

GOVERNMENT NOTICE No. 84 published on 9/3/2018

THE URBAN PLANNING ACT,
(CAP. 355)

REGULATIONS

(Made under sections 32 and 77(1)(o))

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

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THE URBAN PLANNING ACT
(CAP. 355)

REGULATIONS

(Made under section 32 and 77(1)(o))

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

PART V
PRELIMINARY PROVISIONS

Citation
commencement
and application

1.-(1) These Regulations may be cited as the Urban Planning (Application for Planning Consent) Regulations, 2018.

(2) These Regulations shall apply to the Director and all Planning Authorities declared under the Act.

Interpretation

2. In these Regulations:-

Cap. 355

“Act” means the Urban Planning Act;

“Amenity” includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities and services.

“Development” has meaning ascribed to it in the Act.

“Director” means the Director of Urban Planning.

“Minister” means the Minister responsible for urban planning.

“public open space” means a space which is available for sport, recreation or children’s play, which is of suitable size and nature for its intended purpose and safely accessible and available to the general public.

“Planning Authority” means a Planning Authority referred to in section 7 of the Act.

“Planning Consent” means consent to develop land within a planning area given by the authority empowered to give such consent pursuant to the provisions of “and includes, approval of a general planning Scheme, approval of a detailed planning Scheme, approval of change of land use and approval of subdivision of land and approval of

amendment and modification of schemes” to the provisions of this Act.

**PART II
APPLICATION FOR PLANNING CONSENT**

Restrictions on
Development

3. No person shall carry out any development within the Planning Area without a planning consent granted by the Planning Authority under section 32 of the Act and these Regulations.

Applications

4.-(1) These regulations shall apply to:-

(a) any person who wishes to obtain planning consent in respect of any development shall make application thereof on the appropriate form (in duplicate) as set out in the Schedule hereto to the Planning Authority;

(b) any person who wishes to carry out any works in a conservation area shall make application thereof on the appropriate form (in duplicate) as set out in the Schedule hereto to the planning authority.

(2) The Planning Authority may offer pre-application advice to the applicants before a formal application is submitted in order to guide applicants through the process.

(3) For the avoidance of doubt, no development or use of land or sub-division of land or change of use of land, may be undertaken by any person after, or as a result of, the grant to him of pre-application advice under sub regulation 3 of this regulation until planning consent in relation to the details of the proposed development or use has been sought and obtained from the Planning Authority.

Change of uses
of public open
space

5. Changes of use of public open spaces shall not be allowed.

Requirements on
Applications

6.-(1) Any person who desires to obtain planning consent subject to subsequent approval of the particulars of the proposed development shall give sufficient details on the appropriate form and plans to enable a decision to be made.

(2) Every application shall be accompanied by:-

- (a) where the proposed development is the subdivision of land or layout Plan:-
 - (i) site plans to a scale of not less than 1:500 where necessary to identify the site;
 - (ii) layout plan and subdivision plan to a scale of not less than 1:1000, except where the plan would thereby be of an unwieldy size when a scale of 1:2500 may be accepted; all adjoining and surrounding development shall be shown;
 - (iii) plans and longitudinal section of roads and drainage to a horizontal bar scale of 1:1000 and an exaggerated vertical scale of 1:120 and constructional cross sections to a natural scale of 1:120;
- (b) where the proposed development is a change of use of land or premises:-
 - (i) a site plan sufficient to show the size and location of the property, an
 - (ii) construction works are to be undertaken, a plan of the proposed works to a scale of 1:2500.
- (c) where the proposed development involves any building or engineering or mining work in, on, under or over any land or premise.
 - (i) a block plan to a scale of not less than 1:500 sufficient to show the boundaries of the property;
 - (ii) plans to a scale of 1:100 showing all elevations fronting a street or open space together with a list of external materials to be used, and floor plans showing the proposed use of each floor and internal division where possible;
 - (iii) a site plan, scale of not less than 1:500, where necessary to identify the site.

(3) All plans shall be on durable material and shall be submitted in triplicate together with a digital copy, one copy of which will be returned to the applicant together with the decision of the planning authority.

(4) An application:-

(a) for renewal of planning consent where:-

- (i) a planning consent has previously been granted for development which has not yet begun; and
- (ii) a time limit of duration of planning consent was imposed under section 52 (4) of the Act; or

(b) under section 45 of the Act which relates to the variation of a condition subject to which the planning consent was granted shall be made in writing and give sufficient information to enable the planning authority to identify the previous grant of planning consent and any condition in question.

(5) The Planning Authority that is to determine an application may direct an applicant in writing to:-

- (a) supply any further information and, plans and drawings necessary to enable them to determine the application; or
- (b) provide one of their officers with any evidence in respect of the application as is reasonable for them to call for to verify any particulars of information given to them.

Determination of Applications

7.-(1) On grant or refusal of an application for planning consent, the planning authority shall within one month forward the duplicate of the application form, together with one copy of the plans and its decision thereon to the Director;

(2) In considering the applications under these Regulations, the planning authority shall be guided by the following considerations:-

- (a) the intent and purposes, and the policies arising from the implementation, of general planning schemes;
- (b) the provisions of any detailed planning scheme;
- (c) the provisions of any zoning plan;
- (d) any guidelines, design briefs or other documents prepared by or on behalf of the planning authority pertaining to the planning and development;
- (e) the need to encourage and promote development within the area;

- (f) the existing and proposed use of land and the height of any buildings in its immediate vicinity;
- (g) the physiographic features of the land;
- (h) the shape and size of each proposed plot;
- (i) the design, construction, appearance and environmental effects of the proposed plot or development;
- (j) the number, location, safety and convenience of proposed points of access to the development;
- (k) the adequacy of transport services and roads to and from the proposed development;
- (l) the adequacy of public utilities and infrastructure services;
- (m) the adequacy of social and community facilities (education, health etc) and commercial facilities;
- (n) the adequacy of open spaces and recreational facilities; and
- (o) whether or not the applicant should undertake a social and environmental impact assessment; or
- (p) any other matters relevant to the application which are deemed by the planning authority to be necessary or desirable.

(3) In addition to development conditions that may be imposed under the Act or these Regulations, the Planning Authority may, when granting an application for planning consent, impose any or all of the following conditions:-

- (a) requiring the developer to plant and maintain trees or other vegetation in accordance with standards, and for the duration, prescribed by the planning authority or other public authorities;
- (b) requiring the developer to maintain and preserve open spaces in a completed development in accordance with the standards and for the duration prescribed by the planning authority or other public authorities;
- (c) requiring the developer to fence or otherwise secure the safety of a site undergoing development;
- (d) ensuring that a site undergoing development does not develop into a public nuisance or become a source of danger to public health;
- (e) requiring the developer to clean up and remove all building waste and other materials and rubbish from

- the site of a completed development;
- (f) requiring the developer to provide adequate points of access to development;
- (g) requiring the use of prescribed materials in a development and prohibiting the use in it of particular materials;
- (h) requiring the developer to provide commercial or social facilities or open spaces in a residential development;
- (i) regulating or controlling the uses to which land or buildings to which the application for the planning consent relates may be put;
- (j) limiting the duration of operation of planning consent;
- (k) phasing the timing and implementation of a development;
- (l) requiring the developer to use particular services provided by the planning authority or other public authorities;
- (m) requiring the developer to apply for a further planning consent for different or successive phases of a development over a period of time;
- (n) requiring the developer to permit representatives and officers of the planning authority to enter any land on which development is going on pursuant to the terms of the planning consent;
- (o) requiring the developer to design and construct a building in accordance with any general principles, drawings or designs provided or prescribed by the planning authority or other public authorities;
- (p) requiring the developer at his own expense to demolish or remove buildings or other structures from the land before commencing development;
- (q) requiring the developer to preserve and maintain buildings or other structures on any land undergoing development;
- (r) requiring the developer to preserve and maintain the natural features and landscape of land undergoing development;
- (s) requiring the developer to landscape any completed development in accordance with any standards or

- designs prescribed or specified by the planning authority or other public authorities;
- (t) requiring the developer to finish the exterior of any development in accordance with the standards and designs prescribed or specified by the planning authority or other public authorities;
 - (u) requiring the developer, where development consists of the extraction of minerals or other substance or substances from the ground or the felling and removal of trees or other vegetation, to design and operate the process of extraction, felling or removal as to preserve the natural features and flora of the landscape and to restore and replant the site during the course of development in accordance with any standards or designs prescribed or specified by the planning authority or other relevant public authorities;
 - (v) regulating and controlling the deposit and disposal of waste from any industrial process, whether by burning, or by effluent through rivers, lakes, or other water courses, natural or otherwise, or by vehicular traffic;
 - (w) limiting the hours of the day or the night during which an industrial process may operate;
 - (x) requiring the developer or user of an industrial process to use materials in constructing it, and install mechanical or other machinery or devices, designed or intended to reduce the levels of emission of noise, smoke and effluent during its operation, in accordance with the provisions of any written law relating to the control of industrial pollution or with any standards prescribed by the planning authority or any other relevant public authorities, and to maintain them at that level; or
 - (y) requiring the developer to provide adequate car parking facilities.

(4) The approval and, or refusal of applications under these Regulations shall be made within three months and shall be in the forms appearing in the schedule to these Regulations.

(5) Without prejudice to the provisions of the Act and

these Regulations the Planning Authority may defer decision and return the application for resubmission if it is not submitted in accordance with regulation 6(2).

(6) The Planning Authority may reject the application on any of the grounds stated under this regulation provided that the applicant is duly informed in order to effect any changes where possible.

Compliance with other laws and regulations

8.-(1) For the avoidance of doubt it is hereby declared that:-

- (a) any consent or decision made under the Act or these Regulations shall not be deemed to be a consent or decision made under any other Act, rules or regulations and shall not absolve the applicant from obtaining consent required under any other Act, rules or regulations;
- (b) any consent or decision made under any other Act, rules or regulations shall not be deemed to be a consent or decision made under the Act or these Regulations and shall not absolve the applicant from obtaining planning consent.

PART III ENFORCEMENT

Developing land without consent

9.-(1) Any person who develops any land within a planning area without a planning consent contrary to the provisions of section 29(1) of the Act shall be liable:-

- (a) in cases which involve building operations, to voluntarily demolish any structure or buildings within a reasonable time as shall be stated in the notice of demolition, or
- (b) to have his structure or building demolished by the planning authority if, after expiration of the period of notice, the structure or building is not demolished.

(2) Any person who fails to effect demolition in accordance with the provisions of this regulation shall bear the cost of demolition and penalty provided that such penalty shall not exceed Tanzanian shillings three hundred thousand.

(3) In the cases which involve development other than building operations, any person who carries such development

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shall be required by the planning authority to stop carrying out any such development and to comply to the conditions imposed in the notice within such reasonable period as shall be specified in the notice and in addition shall be liable to pay a penalty not exceeding Tanzanian shillings three hundred thousand.

Development
after Lapse of
Planning
Consent Period

10.-(1) Any person who continues to carry out any building operations three years after the planning consent was granted and without applying for a renewal of such consent in accordance with section 33(1) of the Act shall be liable to pay a penalty not exceeding Tanzanian shillings three hundred thousand, in addition to being required to apply for renewal of the planning consent within fourteen days after being served with a notice in a prescribed form.

(2) Any person who refuses to apply for renewal of a planning consent commits an offence.

Failure to
comply with
certain
Conditions

11.-(1) Any person who fails to comply with the conditions imposed by the planning authority, issued together with planning consent to develop land, approval to subdivide land or to change use of land pursuant to section 32 of the Act shall be liable to pay a penalty not exceeding Tanzanian shillings three hundred thousand and shall comply with such conditions within fourteen days after being served with a notice in a prescribed form.

(2) Upon failure to pay the deposit and penalty after expiration of fourteen days he shall be prosecuted.

Unauthorized
changing or
varying Use of
Land

12.-(1) Any person who changes or varies the use of any land in contravention of the provisions of the Act or the Land Act shall be liable to pay a penalty not exceeding Tanzanian shillings two hundred thousand and may be recovered by the planning authority within a period specified in the notice and shall comply to such requirements as shall be specified thereon.

(2) Upon failure to pay the deposit and penalty after expiration of fourteen days such person shall be deemed to committed on offence.

Unauthorized
Subdivision of
Land

13.-(1) Any person who subdivides any land without obtaining a written approval from the planning authority shall be liable to pay a penalty not exceeding Tanzanian Shillings two hundred thousand and may be recovered by the planning

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authority within a period specified in the notice and shall comply to such requirements as shall be specified thereon.

(2) Upon failure to pay the deposit and penalty after expiration of fourteen days such person shall be deemed to have committed an offence.

Failure to deposit

14.-(1) Any person who fails to deposit with the planning authority a sum sufficient to cover fees for survey of land comprised in the permitted sub-division as required by the provisions of section 31(1) (b) shall be liable to a penalty not exceeding Tanzanian shillings one hundred thousand after being served with a notice in a prescribed form.

(2) Upon failure to pay the deposit and penalty after expiration of fourteen days such person shall be deemed to have committed an offence.

Failure to
comply with
Notice

15. Subject to and without prejudice to the provisions of the Act any person who fails to comply with a notice served upon him in accordance with the provisions of section 57 of the Act shall be liable to a penalty not exceeding Tanzanian shillings one hundred thousand within fourteen days after being served with a notice in a prescribed form and if the action required to be taken is not so taken within the stated period, the landholder or, as the case may be, the occupier, shall be liable to prosecution.

Failure to
comply with
restraint Order

16. Any person who fails to comply with the restraint order to any proposed demolition, alteration or extension issued by the planning against the owner or occupier of any buildings or groups of buildings or areas of special architectural or historic interest in accordance with provisions of section 59(2) of the Act shall be liable to a penalty not exceeding Tanzanian shillings two hundred thousand.

Unauthorized
Works in
Conservation
Areas

17. Any person, who, without the consent of the planning authority carries out any work within a conservation area, shall be liable to penalties as prescribed under regulation 9 of these Regulations.

Works in
Conservation
Areas contrary
to prescribed

18. Any person who carries out any work in a conservation area contrary to conditions imposed by the planning authority shall be liable to penalties as prescribed under regulation 9 of these Regulations.

Conditions

PART IV
MISCELLANEOUS PROVISIONS

Mode of
Recovery of
Penalties

19. The penalties prescribed under regulations 8 to 17 of these Regulations shall be recoverable in the Court on *inter parte* application by the planning authority.

Register

20. A planning authority shall cause to be kept and maintained, in such form as the Minister may direct a register in which there shall be appropriately entered the following particulars:-

- (a) the name of the person applying for planning consent;
- (b) the area of land to which the application relates, its location and the development proposed in respect of it;
- (c) the date and the details of the decision of the planning authority on the application;
- (d) the date and the particulars of any decision upon any appeal made to the Minister under the Act;
- (e) the name of any person on whom any notice is served under these Regulations;
- (f) the particulars of the notice served and the date when it takes effect;
- (g) the date and the particulars of any decision upon any appeal made to the Minister under the Act;
- (h) the date and the particulars of any action taken by the person on whom any notice is served, to comply with the terms of that notice and whether or not he has complied with the notice;
- (i) the date and effect of any action taken by the planning authority to enforce the notice; and
- (j) the date and the particulars of any decision by a court arising from proceedings under the Act for failure to comply with the terms of any notice.

Forms for
Matters not
specifically
provided for
by these
Regulations

21. The planning authority shall use the forms appended to the Schedule to these Regulations in the following matters:-

- (a) a return to the Regional Secretariat and the Director upon purchasing an interest in land under section 60(5) of the Act; and
- (b) a notice to be served on the landholder or occupier of land where it appears that the amenity of any area is

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seriously injured as per section 57(1) of the Act.

Revocation
and Savings
GN. No. 505
of 1960

22.-(1) The Town and Country Planning (Application for Planning Consent) Regulations of 1960 are hereby revoked.

(2) Any planning consent granted under the repealed Regulations shall be treated as having been granted under these Regulations.

(3) Planning consent granted under the revoked regulations shall continue to be valid until their expiry date:-

Provided that if a person who has been granted a planning consent under the repealed Regulations shall not, at the time these Regulations come into force, have commenced to carry out any developments pursuant to such consent, such a person shall be required to make a fresh application under these Regulations.

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SCHEDULE

FORMS

FORM "A"

**THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018
APPLICATION FOR PLANNING CONSENT**

(Regulation 4 (1))

This form should be submitted in duplicate

Serial Number

Date received.....

Application No.....

Zone Category.....

To: The..... (state name of planning authority).

1. I hereby make application to the..... (name of the planning authority) for planning consent to the following development—

2. Location and planning zone of proposed development.....

3. Development (delete as necessary).

Category I (Sub-division and layout of land). Number of plots proposed and proposed use of any buildings to be erected thereon.....

Category II (Change of use of land or premises). Number of buildings affected (if any) and changes of use proposed.....

a) Category III (Any building, engineering or mining work in, on, under or over any land or premises).....

General description of development proposed and intended use of buildings, land or premises.....

b) Previous use: Purpose for which building or land was last used.....

c) Details of plot or land area..... Ha/square metres.

Frontage to roadmetres.

Width of street oppositemetres.

Building line or set back adjoining buildingsmetres.

4. My interest in the land is

5. I enclose three copies of plans illustrating the proposals

Name of the Applicant.....

AddressPostal Code.....

Mobile Phone.....

Email.....

Signature of the Applicant.....

Date.....

cc. Ward Executive Officer,

cc. *Mtaa Executive Officer.*

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FORM "B1"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT) REGULATIONS
2018
NOTICE OF APPROVAL OF PLANNING CONSENT
(Regulation 7(4))

Date:
TO:.....
Name:.....
Address:
Dear.....
NOTICE is hereby given that your application (.....) received on
was considered by the Planning Authority on AND
CONSENT was granted subject to the following conditions.....
.....
.....
.....
.....
.....

Yours sincerely, Authorized Town Planner
Name.....
Signature.....
Mobile Phone.....
Postal Code.....
Date.....

*Cc. Ward Executive Officer,
Cc. Mtaa Executive Officer.*

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FORM "B2"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

NOTICE OF REFUSAL OF PLANNING CONSENT
(Regulation 7(4))

Date:
TO:.....
Name:.....
Address:
Dear.....N
OTICE is hereby given that your application (.....) received
on..... was considered by thePlanning Authority on
..... AND CONSENT was refused due to the following
grounds.....
.....
.....
.....
.....

Yours sincerely, Authorized Town Planner
Name.....
Signature.....
Mobile Phone.....
Postal Code.....
Date.....
Cc. *Ward Executive Officer,*
Cc. *Mtaa Executive Officer.*

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FORM "B3"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

NOTICE OF APPROVAL OF RENEWAL PLANNING CONSENT
(Regulation 6(4))

Date:
TO:.....
Name:.....
Address:
Dear.....
NOTICE is hereby given that your application for renewal of planning consent
(.....) received on..... was considered by the
..... Planning Authority on
AND RENEWAL OF CONSENT was granted subject to the following
conditions.....
.....
.....
.....
.....

Yours sincerely, Authorized Town Planner
Name.....
Signature.....
Mobile Phone.....
Postal Code.....
Date.....
Cc. *Ward Executive Officer,*
Cc. *Mtaa Executive Officer.*

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FORM "B4"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

NOTICE OF REFUSAL OF RENEWAL OF PLANNING CONSENT
(Regulation 6(4))

Date:
TO:.....
Name:.....
Address:
Dear.....
NOTICE is hereby given that your application for renewal of planning consent
(.....) received on..... was considered by the
.....Planning Authority on AND RENEWAL OF
CONSENT was refused due to the following grounds.....

.....
.....
.....

Yours sincerely, Authorized Town Planner
Name.....
Signature.....
Mobile Phone.....
Postal Code.....
Date.....

Cc. *Ward Executive Officer,*
Cc. *Mtaa Executive Officer.*

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FORM "C1"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018
NOTICE TO STOP DEVELOPMENT
(Regulation 9)

Description of Land

CT No.....L.O. No.....L.D. No.....
Plot No.Block No.....Road/Street
Location.....
To..... Postal Code.....

TAKE NOTE that you are carrying out development in the above named plot without planning consent in breach of these Regulations.

TAKE FURTHER NOTE that you are required to stop any development immediately.

TAKE FURTHER NOTE that failure to abide by the requirements of this notice as stated above shall lead to the following consequences:-

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Yours sincerely, Authorized officer

Name.....Signature.....

Designation.....Mobile Phone.....

E-Mail.....Postal Code.....

Date.....

cc. *Ward Executive Officer,*

cc. *Mtaa Executive Officer.*

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

FORM "C2"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

NOTICE OF BREACH OF PLANNING CONDITIONS
(Regulations 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18)

Description of Land

CT No.....L.O. No.....L.D. No.....

Plot No.Block No.....Road/Street

Location.....

To..... Postal Code.....

TAKE NOTE that you are in breach of the following planning conditions:-

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

TAKE FURTHER NOTE that you are required to do the following so as to rectify/remedy the above breaches within fourteen days of service of this notice:-

- 1.....
- 2.....
- 3.....
- 4.....

TAKE FURTHER NOTE that failure to abide by the requirements of the notice as stated above shall lead to the following consequences:-

- 1.....
- 2.....
- 3.....
- 4.....

Yours sincerely, Authorized Town Planner

Name.....Signature.....

Designation.....Mobile Phone.....

E-Mail.....Postal Code

Date.....

cc. *Ward Executive Officer,*

cc. *Mtaa Executive Officer.*

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

FORM "D"

APPLICATION FOR CONSENT FOR CARRYING OUT WORKS IN CONSERVATION AREA

(Regulation 4(2))

[Three (3) copies of this form must be filled in]

FOR OFFICIAL USE ONLY

Date Received: Received By: Reviewed By: Approval Date: Other Departments Notified: Application No.

Applicant's Personal Details

First name: Surname: Other name/s: Postal Address: Physical Address: House/Plot No: TIN No: E-mail Address: Tel. No: Town/City: Suburb/Street: Postal Code: Applicant's Agent (if any): contact/s:

Details of Conservation Area Requested/Site Details

Applicant's interest in the site (owner, lessee, licensee, prospective purchaser) (circle)

Description of the proposed work/s (Purpose of Application)

Background details (tick)

Has the work already started? Yes () No () If Yes, please state the date when the work was started: Has the work been completed? Yes () No () If Yes, please state the date when the work was completed:

Nature of consent/permit sought (tick)

New land use Yes () No () Change of existing land use Yes () No () Demolition in a conservation area Yes () No () Other/s Yes () No () (specify) Any attached (supportive) documents to the application? Yes () No () If Yes, list them:

Declaration

I/we hereby apply for the said consent as described in this form and the accompanying/additional information.

Signature of the Applicant: Address: Postal Code: Mobile Phone: E-mail: Date:

cc. Ward Executive Officer, cc.Mtaa Executive Officer.

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

FORM "E1"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

GRANT OF CONSENT TO CARRY OUT WORK IN CONSERVATION AREA
(Regulation 7(4))

Reference to your application dated.....for consent to carry
out works in conservation area at..... (Plot
No./Area)

Official Decisions (tick)

() **The Consent sought is hereby granted unconditionally.**

() **The Consent is hereby granted subject to the following conditions:-**

That activity(ies) to be carried out must confirm to the approved plan/s accompanying this
permission/as attached on the application (for consent) form, and;

That the conditions of the agreement already executed with relevant authority (if any) are dully
fulfilled and the provisions of The Urban Planning Act, 2007 (and any relevant regulations thereto),
and other applicable laws of Tanzania, are fully complied with.

Other conditions (If any):-.....

Additional Comment/s (If any):.....

Yours sincerely,

Name.....Signature.....

Mobile.....Phone.....

Designation.....E-mail.....

Postal Code.....Date.....

cc. *Ward Executive Officer,*

cc. *Mtaa Executive Officer.*

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GN. No. 84 (contd...)

FORM "E2"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018

REFUSAL OF CONSENT TO CARRY OUT WORK IN CONSERVATION AREA
(Regulation 7(4))

Reference to your application dated.....for consent to carry out
works in conservation area at..... (Plot No./Area)

Official Decisions (tick)

() **The Consent is hereby refused for reasons mentioned below:-**

.....
.....
.....
.....
.....
.....
.....

Additional Comment/s (If any):

.....
.....
.....
.....

Yours sincerely,

Name..... Signature..... Mobile Phone.....

DésignationE-mail.....Postal Code.....

Date.....

cc. *Ward Executive Officer,*

cc. *Mtaa Executive Officer.*

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

FORM "F"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS 2018
AMENITY NOTICE
(Regulation 15)

(This communication affects your property or property in which you have in interest)

Ref. No.....
To: (Landowner)
Postal Address.....Postal Code.....
Physical Address.....
House/Plot No.....Block No.....Mobile No.....
Town/City.....Road/Street.....

Issued by..... Title.....

This is a formal notice issued under the provisions of Section/rule.....of the
It appears to the.....that the appearance of the land specified below
adversely affects the amenity of the area. It is considered expedient to do so having regard to the
provisions of the development plan(s) and to other material considerations.

The land affected
Land at (otherwise known as Plot No.....) (shown on the
attached plan).

Reasons for issuing this notice
.....
.....

What you are required to do
.....
.....

Time period for compliance:Days from the date the notice takes effect.

When this notice takes effect
This notice takes effect on, unless an appeal is made to the
before the date the notice takes effect.

Your right of appeal
You can appeal against this notice; however your appeal must be received, or posted in time to be
received by the before
.....

What happens if you do not appeal
If you do not appeal against this notice it will take effect on, and you must
then ensure that its requirements are complied with within the specified period for compliance.
Failure to comply with the requirements of an Amenity Notice which has taken effect may result in
thetaking the necessary steps by means of Direct Action and recovering
their expenses from the person(s) who is the owner, occupier or lessee of the land at that time.

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

Yours sincerely,

Name.....Signature..... Mobile Phone.....
Désignation.....E-mail.....Postal Code.....
Date.....

cc. *Ward Executive Officer,*
cc. *Mtaa Executive Officer.*

FORM "G"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018
APPLICATION FOR PRE-APPLICATION ADVICE
(Regulation 4(4))

Date received.....Application Number
To:.....(name of planning authority)
I/WE hereby apply for pre-application advice to develop land in the manner and to the extent
described in this application and in the attached plans and drawings
Date.....

Name..... Signature

Postal Address.....Postal Code.....
Physical Address.....
House/Plot No.....Block No..... Mobile No.....
Town/City.....Road/Street.....

If signed by Agent state:

Name.....
Signature.....
Address.....Postal Code.....
Profession.....Mobile No.....E-mail.....

1. (a) Block and Plot No. of site
- (b) Road or Street
2. Location and Planning Sub-Zone of the proposed development
3. Applicant's name and address:
4. If applicant is not the holder of a right of occupancy or a lease of it, state whether right of
occupancy has been applied for:

5. Describe briefly, but adequately, the proposed development or subdivision including the
purposes for which land and/or buildings is to be used:

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

6. State the purposes for which the land and/or buildings are now used. If not used, state the purpose for which and the date on which they were last used:

.....
.....

7. State whether the construction of a new or alteration of an existing, means of access to or from a road is involved:.....

.....
.....

cc. *Ward Executive Officer,*
cc. *Mtaa Executive Officer.*

FORM "H"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS, 2018
PRE-APPLICATION ADVICE
(Regulation 4(4))

To:.....(name of applicant)

Pursuant to your application for pre-application advice dated.....you are hereby advised as follows:-

- 1.....
- 2.....
- 3.....
- 4.....

Yours sincerely,

Name.....Signature.....Mobile Phone.....

Désignation.....E-mail.....Postal Code.....

Date.....

cc. *Ward Executive Officer,*
cc. *Mtaa Executive Officer.*

Urban Planning (Application for Planning Consent)

GN. No. 84 (contd...)

FORM "I"

THE URBAN PLANNING (APPLICATION FOR PLANNING CONSENT)
REGULATIONS 2018
**RETURN BY A PLANNING AUTHORITY UPON PURCHASE OF AN INTEREST IN
LAND**
(Regulation 21)

To: the Director of Urban Planning/Regional Secretariat..... (name the region)
Notice is hereby given under Section 60(5) of the Urban Planning Act, 2007 that the.....
(name of the planning authority) has purchased an interest in land whose description appears
below:-

Nature of the interest purchased.....

Date when the interest was purchased.....

Name and address of previous owner/occupier.....

C.T. No.....

Plot No.....Block No.....Road/Street.....

Price/Consideration.....

Location.....

***Copies of sale agreement, purchase receipts and other relevant documents evidencing the
said purchase are attached.**

Signature.....

Name..... Mobile Phone.....

E-mail.....

Authorized Officer of the Planning Authority

Postal Code

Date.....

cc. *Ward Executive Officer,*

cc. *Mtaa Executive Officer*

Dodoma,
14th February, 2018

WILLIAM V. LUKUVI,
*Minister for Land, Housing and
Human Settlement Development*