no need for As-built development permission based on previous permission granted by PPC for the development.
8	Electrical drawings	As-built layouts provided, dated Sept 2023
9	Structural Integrity report	- Dated July 2021, for as-built structure - Teclab authored laboratory report dated May 2021 also submitted
10	Village LC1 letter	Signed by Matovu Ahmed. Indicated that the incomplete building was a threat to our community since it accommodates unknown people.

Further facts presented by the Appellant are reiterated in the background to this appeal in 1.0 above.

Submission from the BC

Issue 1:

Whether the grounds for deferral of the building permit application No. 2310023060 by the Building Committee of KCCA are valid?

NBRB required the Respondent to make submissions on the matter, however they did not respond to this request. The Respondent also did not attend the hearing and neither officially/formally communicated any regret for their absence.

The Respondent was served with two letters from the NBRB, the first in line with Regulation 6 of the Building Control (Appeal Procedure) Regulations, 2021 requiring the Respondent to furnish a written memorandum in response to the Appeal within fourteen (14) days from the date of receipt of the same letter and the second inviting them for the hearing and both were duly received by the respondent. The BC then wrote requesting for an adjournment of the hearing, which NBRB granted. It should however be noted that Respondent did not file a written memorandum in response to the allegations in the appeal and neither did they attend the said hearing nor officially/formally communicate any regret for their absence.

Submission in response to the BC by the Appellant

N/A

2.3 Analysis of the facts by the NBRB

NBRB notes that while the grounds for deferral are two, the second ground requiring the Appellant to obtain approval of land use from the Respondent's Physical Planning Committee for as-built development cancels the first one out since development permission certifies that the development is in line with the relevant land use. As such, both grounds for deferral shall be dealt with together in resolution of issue 1.

Section 35 of the BCA, Cap 136 provides as follows:

"35. Procedure for issuing building permit

(1) A Building Committee may, upon receipt of an application for a permit under section 34, issue a building permit to the applicant within thirty days after the date of receipt of the application.

(2) A Building Committee ***may refuse to issue a permit*** *where the building operation in respect of which the permit is applied for—*

(a) may constitute a change in land use different from that for which the land is designated;

(b) may result in degradation of the environment in the area in which the building operation is to be carried out;

(c) may cause the depreciation in value of adjoining or neighbouring properties;

(d) may result in a building which is unsightly or objectionable to the public;

(e) may result in a building which is a nuisance to occupiers of adjoining or neighbouring properties;

(f) may be dangerous to life or property;

(g) may be located on a site which is filled up or covered with refuse or matter liable to decomposition; or

h) does not comply with the requirements of this Act.

(3) Where the Building Committee rejects an application for a permit under subsection (2) the Committee shall, within thirty days after receipt of the application, notify the applicant, giving reasons, in writing, for the refusal.

(4) A person whose application is rejected under subsection (3) may, after amending it as may be required by the Building Committee, submit it to the Building Committee for reconsideration.

(5) Where the Building Committee is unable to reach a decision within thirty days as required by subsection (1), it shall, notify the applicant in writing of that fact, within fourteen days after the date of the meeting of the Committee, and shall indicate in the notice, a reasonable period within which it will be able to reach a decision, but in any case, not later than sixty days from the date of the receipt of the application.

(6) The Building Committee shall, where it issues a permit under subsection (1), endorse its approval on the building plan and other documents, and shall return one endorsed copy each of the building plan and other documents to the applicant.

(7) A building permit issued under this section may be issued upon such terms and conditions as the Building Committee may determine."

Regulation 24 of the BCR,2020 also provides as follows:

"***24. Notification of approval, deferral and rejection.***

(1) A Building Committee to which the application has been submitted may in the exercise of its power under section 35(1) of the Act, grant the building permit in Part I of Form 4 specified in Schedule 3 and may attach to the permit any conditions with respect to the proposed building or work consistent with these Regulations.

(2) A Building Committee ***shall notify the Building Control Officer of its decision*** *in accordance with section 32 (c) using the form in Part II of Form 4 set out in Schedule 3.*

(3) Where the Building Committee issues a permit under sub regulation (1), the chairperson of the Building Committee shall sign the permit and other documents and issue one endorsed copy of the permit and other documents to the applicant.

(4) The Building Committee shall maintain records of its proceedings as prescribed in Parts I and II of Form 5 set out in Schedule 3."

It should also be noted that the functions of the Building Committee under Section 28 (1) (a) and (b) include scrutiny and approval of building plans; and to issue building permits and occupation permits.

From the above provisions it is clear that a BC may, upon scrutinizing building plans take a decision on the same during their meeting, which discussion shall be accompanied by a corresponding minute. The same decision and minute number are accordingly communicated in Part II of Form 4, to the BCO. This decision, upon reading of Section 35 and Reg.24 together can either be approval, rejection or deferral of the building permit application.

Indeed, Section 35 (2) states that a building committee may **refuse** to grant a building permit on matters of a physical planning nature among others. It is therefore well within the mandate of the BC to defer an application for grounds such as those that are subject to this appeal. It should be noted that the BC issues its decision to defer an application after a sitting and consideration of the merits of the application. The BC may even require further documentation to be submitted for fresh consideration under Section 35 (4) upon rejecting an application.

The unique background of this matter should however be considered in the Board's analysis of this decision. A previous appeal was handled by the NBRB on the same matter where the BC was ordered to issue a decision to the appellant on their application for a building permit. Following the decision of the NBRB, the BC of KCCA then issued their decision on this application. A series of deferrals were issued as elaborated in the background to this appeal, which finally brings us to the current status.

The BC deferred the current application on the following grounds:

a. Plot 12A upper Hill Close was created out of an access road: and

b. Obtain approval of land use from the Physical Planning Committee for as-built development.

The need for assurance of land ownership and proper land use is envisioned in the detailed requirements for building permit applications for various classes of buildings under the BCA and BCR, 2020. For example, Regulation 21 of the BCR provides that an application for a building permit shall be accompanied by among others, proof of ownership, a development permission from the Physical Planning Committee and a boundary opening report from a surveyor.

For the purposes of this decision, NBRB would like to state that it was constrained to consider only the Appellant's documents submitted since the Respondent neglected to file their written submissions and neither did they attend the hearing despite having received the invitation for the same and rescheduling to a date suitable for them.

From the documents submitted by the Appellant therefore, it was noted that the Appellant's name was entered onto the Certificate of Title for the subject land on 24.2.2020. The same land had an ongoing building operation for which development permission had been previously obtained on May 3, 2019 to construct a residential apartment and boundary wall on Plot 12A Naguru, pending structural review. This was addressed to the previous proprietor, Moses Kamoga Matovu. Building Plan Approvals too (Architectural, Civil- Structural) had previously been granted by KCCA (both Physical Planning Committee and the Directorate of Engineering). The Structural drawings provided by the applicant were approved by KCCA on 21.5.2019, As-built drawings and a Structural integrity report were also submitted, dated July 2021 and architectural drawings were approved by KCCA on 2.5.2019.

Construction on the same plot for which the same KCCA PPC issued development permission and plan approvals continued until the ownership of the land was changed into the Appellant's name.

Section 54 of the Building Control Act, 2013 prior to revision in July 2024 stated as follows:

"***54. Transition***

(1) A building which is completed, or in respect of which any building operation is commenced before the coming into force of this Act and which does not conform to the standards prescribed by this Act shall, within a period prescribed by the Minister on the advice of the Board be adjusted so as to bring it in conformity with this Act.

(2) An occupation permit in respect of adjustments to be made under subsection (1) shall be obtained within a period prescribed by the Building Committee.

Section 54 (3) of the Building Control Act 2013 recognised that an application for a permit made to a building authority before the commencement of the Act shall, on the commencement of this Act, be considered as an application made to a Building Committee established by this Act.

Subsection (4) further provided that a building permit issued by a building authority before the coming into force of this Act would be deemed to have been issued under this Act.

In line with section 54 of the BCA prior to revision, the Hon. Minister of Works and Transport issued Circular Instruction No. 1 of 2020 on May 11, 2020, wherein he directed among others that all local authorities **MUST** issue Building Permits to **ALL** previously approved and prospective building projects in accordance with the Building Control Act, 2013, after ascertaining competence of the supervision and contractor's technical team

Basing on this guidance, the appellant who obtained ownership of the land in question in 2020 and desiring to continue with the construction on site (for which there were already existing approvals issued by KCCA) applied for a building permit by submitting proof of supervising professionals among others in order to regularize the building operations in line with the BCA.

To date, there is no record of stop orders having been issued by KCCA against the

building operations for which previous approvals were issued. Moreso, the Appellant also provided a land search for the same Certificate of Title considered for the previous proprietor's development approvals (FRV KCCA 446 Folio 21 Land at Naguru Upper Hill Close, Plot 12A) dated May 31,2024 which confirms that ownership of the subject land was transferred to the Appellant. To date, the same title has never been cancelled. By implication therefore, the Certificate of Title is indeed conclusive proof of ownership of land under the Registration of Titles Act and the building operations were valid, following approval by the relevant authority. The same Certificate of Title indicates the following conditions:

a. User to be restricted to commercial

b. Compensation to Tenants to be done if any on the land will be done by the Applicant

c. Land will be developed in accordance with the planning regulations on the area

The development permission issued by the PPC in 2019 was also in consideration of these conditions.

Section 33 of the Physical Planning Act, 2010 provides as follows:

33. Development permission.

(1) A person shall not carry out a development within a planning area without obtaining development permission from a physical planning committee.

(2) A person who contravenes subsection (1) commits an offence and is liable on conviction to a fine not exceeding forty-eight currency points or imprisonment not exceeding two years or both.

(3) Any dealings in connection with any development in respect of which an offence is committed under this section shall be null and void and that development shall be discontinued.

(4) Notwithstanding subsection (3), a local government physical planning committee shall require a developer to restore the land on which a development is made without permission, as much as possible, to its original condition.

34. Application for development permission.

(1) An application for development permission shall be in form P.P.A.1 set out in the Sixth Schedule.

(2) The application shall be made to the relevant local government which shall then forward the application to the relevant physical planning committee.

(3) A physical planning committee shall, when considering a development application submitted to it under this section—

(a) be bound by any approved relevant regional or local physical development plan;

(b) have regard to the health, amenities and conveniences of the community generally and to the proper planning and density of development and land use in the area;

(c) have regard to any comments received from the physical planner or authorities;

(d) in the case of a leasehold, have regard to any special conditions stipulated in the lease.

35. Non conformity of land for development.

Where in the opinion of a local physical planning committee, an application in respect of development, change of user, subdivision or consolidation of land has an impact on adjacent land or does not conform to any conditions registered against the title of the property, the committee shall, at the expense of the applicant, publish the notice of the application in the Gazette, in a manner it thinks expedient.

From the above it is clear that by the time development permission is issued, all the

above conditions are carefully considered by the PPC. Suffice to note that development permission issued by the PPC on May 3, 2019 is conclusive proof of the PPC's approval of the developer to proceed with development on the subject land without objection. There is no record to date that the same development permission was ever revoked by the PPC.

Rather, cementing this position instead, upon deferral by the BC on grounds that the applicant should obtain approval of land use from the Physical Planning Committee for the as-built development, the Director of Physical Planning, KCCA in a correspondence dated August 29, 2024 clarified that there was no legal requirement for the appellant to submit an as-built development permission, essentially verifying that the development permission previously issued on the subject land is valid to date, in line with Section 54 of the BCA (2013).

The Building Control Act recognizes a two-step process of approval; the first being application for development permission from the PPC, second being application for a building permit issued by the BC (This two-stage process is further recognised in latter Statutory Instruments e.g Regulation 3 and 4 of the Physical Planning (Planning Conditions for Location of Fuel Stations) Regulations, 2022). Therefore, by the time an application is before the BC then it should have considered to their satisfaction that any physical planning concerns have been dealt with at the PPC stage. Moreover, at the BC, there is a representative of Physical Planning that sits on the Committee for this purpose to confirm that the matters of physical planning were ably dealt with. The NBRB however clarifies that this does not take away the BC's discretion to refuse to grant a building permit for reasons under Section 35 (2) above.

In the instant case, the objections raised by the BC concerning land use were then rooted to the Directorate of Physical Planning by the Applicant, which responded accordingly on August 29, 2024, confirming the validity of the previously issued development permission for the same development. This served as confirmation by KCCA that the land use concerns raised by the BC were ably considered and the relevant permission had been granted for development to commence.

The BCA was enacted to consolidate, harmonize and amend the law relating to the erection of buildings; to provide for building standards; to promote and ensure planned, decent and safe building structures that are developed in harmony with the environment among others.

It was enacted in 2013 and commenced in 2018, transferring the role of building control from the PPC under the Physical Planning Act, 2010 (PPA) to the BC under the BCA. The building standards in use before the development of the National Building Code, 2019 were the Public Health (Building Rules) S.I 281-1.

Requirements for development permission under PPA include among others proof of land ownership in the application form PPA.1 under item 3 and 4. Under the Public Health (Building Rules) S.I 281-1 too, land ownership was key in applications for approval of plans. Land ownership is and has always been a necessary requirement for approval of building plans. In the previous regime, under the PPA and Public Health Building Rules, building plan approval was issued by the PPC, having been satisfied with among others, the ownership of land and the area land use.

In 2019, development permission and approvals of the Appellant's Architectural and structural plans were granted by the KCCA PPC for development of Plot 12 A Naguru. Much as this approval was the regime prior to the operationalisation of the BCA, ownership of land and development permission was a key requirement considered before approval of building plans, as is currently the case under the BCA.

It is therefore expected that before the grant of building approvals, the PPC by then, (which duty is now the mandate of the BC) was satisfied with the issue of land ownership and the matters of land use prior to its grant of approval and the Appellant's commencement of the construction. This is further confirmed in the letter by KCCA signed by the Director Physical Planning dated August 29,2024 .

In addition, Section 33 of the PPA is to effect that a person shall not carry out a development within a planning area without obtaining development permission from a physical planning Committee. Section 34 of the same act provides that an application

for a development permission shall take the form in Form PPA1 in the sixth schedule. Section A of the application form parts (3 and 4) specifically provide for the nature of interest in the land and Plot, Block Number and Location of the land. The application form requires an applicant to state the nature of the interest of the applicant in the land as a condition precedent to grant of such development permission.

The mandate of the PPC under the act is to among others approve development applications relating to housing estates, industrial location, schools, petrol stations, dumping sites or sewerage treatment, which may have injurious impact on the environment as well as applications in respect of land adjoining or within a reasonable vicinity of safeguarding areas. (See Section 10(d) PPA).

The rationale under this requirement before grant of development permission is to ensure that the applicant has interest in the same land on which the development is to be made and should the title have any covenants, that the development is in adherence to the said covenants. This seeks to prevent any possible future grievances that may arise after grant of the development permission.

It is noteworthy that on the composition of the said PPC, there is an urban physical planner, and a land surveyor (see section 11(b and e), PPA) whose mandate is to ensure that the land on which the development application is suited conforms with the land use of the land at the given location, and that the applicant has interest in the land on which the application for development permission is sought.

With the coming in force of the BCA, it takes precedence over all other laws that existed before its coming into force (See section 54). Therefore, Section 27 of the Act provides for the establishment of the BC and further lays down its composition to include but not limited to; the officer responsible for physical planning and the officer responsible for land management, whose mandate is to guide the committee on the pertinent issues that may arise pertaining to land use and the ownership of the land for which an application for a building permit is made. These officers are synonymous with those stated under section 11(b & e) of the PPA.

The rationale of this is that for a building permit to be issued, one must have proved land ownership, that the land on-which the development is sought to be made is within the boundaries of the land owner or applicant and that the PPC has granted permission for the development to take place in line with the physical development plan, which is part of the considerations for a BC in assessing a building permit application. *(Appellant provided a boundary opening report and Certificate of Title to the said land confirming these)*

The need for such thorough processes and satisfaction as to the land use and ownership is to do away with the possibility of conflict in regards to ownership once the building permit has been issued and the need to possibly curb instances of loss that would be arise once construction has been commenced/ concluded and questions of ownership / land use arise at a later stage.

According to the facts at hand, the development permission/ building permission was granted in 2019, by the same KCCA PPC (now mandate of the BC). Should there have been any issue of concern, this ought to have been raised at the earliest point. Upon the commencement of the BCA, the BC was empowered to ensure that the BCA is complied with under Section 28. The BC may issue a stop order under Section 39 and order the developer to make remedial measures to the satisfaction of the BC before continuing with the building operation. It should also be noted that no such stoppage has been noted on the record and the same building operation was issued with a job card by KCCA to facilitate site inspections.

Based on the approved building plans, it is presumed that at that time, the PPC (now BC) was satisfied with all requirements for grant of a building permit (building approval then). Worthy to note is that the building operation has been running since 2020 under the watch of the respondent, which initially approved the same building plans in 2019. There was therefore sufficient time to raise any objections concerning the ownership of land, before construction of the same had been advanced.

The current appellant acquired the subject property with the ongoing construction that had gone to a substantial level *(see findings in the boundary opening report).*

Moreover, KCCA issued a job card for the building operation on May 30,2019 to facilitate inspections hence. The appellant, having newly acquired the subject property from the previous registered proprietor in 2019 sought to transition into the BCA following the Circular Instruction No. 1 of 2020 issued by the Hon. Minister of Works and Transport. As stated above, approvals of the building plans had initially been granted by the PPC in 2019 without objection and the Directorate of Physical Planning even further **in 2024** confirmed that no new permission was necessary having been granted previously.

From the above the Board deduces as follows:

a. A certificate of title was issued on the subject land, with transfer of ownership entered onto the title, reflecting the Appellant's name. A search conducted at the land registry in 2023 confirms the said ownership. The same title is deemed valid unless cancelled by the relevant authorities.

b. KCCA PPC issued development permission on May 3,2019. The same has not been revoked and therefore stands to date. By letter dated August 29, 2024 to the Appellant's architect, the Director of Physical Planning also guided that there was no legal requirement for resubmission of plans for developments that had been approved by the said Physical Planning Committee and therefore the property in question did not require an as-built Development Permission. This therefore disputed the grounds for deferral raised by the BC.

c. Architectural, Civil- Structural building plans were approved by the same KCCA in 2019 for construction on the same land, Construction there after commenced and continued to a substantial level on the same site, based on these approvals

d. There is proof of an issued job card to facilitate site inspections by KCCA and no evidence of any stop orders or enforcement notices issued against the site operations. Based on this, the building on the subject site continued uninterrupted under the ownership of the previous registered proprietor and developer.

Basing on this the NBRB finds that the KCCA BC cannot raise the same g

2.4 Decision of the NBRB on the issue

Decision on Issue 1

The previous approvals were not granted by an individual rather by a statutory committee, having considered various requirements under the law.

Basing on;

a. The fact that there is an existing Certificate of Title in the name of the Applicant (deemed to be validly issued unless proven otherwise);

b. Previous approvals by the same institution (KCCA PPC);

c. which approvals are valid to date and have never been revoked;

d. Resultant actions taken by KCCA on the same site following issuance of those previous approvals (e.g issuing a job card to facilitate site inspections);

e. A letter dated August 29, 2024 by KCCA's Director Physical Planning clarifying that the KCCA Physical Planning Committee had previously granted development permission and as such there was no need for as-built

development permission;

f. Failure to issue any stop orders on the building operations;

it is our considered decision that the Respondent has handled and continues to handle Application No. 2310023060 for a Building Permit with regard to property comprised in Plot12A Upper Hill Close, Bukoto Crescent, Naguru, Nakawa Division, Kampala Capital City with impropriety contrary to the relevant provisions of the BCA.

The BC had the option to disapprove the position of the Director Physical Planning concerning the grounds of deferral or in the alternative, guide the Appellant on the best way forward to achieve the requirements requested since the current position holds the Appellant in abeyance. It should be noted that the role of the BC under Section 28 is to ensure the Act is complied with therefore, in order to realise this, may guide the developer on how to obtain the necessary requirements. The developer sought guidance from KCCA wherein the Director Physical Planning confirmed that there was no need for additional as built development permission and that there was no procedure for the same, making it an impossibility for the Appellant to fulfil the requirements upon deferral.

Issue 2:

Whether the Appellant is entitled to any remedies

Having resolved issue 1, it is evident that the appellant made an attempt to regularise their building operations in line with the BCA, for which the same KCCA PPC previously issued development permission and building plan approvals on the same land. No objections were previously raised, leading to the commencement of building operations to a substantial level, based on the same approvals and Certificate of Title.

The Appellant in their submission states that they responded through their lawyers to the grounds of deferral as follows: *"that pursuant to Section 59 of the Registration of Titles Act Cap. 240, the certificate of title in question is conclusive evidence of our client's proprietorship. The title was duly issued by the Registrar of Titles and transferred to our client without notice whatsoever of any irregularities (if any) in its issuance. In the alternative and without prejudice to the foregoing, the proposed query is irrefutable evidence that the title was issued in error, and would form the basis of a claim for compensation under Section 179 Registration of Titles Act."*

Regarding the requirement to obtain approval of land use from the Physical Planning Committee for as-built development, the Appellant responded that *"the Director of Physical Planning, KCCA had in two correspondences dated May 14, 2024 and August 29, 2024 clarified that there was no legal requirement for the appellant to submit an as-built development permission."*

Based on the consideration of issue 1 above, NBRB is inclined to agree with the Appellant's submission.

The appellant as a result of the BC's deferral sought clarity from the Directorate of Physical Planning, KCCA which did not contradict its existing development pērmission. NBRB finds that this ably answers the grounds for deferral raised by the Building Committee unless the same development permission is revoked by the PPC or Certificate of Title cancelled.

2.5 Decision of the NBRB on prayers of the Appellant

S/N	Prayer	Decision of the NBRB
1	That the NBRB reverses the decision of the Building Committee and compels/directs the Committee to execute its statutory mandate and approve our client's application.	While the BC may indeed under Section 35 of the BCA refuse to grant a building permit for grounds such as those concerning land use, the KCCA PPC previously granted development permission and plan approvals in 2019 which were never revoked to date. The same KCCA PPC confirmed this in their letter to the Appellant dated August 29, 2024. The grounds for deferral cannot therefore stand. KCCA ought to reconsider the application and issue a decision.

2.6 Decision by the NBRB

In line with Regulation 12 (2) of the Building Control (Appeal Procedure) Regulations, 2021, and having considered all the facts herein, the NBRB decides as follows:

1. The BC of KCCA erred in deferring the application for a building permit based on the two grounds since development permission and building plan approvals for the same having already been issued previously for the same development and never having been revoked neither were any stop orders ever issued. The Director Physical Planning KCCA, being the top technical person in physical planning in the institution also confirmed that there was no need for fresh as- built development permission having previously issued development permission to the previous developer for the same development. Furthermore, the Appellant possesses a Certificate of Title duly issued by the Registrar of Titles, bearing his name. The same had not been cancelled to date.

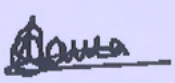
2. Based on the above the BC is hereby ordered to reconsider the application and issue a fresh decision within 14 days from the date of receipt of this decision.

2.7 Obiter Dictum

NBRB has observed that the Respondent and other Building Committees have previously purported to defer building permit applications indefinitely without committing to any timeframe within which they will decide such applications and citing inapplicable reasons for such deferral, thereby often frustrating applicants by leaving them in suspense over the fate of their building developments/ permit applications. In this particular appeal for example, according to the facts presented by the Appellant, the BC has deferred the same application more than twice based on different reasons over a period of time. By a letter dated February 12, 2024 the appellant's application was deferred by the BC on grounds inter alia that a development permission letter from PPC showing as-built conditions on site and change of ownership had not been submitted. Furthermore, on October 01, 2024 the BC further deferred the appellant's application raising six new grounds including that no architectural drawings had been attached to enable review. Before the same could be responded to, the BC (Respondent) withdrew its comments and deferred the same application on October 18,2024 on two grounds; firstly, that Plot 12A upper Hill Close was created out of an access road and that the Appellant should obtain approval of land use from the respondent's Physical Planning Committee for the as-built development.

NBRB hereby guides that the practice by Building Committees to merely defer applications indefinitely is an illegal and unfair practice contrary to the BCA. The practice of a continuous series of deferrals for the same application prolongs the period in which a valid decision ought to be made by the BC. It could potentially expose the developer to various losses due to uncertainty and this too, shall soon or later expose Local and Urban Authorities to unnecessary litigation to their detriment.

Decision made on this **30th** day of **December 2024**



Eng. Flavia G. Bwire

Secretary to the Board

Attached:

1. *A copy of the appeal to the NBRB dated 31.0ct.2024*
2. *A copy of the Circular Instruction No. 1 of 2020 issued by the Hon. Minister of Works and Transport.*
3. *A copy of the Certificate of Title to (FRV KCCA 446 Folio 21 Land at Naguru Upper Hill Close, Plot 12A) and a land search dated May 31. 2024*
4. *Copies of building plan approvals*
5. *Job Card issued by KCCA for the subject construction on May 30,2019*
6. *Copy of development permission by the KCCA PPC issued on May 3,2019*
7. *Letter by the Appellant clarifying on grounds of deferral by BC dated June 14,2024 (Ref: UGA/RES/04-21/001)*
8. *Letter by the Director Physical Planning, KCCA dated August 29,2024 answering to the concerns raised on development permission.*
9. *Copy of the survey report by Abattaka Land Services Ltd dated September 19,2023*
10. *Letters inviting parties for hearings at NBRB dated November 29,2024 and December 16,2024*

Appeal to Previous Decision - Class A #2410304150

Applicant Details	
Applicant Name	Twinomurisa Jordan
Legal Status	Individual
Citizenship Type	Ugandan
National ID No	CM6902710A8D7L
Sex	Male
Email	danishaasasira@gmail.com
Phone	256392943870
Physical Address	
Contact Person	
Contact Email	
Contact Mobile Phone	
Application Details	
Creation Date	30th Oct, 2024 14:49:17 1 day, 23 hours ago
Payment Date	31st Oct, 2024 12:01:08 1 day, 2 hours ago
Submission Date	
Location Details, Land	
Administrative Unit	Kampala City
District/City:	KAMPALA
County/Municipality:	KCCA
Sub-County/Town Council/Division:	NAKAWA DIVISION
Parish/Ward	NAGURU II
Village/Cell:	REMAND HOME I
Location	Naguru
Application Type	Building Permit Application
Decision	Deferred
Appeal Reason	APPEAL BETWEEN JORDAN TWINOMURISA AND THE BUILDING COMMITTEE OF KAMPALA CAPITAL CITY AUTHORITY Reference is made to the above captioned subject matter wherein we act for and on behalf of Mr. Jordan Twinomurisa (hereinafter referred to as our " client"). Further reference is made to Section 37 of the Building Control Act Cap. 136 and Regulation 5 (1) of the Building Control (Appeal Procedure) Regulations 2021 , which empower a person aggrieved by a decision of a Building Committee, KCCA to appeal to the Board. It is on the basis of the aforementioned provision that we hereby lodge this complaint. 1. Nature of the Appeal This Appeal arises from the deferment of our client's application for a building permit vide Application No. 2310023060 on the basis of the following grounds: a. Plot 12A upper Hill Close was created out of an

access road: and b. Obtain approval of land use from the Physical Planning Committee for as-built development. 2. Facts describing the Appeal 2.1. On September 28, 2023, the Board delivered its decision in NBRB/02/05 wherein it inter alia directed the Building Committee to issue a decision in respect of our client's application within seven (7) days from receipt of its decision. A copy of the decision is enclosed herewith for ease of reference. 2.2. Following the issuance of the decision, our client was furnished with a notice from the Building Committee informing him that his application for a building permit had been deferred pending the submission of a development permission from the Physical Planning Committee. A copy of the letter is attached hereto for ease of reference. 2.3. Whereas our client found the above request objectionable owing to the fact that a physical planning approval had already been granted to the previous registered proprietor, he nonetheless re-submitted the same and other required documents under Building Permit Application No. 2310023060. A copy of the application is enclosed herewith for ease of reference. 2.4. By a letter dated February 12, 2024 our client's application was deferred on grounds inter alia that a development permission letter from PPC showing as-built conditions on site and change of ownership had not been submitted. A copy of the letter is enclosed herewith for ease of reference. 2.5. On May 14, 2024 the Director Physical Planning wrote to the Secretary, Building Committee advising that it is neither a legal requirement nor the practice of the Physical Planning Committee to issue new development permission when approved developments are transferred to new owners. A copy of the letter is enclosed herewith for ease of reference. 2.6.

On June 14, 2024 our client's architect Mr. Adrian T. Rutaroh further responded to the notice of derement and provided clarity on the queries raised.

The correspondence is enclosed herewith for ease of reference. 2.7. The above notwithstanding, the Building Committee further deferred our client's application on July 19, 2024 pending submission of the development permission letter from PPC indicating as-built conditions on site and deviations from approved plans from 9 levels to 13. The letter is enclosed herewith for ease of reference. 2.8. On July 24, 2024, Mr. Adrian T. Rutaroh wrote to the Director Physical Planning contending that there is no requirement

under the law to furnish the particular documentation requested for by the Building Committee. By the said letter, the Architect sought clarification on the requests by the Building Committee. A copy of the letter is enclosed herewith for ease of reference. 2.9. On August 29, 2024 the Director Physical Planning responded clarifying that the developments on Plot 12A, Naguru Hill Close were approved and as such, there is no legal requirement for our client to submit an as-built development permission. A copy of the letter is enclosed herewith for ease of reference. 2.10. On September 10, 2024 Mr. Adrian T. Rutaroh wrote to the Building Committee reiterating the position of the Physical Planning Committee as well as correcting the false claims of the Building Committee that KCCA had approved the building with 9 levels and yet 13 levels had been constructed on site. A copy of the letter is enclosed herewith for ease of reference. 2.11. On October 01, 2024 the Building Committee further deferred our client's application raising six new grounds including among others that no architectural drawings had been attached to enable review. Before the same could be responded to, the Building Committee withdrew its comments and deferred the application on two grounds to which we respond as follows: Grounds Raised Our Response Plot 12A upper Hill Close was created out of an access road: and Pursuant to Section 59 of the Registration of Titles Act Cap. 240, the certificate of title in question is conclusive evidence of our client's proprietorship.The title was duly issued by the Registrar of Titles and transferred to our client without notice whatsoever of any irregularities (if any) in its issuance. In the alternative and without prejudice to the foregoing, the proposed query is irrefutable evidence that the title was issued in error, and would form the basis of a claim for compensation under Section 179 Registration of Titles Act. Obtain approval of land use from the Physical Planning Committee for as-built development The Director of Physical Planning, KCCA has in two correspondences dated May 14, 2024 and August 29, 2024 clarified that there is no legal requirement for our client to submit an as-built development permission. 3. Remedies 3.1. Our client has been tossed around from the Building Committee to the Physical Planning Committee for a period of five (5) years with no end in sight. As such, he has been unable to further develop his property despite the fact that the residential apartments

	thereon were constructed with all the necessary approvals from KCCA. 3.2. There is no doubt that the new grounds for deferring our client's application are merely intended to further frustrate his efforts to have the property developed. Owing to the conduct of the Building Committee, our client has been left with no alternative recourse but to go to court. 3.4. This notwithstanding, our client wishes to invoke the powers of the Board under Section 37 of the Building Control Act Cap. 136 to appeal against the decision of the Building Committee. It is our hope that the Board will reign in on the Building Committee and prevent an escalation of this matter.
Remedy Sought	Our prayer therefore is that the Board reverses the decision of the Building Committee and compels/directs the Committee to execute its statutory mandate and approve our client's application.
Status	SUBMITTED TO NBRB

General Dir
:+256-414-320101-9
:+256-414-235730
:+256-414-255028
Fax :+256-414-236369
Email: mowt@works.go.ug
Website:www.works.go.ug

THE REPUBLIC OF UGANDA

Office of the Minister
Ministry of Works and Transport
Plot 57-59 Jinja Road
P. O Box 7174
Kampala - UGANDA

In any correspondence on this subject please quote No.

MIN/PERS/36

11th May 2020

To: Executive Director, KCCA
All Chief Administrative Officers
All Town Clerks

CIRCULAR INSTRUCTION NO 1 OF 2020

GUIDELINES ON BUILDING CONSTRUCTION AMIDST INCREASING NUMBER OF BUILDING RELATED ACCIDENTS

As you may be aware, there have been a number of reported building construction accidents at construction sites countrywide, including the central business district of Kampala. Building developments have largely been monitored by the local authorities with no other entity to supervise their activities. My Ministry has, over the years, carried out routine inspections of on-going construction sites in districts across the country to ascertain the level of compliance with the existing regulations. However, the level of compliance has been low, which explains the degenerating standards that has led to increase in cases of Construction and Fire related Accidents in Buildings, as has been and continues to be seen today.

To mitigate the above challenge, the Government of Uganda enacted the Building Control Act (BCA), 2013 to "consolidate, harmonize and amend the law relating to the erection of buildings; provide for building standards; establish a National Building Review Board (NBRB) and Building Committees; and promote and ensure planned, decent and safe building structures that are developed in harmony with the environment; and for other related matters." This Act commenced on April 2, 2018.

The Act established the NBRB to monitor building developments and to oversee, inspect and monitor the operations of Building Committees among

others. In line with her mandate, the NBRB has investigated the recent building accidents and the findings attribute the accidents to employment of unqualified personnel, use of poor work methods, poor materials, inadequate designs, inadequate supervision, long breaks in construction that expose materials to deterioration, careless demolition of neighboring structures inducing stress, and inadequate studies of ground conditions among others. It has been noticed that Building Accidents are predominant in storied structures.

Arising from the above and in order to protect life and property, the following guidance is hereby issued:

1. All local authorities **MUST** with immediate effect operationalize the Building Control Act, 2013, the National Building Code, 2019 and Building Control Regulations, 2020, by establishing Building Committees and designating Building Control Officers in accordance with sections 28 and 32 of the Act;
2. All local authorities **MUST** issue Building Permits to ALL previously approved and prospective building projects in accordance with the Building Control Act, 2013, after ascertaining the competence of the supervision and contractor's technical team.
3. All local authorities **MUST** submit a report containing particulars of all building sites issued with Building Permits within 2 months from the date of this circular to the NBRB offices located on **second floor south wing, Rumee House, Plot 19 Lumumba Avenue, Nakasero, Kampala, Tel 0393 241 140, email: info@nbrb.go.ug**
4. All developers of storied buildings **MUST** re-submit particulars of the project team (supervision teams and contractors) to the respective local authorities for vetting and clearance within 14 days;

Gen. Edward Katumba-Wamala
MINISTER OF WORKS AND TRANSPORT

Copy to: Rt Hon Prime Minister
The Attorney General
Hon Minister of Local Government
Hon Minister for Kampala Capital City and Metropolitan Affairs
Hon Minister of Lands, Housing and Urban Development
Hon Minister of State for Works and Transport (Works)
Hon Minister of State for Works and Transport (Transport)

The Permanent Secretary, Office of the Prime Minister
The Secretary, Office of the President
The Permanent Secretary, Minister of Works and Transport
The Permanent Secretary, Minister of Local Government
The Permanent Secretary, Minister of Lands, Housing and Urban Development
The Undersecretary, Ministry of Kampala Capital City and Metropolitan Affairs.
The Chairman National Building Review Board
The Executive Secretary, National Building Review Board

27000000083208

KDLB/FH/2012

THE REPUBLIC OF UGANDA

REGISTRATION OF TITLES ACT

Certificate of Title

FREEHOLD REGISTER, VOLUME KCCA446 FOLIO 21

DESCRIPTION OF LAND

ALL THIS piece of land delineated and edged red on the plan hereto annexed containing the following area or thereabouts and situate as follows:

Area	County	District
0.0650 hectares	Nakawa Division	Kampala

and known as: **Block(Road) UPPER HILL CLOSE Plot 12A at NAGURU**

(Subject to conditions herein)

Date, time and Inst. No.

REGD. 23/11/2018 AT. 11:14 AM INST. KCCA-00056329

D.15.03.19 11.32am ST.KCCA00059405

OWNERSHIP

Signature of Registrar

~~BAISE CHARLES OF P.O. BOX 2820, KAMPALA~~

~~MATOVU KAMOGA MOSES OF P.O. BOX 36027, Kampala~~

Is /are now the proprietors of an estate in fee simple in the land above described subject to the conditions and incumbrances herein after set out.

Dated this 23d day of November 2018

Principal Registrar of Titles

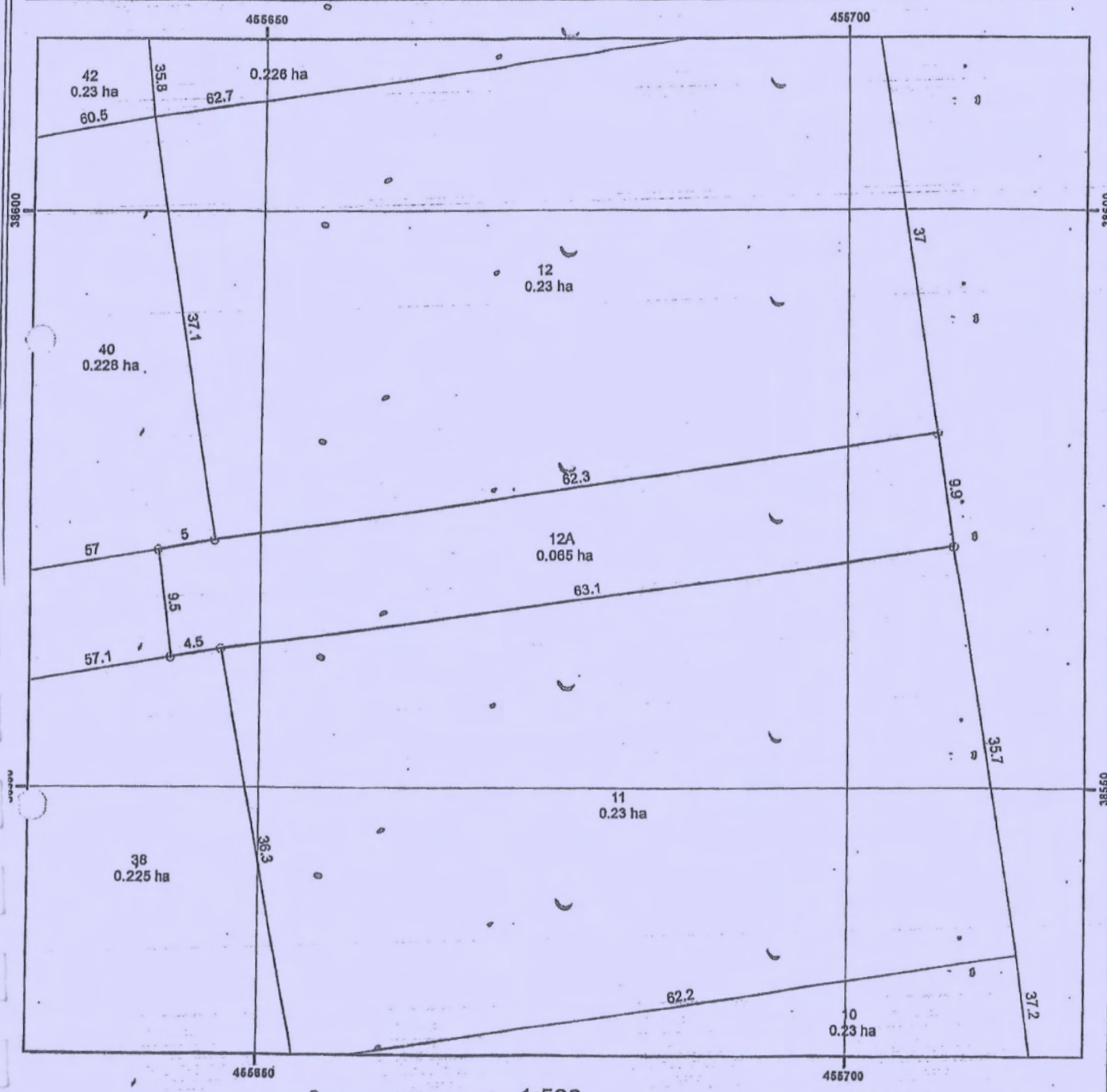
Registrar of Titles

Owner's Copy

Ownership – *continued*

Date, time and Inst. No.	Name and Address of Proprietor	Signature of Registrar
WED 24.02.2020 AT 09:13am 20069798 INST.KCCA-00069798	TWINOMURISA JORDAN OF P.O. BOX 28032, Kampala	Senior Registrar of Titles

Kampala District
Nakawa_Division
Plot: 12A UPPER HILL CLOSE
Sheet: 71_1_18_NW_01
IS Number:
Ref. Number: RD 6406



1:500

0 25 50 Meters

KASIRYE FRANCIS
SENIOR CARTOGRAPHER
22/11/2018

KAZIBWE MICHEAL
FOR: COMMISSIONER OF SURVEYS AND MAPPING
22/11/2018

N
W E
S

CONDITIONS

Date, time and Inst. No.	Conditions	Signature of Registrar
REGD. 23/11/2018 AT. 11:14 AM INST. KCCA-00056329	a) User to be restricted to Commercial b) Compensation to Tenants to be done if any on the land will be done by the Applicant c) Land will be developed in accordance with the planning regulations on the area	Principal Registrar of Titles

UGANDA

REGISTRATION OF TITLES ACT



Certificate of Title

Freehold Tenure

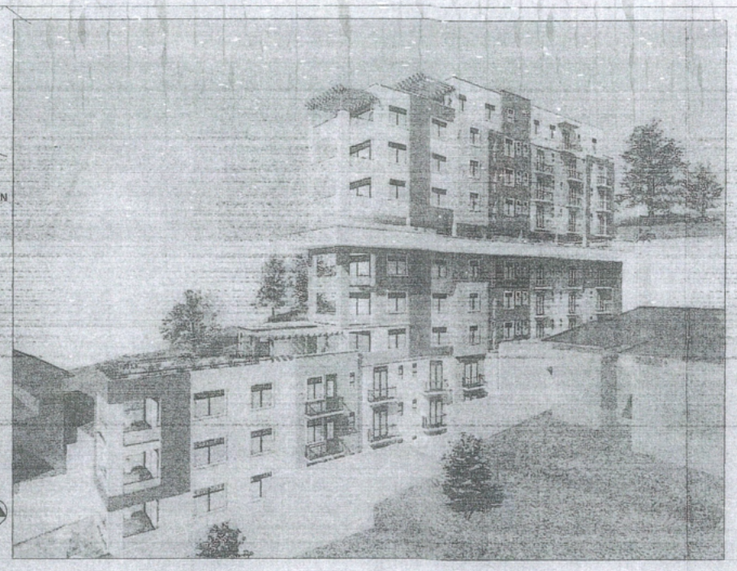
Volume KCCA446 Folio 21

KCCA00143409

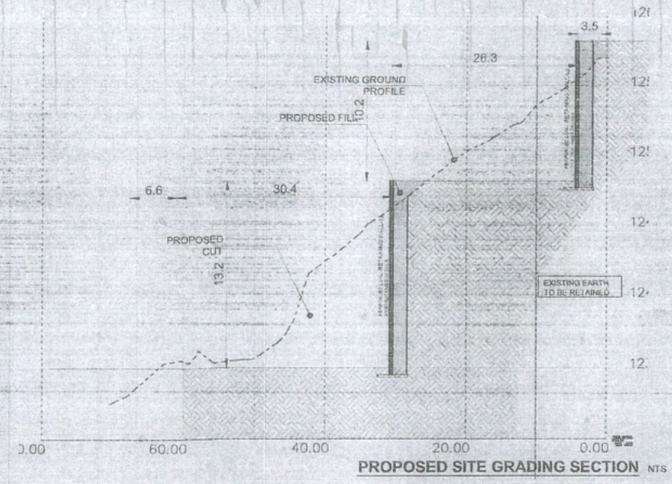


L(21) 001 NTS

SITE LOCATION



PROJECT 3D IMAGE



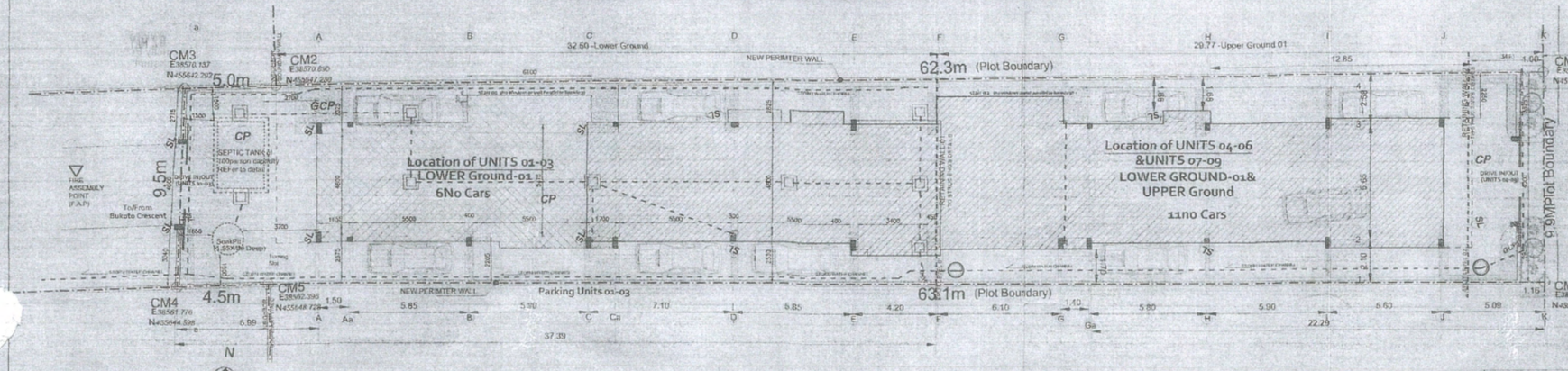
PROPOSED SITE GRADING SECTION NTS

NOTES

1. This drawing is protected under the copyright act and cannot be used or reproduced in part or whole without the authors consent.
2. Read only figured dimensions.
3. All construction work is to comply with the latest B.S.code of Practice, Local Authority By-Laws and Fire regulations.
4. PV denotes permanent ventilations and must be provided above all doors or windors where indicated or shown on drawings.
5. All walls less than 200mm thick to be reinforced with hoop irons at every alternate course.
6. Water meter to be 300mm above G.L
7. D.P.C denotes one layer of bituminous felt to be provided under all walls at least 150mm above ground level.
8. All reinforced concrete work to structural engineers details and specifications.
9. Provide one row of 600x600x50mm thick precast or insitu concrete paving slabs as splash apron around the building unless otherwise stated.
10. Contractors must verify all dimensions and levels on sites before commencement of works. Any description must be reported to the Architect before work is put in hand.
11. All levels shown are finished levels unless otherwise stated.
12. All surface beds to be casted on well compacted and well consolidated murram or sand infill where applicably stated.
13. Depth of foundation trenches to be at a minimum of 750mm below reduced ground level.
14. All pipes and services to be at a minimum of 550mm below reduced ground level.

KEY:

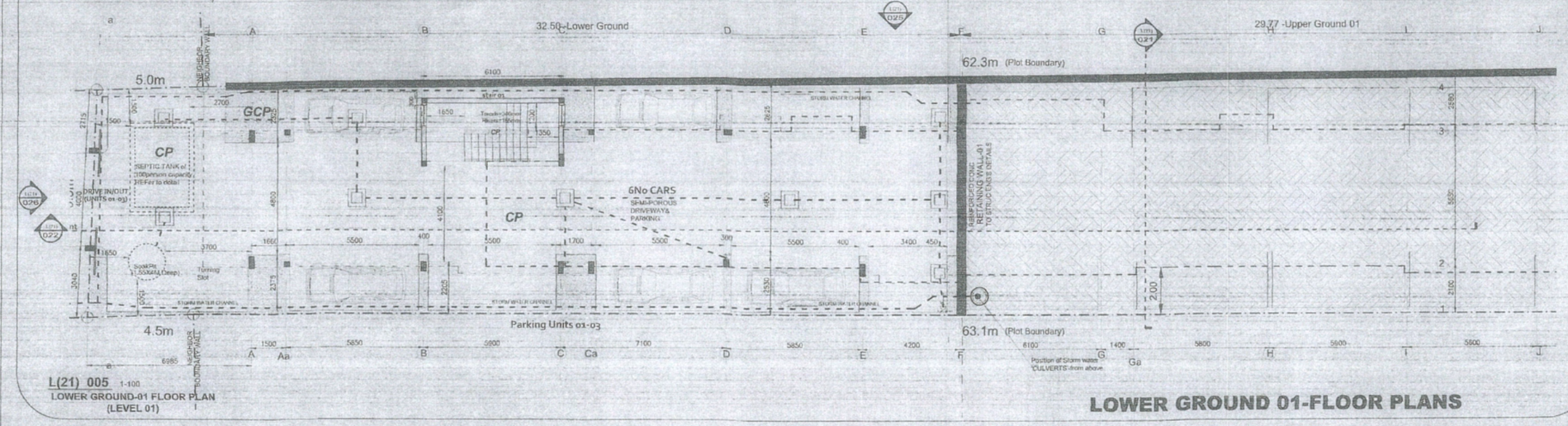
KCCA KAMPALA CAPITAL CITY AUTHORITY
F.C.- Finished Floor Level
SVP- Soil & Vent Pipe
S.T.- Squiley Trap
R.W.P.- Rain Water Pipe
E.P.- Electricity Pole
F.A.P.- Fire Assembly Point



SITE LAYOUT

L(21) 002 1-125

SITE CURRENTLY VACANT



L(21) 005 1-100

LOWER GROUND-01 FLOOR PLAN (LEVEL 01)

LOWER GROUND 01-FLOOR PLANS

KAMPALA CAPITAL CITY AUTHORITY
02 MAY 2019
Approved Subject to the Provisions of the Physical Planning Act 2010
Public Health Act
KCCA Only Planning Within PHYSICAL PLANNING ACT 2010

BP-Design Moments
Architecture, & Building Consultants.
Plot 75, Market Street, Platinum House Third Floor Suite C18
P.O. BOX 27619, Kampala, Uganda
Tel: 256 414 662371, 256 71 2 846305
Email: bpmoments@yahoo.com

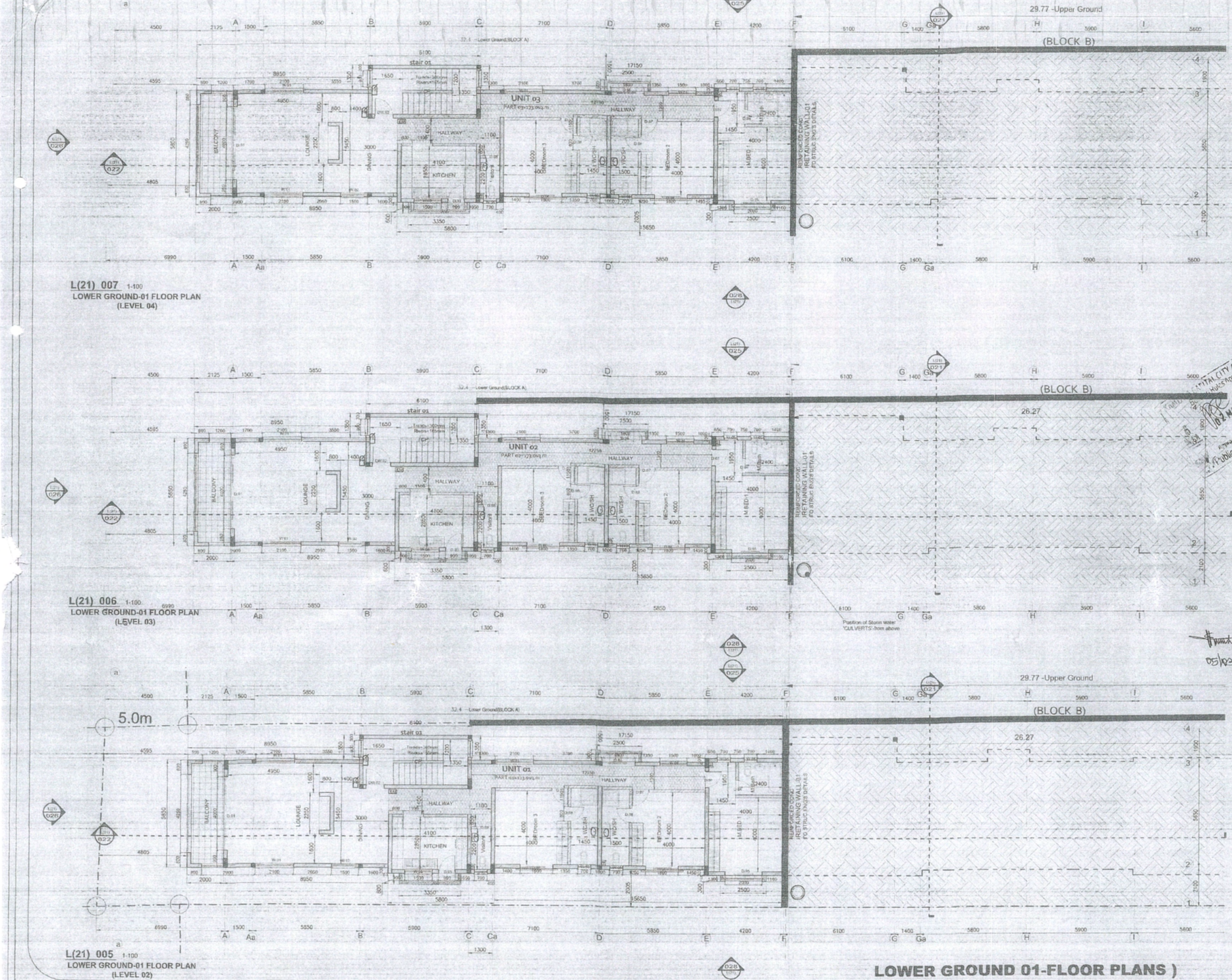
Architect
MUKANDYA HAMIDU MUGUMBU
ARB: REG. NO. 127,
ANNUAL PRACT. CERT. NO. 2732

Client
MATOVU KAMOGA MOSES
P.O BOX 36027 KAMPALA
Signature :

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT PLOT **12A**
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:
LOCATION &SITE PLANS
LEVEL 01 PLANS-PARKING

Units	Scale :
mm,m	As shown on A 1
Checked by: H.M	Drawn by : P.S
Date : MAR 2019	Sheet no. 01



L(21) 007 1-100
LOWER GROUND-01 FLOOR PLAN
(LEVEL 04)

L(21) 006 1-100
LOWER GROUND-01 FLOOR PLAN
(LEVEL 03)

L(21) 005 1-100
LOWER GROUND-01 FLOOR PLAN
(LEVEL 02)

LOWER GROUND 01-FLOOR PLANS)

NOTES

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3. All construction work is to comply with the latest B.S.code of practice, Local Authority By-Laws and Fire regulations.
4. PV denotes permanent ventilations and must be provided above all doors or windors where indicated or shown on drawings.
5. All walls less than 200mm thick to be reinforced with hoop irons at every alternate course.
6. Water meter to be 300mm above G.L
7. D.P.C denotes one layer of bituminous felt to be provided under all walls at least 150mm above ground level.
8. All reinforced concrete work to structural engineers details and specifications.
9. Provide one row of 600x600x50mm thick precast or insitu concrete paving slabs as splash apron around the building unless otherwise stated.
10. Contractors must verify all dimensions and levels on sites before commencement of works. Any description must be reported to the Architect before work is put in hand.
11. All levels shown are finished levels unless otherwise stated.
12. All surface beds to be casted on well compacted and well consolidated murram or sand infill where applicably stated.
13. Depth of foundation trenches to be at a minimum of 750mm below reduced ground level.
14. All pipes and services to be at a minimum of 550mm below reduced ground level.

KEY:

- FE- Fire Extinguisher(Portable)
- SV- Soil Vent Pipe
- ST- Shower Trap
- RWP- Rain Water Pipe
- EP- Electrical Power
- F.P.- Fire Place

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
Approved Plans Subject to Planning Ordinance
PRELIMINARY/2019

KAMPALA CAPITAL CITY AUTHORITY
02 MAY 2019
Public Health Act Cap 281

APPROVED
BUILDING CONTROL CONSULTANTS
KAMPALA CAPITAL CITY AUTHORITY
For a better City

17 MAY 2019

BP-Design Moments
Architecture, & Building Consultants.
Plot 19, Market Street, Platinum House Third Floor Suite C18
P.O. BOX 27619, Kampala, Uganda
Tel: 256 414 662371, 256 71 2 646363
Email: bpmoments@yahoo.com

Architect
MUKANDYA HAMIDU MUGUMBU
ARB. REG. NO. 127,
ANNUAL PRACT. CERT. NO. 2732

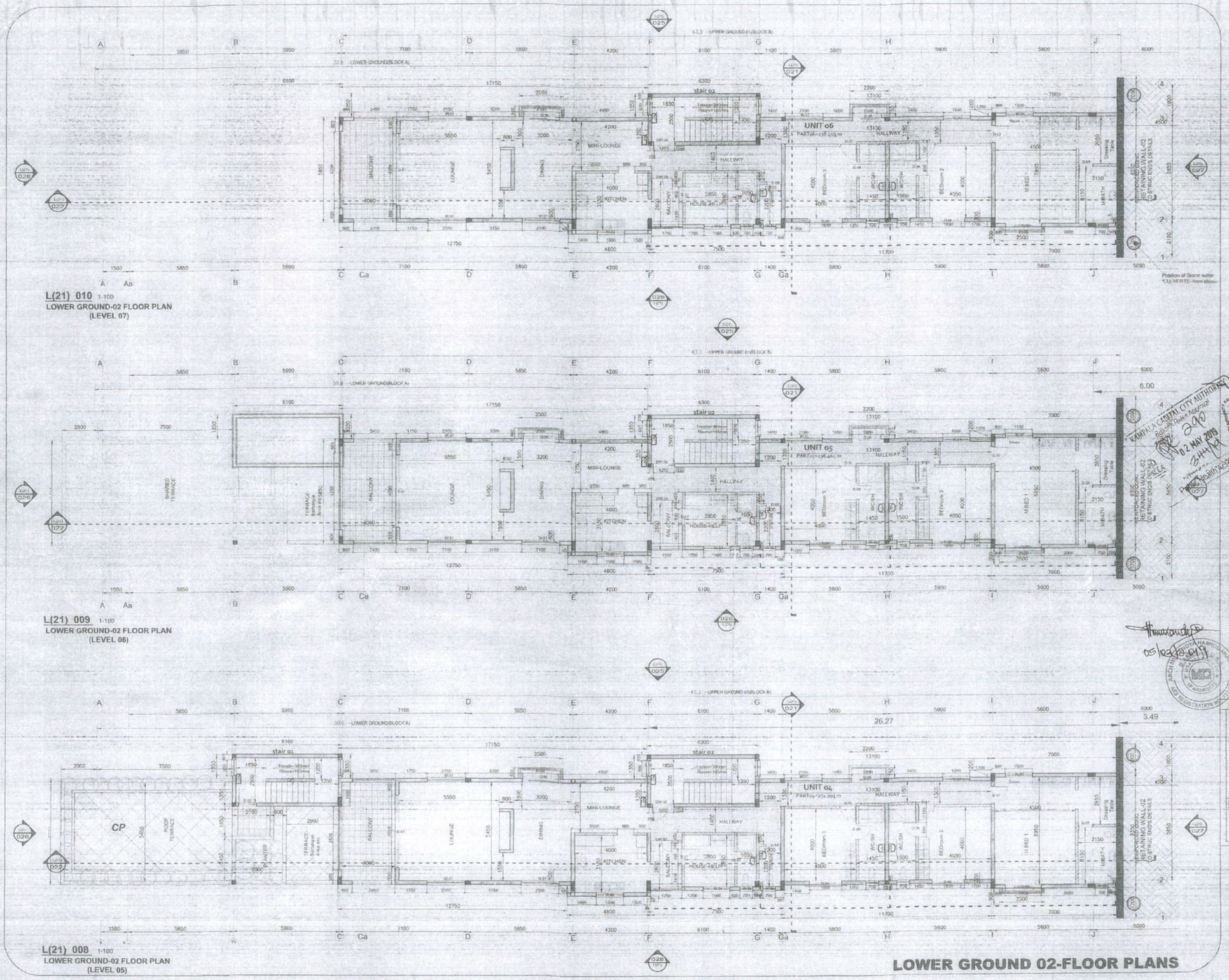
Client
MATOVU KAMOGA MOSES
P.O BOX 36027 KAMPALA
Signature :

05/03/2019

Project
PROPOSED
RESIDENTIAL DEVELOPMENT AT
PLOT **12A**
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:
FLOOR PLANS-LEVEL 02-04

Units	Scale :
mm,m	As shown on A 1
Checked by: H.M	Drawn by : P.S
Date : MAR 2019	Sheet no. 02



L(21) 010 1-100
LOWER GROUND-02 FLOOR PLAN
(LEVEL 07)

L(21) 009 1-100
LOWER GROUND-02 FLOOR PLAN
(LEVEL 06)

L(21) 008 1-100
LOWER GROUND-02 FLOOR PLAN
(LEVEL 05)

LOWER GROUND 02-FLOOR PLANS

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13. Depth of foundation trenches to be at a minimum of 750mm below reduced ground level.
14. All pipes and services to be at a minimum of 550mm below reduced ground level

KEY:

FE- Fire Extinguisher (Portable)
SVP- Soil Vent Pipe
GT- Gulley Trap
RWP- Rain Water Pipe
EP- Electricity Pole
FP- Fire Assembly Point

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
02 MAY 2019
Kampala City Planning Ordinance
PHYSICAL PLANNING ACT 2018

KAMPALA CAPITAL CITY AUTHORITY
Building Notice Approval
02 MAY 2019
Public Health Act Cap 2 Part 2

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ANNUAL PRACT. CERT. NO. 2732

Client

MATOVU KAMOGA MOSES
P.O BOX 36027 KAMPALA

Signature :

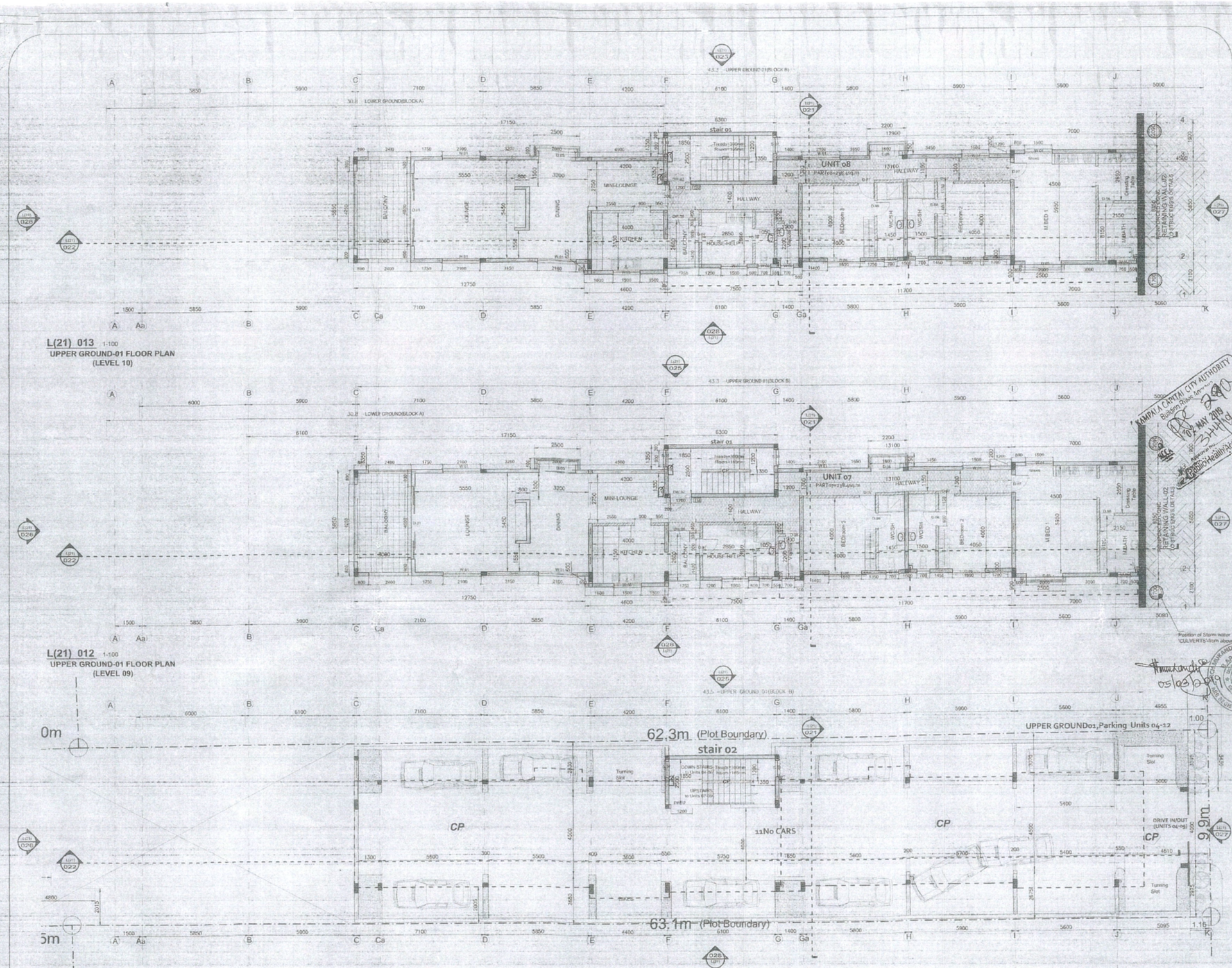
Project

PROPOSED
RESIDENTIAL DEVELOPMENT AT
PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:

FLOOR PLANS-LEVEL 05-07

Units	Scale
mm,m	As shown on A 1
Checked by: H.M	Drawn by: P.S
Date: MAR 2019	Sheet no. 03



L(21) 013 1-100
UPPER GROUND-01 FLOOR PLAN
(LEVEL 10)

L(21) 012 1-100
UPPER GROUND-01 FLOOR PLAN
(LEVEL 09)

L(21) 011 1-100
UPPER GROUND-01 FLOOR PLAN
(LEVEL 08)

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KEY:
- Fire Extinguisher/Cabinet
- Soil Vent Pipe
- Gate
- Rain Water Pipe
- Electricity Pole
- Fire Assembly Point

KAMPALA CAPITAL CITY AUTHORITY
City Planning Committee
02 MAY 2019
APPROVED
KAMPALA CAPITAL CITY AUTHORITY
Under the Physical Planning Ordinance
Now the PHYSICAL PLANNING ACT 2010

KAMPALA CAPITAL CITY AUTHORITY
Building Plans Section
DATE 2nd MAY 2019
SIGN
Received by: [illegible]

BUILDING CONSULTANTS

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Project
PROPOSED RESIDENTIAL DEVELOPMENT AT PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title;
FLOOR PLANS-LEVEL 08-10

Units	Scale
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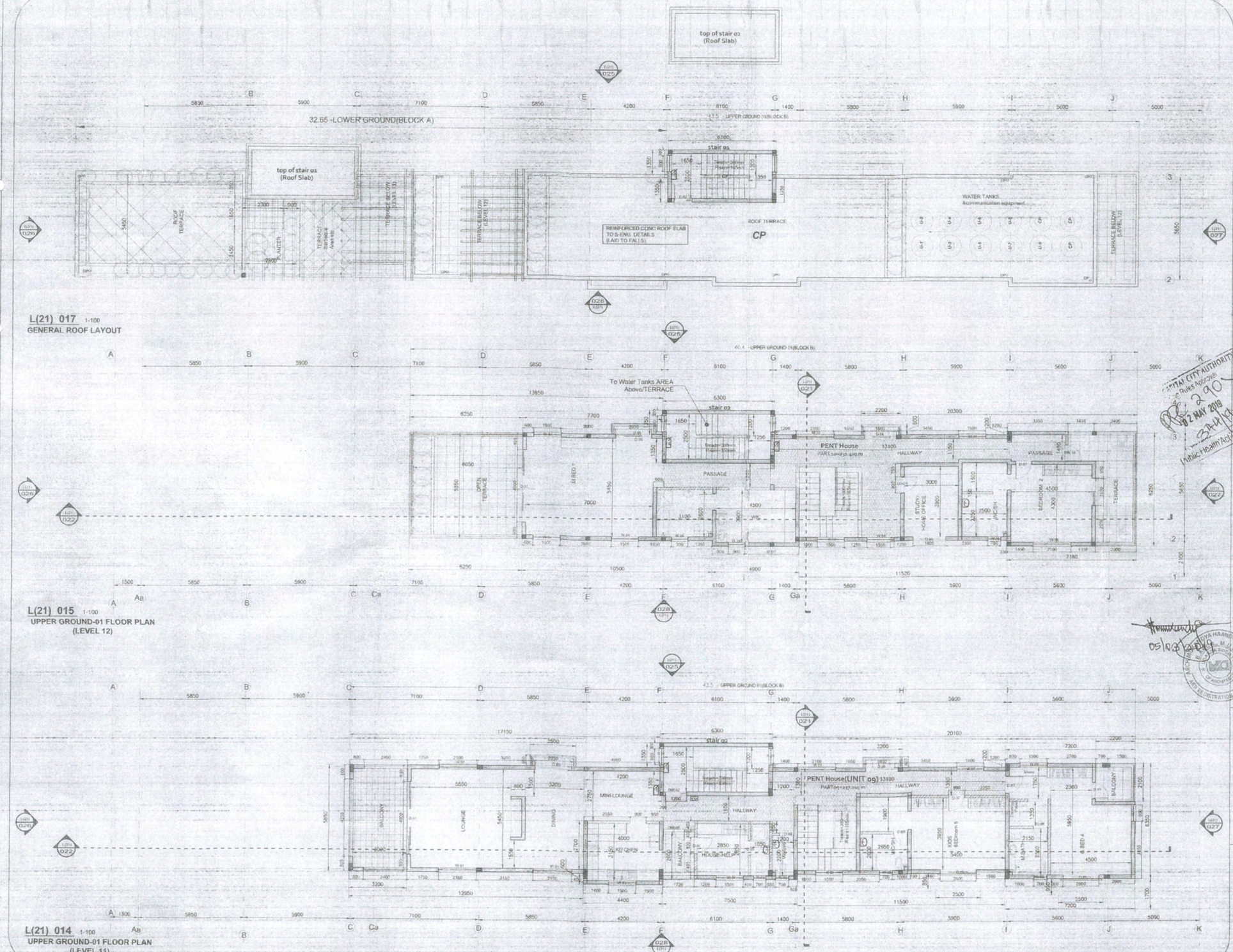
Date : MAR 2019	Sheet no. 04

UPPER GROUND 01-FLOOR PLANS



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KEY:
- FE- Fire Extinguisher(Portable)
- SVP- Soil Vent Pipe
- GT- Gulley Trap
- RWP- Rain Water Pipe
- EP- Electricity Pole
- FP- Fire Assembly Planning Ordinance

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
02 MAY 2019
N328/19
APPROVED
KAMPALA CAPITAL CITY AUTHORITY
For a better City
Public Health Act Cap
02 MAY 2019
3-4/19

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05/03/2019

Project
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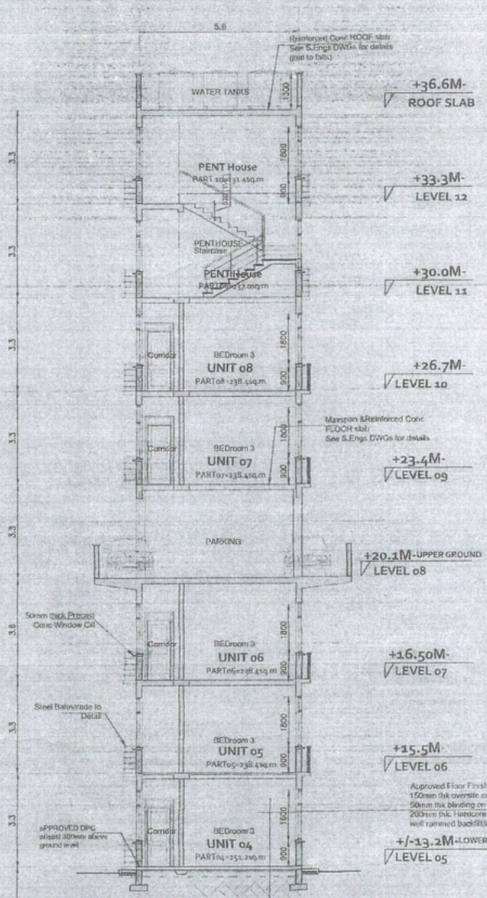
RESIDENTIAL DEVELOPMENT AT
PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

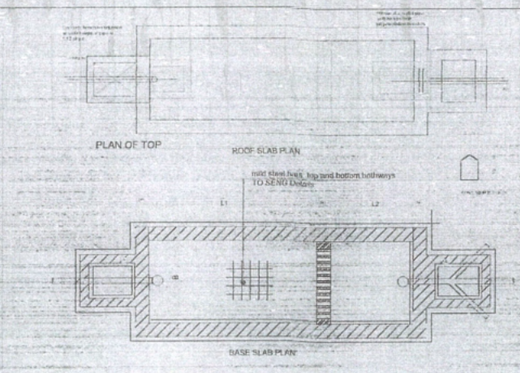
Drawing title:
FLOOR PLANS-LEVEL 11-12

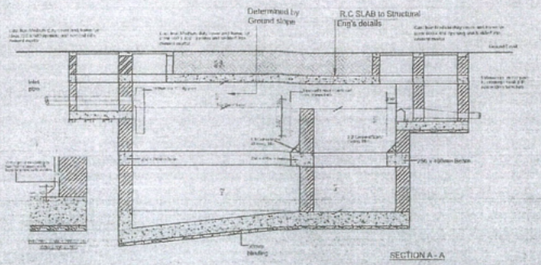
Units	Scale
mm,m	As shown on A 1
Checked by: H.M	Drawn by: P.S
Date: MAR 2019	Sheet no. 05

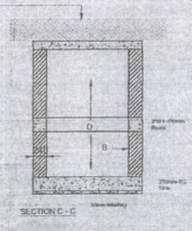
PENTHOUSE &ROOF PLANS



L(21) 021 1-100
SECTION 01





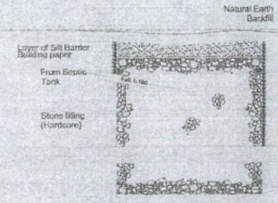


SEPTIC TANK DETAILS

SIZES OF INSPECTION CHAMBER			
DEPTH TO INVERTS	INTERNAL DIMENSIONS	WALL THICKNESS	FOUNDATION THICKNESS
UP TO 475	450 x 450	150	150
475 - 800	450 x 600	150	150
805 - 1000	750 x 1000	225	225
OVER 1000	750 x 1050	225	225

BRICKWORK OR BLOCKWORK TO BE BUILT IN CEMENT MORTAR 1:3 AND RENDERED INTERNALLY IN 13 CEMENT PLASTER 13 mm THICK
CONCRETE TO BE 1:2:4 OR CLASS 25 CONCRETE MIX OF CEMENT

1. Septic tank to be appropriate size as per table (see highlighted size).
2. Walls to be 225 mm concrete block in 1:3 mortar
   Base to be 150 mm thick concrete 1:2:4 mix
3. Internal sides and bottom to be rendered using using 1:3 cement mortar minimum 12 mm thick - steel trowel finish.
4. Inlet and outlet pipes to be 100 mm Ø to BS 437 and secured to walls or galvanised iron brackets tamrd & sanded and built into concrete block.
5. Lifting handles to precast portions of ank cover slab to be 25 mm Ø galvanised iron piping.
6. 100 mm Ø cast iron drain pipe from septic tank to effluent distribution chamber laid in min fall 1:40.
7. Provide 100 mm Ø half round channel where Y-junction to effluent distribution chamber properly benched as previously described with cast-iron channel step securely fixed with 12 m galvanised chain link, one end fixed 200 mm below cover slab.
8. All manholes and reinforced concrete cover slabs to protect 50 mm above ground level to ingress of storm water.



MARK	WIDTH	HEIGHT()	DESCRIPTION	LOCATION	TOTAL No.
D.01	4000	2700	Glazed Al Sliding Doors,with PV	Lounges	3
DW.02	1200	2400	Partially Glazed HW Panelled Doors,with PV	Main Entrance	3
D.03	900	2700	Glazed Al Framed Doors,with PV	Kitchens	3
D.05	2000	2400	Glazed Al Framed Doors,with PV	M.Bedrooms	6
D.06	1800	2400	Glazed Al Framed Doors,with PV	Bedrms,Corridor	9
D.07	900	2400	Hard wood Panelled doors,with PV	Bedrooms	12
D.08	800	2100	Timber Flush doors	Baths	15
DW.09	1200	2400	Glazed Al Framed Door-Window Assembly,with PV	Kitchen balcony	3

MARK	WIDTH	HEIGHT	DESCRIPTION	LOCATION	TOTAL No.
W.01	2100	1800	Aluminium Framed windows,with PV	Lounges	12
W.03	1500	1600	.....ditto.....	Kitchens	3
W.04	1500	1600	.....ditto.....	Hallways,m.Bedrms	6
W.05	700	1600	.....ditto.....	Hallways	15

LOWER GROUND 02

MARK	WIDTH	HEIGHT()	DESCRIPTION	LOCATION	TOTAL No.
D.01	4000	2700	Glazed Al Sliding Doors,with PV	Lounges	3
DW.02	1200	2400	Partially Glazed HW Panelled Doors,with PV	Main Entrance	3
D.03	900	2400	Glazed Al Framed Doors,with PV	Kitchens	3
D.05	2000	2400	Glazed Al Framed Doors,with PV	M.Bedrooms	3
D.06	1800	2400	Glazed Al Framed Doors,with PV	Bedrms,Corridor	9
D.07	900	2400	Hard wood Panelled doors,with PV	Bedrooms	9
D.08	800	2100	Timber Flush doors	Baths	12

MARK	WIDTH	HEIGHT	DESCRIPTION	LOCATION	TOTAL No.
W.01	2100	1800	Aluminium Framed windows,with PV	Lounges	9
W.02	1500	1800	.....ditto.....	Lounges	3
W.03	1500	1600	.....ditto.....	Kitchens	3
W.04	1500	1800	.....ditto.....	Hallways	3
W.05	700	1600	.....ditto.....	Hallways	12

LOWER GROUND 01

INTERNAL DIMENSIONS					CAPACITY	NO. OF USERS
TYPE	L1	L2	H1	H2	B	Cu. M
1	1540mm	760mm	1600mm	1750mm	760mm	3.2	10
2	1900mm	900mm	1300mm	2000mm	900mm	4.5	20
3	2000mm	1000mm	1800mm	2100mm	1100mm	5.9	30
4	2400mm	1100mm	1800mm	2100mm	1150mm	7.24	40
5	2500mm	1200mm	1800mm	2100mm	1300mm	8.6	50
6	2700mm	1300mm	1800mm	2100mm	1400mm	10	60
7	2900mm	1400mm	1800mm	2100mm	1450mm	11.3	70
8	3000mm	1500mm	1800mm	2100mm	1660mm	12.7	80
9	2130mm	1030mm	2050mm	2350mm	2300mm	14.8	90
10	2130mm	1030mm	2150mm	2450mm	2300mm	15.6	100
11	4000mm	2200mm	1800mm	2100mm	2190mm	24	150
12	4500mm	2700mm	1800mm	2100mm	2650mm	34.3	200

MARK	WIDTH	HEIGHT()	DESCRIPTION	LOCATION	TOTAL No.
D.01	4000	2700	Glazed Al Sliding Doors,with PV	Lounges	3
DW.02	1200	2400	Partially Glazed HW Panelled Doors,with PV	Main Entrance	3
D.03	900	2700	Glazed Al Framed Doors,with PV	Kitchens	3
D.05	2000	2400	Glazed Al Framed Doors,with PV	M.Bedrooms	8
D.06	1800	2400	Glazed Al Framed Doors,with PV	Bedrms,Corridor	10
D.07	900	2400	Hard wood Panelled doors,with PV	Bedrooms	13
D.08	800	2100	Timber Flush doors	Baths	16
DW.03	1200	2400	Glazed Al. Framed Door-Window Assembly with PV	Kitchen balcony	3
DW.10	1450	2400	ditto	HALLWAY- balcony	1

MARK	WIDTH	HEIGHT	DESCRIPTION	LOCATION	TOTAL No.
W.01	2100	1600	Aluminium Framed windows,with PV	Lounges	12
W.03	1500	1600	.....ditto.....	Kitchens	3
W.04	1500	1600	.....ditto.....	Hallways,m.Bedrms	6

UPPER GROUND 02

OPENINGS SCHEDUES

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KEY:
- FE- Fire Extinguisher(Portable)
- SVP- Soil Vent Pipe
- GT- Gulley Trap
- RWP- Rain Water Pipe
- EP- Electric Power Point
- FAP- Fire Alarm Point

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
02 MAY 2019
APPROVED
KAMPALA CAPITAL CITY AUTHORITY
Kyo'a Better Day
KAMPALA CAPITAL CITY AUTHORITY
Physical Planning Ordinance
PHYSICAL PLANNING ACT 2010
BUILDING CONSULTANTS

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Client
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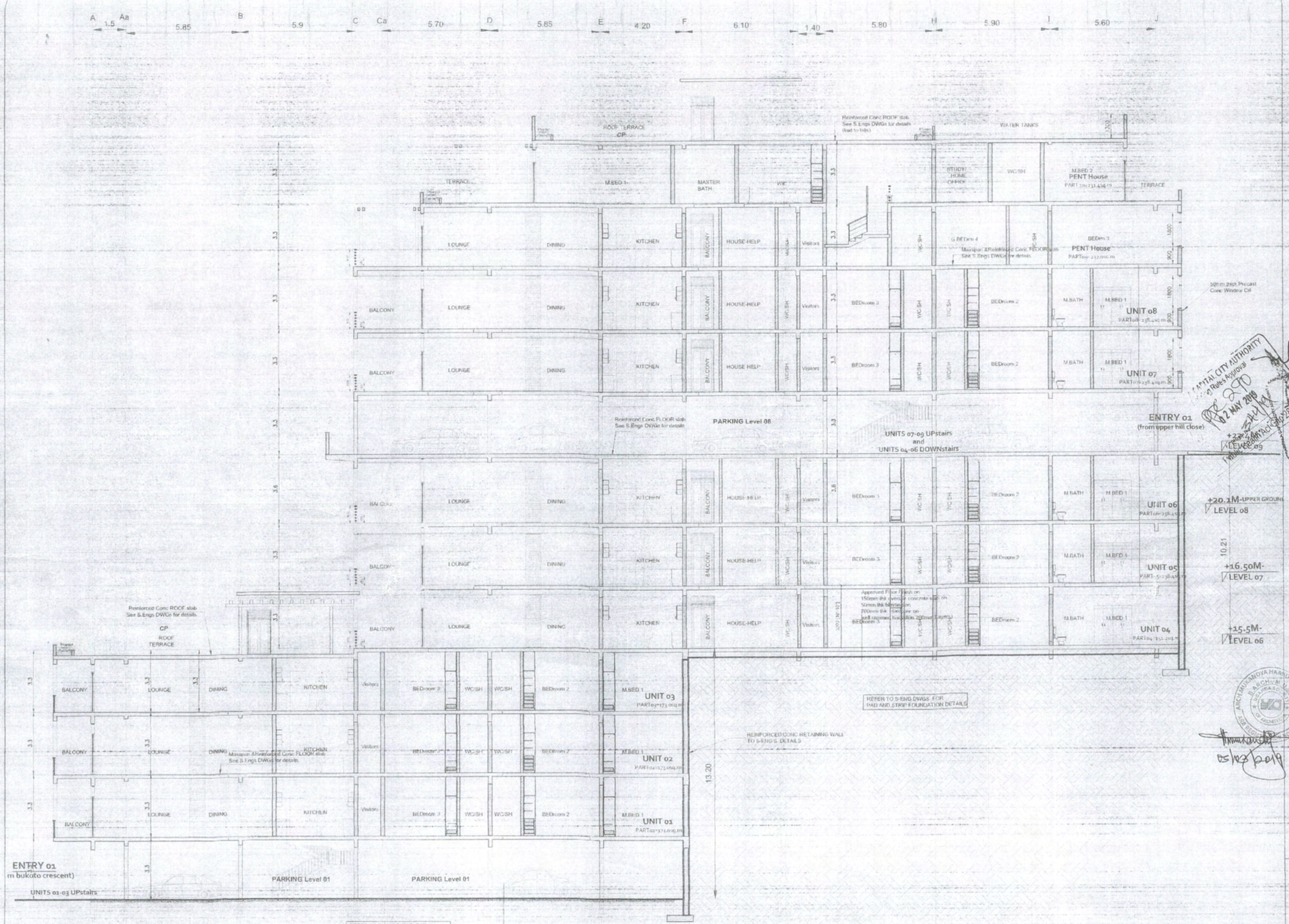
P.O BOX 36027 KAMPALA
Signature :.....

Project
PROPOSED
RESIDENTIAL DEVELOPMENT AT
PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:
BUILDING SECTION 10f2
HOLDING TANK DETAILS
OPENINGS SCHEDULES

Units	Scale :
mm,m	As shown on A 1
Checked by: H.M	Drawn by : P.S
Date : MAR 2019	Sheet no. 06



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14. All pipes and [illegible] 500mm below reduced ground level.

KEY:
FC- Fire Extinguisher(Portable)
SVP- Soil Vent Pipe
GT- Gulley Trap
RWP- Rain Water Pipe
EP- [illegible]
F.A.P- Fire Assembly Point

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
N 328/19
02 MAY 2019
KAMPALA CAPITAL CITY AUTHORITY
Planning Rules Approval
02 MAY 2019
APPROVED
KAMPALA CAPITAL CITY AUTHORITY
For a better City

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ARB. REGISTRATION NO. 127/18
05/03/2019

Project
PROPOSED
RESIDENTIAL DEVELOPMENT AT
PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:
BUILDING SECTION 10f2

Units	Scale
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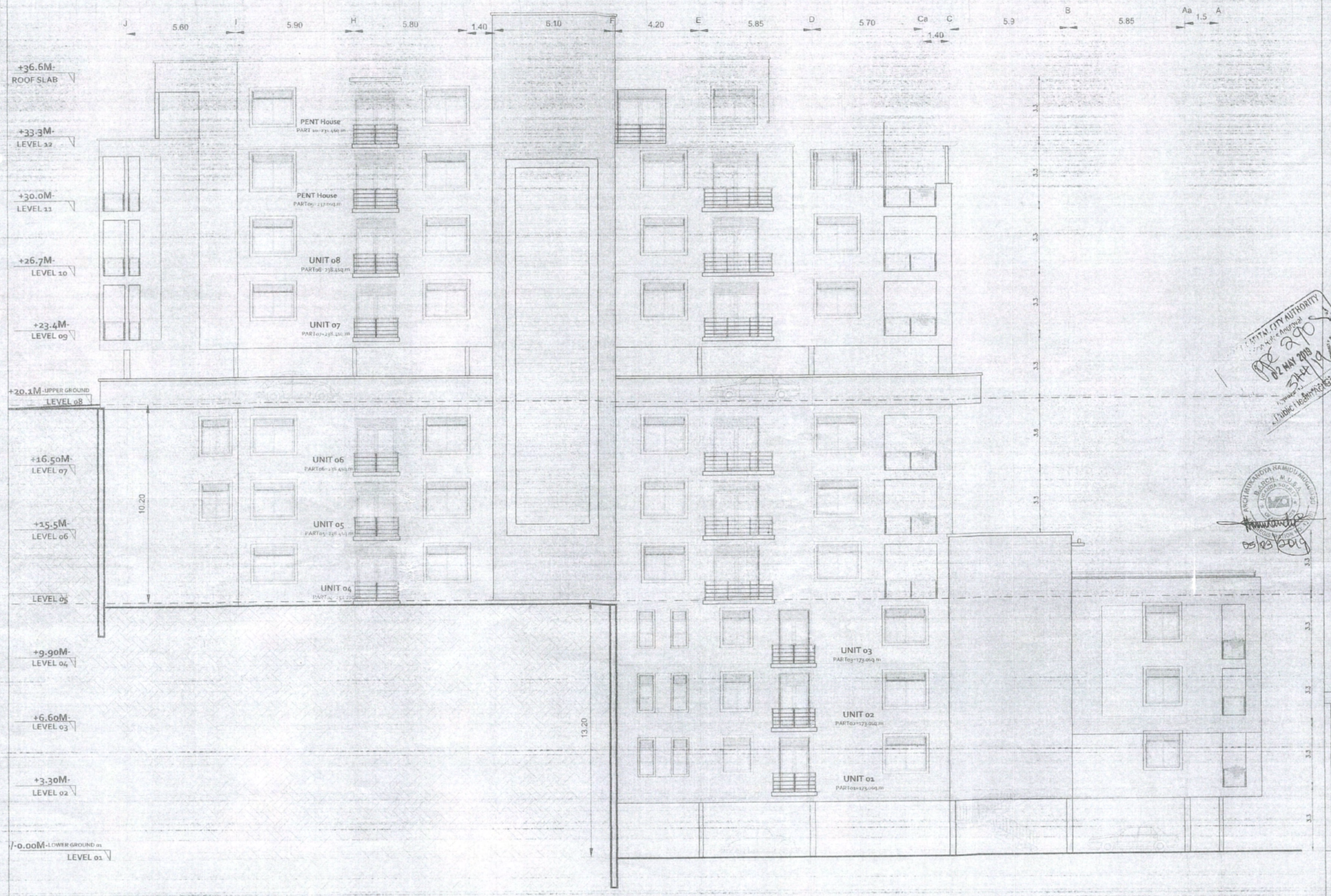
Checked by: H.M	Drawn by : P.S
Date : MAR 2019	Sheet no. 07



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ELEVATION 01

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14. All pipes and services to be at a minimum of 550mm below reduced ground level.

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
02 MAY 2019
APPROVED UNDER THE PHYSICAL PLANNING ACT 2010
KAMPALA CAPITAL CITY AUTHORITY
Lower City

KEY
FE - Fire Extinguisher/Portable
SV(L) - Sliding Vent Louvre
GT - Guttering
RWP - Rain Water Pipe
EP - Electricity Pole
FAP - Fire Assembly Point

KAMPALA CAPITAL CITY AUTHORITY
02 MAY 2019
APPROVED
KAMPALA CAPITAL CITY AUTHORITY
Lower City

05/03/2019

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Signature :

Project
PROPOSED RESIDENTIAL DEVELOPMENT AT PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:
BUIDING ELEVATIONS 1 of3

Units	Scale
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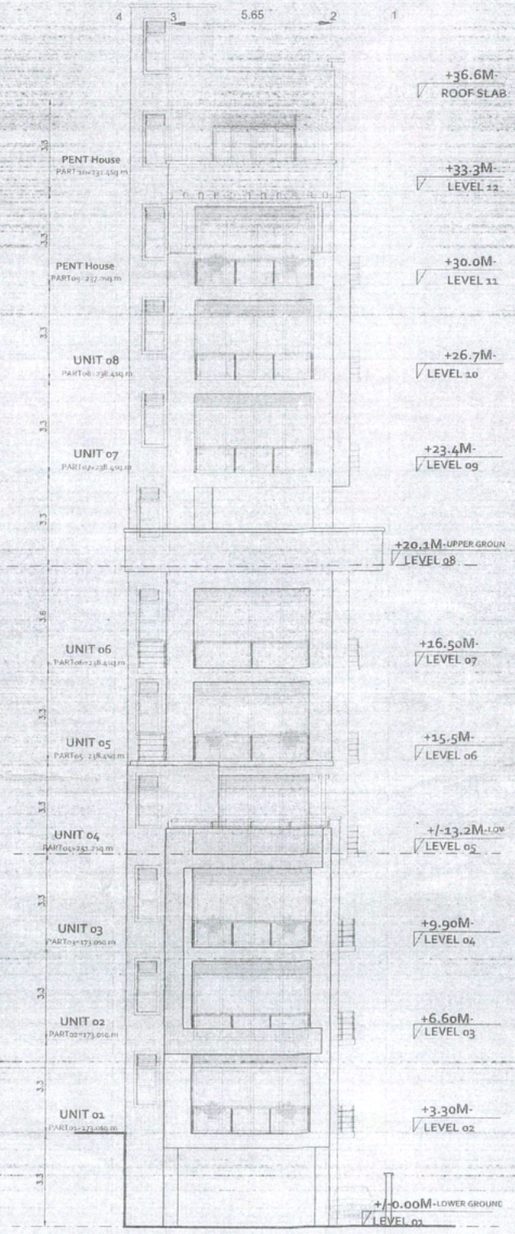
Date : MAR 2019	Sheet no. 08



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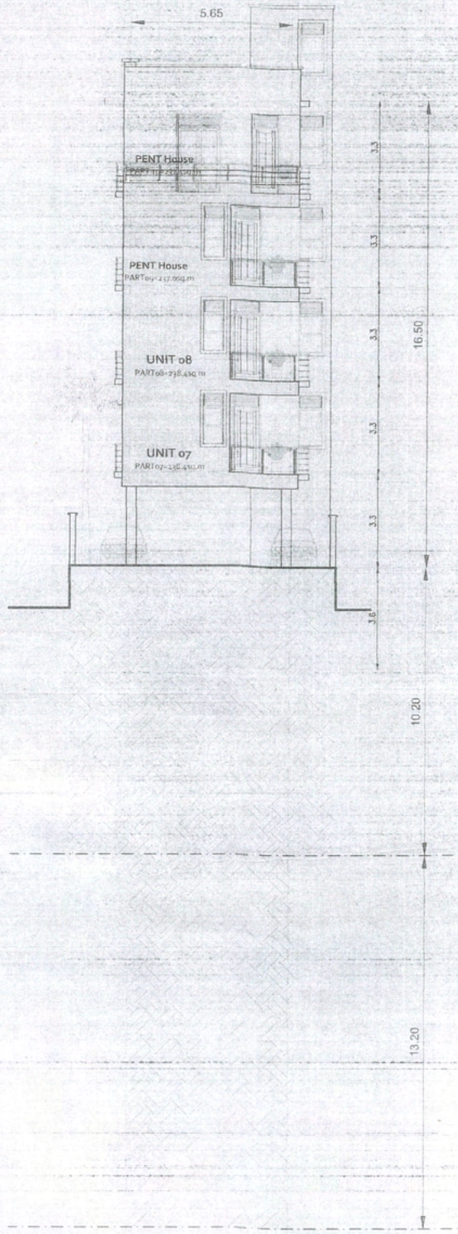
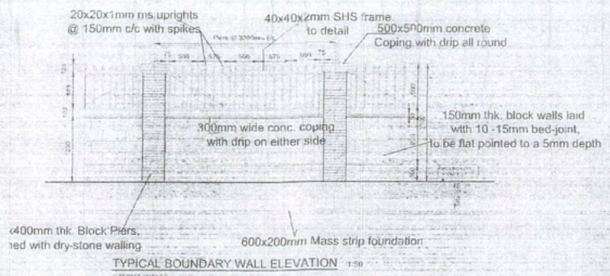
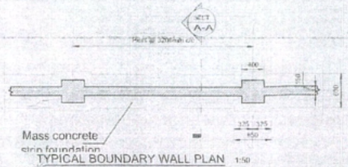
ELEVATION 02



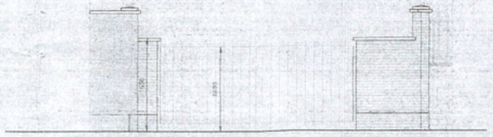
L(21) 028 1-100
ELEVATION 04



TYPICAL BOUNDARY WALL ELEVATION 1:50
(FRONT WALL)

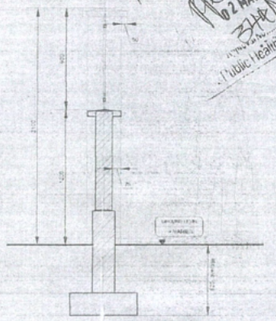


TYPICAL BOUNDARY WALL PLAN 1:50
(FRONT WALL)



MAIN GATE ELEVATION 1:50

BOUNDARY WALL DETAILS



TYPICAL SECTION A-A 1:25

OPENINGS SCHEDULES

NOTES

1. This drawing is protected under the copyright act and cannot be used or reproduced in part or whole without the authors consent.
2. Read only figured dimensions.
3. All construction work is to comply with the latest B.S.code of practice, Local Authority By-Laws and Fire regulations.
4. PV denotes permanent ventilations and must be provided above all doors or windors where indicated or shown on drawings.
5. All walls less than 200mm thick to be reinforced with hoop irons at every alternate course.
6. Water meter to be 300mm above G.L
7. D.P.C denotes one layer of bituminous felt to be provided under all walls at least 150mm above ground level.
8. All reinforced concrete work to structural engineers details and specifications.
9. Provide one row of 600x600x50mm thick precast or insitu concrete paving slabs as splash apron around the building unless otherwise stated.
10. Contractors must verify all dimensions and levels on sites before commencement of works. Any description must be reported to the Architect before work is put in hand.
11. All levels shown are finished levels unless otherwise stated.
12. All surface beds to be casted on well compacted and well consolidated murram or sand infill where applicably stated.
13. Depth of foundation [illegible] below reduced ground level.
14. All pipes and services to be at a minimum of 550mm below reduced ground level.

KEY:
- FE - Fire Extinguisher/Portable
- SVP - Soil Vent Pipe
- GT - Gulley Trap
- WP - Rain Water Pipe
- EP - Electricity Pole
- FP - Fire Assembly Point

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
02 MAY 2019
N326/19

KAMPALA CAPITAL CITY AUTHORITY
Public Health Act Cap 2.19
02 MAY 2019
APPROVED
KAMPALA CAPITAL CITY AUTHORITY
For a better City

BUILDING CONSULTANTS

BP-Design Moments
Architecture, & Building Consultants
P.O. BOX 27619, Kampala, Uganda
Plot 19, Market Street, Platinum House Third Floor Suite C18
Tel: 256 414 662371, 256 71 2 846395
Email: bpmoments@yahoo.com

Architect

MUKANDYA HAMIDU MUGUMBU
ARB. REG. NO. 127.
ANNUAL PRACT: CERT. NO. 2732

Client

MATOVU KAMOGA MOSES
P.O BOX 36027 KAMPALA

Signature :

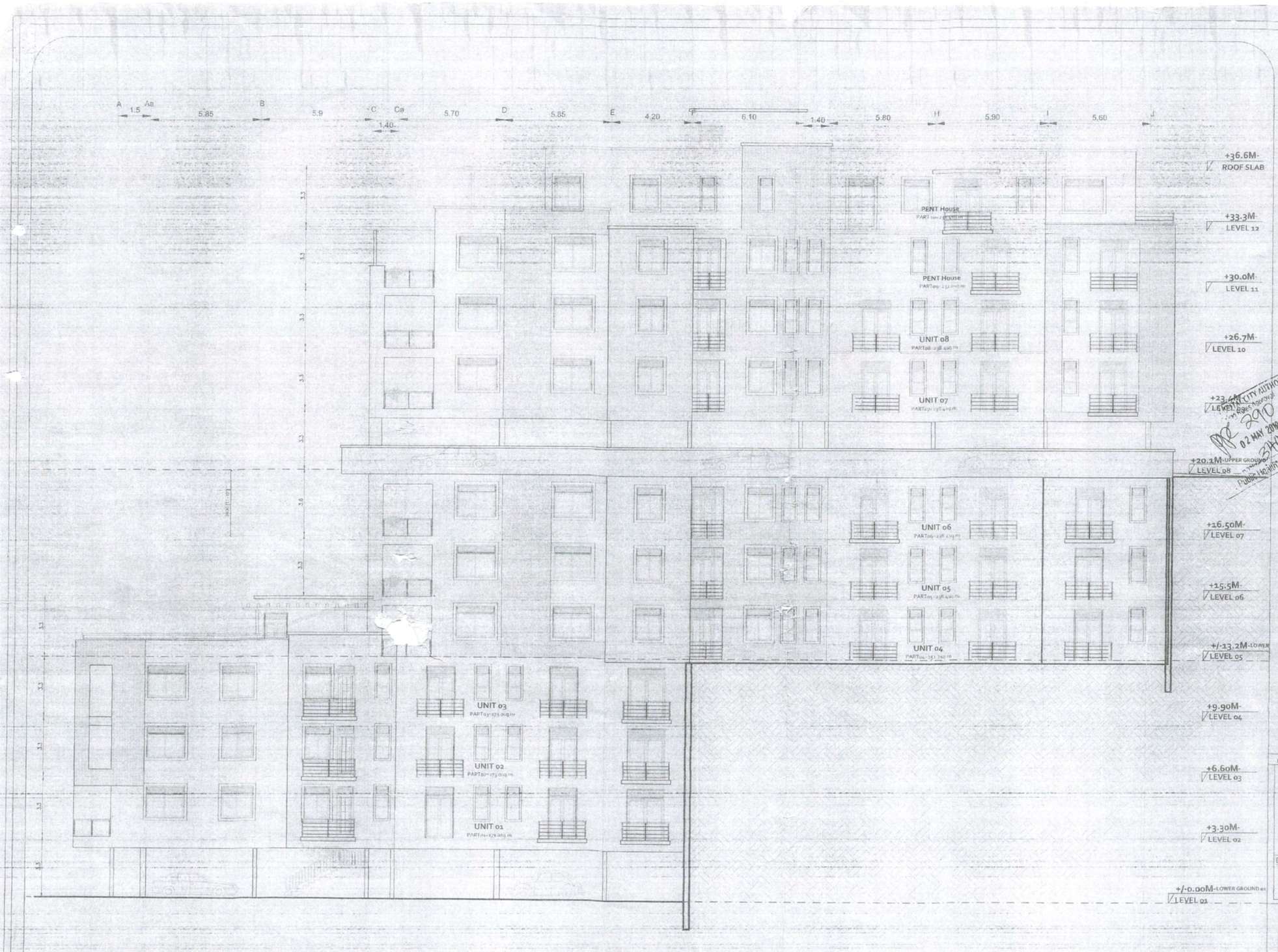
05/03/2019

Project

PROPOSED
RESIDENTIAL DEVELOPMENT AT
PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

Drawing title:
BUIDING ELEVATIONS 2 of3
BOUNDARY WALL DETAILS

Units	Scale
mm,m	As shown on A 1
Checked by: H.M	Drawn by : P.S
Date : MAR 2019	Sheet no. 09



L(21) 027 1-100
ELEVATION 03

NOTES

1. This drawing is protected under the copyright act and cannot be used or reproduced in part or whole without the authors consent
2. Read only figured dimensions.
3. All construction work is to comply with the latest B.S.code of practice, Local Authority By-Laws and Fire regulations.
4. PV denotes permanent ventilations and must be provided above all doors or windows where indicated or shown on drawings.
5. All walls less than 200mm thick to be reinforced with hoop iorns at every alternate course.
6. Water meter to be 300mm above G.L
7. D.P.C denotes one layer of bituminous felt to be provided under all walls at least 150mm above ground level.
8. All reinforced concrete work to structural engineers details and specifications.
9. Provide one row of 600x600x50mm thick precast or insitu concrete paving slabs as splash apron around the building unless otherwise stated.
10. Contractors must verify all dimensions and levels on sites before commencement of works. Any description must be reported to the Architect before work is put in hand.
11. All levels shown are finished levels unless otherwise stated.
12. All surface beds to be casted on well compacted and well consolidated murram or sand infill where applicably stated.
13. Depth of foundation trenches to be at a minimum of 750mm below reduced ground level.
14. All pipes and services to be at a minimum of 750mm below reduced ground level.

KAMPALA CAPITAL CITY AUTHORITY
City Planning Consent
02 MAY 2019

KEY:
- Kitchen
- Living/Dining
- Bedroom
- Toilet
- Bath
- Store
- Shower
- Kitchen Sink
- Wash Hand Basin
- Water Closet
- Urinal
- Gas Cooker
- Refrigerator
- Washing Machine
- Solid Waste Bin
- Recycle Waste Bin
- Gas Cylinder
- Pulley
- Rainwater
- Soil Water
- Electricity Pole
- Assembly Point

Approved under the Physical Planning Ordinance
PHYSICAL PLANNING ACT 2010

KAMPALA CAPITAL CITY AUTHORITY
City Clerk

BUILDING CONSULTANTS

BP-Design Moments
Architecture, & Building Consultants.

Plot 19, Market Street, Platinum House Third Floor Suite C18
P.O. BOX 27619, Kampala, Uganda
Tel: 256 414 662371, 256 71 2 848395
Email: bpmoments@yahoo.com

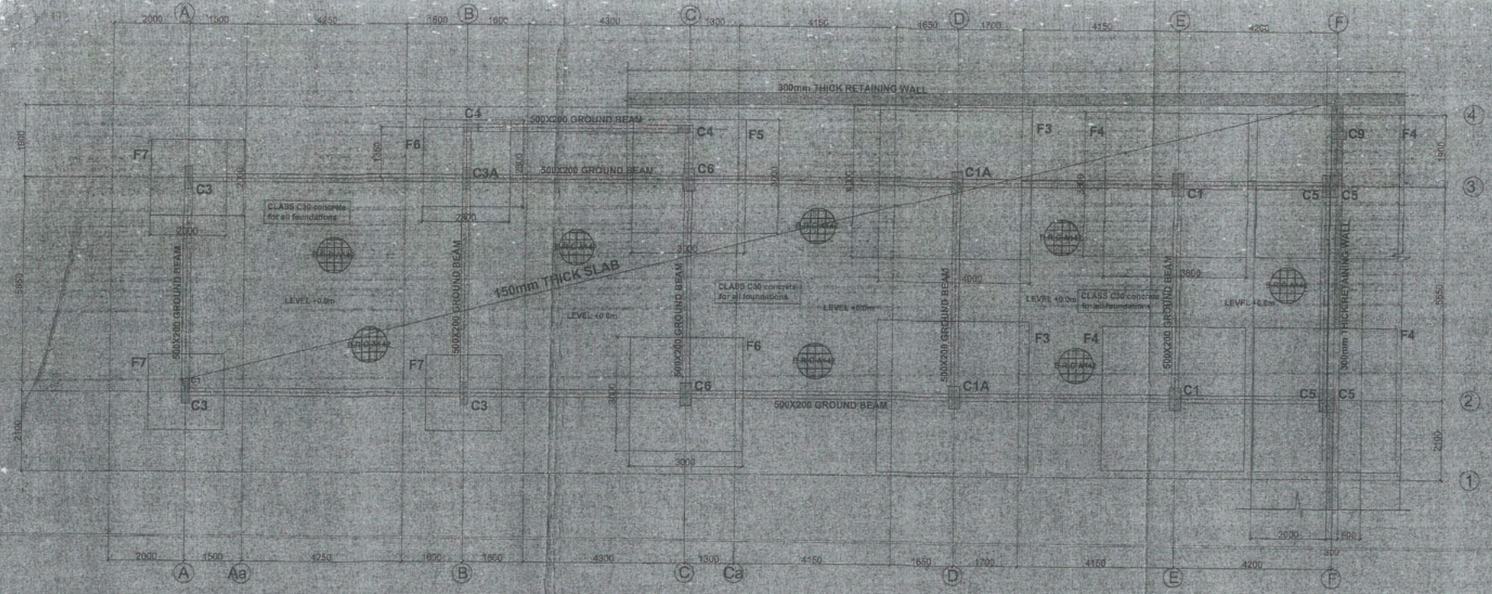
Architect
MUKANDYA HAMIDU MUGUMBU
ARB. REG. NO. 127,
ANNUAL PRACT. CERT. NO. 2732
05/03/2019

Client
MATOVU KAMOGA MOSES
P.O BOX 36027 KAMPALA
Signature :.....

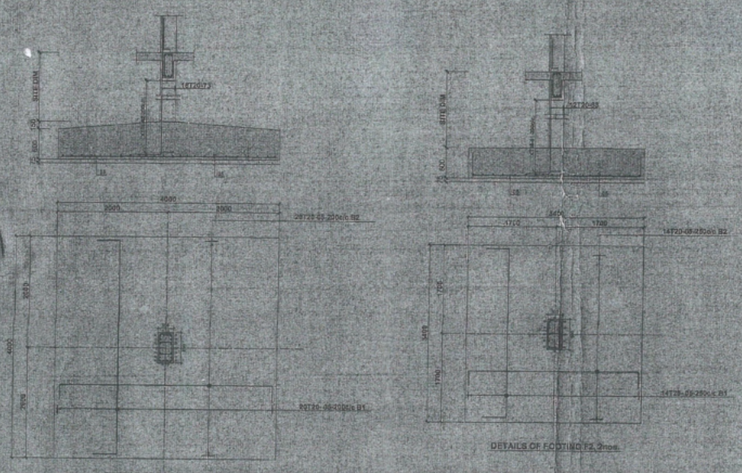
Project
PROPOSED
RESIDENTIAL DEVELOPMENT AT
PLOT 12A
UPPER HILL CLOSE/BUKOTO CRESCENT
NAGURU -NAKAWA DIVISION)

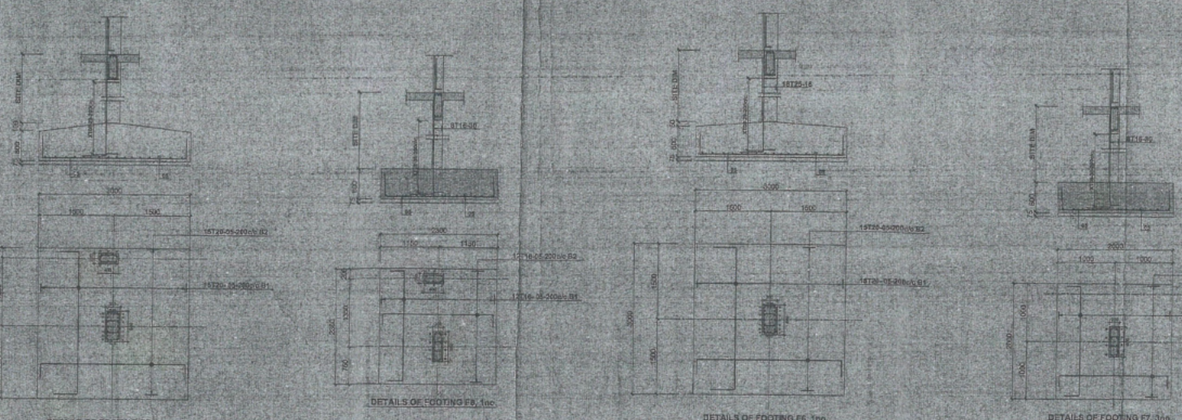
Drawing title
BUIDING ELEVATIONS 3 of3

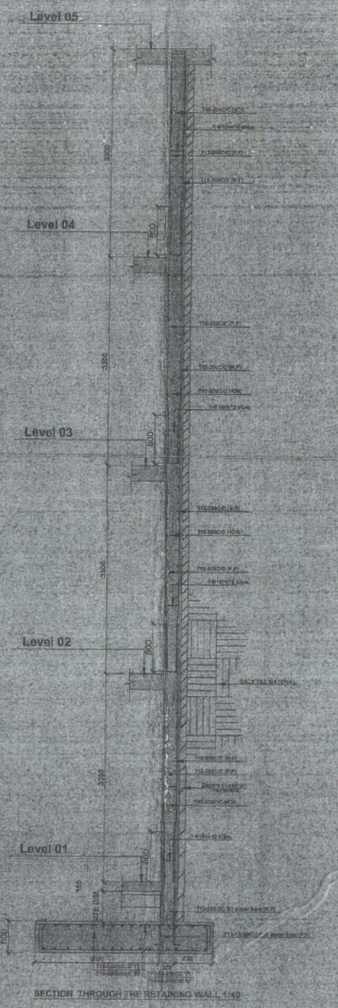
Units	Scale
mm,m	As shown on A 1
Checked by: H.M	Drawn by : P.S
Date : MAR 2019	Sheet no. 10



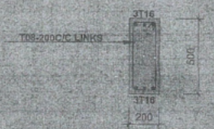
LOWER FOUNDATION LAYOUT AT +/-0.00m 1:75







SECTION THROUGH THE RETAINING WALL, 1:40



TYP. SEC. THROUGH GROUND BEAM

GENERAL NOTES

1. REFERENCE
a) All Structural Engineer's drawings shall be read in conjunction with the Architects drawings and any discrepancies should be reported.
b) These drawings shall be read in conjunction with Standard Bill Of Quantities Specifications.

2. DIMENSIONS
All dimensions are in millimeters unless stated. All dimensions to be checked on site prior to construction. Written instructions on the drawing shall prevail to scaled size.

3. CONSTRUCTION
a) All load bearing walls to be constructed in wall units compressive strength of at least 4.0N/mm2 and block/brick compressive strength averaging with BS 5628 Part 1/ 1978 specifying use of designed mix mortar.
b) Load bearing block walls to be constructed from 450kg/m3 blocks of 3.0N/mm2 min.
c) Mortar to conform to mortar designation (i) of table 1 BS 5628 Part 1
d) Provide masonry structure every 3.0m maximum centres a fin wall stand secured tee to BS1243.

4. FOUNDATIONS
a) Bearing capacity taken to be 150 & 250kN/m2 for upper and lowers strata, each at 4.0m depth
a) Foundations shall generally be constructed on firm natural ground after removal of all organic clayey soil as the excavation deepens to the recommended bearing capacity strata is met.
b) Minimum foundation depth to be 1500mm below ground level, or 600mm below approved design level whichever is greater and must be founded on firm ground capable to be proved.
c) Weak pockets of bearing strata to be dug out and filled with 1:4:8 mass concrete.

5. CONCRETE
a) Reinforced Concrete shall be of grade C25, medium slump (75-8) & maximum aggregate size 20mm. Minimum cement content 325kg/m3 & concrete mix ratio shall be1:2:4
b) Mass concrete to have a minimum work cube strength of 15N/mm2 @ 28 days with 40mm maximum aggregate size.

6. TIMBER WORK
All Timber work is designed in accordance with BS5268 Part 2 1984 Specification (British Standard for Structural Use Of Timber in Buildings

7. FORMWORK
The Contractor shall design, and submit detailed working drawings for the propose formwork and other temporary works, to the Structural Engineer for approval before actual Construction.
The approval of the Engineer however shall not in anyway relieve the Contractor of his responsibility for any errors which his working drawings may contain.

8. JOINTS
Movement joints at the basement of all the complex. Joint locations as indicated on drawings.
Joints in slab to be perpendicular to walls or centerline of ring beam.

9. REINFORCEMENT
The Yield Strength of steel reinforcement is in accordance with consulting engineer's specification.
R..... Denotes round mild steel bars.
T..... Denotes high tensile strength steel bars

10. CONCRETE COVER-
50mm to mesh in ground slabs, 40mm for columns, (over surplus) 25mm for slabs (cover to main bars) 75mm to foundation, pad and footing and 25mm to slabs, A=75 for all against earth

11. FILL MATERIAL
a) Fill material shall be approved by the engineer prior to use.
b) Approved fill shall be placed and spread in layers of 150mm with OMC achieved and compacted to 95% MOD (Modified AASHTO)

12. Structural steelwork to BS 5950. See standard steelwork notes.

Notes:
a) All dimensions in millimetres unless otherwise stated
b) Where is is stated "check" the measurements to be determined on site.
c) Site supervision by a qualified engineer is very vital.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, PLOT 12A, UPPER HILL CLOSE/OFF BUKOTO CRESCENT, NAGURU-NAKAWA DIVISION.

CLIENT: MATOVU K.MOSES
P.O BOX 36027, KAMPALA.

ARCHITECT: MUKANDYA HAMIDU MUGUMBU

CONSENT: (Applicable if so any)

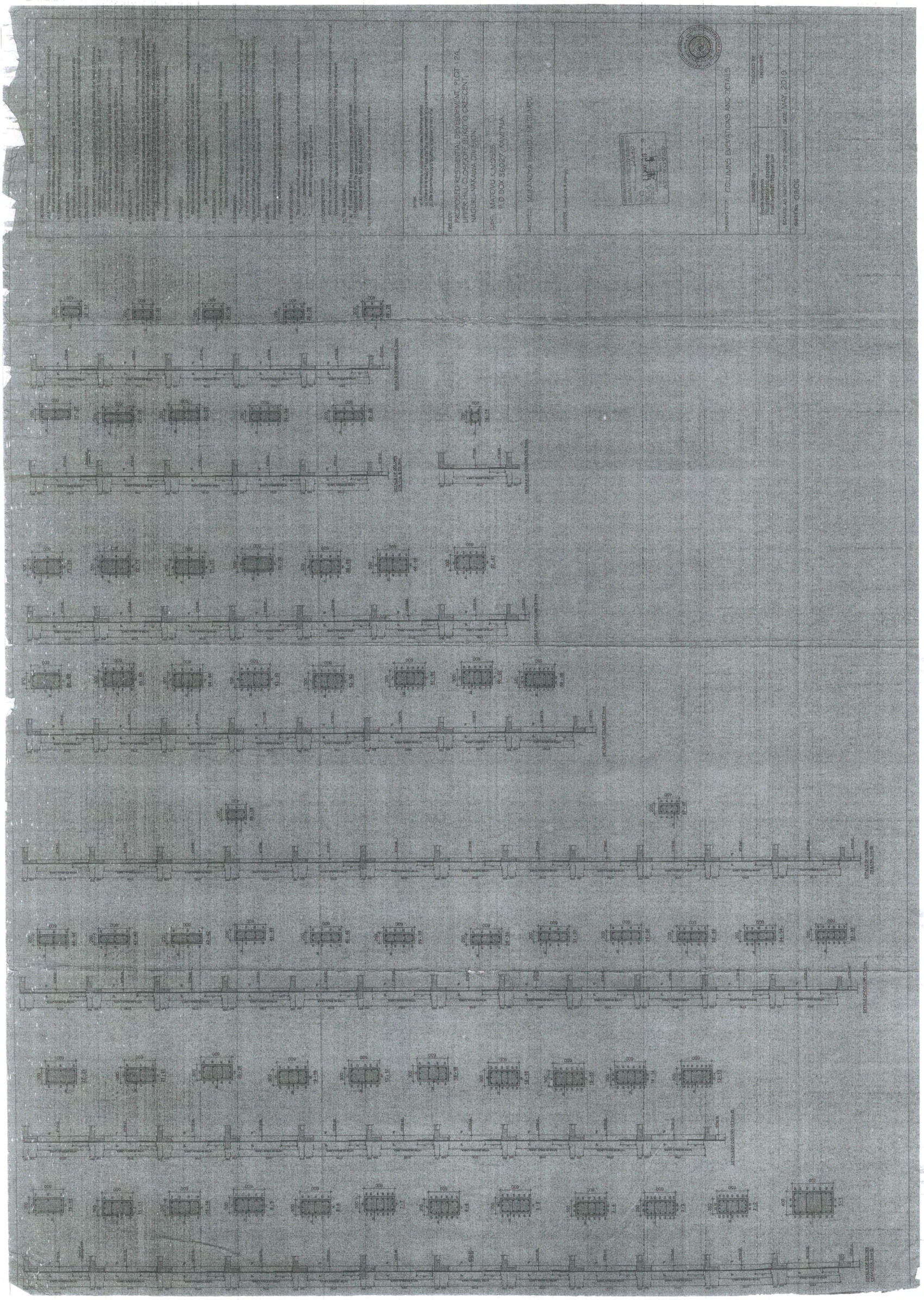
KAMPALA CAPITAL CITY AUTHORITY
21 MAY 2019
APPROVED

DRAWING TITLE: LOWER FOUNDATION LAYOUT, FOOTINGS, RETAINING WALL AND DETAILS

DESIGNED BY:	CHECKED BY:
Wycliffe Ssenyonga TEL: 0783196126, 0701200146 E-mail: wycliffe1618@gmail.com	ENGINEER:

SCALES: AS INDICATED ON THIS DRAWING DATE: MAY, 2019

SHEET No: S 1/06


PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT, PLOT 12A,
UPPER HILL CLOSE/OFF BUKOTO CRESCENT,
NAGURU-NAKAWA DIVISION.
CLIENT: MATOVU K.MOSES
P.O BOX 36027, KAMPALA
ARCHITECT: MUKANDYA HAMIDU MUGUMBU
DRAWING TITLE: COLUMNS ELEVATIONS AND DETAILS
DESIGNED BY
CHECKED BY
ENGINEER
SCALES: AS INDICATED ON THE DRAWINGS
DATE: MAY, 2019
SHEET No. 02/06

TYPICAL LOWER GROUND 01 FLOOR SLAB LAYOUT, LEVELS 02 , 03 AND 04 1:75

LOWER GROUND 01 FLOOR SLAB LAYOUT & FOUNDATION LAYOUT, LEVEL 05 15.6m 1:75

LOWER GROUND 02 FLOOR SLAB LAYOUT, LEVEL 06 1:75

LOWER GROUND 02 FLOOR SLAB LAYOUT, LEVEL 07 1:75

600X200 BEAM LG05

600X200 BEAM LG04

600X200 BEAM LG07

600X200 BEAM LG06

600X200 BEAM LG13

600X200 BEAM LG09

600X200 BEAM LG05

600X200 BEAM LG16 & LG02

600X200 BEAM LG18

690X200 BEAM LG11 & LG14

TYP. SEC. OF BEAM LG08

TYP. SEC. OF BEAMS LG10 & LG12

TYP. SEC. OF BEAMS LG01, LG15 & LG17

TYP. SEC. OF SB 01,02,03,04

GENERAL NOTES:

1. REFERENCE:
a) All Structural Engineer's drawings shall be read in conjunction with the Architect's drawings, and any discrepancies should be reported.
b) These drawings shall be read in conjunction with Standard & Particular Specifications.

2. DIMENSIONS:
All dimensions are in millimetres unless otherwise stated. All dimensions to be checked on site prior to construction. Written dimensions on the drawing shall take precedence to scaled dim.

3. CONSTRUCTION:
a) All load bearing walls to be constructed in well burnt clay brickwork of at least 5.0N/mm2 characteristic compressive strength complying with BS 5628 Part 1 1978, & in accordance of specification as mentioned.
b) Load Bearing cavity walls to be constructed from solid blocks of 5.0N/mm2 min.
c) Mortar to conform to mortar designation (ii) of table 1 BS 5628 Part 1
d) Provide max cavity of 100mm evenly 2 courses using galvanised mild steel double twist BS 1221.

4. FOUNDATIONS:
a) Bearing capacity taken to be 150 & 200kN/m2 for Upper and lower pomone resp at 1.5m depth.
b) Foundations shall generally be set stepped and rem natural ground plan reinforce of all depths layer, and all the excavation depths to be confirmed by the engineer before concrete blinding starts.
b) Minimum foundation depth to be 1000 below floor level, or 600mm below lowest adjacent ground level whichever is greater or where rock is encountered 0.5m below ground rock as per BS 8004.
c) Work pockets of backing at exit to be clay lai and block with 1:4:8 mass concrete.

5. CONCRETE:
a) Reinforced Concrete shall be of grade C25, medium slump (75) & maximum aggregate size 20mm. Minimum cement content 325kg/m3 & maximum w/c ratio shall be 0.65.
b) Mass concrete to have a minimum works cube strength of 15N/mm2 at 28 days with 40mm maximum aggregate size.

6. TIMBER WORK:
All Timber work is designed in accordance with BS5268, Part 2:1984 Specification for Timber Structural Use of Timber in Building.

7. FORMWORK:
The Contractor shall submit to the Structural Engineer for approval, his detailed working drawings for his proposed formwork and other temporary works, to the Structural Engineer for approval before start of Construction.
The approval of the Engineer however shall not in any way relieve the Contractor of his responsibility for any errors which his working drawings may contain.

8. JOINTS:
Movement joints to be at a maximum of 10.0m centres. Joint positions as indicated on drawing. Joints to also be carried through walls to underside of ring beam.

9. REINFORCEMENT:
The yield strength of steel reinforcement to accordance with consulting engineers specification.
R..... denotes round mild steel bars
T..... denotes high tensile strength steel bars

10. CONCRETE COVER:
30mm to blinding, ground slab, 25mm for columns (cover to links), 35mm for slabs (cover to main bars) 50mm to foundation, top and bottom and 75mm to sides, All Retaining walls against earth.

11. FILL MATERIAL:
a) Fill material shall be approved by the engineer prior to use.
b) Approved fill shall be placed and spread in layers of 150mm with 2kG achieved and compacted to 98% MDD (Modified AASHTO)

12. Structural steelwork to BS 5950. See standard steelwork notes.

Notes:
a) All dimensions in millimetres unless otherwise stated.
b) Where levels stated " site datum" the measurement is to be determined on site.
c) Site supervision by a qualified engineer is very vital.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, PLOT 12A, UPPER HILL CLOSE/OFF BUKOTO CRESCENT, NAGURU-NAKAWA DIVISION.

CLIENT: MATOVU K MOSES
P.O BOX 36027, KAMPALA.

ARCHITECT: MUKANDYA HAMIDU MUGUMBU

ENGINEER: (signature & stamp)

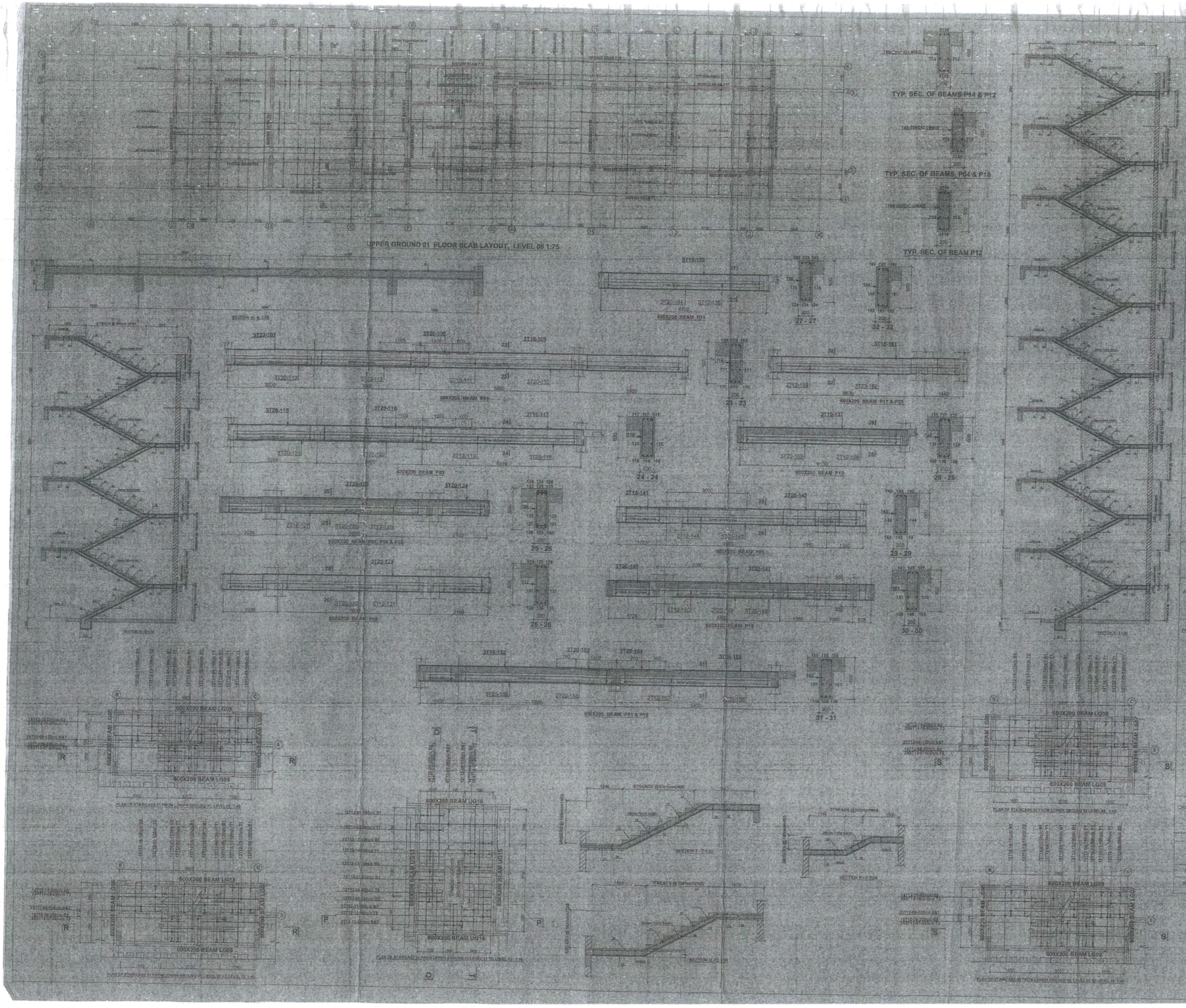
KCCA 23 MAY 2019 APPROVED

DRAWING TITLE: FLOOR SLABS AT LEVELS 02,03,04,05,06 & 07 UPPER FOUNDATION LAYOUT, FLOOR BEAMS & DETAILS.

DESIGNED BY	CHECKED BY
Wyclife Ssenyonjo TEL: 0783168139, 0721220140 Email: wyclife2010@gmail.com	ENGINEER

SCALES: AS INDICATED ON THE DRAWINGS DATE: MAY, 2019

SHEET NO: 03/06



GENERAL NOTES

1. REFERENCE
   a) All Structural Engineer's drawings shall be read in conjunction with the Architect's drawings, and any discrepancies should be reported.
   b) These drawings shall be read in conjunction with Standard & Particular Specifications.
2. DIMENSIONS
   All dimensions are in millimetres otherwise stated. All dimensions to be checked on site prior to construction. Written dimensions on the drawing shall take preference to scaled dim.
3. CONSTRUCTION
   a) All load bearing walls to be constructed in well burnt clay brickwalls of at least 3.5N/mm2 characteristic compressive strength complying with BS 5628 Part 1 1978, structural use of unreinforced masonry.
   b) Load bearing block walls to be constructed from solid blocks of 3.5N/mm2 min.
   c) Mortar to conform to mortar designation (i) of table 1 BS 5628 Part 1.
   d) Provide masonry reinforcement every 2 courses using galvanised mild steel cavity tie to BS 1243.
4. FOUNDATIONS
   a) Bearing capacity taken to be 150 & 250kN/m2 for upper and lower portions resp at 4.0m depth.
   b) Foundations shall generally be constructed on firm natural ground after removal of all organic layer and all the expansion depths to be confirmed by the engineer before concrete pendings is 0.
   c) Minimum foundation depth to be 1000 below floor level, or 600mm below ground, constructed, whichever is critical and maximum allowable fill below ground of 1.5m to 500mm.
   d) Wall packets of bearing strata to be dug out and filled with 1:6 ft mass concrete.
5. CONCRETE
   a) Reinforced concrete shall be of grade C25, medium slump (75) & maximum aggregate size 20mm. Minimum cement content 325kg/m3 & maximum water cube shall be 0.65.
   b) Mass concrete to have a minimum works cube strength of 150N/mm2 at 28 days with 40mm maximum aggregate size.
6. TIMBER WORK
   All timber work to be dried in accordance with BS5268, Part 2 1984 Specification (Brash Standard for Structural Use Of Timber in Buildings.
7. FORMWORK
   The Contractor shall design and submit detailed working drawings for all proposed formwork and other temporary works, to the Structural Engineer for approval before actual construction.
   The approval of the Engineer however shall not in any way relieve the fabricator of the responsibility for any errors which his working drawings may contain.
8. JOINTS
   Movement joints to be at a maximum of 0.0m centres. Joint positions as indicated on drawing. Joint are slab to be carried through wall to underside of ring beam.
9. REINFORCEMENT
   The yield strength of steel reinforcement to accordance with consulting engineer's specification.
   R ..... denotes round mild steel bars
   T ..... denotes high tensile strength steel bars.
10. CONCRETE COVER
    30mm to mesh in ground slab, 25mm for columns (cover to links) 25mm for all bars (cover to main bars) 50mm to foundation, top and bottom and 75mm to sides, AT 75 for all against earth.
11. FILL MATERIAL
    a) Fill material shall be approved by the engineer prior to use.
    b) Approved fill shall be placed and spread in layers of 150mm with CMC entrained and compacted to 98% MOD (Modified AASHTO).
12. Structural steelwork to BS 5360. See standard steelwork notes.

Notes:
a) All dimensions in millimetres unless otherwise stated.
b) Where it is stated "site pin" the measurement is to be determined on site.
c) Site supervision by a qualified engineer is very vital.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, PLOT 12A, UPPER HILL CLOSE/OFF BUKOTO CRESCENT, NAGURU-NAKAWA DIVISION.

CLIENT: MATOVU K.MOSES, P.O.BOX 36027, KAMPALA.

ARCHITECT: MUKANDYA HAMIDU MUGUMBU

ENGINEER (signature & stamp)

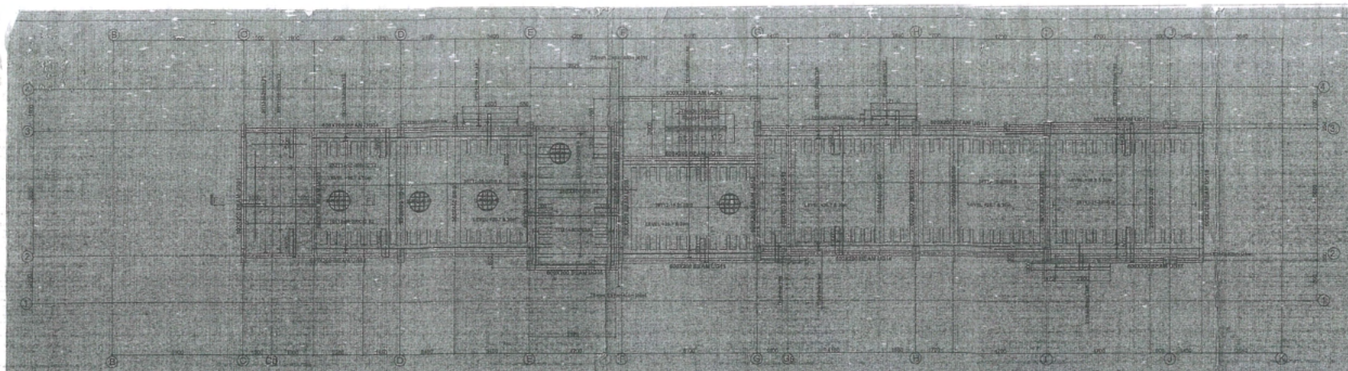
PROPOSED DEVELOPMENT BY KAMPALA CAPITAL CITY AUTHORITY
NO. 1/2/19
KCCA 27 MAY 2019
PROJECT
STRUCTURAL PLANS
APPROVED

DRAWING TITLE: FLOOR SLAB LAYOUT AT LEVEL 08, FLOOR BEAMS, STAIRCASES 01, 02, 03 AND DETAILS.

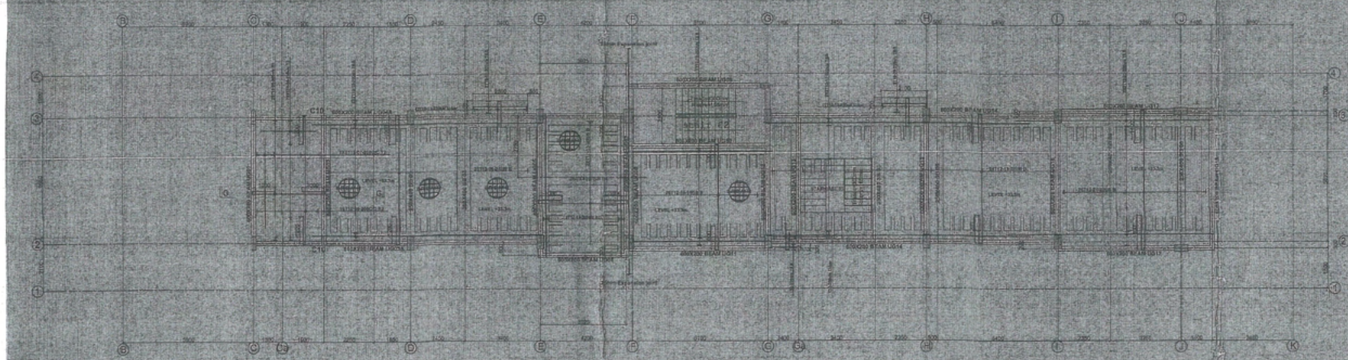
DESIGNED BY	CHECKED BY
Wycliffe Ssemyondo TEL: 0708166129, 0701200140 Email: wycliffe2015@gmail.com	ENGINEER

SCALES AS INDICATED ON THE DRAWINGS DATE: MAY, 2019

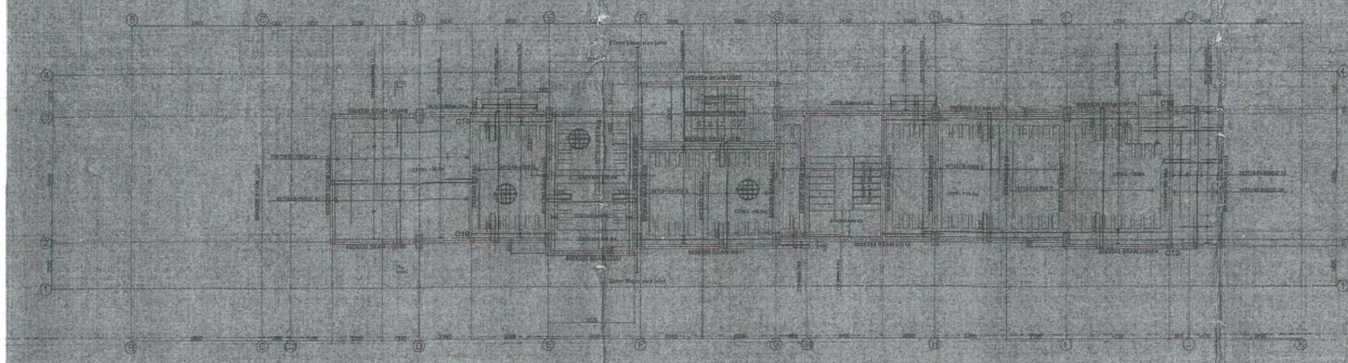
SHEET No: 04/06



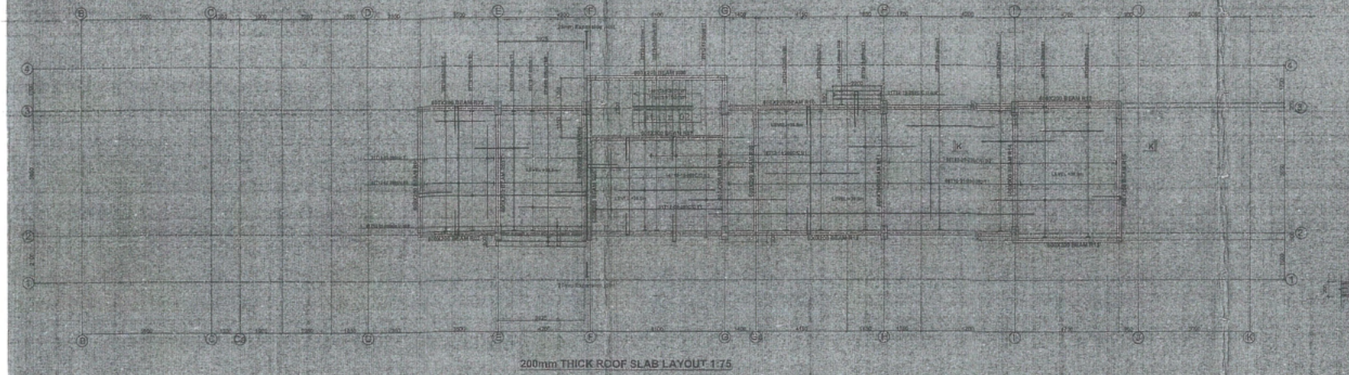
UPPER GROUND 01 FLOOR SLAB LAYOUT, LEVELS 09 AND 10 1:75



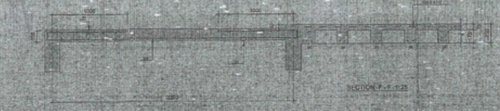
UPPER GROUND 01 FLOOR SLAB LAYOUT, LEVEL 11 1:75



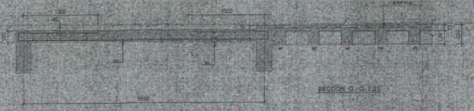
UPPER GROUND 01 FLOOR SLAB LAYOUT, LEVEL 12 1:75



200mm THICK ROOF SLAB LAYOUT 1:75



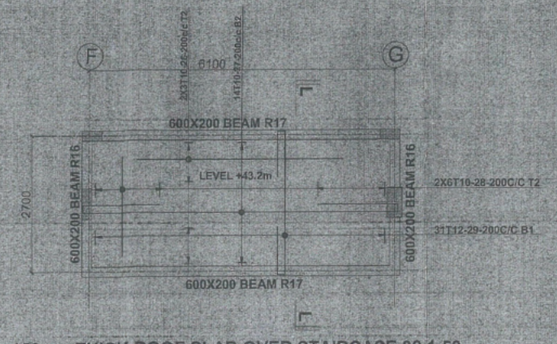
SECTION F-F 1:25



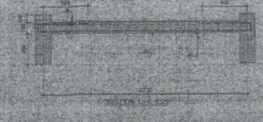
SECTION G-G 1:25



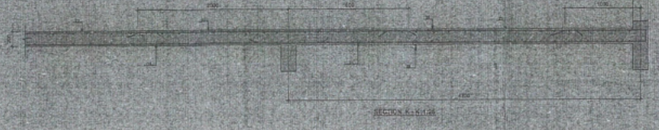
SECTION E-E 1:25



150mm THICK ROOF SLAB OVER STAIRCASE 02 1:50



SECTION 1-1 1:25



SECTION A-A 1:25

GENERAL NOTES

1. REFERENCE
a) All structural Engineer's drawings shall be read in conjunction with the Architects drawings and any other relevant drawings.
b) These drawings shall be read in conjunction with Standard & Particular Specifications.

2. DIMENSIONS
All dimensions are in millimeters unless otherwise stated. All dimensions to be checked on site prior to construction. Written dimensions on the drawings shall take precedence over scaled ones.

3. CONSTRUCTION
a) Allowable bearing pressure of foundations should not exceed value as stated in Soil Investigation Report. Foundations shall be designed and constructed in accordance with BS 8004 Part 1 1972, Code of practice for foundations.
b) Load bearing walls shall be constructed from solid blocks of 150mm thickness.
c) Mortar designation & specification shall be as per table 1 of table 1:4:20 (Cement : Lime : Sand) as per BS 5628 Part 1 1992.

4. FOUNDATIONS
a) Bearing capacity taken to be 150 kN/m2 for upper and lower portions (min as a rock depth).
b) Foundations shall generally be constructed on the natural ground after removal of organic matter and all unsuitable material to the approved depth and width as per the Engineer's instructions.
c) Where foundations are stepped, the horizontal face/tread or concrete shall not be more than 450mm wide and the vertical face/riser not more than 300mm high. Steps shall be constructed in regular courses and shall be properly bonded.
d) Keep contents of trial pit excavated for setting out and flues with 1:4:8 mass concrete.

5. CONCRETE
a) Reinforced concrete shall be of grade C25, made from ordinary Portland cement to BS 12 and aggregates to BS 882 with a maximum size of 20mm.
b) Mixes designated as nominal mixes shall be designated as 1:2:4.
c) Mixes designated as design mixes shall be designed to obtain a characteristic strength of 30N/mm2 at 28 days with adequate workability as approved by the Engineer.

6. TIMBER WORK
All Timber work is designed in accordance with BS 5268 Part 2 1984 Specification for the Structural Use of Timber in Buildings.

7. FORMWORK
The Contractor shall prepare and submit detailed working drawings for the proposed formwork and other temporary works to the Structural Engineer for approval before actual Construction.
The approval of the Engineer however shall not in any way relieve the fabricator of his responsibility for any errors which may exist in such working drawings.

8. JOINTS
Movement joints to be at a maximum of 9.0m centres, and positioned as indicated on working drawings or as may be necessitated by changes to the details of the plans.

9. REINFORCEMENT
The yield strength of steel reinforcement shall be in accordance with the following steel specification:
a) ..... denotes round mild steel bars
b) ..... denotes high tensile strength steel bars

10. CONCRETE COVER
30mm at mid-span of beams slab, 25mm for columns (power to steel, 40mm for Slabs Lapped to main joints 50mm for foundations, top and bottom and 75mm in contact with the soil against earth.

11. FILL MATERIAL
a) Fill material shall be approved by the engineer prior to use.
b) Approved fill shall be placed in 2 spread in layers of 150mm with OMC, well mixed and compacted to 95% of MDD (Modified AASHTO).

12. Structural steelwork to BS 5950. See structural steelwork notes.

Notes:
a) All dimensions in millimeters unless otherwise stated
b) Where it is stated "the site" the meaning is to be Agreement on site
c) Site supervision by a qualified engineer is very vital.

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT, PLOT 12A, UPPER HILL CLOSE/OFF SUKOTO CRESCENT, NAGURU-NAKAWA DIVISION.

CLIENT: MATOVU K MOSES
P.O. BOX 340027, KAMPALA

ARCHITECT: MUSANDYA HAMIDU MUGUMBE

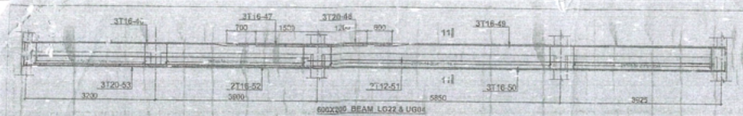
ENGINEER: (signature + stamp)

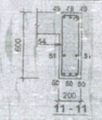
24 MAY 2019
APPROVED

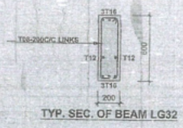
DRAWING TITLE: FLOOR SLABS LAYOUTS AT LEVELS 09,10, 11, 12, ROOF SLAB LAYOUT AND DETAILS.

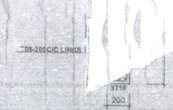
DESIGNED BY	CHECKED BY
Ygoda Arangodia TEL: 0782188729/ 0701230748 EMAIL: ygoda2015@gmail.com	ENGINEER
SCALES AS INDICATED ON THE DRAWINGS	DATE: MAY, 2019

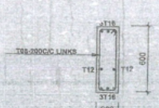
SHEET No: 05/06

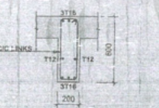


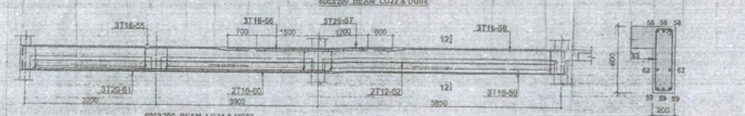


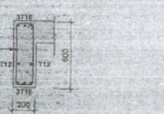


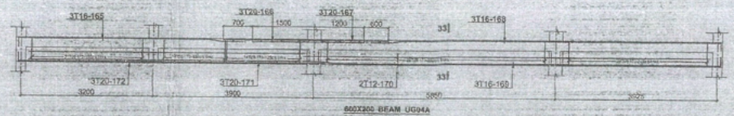


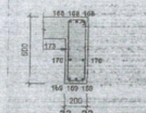


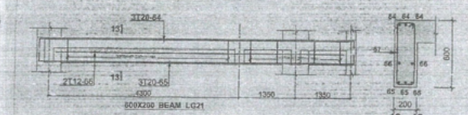


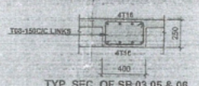


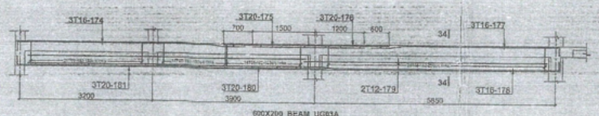


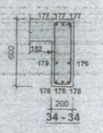


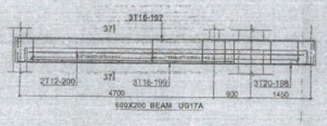


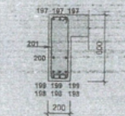


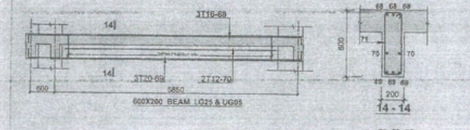


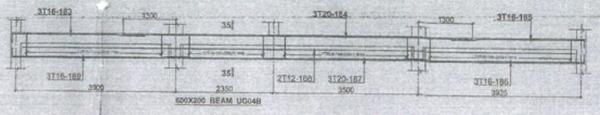


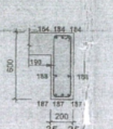


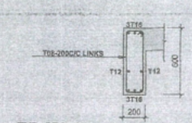


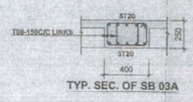


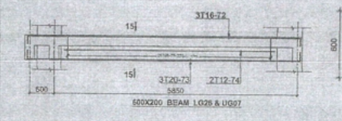


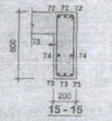


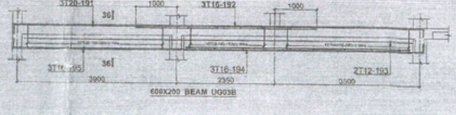


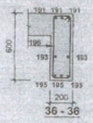


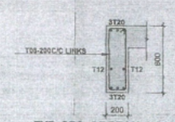


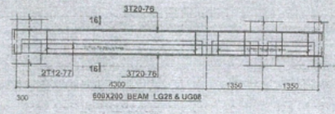


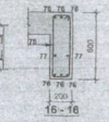


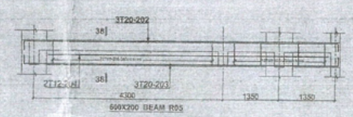


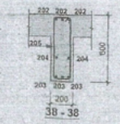


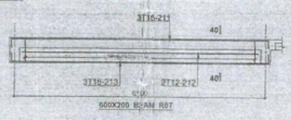


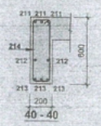


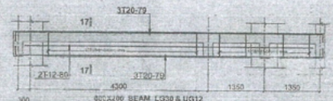


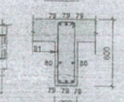


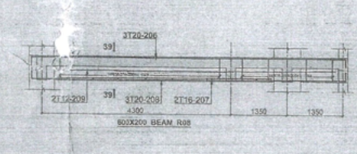


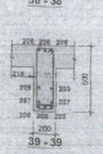


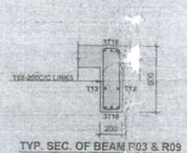












GENERAL NOTES

1. REFERENCE
   a) All Structural Engineer's drawings shall be read in conjunction with the Architect's drawings, and any discrepancies should be reported.
   b) These drawings shall be read in conjunction with Standard & Particular Specifications.
2. DIMENSIONS
   All dimensions are in mm unless otherwise stated. All dimensions to be checked on site prior to construction. Written dimensions on the drawing shall take preference to scaled dim.
3. CONSTRUCTION
   a) All load bearing walls to be constructed in well burnt clay brickwalls of at least 3.5N/mm2 characteristic compressive strength complying with BS 5628 Part 3,1978: Structural use of unreinforced masonry.
   b) Load bearing block walls to be constructed from solid blocks of 5.0N/mm2 min.
   c) Mortar to conform to mortar designation (i) of table 1 BS 5628 Part 1
   d) Provide masonry anchors every 2 courses using galvanised mild steel dobond ties to BS1243.
4. FOUNDATIONS
   a) Bearing capacity taken to be 150 & 250kN/m2 for upper and lower portions resp at 1.5m depth
   a) Foundations shall generally be constructed on firm natural ground after removal of all organic layer, and all the excavation depths to be confirmed by the engineer before concrete blinding is laid.
   b) Minimum foundation depth to be 1000 below floor level, or 600mm below adjoin apron level, whichever is critical and maximum allowable all below ground will to be 3000mm.
   c) Weak pockets of bearing strata to be dug out and filled with 1:4:8 mass concrete.
5. CONCRETE
   a). Reinforced Concrete shall be of grade C25, medium slump (75) & maximum aggregate size 20mm. Minimum cement content 325kg/m3 & maximum w/c ratio shall be 0.65.
   b) Mass concrete to have a minimum works cube strength of 15N/mm2 at 28 days with 40mm maximum aggregate size.
6. TIMBER WORK
   All Timber work is designed in accordance with BS5268, Part 2 1984 Specification (British Standard for Structural Use Of Timber in Buildings.
7. FORMWORK
   The Contractor shall design and submit detailed working drawings for his proposed formwork and other temporary works to the Structural Engineer for approval before actual Construction. The approval of the Engineer however shall not in any way relieve the fabricator of his responsibility for any errors which his working drawings may contain.
8. JOINTS:
   Movement joints to be at a maximum of 6.0m centres. Joint positions as indicated on drawings. Joints in slab to be carried through walls to underside of ring beam.
9. REINFORCEMENT
   The yield strength of steel reinforcement to accordance with consulting engineer's specification.
   R.....denotes round mild steel bars.
   T.....denotes high tensile strength steel bars
10. CONCRETE COVER:
    30mm to mesh in ground slab. 25mm for columns (cover to links) 75mm for slabs (cover to main bars) 50mm to foundation, top and bottom and 75mm to sides. All 75 for all against earth.
11. FILL MATERIAL
    a) Fill material shall be approved by the engineer prior to use.
    b) Approved fill shall be placed and spread in layers of 150mm with OMC achieved and compacted to 98% MDD (Modified AASHTO)
12. Structural steelwork to BS 5950. See standard steelwork notes.

Notes:
a) All dimensions in millimetres Unless otherwise stated
b) Where is is stated " site dim" the measurement is to be determined on site
c) Site supervision by a qualified engineer is very vital.

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT, PLOT 12A, UPPER HILL CLOSE/OFF BUKOTO CRESCENT, NAGURU-NAKAWA DIVISION.

CLIENT: MATOVU K.MOSES
P.O BOX 36027, KAMPALA.

ARCHITECT: MUKANDYA HAMIDU MUGUMBU

ENGINEER (Registered & Stamp)

4990
21 MAY 2019

DRAWING TITLE: FLOOR BEAMS AND DETAILS

DESIGNED BY	CHECKED BY
Wycliffe Ssenyondo TEL: 0783166120, 0701200140 Email: wycliffe2015@gmail.com	ENGINEER

SCALES: AS INDICATED ON THE DRAWINGS DATE: MAY, 2019

SHEET No: 06/06

KCCA

KAMPALA CAPITAL CITY AUTHORITY
DIRECTORATE OF PHYSICAL PLANNING
P.O.BOX 7010, KAMPALA

WORKS INSPECTION CARD

Serial No. 000646

Project Supervising Consultants & Contractor:

Plot No. | Road
12A upper Hill close, Bukoto Crescent

Name of developer: Matovu Kamoga Moses

Reg. No. (for non-individuals).: .....

Contact Person: Kamoga Moses

ID no.* of Developer/contact person: x

Tel. No.: x 0704777730

Signature: x [signature]

Approval date: x 02/05/2019

Approval Number: 344/19

Plan No.: N0328/19

Project Location: Nagura

Project Description: Proposed Residential Apartments

Division: Nakawa

Issuing Building Inspector: Muse Benjamin

Tel. No.: 0794668914

Signature: [signature] Date: 30 MAY 2019

Stamp: .....

*NIN or Passport No. for foreign nationals

Architect
Name: MUSAMBA ALUBARU
Reg No.: 114
P.C. No.: 505
Sign & Stamp [signature]

ARCHITECTURAL MUSAMBA B. ARCH. MUSAMBA ALUBARU UGANDA SOCIETY OF ARCHITECTS ERB REGISTRATION NO. 114

Structural Engineer
Name: .....
Reg No.: .....
P.C. No.: .....
Sign & Stamp

ENG. FREDERICK MUBIRU BSC. Eng., M.Eng., MUIPE, MIHT, R.Eng. UGANDA ENGINEERS REGISTRATION BOARD ERB REGISTRATION NO. 605

Contractor
Name: MUSINDERWAY
Reg No.: .....
Not companies: .....
Contact Person: MUSINDERWAY
Sign & Stamp
[signature] 24 MAY 2019 KAMPALA UGANDA

YASMUT CIVIL ENGINEERS AND CONSTRUCTORS P.O. BOX ... KAMPALA UGANDA

Note: By signing this inspection/job card, the parties acknowledge having read and understood the **permit conditions printed at the back hereof** and agree to abide by them throughout the construction of the building. Any breach of applicable rules and/or the conditions hereof shall lead to action from the authority including, but not limited to prosecution and removal of the building. Parties shall be jointly and severally liable for any breach of the applicable rules and conditions.

(June 2018 Edition)

KCCA
KAMPALA CAPITAL CITY AUTHORITY
For a better City

DIRECTORATE OF PHYSICAL PLANNING

Form P.P.A. 3

PHYSICAL PLANNING ACT 2010

NOTIFICATION OF APPROVAL /REFUSAL/DEFERMENT OF DEVELOPMENT PERMISSION

DPP/KCCA/1702/03

NO: N/0328/19 of 2019

TO: M/S MATOVU MOSES KAMOGA
PLOT: 12A NAGURU
P. O. BOX 36027 KAMPALA

THRU: ARCH MUKANDYA HAMIDU MUGUMBU
P. O. BOX 27619 KAMPALA

Your application No. N/0328/19 dated 2nd April 2019 for permission to construct Residential apartment and boundary wall on Plot 12A Naguru situated in Nakawa Division was considered on 2nd May, 2019 by the Physical Planning Committee and it was **APPROVED Pending Structural Review**

Dated this 3rd day of May 2019

KAMPALA CAPITAL CITY AUTHORITY
03 APR 2019
DIRECTORATE OF PHYSICAL PLANNING

Signed: .....

Atwine K. Moses

For: Executive Director, KCCA

Cc: Chairperson Physical Planning Committee

Reference: Physical Planning Act 2010, Section 34, 38 & 39

a) This **NOTICE** is not a commencement letter or a building permit by any means.

P.O. Box 7010 Kampala- Uganda
Plot 1-3 Apollo Kaggwa Road
Tel: 0414 231 446 / 0204 660 000
Web: www.kcca.go.ug Email: info@kcca.go.ug

b) By this notice you should endeavor to collect your dully **APPROVED** and **STAMPED** drawings from the Authority within 30 days after receiving this notice.

c) Before commencement of any building works, you are requested to apply for a building Job Card to be issued by a Building Inspector designated and approved by the Authority. For storied structures and any construction of structural nature, a job card will be issued after approval of the structural drawings and details.

d) Up on receipt of a Job Card, all works are to be undertaken as indicated on approved plans by the KCCA's Physical Planning Committee.

e) The Authority reserves the right to revoke this notice any time in case of breach of any of the stipulated provisions and any other provisions in the building rules and regulations and the Physical Planning Act.

KCCA

KONCEPTS-INFINITI
Infinite Concepts ..... Innovative Solutions

A: UDET House, Plot 73, Kiira Road, P. O. Box 2517, Kampala, Uganda
T: +256 393 514718 E: info@koncepts-infiniti.com W: www.koncepts-infiniti.com

Our Ref: **UGA/RES/04-21/001**

14th June 2024

The Chairperson,
The Building Committee,
Kampala Capital City Authority,
P. O. Box 7010,
Kampala, Uganda.

Dear Sir,

THE PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT NO. 12A, UPPER HILL CLOSE & BUKOTO CRESCENT, NAGURU - NAKAWA DIVISION, KAMPALA CAPITAL CITY AUTHORITY, UGANDA.
Deferment of Application of Building Permit (Ref No. 2310023060)

Reference is made to your letter dated 12th February 2024, wherein you further deferred this application pending submission of the quoted documents. Find attached a copy of our letter to you dated 19th December 2023, wherein we responded to your similar request for documents. However, in the spirit of compliance, find below our responses to the reasons for the deferment:

BC Comment	Developer Response
1. Submit Development Permission letter from PPC showing as-built conditions on site and change of ownership from the development permission earlier granted to Mr. Matovu Moses Kamoga	The approval letter granted on 03rd May 2019 (*copy hereby attached*) was in the names of the registered proprietor at the time - Mr. Matovu Moses Kamoga. Mr. Jordan Twinomurisa, who later acquired the property is entitled to use the same approval letter. It is neither a legal requirement nor the practice of the Physical Planning Committee to issue new development permission for new owners. (Please find attached evidence of current ownership - *Copy of Land Title and copy of Search Letter*)
2. Full Set of Architectural Drawings to facilitate further review in regard to Reg. No. 9 of the Building Control Regulations 2020	These were submitted on several occasions. (*See copy of BIMS online submittal*)
3. Submit NEMA Certificate	This is only applicable to new applications. In the present case, approval was issued by the same authority in accordance with Sec. 54 of the Building Control Act, 2013.
4. Attach LC 1 Recommendation Letter as per Reg. No. 21(a) of the Building Control Regulations 2020	(*See Attached*)

In light of the above, it appears that there is a deliberate plan by the Building Committee to frustrate our Client's development plans. It is imperative that the Committee **do the right thing** and issue the requisite building permit. Do not hesitate to contact us in case you require any further clarifications.

Yours Sincerely,

Arch. Adrian T. Rutaroh
Project Architect

KONCEPTS-INFINITI
Infinite Concepts ... Innovative Solutions

A: [illegible]
T: [illegible] E: [illegible] W: [illegible]

Our Ref: UGA/RES/04-21/001

19th Dec 2023

The Secretary,
The Building Committee,
Kampala Capital City Authority,
P. O. Box 7010,
Kampala, Uganda.

Dear Sir,

THE PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT NO. 12A, UPPER HILL CLOSE & BUKOTO CRESCENT, NAGURU - NAKAWA DIVISION, KAMPALA CAPITAL CITY AUTHORITY, UGANDA.
Deferment of Application of Building Permit (Ref No. 2310023060)

Reference is made to the email attached, communicating the reasons for deferment of this building application. Please find below our responses to the reasons for the deferment:

BC Comment	Developer Response
1. Submit Development Permission letter from Physical Planning Committee for As-Built or proposed alterations to approved residential apartments.	This was previously submitted. (*See Attached*)
2. The plot is narrow in nature and appears to have been intended as an access or drainage easement to the neighboring Plots 38 and 40, Bukoto Crescent.	The Plot bears genuine title and is therefore entitled to be developed. Also, the plot has an existing structure which was erected after approval was granted by KCCA.
3. Submit a full set of Architectural Drawings (Ref. Section 9) of the building control regulations.	These were submitted on several occasions. (*See BIMS online submittal*)
4. Synchronize Client name on the development permission letter with the name on the certificate of title (land title).	The development was initially owned by Mr. Moses Kamoga Matovu and was sold to Mr. Jordan Twinomuriisa on 23rd July 2019. (*See Attached/ Current Land Title*)
5. Attach electrical installation plans with clear schematic electrical line diagram showing cable sizing and controls.	All Electrical Engineering Drawings submitted. (*See BIMS online submittal*)
6. Submit NEMA Certificate	Not Applicable
7. Attach LC1 Letter	(*See Attached*)
8. Attach copies of previously approved drawings to facilitate further review.	(*See Attached*)

Do not hesitate to contact us in case you require any further clarifications.

Yours Sincerely,

Arch. Adrian T. Rutaroh
Project Architect
+256 772 468199

Received by
Khumbusibul Tryphie
20/12/2023

KCCA
KAMPALA CAPITAL CITY AUTHORITY
For a better City

DIRECTORATE OF PHYSICAL PLANNING

Form P.P.A. 3

PHYSICAL PLANNING ACT 2010

NOTIFICATION OF APPROVAL /REFUSAL/DEFERMENT OF DEVELOPMENT PERMISSION

DPP/KCCA/1702/03

NO: N/0328/19 of 2019

TO: M/S MATOVU MOSES KAMOGA
PLOT: 12A NAGURU
P. O. BOX 36027 KAMPALA

THRU: ARCH MUKANDYA HAMIDU MUGUMBU
P. O. BOX 27619 KAMPALA

Your application No. N/0328/19 dated 2nd April 2019 for permission to construct Residential apartment and boundary wall on Plot 12A Naguru situated in Nakawa Division was considered on 2nd May, 2019 by the Physical Planning Committee and it was **APPROVED Pending Structural Review**

Dated this 3rd day of May, 2019

KAMPALA CAPITAL CITY AUTHORITY
03 APR 2019
DIRECTORATE OF PHYSICAL PLANNING

Signed .....

Atwine K. Moses

For: Executive Director, KCCA

Cc: Chairperson Physical Planning Committee

Reference: Physical Planning Act 2010, Section 34, 38 & 39

a) This NOTICE is not a commencement letter or a building permit by any means.

P. O. Box 7010 Kampala- Uganda
Plot 1-3 Apollo Kaggwa Road
Tel: 0414 231 446 / 0204 660 000
Web: www.kcca.go.ug Email: info@kcca.go.ug

b) By this notice you should endeavor to collect your dully **APPROVED** and **STAMPED** drawings from the Authority within 30 days after receiving this notice.

c) Before commencement of any building works, you are requested to apply for a building Job Card to be issued by a Building Inspector designated and approved by the Authority. For storied structures and any construction of structural nature, a job card will be issued after approval of the structural drawings and details.

d) Up on receipt of a Job Card, all works are to be undertaken as indicated on approved plans by the KCCA's Physical Planning Committee.

e) The Authority reserves the right to revoke this notice any time in case of breach of any of the stipulated provisions and any other provisions in the building rules and regulations and the Physical Planning Act.

KCCA

27000000083208

KDLB/FH/2012

THE REPUBLIC OF UGANDA

REGISTRATION OF TITLES ACT

Certificate of Title

FREEHOLD REGISTER, VOLUME KCCA446 FOLIO 21

DESCRIPTION OF LAND

ALL THIS piece of land delineated and edged red on the plan hereto annexed containing the following area or thereabouts and situate as follows:

Area	County	District
0.0650 hectares	Nakawa Division	Kampala

and known as: **Block(Road) UPPER HILL CLOSE Plot 12A at NAGURU**

(Subject to conditions herein)

Date, time and Inst. No.

REGD. 23/11/2018 AT. 11:14 AM INST. KCCA-00056329

D.15.03.19
11.32am
ST.KCCA00059405

OWNERSHIP

Signature of Registrar

~~BAISE CHARLES OF P.O. BOX 2820, KAMPALA~~

Principal Registrar of Titles

~~MATOVU KAWOOA MOSES OF P.O. BOX 36027, Kampala~~

Is /are now the proprietors of an estate in fee simple in the land above described subject to the conditions and incumbrances herein after set out.

Dated this 23d day of November 2018

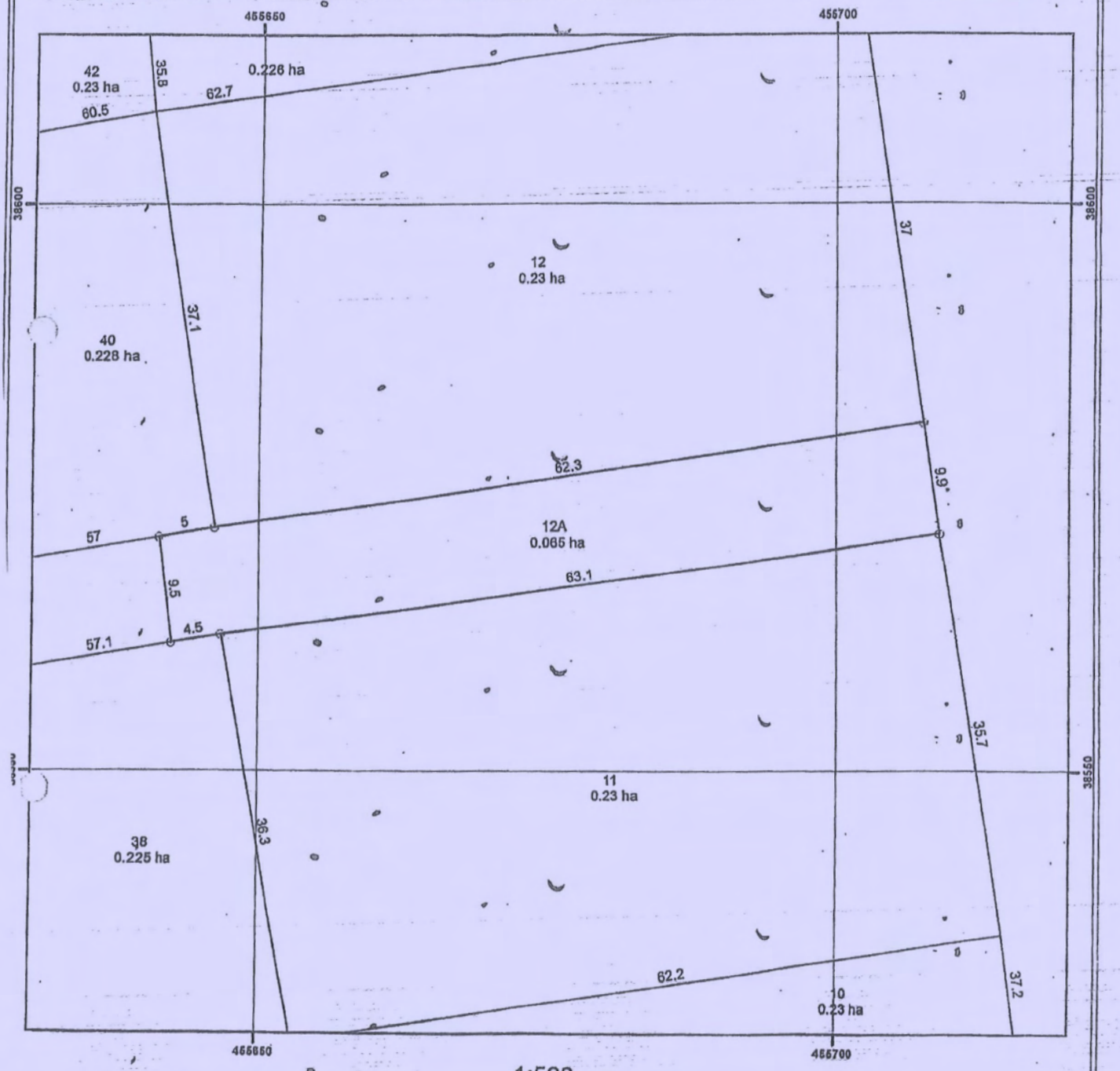
Registrar of Titles

Owner's Copy

Ownership – *continued*

Date, time and Inst. No.	Name and Address of Proprietor	Signature of Registrar
WED 24.02.2020 AT 09:13am INST.KCCA-00069798	TUMUMURISA JORDAN OF P.O. BOX 28032, Kampala	*Senior Registrar of Titles*

Kampala District
Nakawa_Division
Plot: 12A UPPER HILL CLOSE
Sheet: 71_1_18_NW_01
IS Number:
Ref. Number: RD 6406



1:500

0 25 50 Meters

KASIRYE FRANCIS
SENIOR CARTOGRAPHER
22/11/2018

KAZIBWE MICHEAL
FOR: COMMISSIONER OF SURVEYS AND MAPPING
22/11/2018

N
W E
S

CONDITIONS

Date, time and Inst. No.	Conditions	Signature of Registrar
REGD. 23/11/2018 AT. 11:14 AM INST. KCCA-00056329	a) User to be restricted to Commercial b) Compensation to Tenants to be done if any on the land will be done by the Applicant c) Land will be developed in accordance with the planning regulations on the area	Principal Registrar of Titles

UGANDA

REGISTRATION OF TITLES ACT



Certificate of Title

Freehold Tenure

Volume KCCA446 Folio 21

KCCA00143409

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

General: 0414-230879 / 0414-342931/3
Hon. Minister: 0414-259420
Hon. Minister of State (Lands): 0414-231020
Hon. Minister of State (Housing): 0414-349265
Hon. Minister of State (Urban Devt): 0414-236384
Toll Free: 0800 100 004
Permanent Secretary: 0414-230879
Under Secretary: 0414-236359
Fax: 0414-230891
Email: mlhud@mlhud.go.ug

Kampala Ministry Zonal Office, c/o Kampala Capital City Authority, P.O. Box 7010, Kampala

Uganda Vision 2040

In any correspondence on this subject please quote No. **FRV KCCA446/21**
31st day of May 2024 02:52 PM

To: JORDAN
P.O. BOX KAMPALA

SEARCH

Reference is made to your request for a search. This is to inform you that the following entries appear on the Titles Register as follows:

Title:	Freehold Register Volume KCCA446 Folio 21 Land at NAGURU Kampala City UPPER HILL CLOSE Plot 12A.
Area:	0.0650 hectares
Owner/s:	**JORDAN TWINOMURISA** whose NIN is CM6902710A8D7L of P.O. Box KAMPALA registered on 24th day of February 2020 at 9:13 AM under Instrument No. KCCA-00069798
Incumbrance/s:	None

It is for you to satisfy yourself that this land is the property of the person in whom you are interested in and not of someone else of the same name.

As only personal searches are of the Register is provided for in the Registration of Titles Act, (Cap. 230), the above information is given on the understanding that its accuracy is not guaranteed and that no liability whatsoever can be accepted if loss or damage result from any error, omission or mis-statement therein.

Yours faithfully, *Registrar of Titles*

Madinah Nabukeera
Registrar of Titles
For: Commissioner Land Registration

31/5/2024

What are you looking for?

Building Industry Management System (BIMS) > My Applications > Application - 2310023060

« BACK TO DASHBOARD « Back to My Applications

Application Details - 2310023060 (Class A Sheds with open sides)

Click here to Add Missing Information

Status	DEFERRED	
Reference	2310023060	
Application Type	Building Permit Application - Class A Sheds with open sides	
Creation Date	05th Oct, 2023 16:47:21	4 months, 20 days ago
Payment Date	06th Oct, 2023 11:53:35	4 months, 20 days ago
Submission Date	11th Dec, 2023 16:08:12	2 months, 14 days ago
Applicant Details		
Applicant Name	Rutaroh Adrian Tumusiime	
Legal Status	Individual	
Citizenship Type	Ugandan	
National ID No	CM75037101Z2AC	
Sex	Male	
Email	arutaroh@gmail.com	
Phone	256772468199	
Physical Address	Plot 73 Kira Road, Kamwokya, Kampala	
Contact Person		
Contact Email		
Contact Mobile Phone		
Location Details, Land		
Administrative Unit	Kampala City ,	
District/City:	KAMPALA	
County/Municipality:	KCCA	
Sub-County/Town Council/Division:	NAKAWA DIVISION	
Parish	NAGURU II	
Village:	REMAND HOME I	
Location	Naguru	
Land Tenure	Freehold	
Plot	KAMPALA - Nakawa Division - 12A - Upper Hill Close, Naguru,	
Building Details		
Class of a Proposed Building	Class A	
Building operation	Sheds with open sides	
Building Purpose	Residential	

Height of building (In Metres)	39 Meters High
Number of Building(s) on Site	1

Floors

NO	Floor	Square Meters
B1F1	Ground Floor Area	170.04
B1F2	Floor 1 Area	190.54
B1F3	Floor 2 Area	190.54
B1F4	Floor 3 Area	190.54
B1F5	Floor 4 Area	359.06
B1F6	Floor 5 Area	274.81
B1F7	Floor 6 Area	274.78
B1F8	Floor 7 Area	344.08
B1F9	Floor 8 Area	292.65
B1F10	Floor 9 Area	292.65
B1F11	Floor 10 Area	253.89
B1F12	Floor 11 Area	233.19

Built Up Area (Square Meters)	3066.77 Square Metres
Boundary Wall	NO
Building Name	
Contractor/ Building Operator	
Estimated Cost of Building	

Accessibility to Services

Access road	YES
Water supply	YES
Sewer connection	NO
Electricity supply	YES
Internet supply	NO

Professionals engaged

Name of Architect	184 / Rutaroh T. Adrian - Koncepts-Infiniti (U) Ltd (Plot 73, Kira Road, Kamwokya)
Name of Structural Engineer	1084 / Kitaka Mark Leo - P.O. Box 31550, Kampala - markleokitakas@gmail.com;
Name & Address of Quantity Surveyor	156 / Abby Bakayana - National Social Security Fund P.O.Box 7140, K'la 14th Flr, Workers House,Plot 1, Pelkington Road
Name of Services Engineer Mechanical	1117 / Mugume Eric - P.O. Box 5390, Kampala - erikmug@yahoo.com;
Name of Services Engineer Electrical	1104 / Lubega Isaac Sempogo - P.O. Box 24843, Kampala - isaac.lubega@gmail.com;
Status	DEFERRED

Assessment

Building Operation	Sheds with open sides
Built Up Area (Squares Meters) [BUA]	3066.77 Squares Meters
Building Permit Fee in Uganda shillings per square meter(CITY - Class A) [BPF]	2,200 UGX
Rate in percentage [R]	0.5
Building Permit Fees [(BPF*R)*BUA]	3,373,447 UGX
Inspection Fee in Uganda shillings per square meter (CITY - Class A) [IF]	1,000 UGX
Inspection Fees [IF*BUA]	3,066,770 UGX
Sub Total	6,440,217 UGX
Total Amount in Uganda shillings [Building Permit Fees + Inspection Fees]	6,440,217 UGX
Total Amount Paid	6,440,217 UGX
Balance	0 UGX

Accompanying Attachments

Certificate of Title	View/Download
Approval of land use from the Physical Planning Committee	View/Download
Boundary opening report from a surveyor	View/Download
Architectural drawings	View/Download
Civil Structural Drawings	View/Download
Village LC Letter	View/Download
Electrical Drawings	View/Download
Mechanical Drawings	View/Download
Structural Integrity Report	View/Download
Certificate of Environmental Impact assessment from NEMA	View/Download
Traffic impact assessment	View/Download
Geo Technical Report	View/Download

Application Audit Trail

15th Dec, 2023 19:20:46	Application was deferred with the following comments : 1. Submit development permission letter from Physical Planning Committee for as-built or proposed alterations to approved residential apartments.\r\n2. The plot is narrow in nature and appears to have been intended as an access or drainage easement to the neighboring Plots 38 and 40, Bukoto Crescent. \r\n3. Submit a full set of architectural drawings (Ref. Section 9) of the building control regulations.\r\n4. Synchronize client name on the development permission letter with the name on the certificate of title (land title).\r\n5. Attach electrical installation plans with clear schematic electrical line diagram showing cable sizing and controls.\r\n6. Submit NEMA Certificate\r\n7. Attach LC1 Letter\r\n8. Attach copies of previously approved drawings to facilitate further review.
15th Dec, 2023 16:13:59	Application was reviewed by Assistant Building Control Officer
15th Dec, 2023 16:10:52	Application was reviewed by Assistant Building Control Officer
15th Dec, 2023 15:09:02	Comment saved by Mwesigye Joel

15th Dec, 2023 13:53:09	Application was reviewed by Assistant Building Control Officer
12th Dec, 2023 17:29:13	Application was reviewed by Assistant Building Control Officer
12th Dec, 2023 13:27:44	Application was reviewed by Assistant Building Control Officer
12th Dec, 2023 11:07:32	Scheduled Site visit onThursday 14th December, 2023 01:00:00
12th Dec, 2023 11:07:32	Application was assigned to Assistant Building Control Officers for Review.
11th Dec, 2023 16:08:12	Application Submitted to Local Authority
11th Dec, 2023 16:07:51	Acknowledgement confirmed by Abby Bakayana (Surveyor)
11th Dec, 2023 15:08:14	Acknowledgement confirmed by Lubega Isaac Sempogo (Electrical Engineer)
11th Dec, 2023 15:09:18	Acknowledgement confirmed by Mugume Eric (Mechanical Engineer)
11th Dec, 2023 13:01:54	Acknowledgement confirmed by Rutaroh T. Adrian (Architect)
11th Dec, 2023 11:46:20	Acknowledgement confirmed by Kitaka Mark Leo (Structural Engineer)
06th Oct, 2023 11:53:35	Pending Professionals acknowledgment
06th Oct, 2023 11:53:34	Payment Recieved
05th Oct, 2023 16:47:21	Application Created

NAGULU KIWALIMU VILLAGE LC. I

NAGULU II PARISH, NAKAWA MUNICIPALITY

P.O. BOX 30495, Kampala – Uganda. Tel: 0712-953562

THE REPUBLIC OF UGANDA

Our Ref:.....

Your Ref:..... Date: 20th - DEC - 2023

TO THE EXECUTIVE DIRECTOR

ILCCA,

Dear sir/madam

RE: PLOT 12A BULOTO CRESCENT NAGURU, KAMPALA

I am writing to inform you that Mr Twinomurisa Jordan is the owner of the above mentioned plot and there is a incomplete building on that plot.

I am requesting you to give him permission to complete the construction of this building. This building is a threat to our community since it accommodates Un known people.

Any assistance rendered to him shall highly be appreciated.

Yours faithfully

20 DEC 2023

MATOVU AHMED

LC I CHAIRMAN

KCCA
KAMPALA CAPITAL CITY AUTHORITY
For a better City

DIRECTORATE OF PHYSICAL PLANNING

29th August 2024

Arch. Adrian T. Rutaroh
Koncepts – Infiniti
UDET House, Plot 73, Kiira Road
PO Box 2517
Kampala

RE: PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT NO. 12A, UPPER HILL CLOSE AND BUKOTO CRESCENT, NAGURU – NAKAWA DIVISION, KAMPALA CAPITAL CITY AUTHORITY (KCCA)

We acknowledge receipt of your letter Ref. UGA/RES/04-21/001 dated 24th July 2024, in which you sought clarification regarding the requirement for a Development Permission letter that reflects *'As-Built'* conditions on site and any deviations from approved plans. You also inquired whether this requirement is stipulated by law and requested guidance on the appropriate procedure should such a requirement apply.

Legal Provisions

The Physical Planning Act 2010 does not mandate the resubmission of plans for developments that have already been approved by a Physical Planning Committee.

Section 54 of the Building Control Act provides guidance on managing building operations that commenced prior to the Act's enactment. Since the Building Control Act, along with its Regulations, became effective in 2020, this suggests that the building operation on Plot 12A was approved and initiated before the Act's commencement. Therefore, it should be managed in accordance with Section 54 of the Act.

Current Procedures at KCCA

The KCCA Physical Planning Committee requires the submission of *As - Built* development applications only for developments that do not

P. O. Box 7010 Kampala- Uganda
Plot 1-3 Apollo Kaggwa Road
Tel: 0414 231 446 / 0204 660 000
Web: www.kcca.go.ug, Email: info@kcca.go.ug
f: facebook.com/kccaug, t: @KCCAUG

prior Development Permission. This procedure does not apply to developments that have already been granted permission.

The development on Plot 12A, Naguru Hill Close, was approved as per the details outlined in the attached approval letter and therefore does NOT require an *AS – Built* Development Permission.

We trust this clarifies the matter.

Vincent B. Byendaimira
DIRECTOR, PHYSICAL PLANNING

Copy to: Mr. Jordan Twinomurisa

KCCA

ABATTAKA
LAND SERVICES LTD
LAND SURVEYORS, REAL ESTATE DEVELOPERS, PROPERTY MANAGERS AND DEALERS

Date: 19th September 2023.

Our Ref: .....

Your Ref: .....

The Director Physical Planning, KCCA.

Cc. The registered Proprietor.

SURVEY REPORT

RE: OPENING OF BOUNDARIES OF PLOT 12A UPPER HILL CLOSE, LAND AT NAGURU.

1.0 INTRODUCTION.

Reference is made to your request to open boundaries of the above mentioned plot and also represent all existing features and access on ground planimetrically. In response, a survey was carried out and we are glad to report to you our findings.

2.0 LOCATION.

The land is located in Naguru on plot 12A, Upper Hill Close. To access the land from the city centre, move along Bombo road up to Wandegeya traffic lights. Then turn to Mulago Hill road and move for about 4km to Bukoto. Turn right and move along Nagulu summit view road for about 100m and then take the first right turn and move for about 200m up to a road junction, keep right and move up to the end of the close. The plot lies on the right-hand side of the road end.

3.0 CONTROL AND DATA USED

A current cadastral print, topographic map and ortho photo showing the plot were obtained from Kampala Capital City Authority land office. These were used to aid the survey.

4.0 INSTRUMENTATION

The following tools and equipment were used.

- CHC M5 Differential GPS receivers set
- Tripod
- Pogo stick

P.O. BOX 30193, KAMPALA, UGANDA. TEL: +256 41 457 3376, +256 77 6912 528. EMAIL: abattakaland@gmail.com

- Measuring Tape
- Nails
- Panga

5.0 METHODOLOGY

Reconnaissance was carried out around the site and three boundary marks of the neighboring plots were identified on ground.

The GPS rover was started and a connection to a network COORS system was made. The UTM coordinates of the identified boundary marks during reconnaissance were observed and plotted in AutoCAD software. The cadastral print was the imported into the software and georeferenced using these points.

The subject plot and the neighboring plots were then reconstructed and hence the coordinated of the boundary corners deduced.

These were entered into the controller (visual display unit of the GPS rover), set out in real time and marked on ground.

All features existing on and around the site including buildings, wall fences, roads were picked and plotted in AutoCAD to come up with the drawings attached.

6.0 FINDINGS

1. The plot locates on ground in the expected position with geometry/shape similar to that on the cadastral print. **See the drawings attached.**

2. The plot has an area of 0.065Ha/0.16Acres as surveyed on ground which is the exact area registered on the certificate of title.

3. The plot is developed with a storied unfinished structure. **See the drawings attached.**

4. The plot has two access roads. It can be accessed from the east using Upper Hill close, or from the west off Bukoto Crescent. **See the drawings attached.**

5. The developments on plot 12A do not encroach on any of the neighboring plots. Similarly, there are no encroachments to the plot by developments on the neighboring plots.

8.0 LIST OF UTM COORDINATES (ARC 1960 DATUM) FOR BOUNDARY CORNER POINTS.

STATION	EASTINGS(M)	NORTHINGS(M)
CM1	455710.732	38570.529
CM2	455709.046	38580.386
CM3	455647.363	38571.624
CM4	455642.437	38570.781
CM5	455644.129	38560.940
CM6	455648.556	38561.695

9.0 CONCLUSION

The survey was successfully carried out and the plot boundaries were re-established on ground. Therefore, I forward these findings to you for your information and further action.

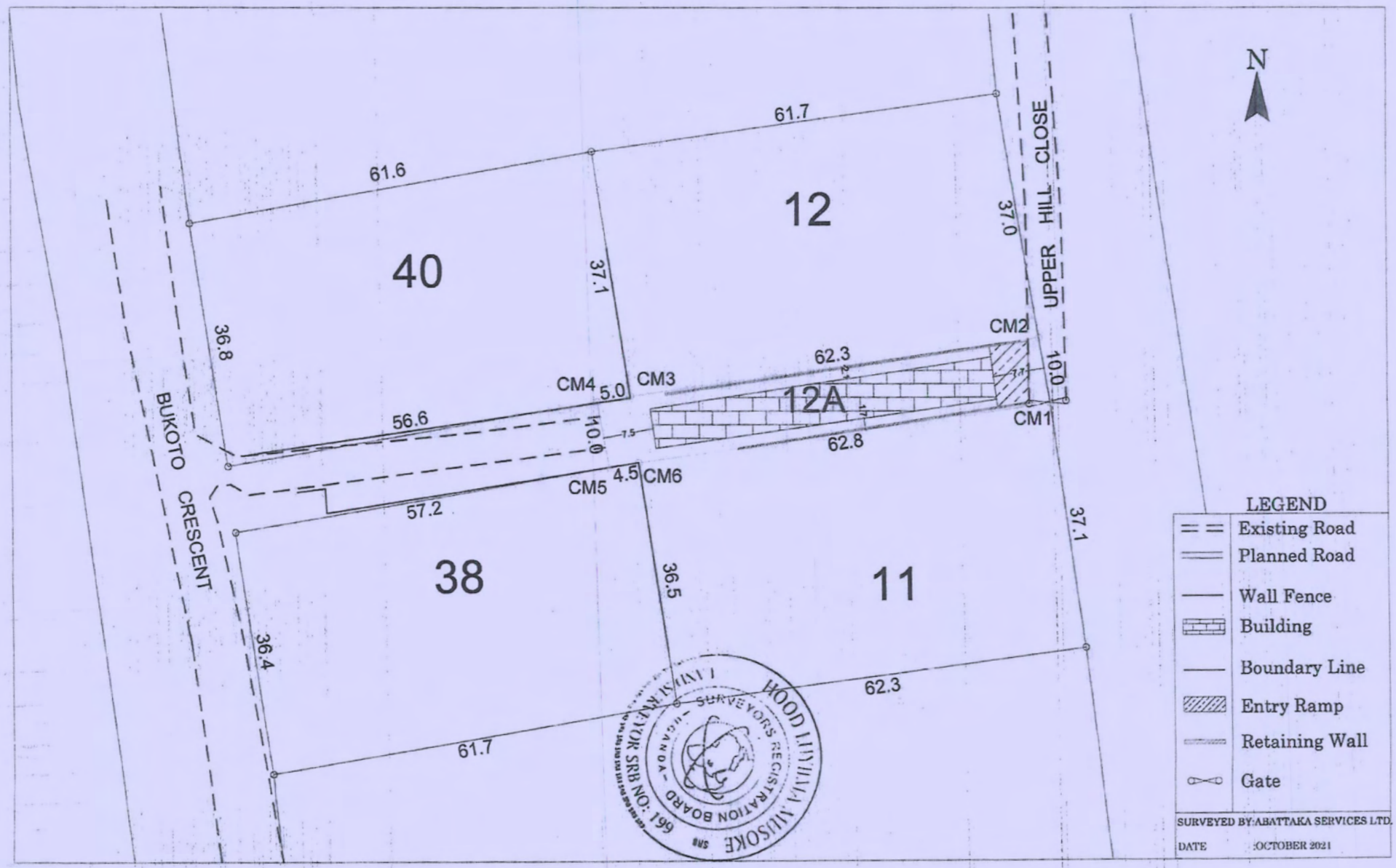
Yours truly,

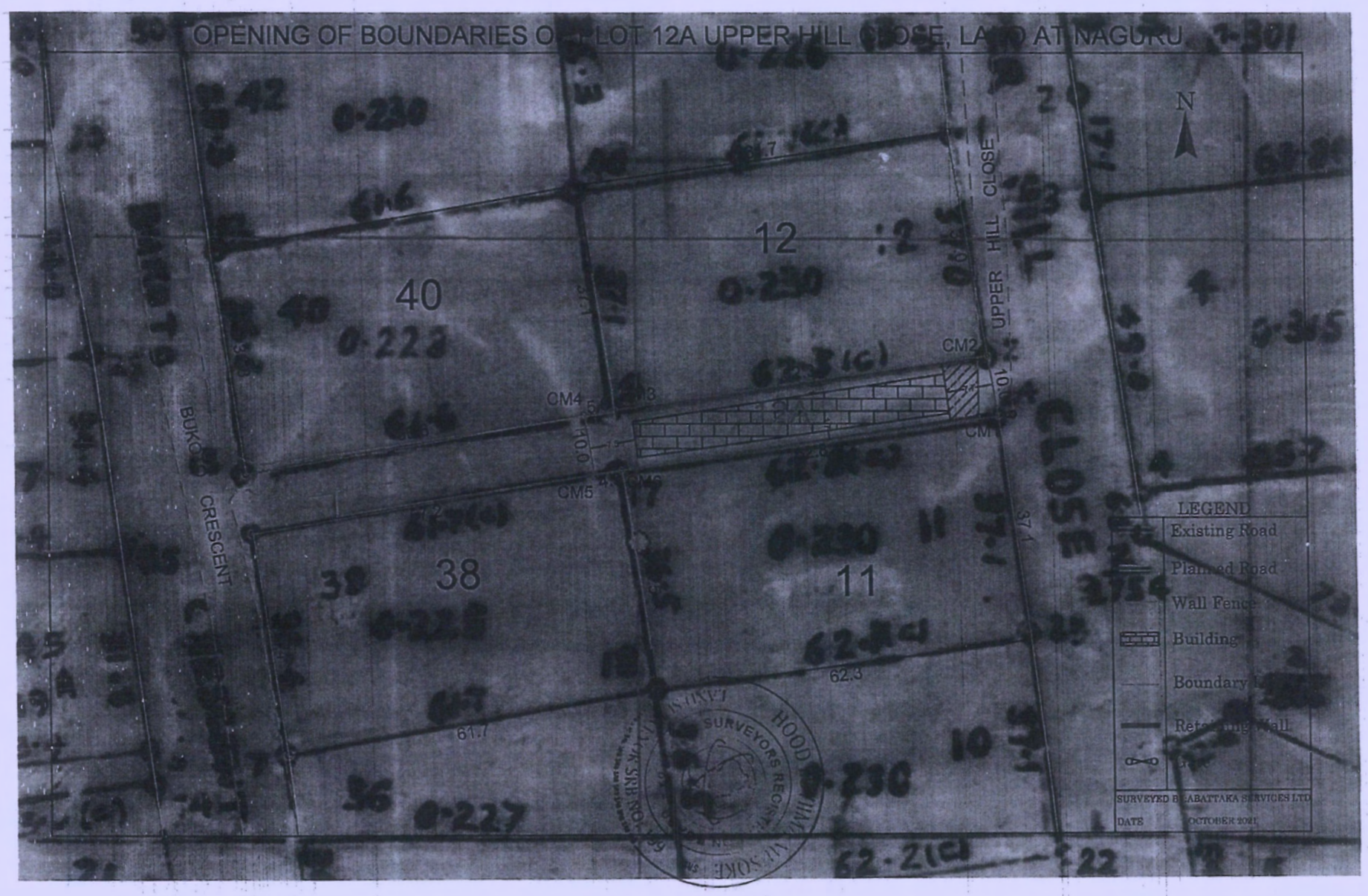
Ssemwanga Robert
Field Surveyor

Mr. Luyima Hood Musoke
Supervisor

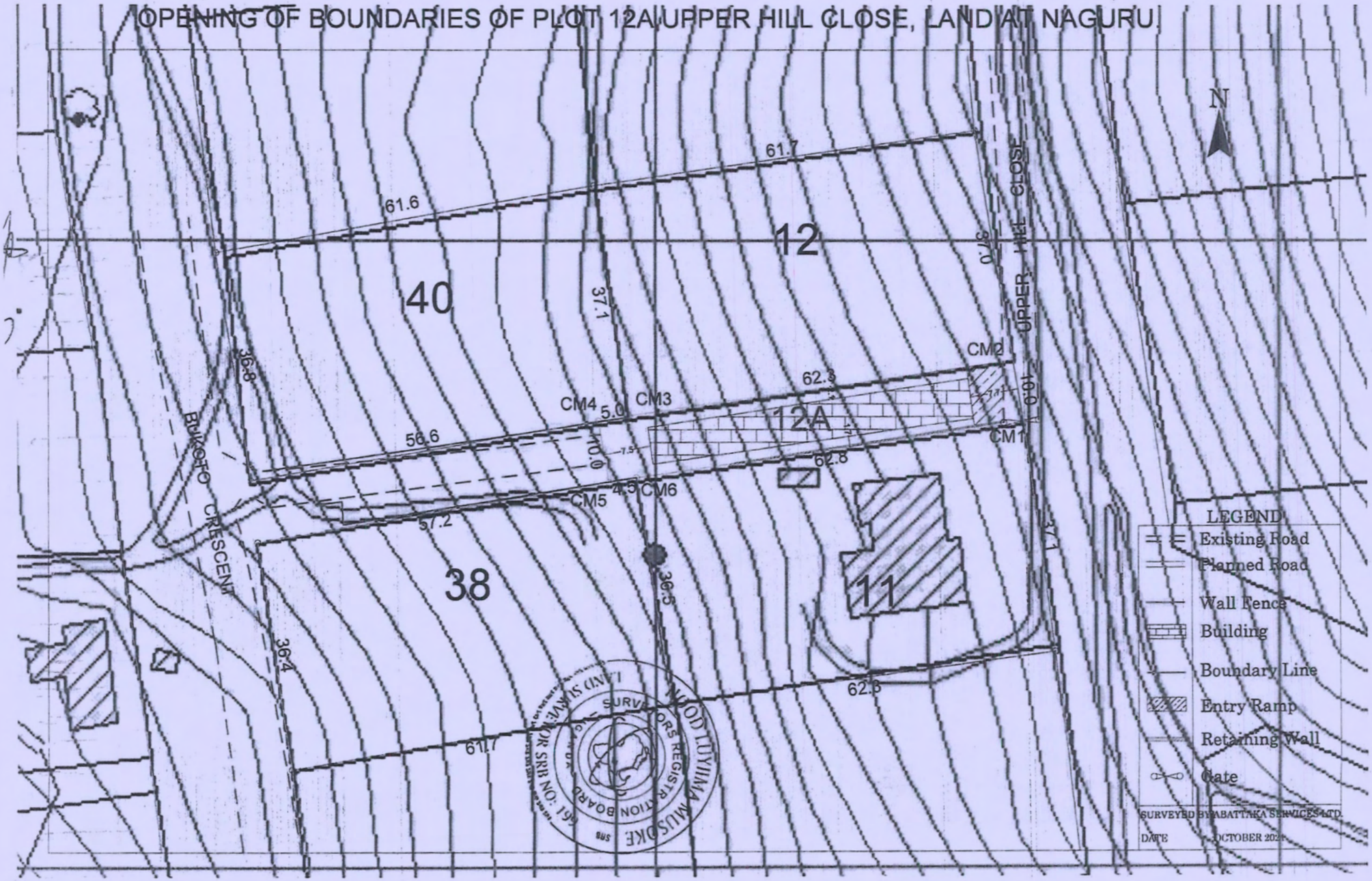
P.O. BOX 30193, KAMPALA, UGANDA. TEL: +256 41 457 3376, +256 77 6912 528. EMAIL: abattakaland@gmail.com

OPENING OF BOUNDARIES OF PLOT 12A UPPER HILL CLOSE, LAND AT NAGURU.




OPENING OF BOUNDARIES OF LOT 12A UPPER HILL CLOSE, LAND AT NAGURU
N
UPPER HILL CLOSE
BUKOBA CRESCENT
CLOSE
40
12
38
11
CM1
CM2
CM4
CM5
CM6
37.1
62.3
61.7
LEGEND
Existing Road
Planned Road
Wall Fence
Building
Boundary Line
Retaining Wall
Line
SURVEYED BY: ABATTAKA SERVICES LTD
DATE OCTOBER 2021

OPENING OF BOUNDARIES OF PLOT 12A UPPER HILL CLOSE, LAND AT NAGURU




OPENING OF BOUNDARIES OF PLOT 12A UPPER HILL CORE LAND AT NAGURU
12A
11

NATIONAL BUILDING REVIEW BOARD
NBRB
Safe Building, Better living

2nd floor Southwing Rumee Plot 19
Lumumba Avenue, Nakasero
Kampala, Uganda
-256 312 421600 | Toll-free line: 0800 220746
www.nbrb.go ug
+256 705 559482
info@nbrb.go.ug
P.O Box 7349, Kampala

FILE

December 16, 2024

DIRECTORATE OF ENGINEERING & TECHNICAL SERVICES
KAMPALA CAPITAL CITY AUTHORITY
KCCA 16 DEC 2024
RECEIVED

Ref:NBRB 02/05

The Chairperson
Building Committee
Kampala Capital City Authority
City Hall, Kampala

Thru: The Executive Director,

Kampala Capital City Authority

HEARING OF APPEAL AGAINST DECISION OF THE BUILDING COMMITTEE ON BUILDING PERMIT APPLICATION NO. 2310023060, PLOT 12A NAGURU HILL CLOSE

Reference is made to your letter dated 9th December 2024, and received on December 16, 2024, Ref: DETS/KCCA/1702 with regard to the afore-mentioned Appeal.

This is to confirm that the hearing of the same Appeal shall take place on Tuesday 17th December 2024 starting at 10.00am at the National Building Review Board Secretariat.

Please be advised that you may attend the hearing together with your Legal Representative and any witness in support of your defence against the Appeal.

Safe Building, Better Living!

Eng. Anthony Rucukye
Ag. EXECUTIVE SECRETARY

Received by Jordan Twinomuriisa
17/12/24 at 9:58am at NBRB Office

Mr Jordan Twinomuriisa, C/O ALP Advocates, Lotis Towers, Kampala

KCCA
KAMPALA CAPITAL CITY AUTHORITY
For a better City

DIRECTORATE OF ENGINEERING AND TECHNICAL SERVICES

REF: DETS/KCCA/1702

9th December 2024

NATIONAL BUILDING REVIEW BOARD
16 DEC 2024
RECEIVED

The Executive Secretary
National Building Review Board
2nd floor Southwing Rumee
Plot 19 Lumumba Avenue
KAMPALA

HEARING OF APPEAL AGAINST DECISION OF THE BUILDING COMMITTEE ON BUILDING PERMIT APPLICATION NO.2310023060 PLOT 12A NAGURU HILLCLOSE

The subject matter refers.

Further reference is made on your letter dated 4th & 29th November 2024, regarding the captioned matter.

KCCA Building Committee during it's sitting No. 158th of Monday 9th December 2024 under minute No. BC 158/6 discussed the matter relating to the application No.2310023060 submitted to the committee via BIMS and previous decisions on the same.

The Committee decided and requested that you grant an extension of time for the Committee to appear for an appeal hearing as indicated in your letter to enable adequate preparation of documents and members to attend the hearing.

The purpose of this memo is to request you to allow the committee to attend the hearing on Tuesday, 17th December 2024 starting at 10:00am

Gadafi Kamya Jaffari
CHAIRPERSON BUILDING COMMITTEE

OFFICE OF THE EXECUTIVE SECRETARY
NBRB
16 DEC 2024

P. O. Box 7010 Kampala – Uganda
Plot 1 - 3 Apollo Kaggwa Road
Toll free line: 0800239000
Email: info@kcca.go.ug

FILE COPY

NATIONAL BUILDING REVIEW BOARD
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www.nbrb.go.ug +256 705 559482
info@nbrb.go.ug P.O Box 7349, Kampala

NBRB 02/05 **November 29, 2024**

The Chairperson Building Committee,
Kampala Capital City Authority,
Kampala-Uganda.

29 NOV 2024
RECEIVED

Thru: The Executive Director,
Kampala Capital City Authority.

HEARING OF APPEAL AGAINST DECISION OF THE BUILDING COMMITTEE ON BUILDING PERMIT APPLICATION NO. 2310023060, PLOT 12A NAGURU HILL CLOSE

As indicated in our correspondence of November 4,2024, the National Building Review Board (NBRB) received appeal lodged on behalf of Mr. Jordan Twinomuriisa against the Building Committee of Kampala Capital City Authority.

We note that you have elected not to submit a written memorandum addressing the issues raised by the appellant.

The purpose of this letter therefore, in line with Regulation 8 of the Building Control (Appeal Procedure) Regulations, 2021, is to **hereby invite you to an appeal hearing to be held on Tuesday 10th December, 2024 at 10:00am** at the NBRB Boardroom located on 2nd Floor, Rumee Tower, Lumumba Avenue.

Note that you are required to appear with any documentation and witnesses deemed necessary to support your case.

Safe Building, Better Living!

Eng. Flavia.G. Bwire (Mrs)
EXECUTIVE SECRETARY

NATIONAL BUILDING REVIEW BOARD
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P.O Box [illegible]

NBRB/2/05 **November 29, 2024**

Mr. Jordan Twinomuriisa,
(0392943870)
KAMPALA

HEARING OF APPEAL AGAINST DECISION OF THE BUILDING COMMITTEE ON BUILDING PERMIT APPLICATION NO. 2310023060, PLOT 12A NAGURU HILL CLOSE

Reference is made to the above captioned subject.

The National Building Review Board (NBRB) received your appeal lodged on October 31, 2024 against the decision of the Building Committee (BC) of Kampala Capital City Authority (KCCA) to defer your building permit application on two grounds namely; that Plot 12A Upper Hill Close was created on an access road and that there was need to obtain approval of land use.

The purpose of this letter therefore, in line with Regulation 8 of the Building Control (Appeal Procedure) Regulations, 2021 is to hereby invite you to an appeal hearing to be held on **Tuesday 10th December, 2024 at 10:00am** at the NBRB Boardroom located on 2nd Floor, Rumee Tower, Lumumba Avenue.

Note that you are required to appear with any documentation and witnesses deemed necessary to support your case.

Safe Building, Better Living!

Eng. Flavia G. Bwire (Mrs)
EXECUTIVE SECRETARY

3/12/2024