



BORNO STATE GOVERNMENT OF NIGERIA

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**BORNO STATE LAND USE
REGULATIONS 2022**



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Glossary

CAS	Cadastral Administration System
C-of-O	Certificate of Occupancy
ES	BOGIS Executive Secretary
DPA	Designated Planning Area
EDMS	Electronic Document Management System
FTMS	File Tracking Management System
ID	Identification Document
BOGIS	Borno Geographic Information Service
BSUPDB	Borno State Urban Planning and Development Board
BOSEPA	Borno State Environmental Protection Agency
Land Use Act, 2004	Use Act, CAP L5 Laws of the Federation Nigeria, 2004
LAS	Land Administration System
LGA	Local Government Authority
NGO	Non-Governmental Organisation
Regulations	Borno State Land Use Regulations, 2022
SLTP	Systematic Land Titling Programme
TDP	Title Deed Plan
TPO	Town Planning Order
UTM 32N/Minna	Universal Transverse Mercator, Zone 32 North, Projection/Minna Datum

By the authority vested in me by the Constitution of the Federal Republic of Nigeria 1999 (as amended), and the Land Use Act, Cap. L5 Laws of the Federation of Nigeria 2004 (herein referred to as 'Land Use Act, 2004'), the Borno State Land Registration Law, Cap. 77 Laws of Borno State 1994, the Borno State Geographic Information Service (BOGIS) Law, 2019, the Land Use (Declaration of Urban Areas) Order 2022, Borno State Internal Revenue Service (Re-Establishment, Harmonisation and Administration) Law, 2020 and all other powers enabling me in that behalf, I, Prof. Babagana Umara Zulum, Governor of Borno State hereby make the following Regulations:

1. General Provisions

- (1) The Borno State Land Use Regulations, 2022 (The Regulations), comprising the Rules, Procedures and Schedules contained herein provide assurances, certainty and guidance for the general public, professionals, and the State Government Officials in all land related matters in Borno State.
- (2) The Borno State Land Use Regulations, 2022 ensure transparency and equity in the processing and execution of all land related applications and transactions by the Borno Geographic Information Service (herein referred to as 'BOGIS').
- (3) BOGIS and all Ministries, Departments and Agencies in Borno State (including Local Government Councils) shall strictly comply with the rules for the use of land related data that is contained in the BOGIS Digital Data Repository, for the administration of land and all other land related activities in Borno State, as provided for in the First Schedule to these Regulations.
- (4) BOGIS will aim to expediate all land related processes and transactions provided that all the information and documentation supplied by the applicant has been properly verified, and all relevant fees, rates and rents have been paid. Application and transactions will be executed within 90 working days from the acceptance of the terms and conditions.
 - (a) BOGIS will provide a *fast-track service* for those applications who require applications and transactions to be concluded quickly, and provide that all the information and documentation supplied by the applicant has been properly verified, and all relevant fees, rates and rents have been paid, including the additional fast track fee. Applications and transactions will be executed within 10 working days from the acceptance of the terms and conditions.
 - (b) The appropriate officer means the Chief Lands Officer of the State (referred to in section 51 Land Use Act, 2004), who in Borno State is the Executive Secretary, BOGIS.
 - (c) BOGIS Offices are open Monday – Friday, except for public holidays. Monday – Thursday office hours are 8:00 – 16:00, and Fridays 8:00 – 12:00.
 - (d) the Borno State Land Use Regulations 2022 is subject to periodic review and revision at the discretion of the Governor, by an Order in the Borno State.

2. Designated Urban Areas, Land Administration Zones, Billing Areas and Planning Areas

- (1) Borno state urban areas as described in the Land Use (Declaration of Urban Areas) Order 2022. These areas provide the starting point in the classification of the Land administration areas and billing zones.
- (2) Borno State shall have five (5) separate land administration zones: I, II, III, IV and V (see Map1). Zone I, II, III and IV shall also have several district and separate billing areas. Each zone shall have different classifications, and different billing rates.
 - (a) Zone I shall comprise 25 kilometres radius from the Shehu of Borno's Palace from all direction including parts of Jere, Magumeri, Konduga and Mafa. Zone I is accordingly subdivided into different billing areas. Map 2 shows Zone I, and the provisional demarcation of the different billing areas.
 - (b) Zone II shall comprise 50 kilometres from the tripartite point borders of Nigeria/Niger; Nigeria/Chad; and Nigeria/Cameroun boarder covering parts of littoral local government of Abadam, Kukawa, Monguno and Marte Local Government Area. (See Map 3)
 - (c) Zone III shall comprise 20 kilometres radius from the Nigeria's borders covering parts of Mobbar, Abadam, Ngala, Kala Balge, Bama and Gwoza Local Government Area. (See Map 3)
 - (d) Zone IV shall comprise 15 kilometres radius from the centre of the town of other Local Government Council headquarters and designated urban areas contained therein.
 - (e) Zone V shall comprise all rural areas and land that falls outside the designated urban areas.
- (3) To enable the proper planned development of agriculture, industry and housing, the government will identify land to be demarcated and declared as Designated Planning Areas at the discretion of the Governor, by an Order in the Borno State Gazette. Occupants of such a Designated Planning Area may be subject to compensation and resettlement.
- (4) Several of the Schedules to these Regulations make reference to the zones and areas as described and defined in Regulation 2.

3. Classification of Land Use and Purpose

- (1) All land holders and other claimants of title or occupation in Borno State shall apply for a new digital Statutory or Customary Right of Occupancy.
- (2) BOGIS shall prepare, register and administer both the Statutory and Customary Right of Occupancy. The Statutory Certificate of Occupancy shall be signed by the Governor of Borno State. The Customary Certificate of Occupancy shall be signed by Chairman of the Local Government Council.

- (3) Borno State Government may establish, through publication in the Gazette and national and local newspapers, deadlines for the submission of an application for a new digital Certificate of Occupancy, and may establish different deadlines for different areas or with respect to the different Programmes referenced in Regulation 14 and 18.
- (4) Any person referred to in sub-section (1) who fails to apply for new digital Statutory or Customary Right of Occupancy by such deadline or, in the case of recertification, by deadline set forth in Regulation 15, may be subject to monetary penalties as set forth in the Fourth Schedule to these Regulations.
- (5) Any person failing to pay fees and rents associated with the issuance of a Certificate of Occupancy as required by these Regulations may be subject to the sanctions set forth in section 9(3) of Land Use Act.

5. Form of the new digital Certificate of Occupancy

- (1) The new digital Certificate of Occupancy (C-of-O) issued by BOGIS shall be in the form specified in the Eleventh Schedule hereto.
- (2) The new digital C-of-O is the only official document that certifies the bearer as the holder of the Right of Occupancy. The new digital C-of-O is the only transactional document that banks, other financial institutions and law enforcement agencies may accept as evidencing title to the land described therein.
- (3) The data printed on the new digital C-of-O shall be automatically generated from the secured BOGIS Digital Data Repository, and its digital equivalent shall be in permanent custody in the BOGIS Digital Data Repository.
- (4) The back page of the new digital C-of-O shall contain Schedule A, setting out the location and the demarcation of the boundaries of the land parcel, and Schedule B, which shall name a maximum of 20 multiple title holders, if any.

6. Responsibility of the Title Holder

- (1) The title holder named in the Right of Occupancy will be solely responsible for the payment of all fees, rates, and rents arising from the grant of Right of Occupancy, which shall include; The Initial Bill, the Annual Ground Rent and any penalty fees or charges that may arise or become payable. All fees, rates, rents and penalties are set out in the Schedule to these Regulations.
- (2) In recognition of the common interest of husbands, wives and families, other Interested parties will be listed in Schedule B of the C-of-O, securing the rights of all parties.
- (3) Schedule B of the C-of-O will name a maximum of twenty (20) multiple title holders; any other additional title holders will be captured and retained in the BOGIS Digital Data Repository and a legal search to view these names can be made to BOGIS upon payment of the appropriate fee.
- (4) Schedule B incurs additional preparation fees as set out in the Fourth Schedule to these Regulations.

7. Applying for a Right of Occupancy

- (1) A number of different processes shall be used for applying for a Right to Occupancy. The process to be used will be dependent upon the status of the ownership and the type of document that the applicant holds. In summary;
 - (a) Applicants holding proof of ownership, such as a sale agreement, who are the occupants of land parcel within urban and rural areas, rural settlements, villages, and agricultural land, and where no previous Statutory or Customary title exist, shall follow the *Systematic Land Titling Programme* (see Regulation 14).
 - (b) Applicants holding a Statutory or Customary Certificate of Occupancy, or an offer letter which has been accepted, shall follow the *Systematic Recertification Programme* (see Regulation 15).
 - (c) Applicants holding proof ownership, such as a sale agreement, and a registered Deed of Assignment, or who still need to perfect an assignment, shall follow the *Systematic Regularisation Programme* (see Regulation 16).
 - (d) Applicants holding proof of ownership, such as a sale agreement, who are occupants of a plot of land within a planned, undocumented layout, shall apply for a new title under the *Systematic Regularisation Programme* (see Regulation 16).
 - (e) Applicants holding proof of ownership, such as a sale agreement, and where no previous Statutory or Customary title exists, shall apply for a new title under the *Regular Property Registration Programme* (see Regulation 17).
 - (f) Applicants seeking to obtain land that will be secured by Right of Occupancy shall apply for a *Direct Allocation of Land* (see Regulation 18).

8. Forms, Guidelines, Processing Fees and Acknowledgement Letter.

- (1) Application Forms for Right of Occupancy are available for Individuals and Organisations (including companies) see Regulations 14 – 18.
- (2) Application Forms are available for development lease Agreements (see Regulation 19) and Quarry lease Agreement (see Regulation 20).
- (3) Application Forms for transactions, changes to Land Use, and changes to Plot size are available, and provide for the following purpose: Deed of Assignment; Deed of Gift; power of attorney; Deed of Mortgage; Deed of Release; Devolution Order; change of Name; change of Land Use/Purpose; and Sublease, etc. (see Regulation 21).
- (4) Standard Forms are available for the use of Application who require an Affidavit to support proof of Ownership, or a Letter of Appointment of a Trustee.
- (5) All Affidavits shall be sworn before a Commissioner of Oaths at a High Court Registry.
- (6) An update Form is Available and may be completed by the Applicant or title holder at any time to update contact and other pertinent information.
- (7) Application Forms are Available for an Appeal Against the Withdrawal of an Offer Letter, or the Revocation of a Statutory Title, or the rejection of the information and/or

documentation provided by the Applicant. See Regulation 26 – Dispute Resolution and Appeal Process.

- (8) Guidelines are available for all applications and in the use of the Standard Forms.
- (9) All Application Forms Standard Forms and Guideline are available *free of charge* and can be collected from BOGIS Customer Care Unit in Maiduguri, and other Borno State Government and Local Government Council offices as listed in the Tenth Schedule to these Regulations.
- (10) Application forms, Standard Forms and Guideline can be viewed and downloaded at www.bogis.org and www.bogis.com.ng.
- (11) All Applicants (Individuals, Organisations and Institutions) shall provide identification documents as follows:
 - (a) For individuals: photo identification document (ID); accepted IDs Include: International Passport; National ID Card; Drivers Licence; Voter Registration Card; and a valid Tax Clearance Certificate.
 - (b) For Organisations: a certified true copy of the Certificate of Incorporation, Form C02, Form C07, Memorandum and Articles of Association, Tax Identification Number, and a valid Tax Clearance Certificate.
 - (c) For The Organisations Managing Director or Chairman, a photo ID; accepted IDs include: International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;
 - (d) For Institutions, such as educational (Including Schools, training centres, collages and universities), medical (Including hospitals, clinics and surgeries), religious (Including mosques and churches) and Non-Governmental Organisations (NGO): a Certificate of Registration by appropriate Federal and Borno State Government agency;
 - (e) For the Institution Managing Director or Chairman: photo Identification document (ID); accepted IDs include: International Passport; National ID card; Driver Licence; Voter Registration Car; Tax Identification Card; and a valid Tax clearance certificate.
- (12) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
 - (a) The Applicant shall provide the Representatives detail and ID; accepted IDs include: International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Cards;
 - (b) Only one presentative is permitted at one time; BOGIS shall be informed of any change of representative, or in a change of representative, in writing, by submitting an update Form.
- (13) The Applicant shall sign the application form.

- (14) No person under the age of 21 shall obtain a Right of Occupancy; however, a Trustee may be appointed to represent person under the age of 21 years, and sworn Affidavit to that effect shall be submitted within any application.
- (15) Application processing fees shall be paid before or at the point of submission of the application. The processing fees are set out in the fourth Schedule to these Regulations. Application processing fees are not refundable.
- (16) Applications that require the submission of original documents and the payment of an application processing Fee will be corroborated by the conveyance of an Acknowledgement Letter at the point of submission.
- (17) The Acknowledgement Letter only confirms the submission of the application form, the documents, and the proof of payment of the application processing fee. All information contained in the application form and the documentation submitted shall be subject to further vetting and verification.

9. The Offer Letter, Acceptance Letter, and the Initial Bill

- (1) Once the Applicant's information and documentation have been vetted and verified by BOGIS the Offer Letter containing the terms and conditions of the grant of Right of Occupancy shall be prepared, together with the Acceptance Letter and the Initial Bill. The offer remains valid for acceptance within 30 calendar days only.
- (2) Should BOGIS have cause to doubt the authenticity or accuracy of any information submitted by applicant or of any document in support of the application, the applicant shall be notified and invited to resolve any conflict or disparity within thirty (30) working days. Where the applicant does not agree with a resolution and Appeal process.
- (3) The Initial Bill comprises the Ground Rent (see Regulation 10) for the remaining calendar days in the first year, the premium Fee (see Regulation 11), Compensation, the GIS Charting Fee (Schedule A), the preparation fee for schedule B (in the case of applications with multiple title holder's), and the fees for preparation and registration of the Certificate of Occupancy. The GIS Charting, Preparation and Registration Fees are set out in the Fourth Schedule of these Regulation.
- (4) The Applicant will be informed when the Offer Letter, Acceptance Letter and Initial Bill are ready for collection at BOGIS offices (see the Tenth Schedule to these Regulations), or delivery by registered mail, courier or email.
- (5) The Applicant shall review the Offer Letter, and if satisfied with the Terms and Conditions of grant, sign the Acceptance Letter, and deliver to BOGIS by hand, registered mail, courier or e-mail the signed letter together with the proof of payment of the Initial Bill.
- (6) BOGIS shall then prepare the new digital C-of-O for the signature of the Governor and registration within thirty (30) working days of the receipt of the signed Acceptance letter.

10. Ground Rent

- (1) Ground rent shall be due and payable in respect of land comprised in each grant of title within Borno State on the first day of January in each year.
- (2) It shall be the responsibility of the holder of a Right of Occupancy to pay such Ground Rent on or before the first day of January each year without any notice or demand from the Borno State Government.
- (3) The Ground Rent payable in respect of each type of property shall be in the amount set forth against that type of property in the Fifth Schedule to these Regulations.
- (4) If the holder of a Right of Occupancy falls to pay the annual Ground Rent when due penalty charges will be applied as detailed in the Fourth Schedule to these Regulations.
- (5) Notwithstanding the foregoing, the Ground Rent payable in respect of each type of property occupied by Public Institutions, Offices and other facilities of the Local Government Councils, Borno State Government and the Federal Government engaged in non-commercial activities, shall be set to zero.

11. Premium Fee

- (1) A Premium Fee (Development Levy) is charged on applications where primary infrastructure has been or shall be provided, including access roads, storm water drainage, and water and electricity connections.
- (2) The Premium Fee is a one-off charge.

12. Acceptance and Withdrawal of Offer for Right of Occupancy

- (1) An offer of a grant of Statutory Right of Occupancy is valid for acceptance within a period of thirty (30) Calendar days.
- (2) The Applicant must pay the Initial Bill, and return the signed Acceptance Letter, together with proof of payment, within the thirty (30) days during which the offer remains valid for acceptance.
- (3) Failure to accept the offer within thirty (30) calendar days of the issue of the Offer Letter will result in the automatic withdrawal of the Offer Letter through the lapse of time and without further notice.
- (4) The Governor may, at his discretion, withdraw the Offer Letter at any time prior to acceptance in accordance with the provisions of the Land Use Act, 2004.
- (5) The Applicant may make an appeal to the Governor against the withdrawal of the Offer Letter, and the Governor may allow the Applicant to make a new application for a grant of Right of Occupancy.
- (6) The Applicant may Appeal the withdrawal by completing the application form for an Appeal, together with the required documentation and proof of payment of the Application Processing Fee and Appeal Decision Preparation Fee. If the Appeal is successful a new grant Right of Occupancy will be prepared (see the Fourth Schedule to these Regulations). See Regulation 26 – Dispute Resolution and Appeal Process.

13. Revocation of Right of Occupancy

- (1) It is the sole responsibility of the title holder to pay the annual Ground Rent without demand on or before the 1st day of January of each year. Failure to do so shall result in penalty charges being applied (see the Fourth Schedule to these Regulations), and may result in the revocation of the Right of Occupancy subject to the provisions of the Land Use Act, 2004.
- (2) It is the sole responsibility of the title holder to comply with all the Terms and Conditions of the Right of Occupancy, including the Land Use and Purpose. Failure to do so may result in the revocation of the Right of Occupancy subject to the provisions of the Land Use Act, 2004.
- (3) In the case that any interest in land, or the Right of Occupancy has been obtained with the use of fraudulent information or documentation, or by withholding information or documentation, the Right of Occupancy shall be revoked and the person(s) responsible may be subject to criminal prosecution.
- (4) The Applicant may make an Appeal against a revocation of the Right of Occupancy, and the Governor may allow the Applicant to make a new application for a grant Right of Occupancy.
- (5) The Applicant may Appeal the revocation and pay the Application Processing Fee and Preparation of the Appeal Decision. If the Appeal is successful, a Re-instatement Letter will be prepared and signed by the Governor. This Reinstatement Letter may be used by the Applicant to obtain a new grant Right of Occupancy (See the Fourth Schedule to these Regulations); (See Regulation 26 – Dispute Resolution and Appeal Process).

14. Systematic Land Titling Programme

- (1) The Systematic Land Titling Programme (SLTP) will aim to title all the occupants of land parcels within urban and rural areas, rural settlements, villages, and agricultural land.
- (2) SLTP Field teams will visit identified districts and provide assistance to the Public to complete and submit application forms to obtain their Right of Occupancy.
- (3) In urban areas (Zone I, II, III, and IV) a Statutory Right of Occupancy will be issued. In rural areas (Zone V), a Customary Right of Occupancy will be generated by BOGIS and signed by the Local Government Area Chairman. However, Applicants in Zone V may choose to obtain a Statutory Right of Occupancy.
- (4) Only individual applications and community agricultural land applications will be accepted under the SLTP; applications must be completed in full, and submitted to BOGIS together with:
 - (a) Evidence of proof of ownership; the minimum requirement is a signed sale agreement. Where no such agreement exists, or has been lost or stolen, the Applicant shall submit an affidavit sworn before a Commissioner of Oaths (See Regulation 8).

- (b) For individuals; Photo Identification Document; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate*; and a recent passport sized photograph.
- (c) For community Enterprises and cooperatives: a Certificate of Registration from the appropriate Federal and Borno State Government agency.
- (d) For the community Enterprise or cooperative Managing Director or Chairman: Photo Identification Document; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate*; and a recent passport sized photograph.
- (e) All other Organisations institutions cannot title land under the SLTP, and should make applications for a Right of Occupancy under a different process; see Regulation 8.
- (5) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
 - (a) The Applicant shall provide the Representatives details and ID; Photo Identification Document; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate*; and a recent passport sized photograph.
 - (b) Only one representative is permitted at one time; BOGIS shall be informed of any change of representative, in writing, by submitting an Update Form.
- (6) The Applicant shall sign the application form.
- (7) BOGIS shall thereafter verify the information and documentation submitted in support of the application, and hold a public display for one week.
- (8) Should BOGIS have cause to doubt the accuracy or authenticity of any information or document submitted in support of the application, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.
- (9) Upon verification of the information and documentation the application will be put forward to the Governor for approval; there after the Applicant will receive an offer of grant of statutory Right of Occupancy, the Initial bill and Acceptance Letter.
- (10) The Initial bill under the SLTP comprises the C-of-O preparation and registration fee (see the fourth Schedule to these Regulations).
- (11) Within 30 working days of submission of the signed acceptance letter and proof of payment of the Initial bill BOGIS will print the C-of-O for the Governor's signature and then convey to the Applicant.

- (12) Any Right of Occupancy obtained through this programme will be revoked if it subsequently transpires that the same property is found to have a prior valid title.
- (13) Processes governing the SLTP are further detailed in the SLTP Manual which is available at www.bogis.com and in areas where the SLTP is active. The SLTP manual may be subject to periodic change and republication by BOGIS.

15. Systematic Recertification Programme

- (1) All holders of a Statutory or Customary Right of Occupancy within Borno State shall on or before the 31st Day of December, 2023 submit a Recertification Application Form BOGIS. The Governor may at his discretion increase the application processing fee during the time bound recertification exercise (see the Fourth Schedule to these Regulations).
- (2) The process detailed in Regulation 15(3) shall apply in relation to recertification of all Statutory or Customary Rights of Occupancy over lands within Borno State in both urban and rural areas. During this Systematic Recertification Programme Applicants who have not yet Registration their Deed of Assignment can do so under a special concession detailed in Regulation 15(4) During this Systematic Recertification programme Application who have not yet Perfected any Change to the plot or Change of Land Use do so under a special concession detailed in Regulation 15(5).
- (3) The recertification application form must be completed in full, and submitted directly to BOGIS office nearest to the applicant.
 - (a) Evidence of payment of the Application Processing fee and the Recertification Application processing fee;
 - (b) For Individual; Photo Identification Document; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate; and a recent passport sized photograph.*
 - (c) For Organisations: a certified true copy of the Certificate of Incorporation, Form CO2, Memorandum and Articles of Association, Tax Identification Number, VAT Number, and a valid Tax Clearance Certificate;
 - (d) For the organisation Managing Director or Chairman, a photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (e) For the Institutions, such as educational (including schools, training centres, colleges and universities), medical (including hospitals, clinics and surgeries). Religious (including mosques and churches) and Non-Governmental Organisations (NGO): A Certificate of Registration by the appropriate Federal and Borno State Government Agency;
 - (f) For Institution Managing Director or Chairman: photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers*

Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;

- (g) The original Statutory or Customary C-of-O or a certified true copy of the Statutory or Customary C-of-O, which shall be surrendered;
- (h) Where the Applicant is holding an original Offer Letter and who did not receive a C-of-O, the Applicant shall submit the original Offer Letter;
- (4) Where the Applicant is holding a Right of Occupancy that has been acquired from the original owner, the Applicant is required to provide the original or certified true copy of the C-of-O, together with the Registered Deed of Assignment;
 - (a) where the Applicant is holding a Right of Occupancy in the name of the original owner, but does not have a registered Deed, the Applicant shall submit the unregistered document (which shall include the signature of the original owner), and pay the additional processing and fixed registration fees (see the Fourth Schedule to these Regulations);
 - (b) where the Applicant is unable to secure the signature of the original owner for the unregistered document, BOGIS shall take out an advertisement in a national and local newspaper, requesting any party who may have an interest in the land to be titled to make their claim known; if no claim is made within twenty-one (21) calendar days of the advertisement, the recertification application shall proceed;
 - (c) The Applicant shall fulfil all other requirements under Regulation 15(3).
- (5) Where the Applicant has not perfected a Merger, Subdivision, Extension to plot, or Change of Land Use/Purpose, the Applicant shall be given the opportunity to perfect the change, provided that:
 - (a) The changes are within the prescribed town planning regulations, and that town planning approval has been obtained;
 - (b) The Applicant pays the prescribed penalty fee;
 - (c) The Applicant shall fulfil all other requirements under Regulation 15(3).
- (6) the holder of the Power of Anthony is required to re-certify under the name of the original holder. All requirements under Regulation 15 (3) shall be fulfilled.
- (7) a bank (or other financial institutions) holding a Deed of Mortgage is required to recertify the title under the name of the Mortgage. All requirements under Regulation 15 (3) shall be fulfilled.
- (8) an Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
- (a) The applicant shall provide the representatives details and ID; accepted IDs includes: *International Passport; National ID Card; Drivers Licence; Voter*

Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;

- (b) Only one Representative is permitted at one time; BOGIS shall be informed of any change in the status of the representative, or in a change of representative, in writing, by submitting an update form.
- (9) The Applicant shall sign the Application Form.
- (10) Upon submission of Application Form together with the listed in Regulation 15 (3) above, BOGIS shall produce an Acknowledgment letter, which contains a list of all document submitted, cancel the said original or certified true copy thereof, marked “cancelled” to the Applicant.
- (11) BOGIS shall thereafter verify the information and the document submitted in support of the applicant for recertification.
- (12) Should BOGIS have cause to doubt the accuracy or authenticity of the Applicant title or of any information or document submitted in support of the applicant, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.
- (13) Within 30 working days of the verification of the Applicant's information and documentation, BOGIS will prepare the Recertification Bill, comprising the GIS Charting Fee, the C – of – O preparation and registration fees (see the Fourth Schedule to these Regulations), any accrued outstanding Ground Rent, and any other outstanding fees or charges.
- (14) BOGIS will calculate outstanding Ground Rent based on the date of the original offer letter, taking into account payments made and registered in the Applicant's land file.
- (15) BOGIS will print a new digital Certificate of Occupancy, which shall be signed by the Governor and registered within thirty (30) working days of the payment of Recertification Bill.
- (16) Unless otherwise extended by the Executive Governor the Systematic Recertification Programme shall close at the end of business on Friday, 29th December, 2023. No Applicant will be accepted after 29th December, 2023.
- (17) After the 29th day of December, 2023, any person holding a Statutory or Customary C – of - O which has not been recertified, or for which an application for recertification has not been made, shall be subjected to monetary penalties as set forth in Fourth Schedule to these Regulation, and to the sanctions set forth in Section 9 (3) of the Land Use Act, 2004.
- (18) Any revoked interest may receive a fresh grant upon receipt of a new application and the payment of all fees and penal rent at least equal to the accrued outstanding Ground Rent of the revoked title, subject to the approval of the Governor.

16. Systematic Regularisation Programme – Planned, Undocumented Layouts

- (1) All occupiers of property within planned, undocumented layouts in Borno State shall apply to regularise their rights on or before the 29th December, 2023 provided that BOGIS and BSUPDB have reviewed and approve the layout. Applicant for a new C – of – O shall be made under this Systematic Regularisation Programme.
- (2) In the first instance a review of the undocumented layouts which have been developed during previous years will be undertaken by officials from BOGIS and BSUPDB. The review establish if the layout complies with acceptable town planning standards.
- (3) Once BOGIS and BSUPDB have approved these layouts the owners or occupiers of properties within the now approved layout will be informed of the approval and will be given the opportunity to regularise their occupation under this Systematic Regularisation Programme.
- (4) BOGIS will visit the newly approved layouts and provide assistance to the property owners and occupiers to complete and submit application forms to obtain an appropriate Right of Occupancy.
- (5) The application form must be completed in full and submitted to BOGIS together with the following:
 - (a) Evidence of payment of the application processing fees; the Regularisation application fees shall be applied as detailed in the Fourth Schedule to these Regulations;
 - (b) evidence of proof of ownership; the minimum requirement is a signed sale agreement. Where no such agreement exists, or has been lost or stolen the Applicant shall submit an affidavit sworn before a Commissioner of Oaths (see Regulation 8);
 - (c) for individuals' evidence of identity; accepted photo identification documents include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate* and a recent passport sized photography;
 - (d) For Organisations: a certified true copy of the Certificate of Incorporation, Form CO2, Memorandum and Articles of Association, Tax Identification Number, VAT Number, and a valid Tax Clearance Certificate;
 - (e) For the organisation Managing Director or Chairman, a photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (f) For the Institutions, such as educational (including schools, training centres, colleges and universities), medical (including hospitals, clinics and surgeries). Religious (including mosques and churches) and Non-Governmental Organisations (NGO): A Certificate of Registration by the appropriate Federal and Borno State Government Agency;

- (g) For Institution Managing Director or Chairman: photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
- (6) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
 - (a) The applicant shall provide the representatives details and ID; accepted IDs includes: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card;*
 - (b) Only one Representative is permitted at one time; BOGIS shall be informed of any change in the status of the representative, or in a change of representative, in writing, by submitting an Update Form.
- (7) The Applicant shall sign the Application Form.
- (8) BOGIS shall thereafter verify the information and the document submitted in support of the applicant.
- (9) Should BOGIS have cause to doubt the accuracy or authenticity of any information or document submitted in support of the application, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.
- (10) Upon verification of the information and documentation, the application will be put forward to the Governor for approval; thereafter, the applicant will receive an offer of grant Right of Occupancy, the Initial Bill and Acceptance Letter.
- (11) The Initial Bill under the Systematic Regularisation Programme will comprise the GIS Charting Fee, Premium Fee, and the C – of – O preparation and registration fees (see the Forth Schedule to these Regulations).
- (12) Within Thirty (30) working days of submission of the signed acceptance letter and proof of payment of the Initial Bill, BOGIS will print the C-of-O for the Governor's signature, registration and then convey to the Applicant.

17. Regular Application for Right of Occupancy

- (1) Where the Applicant has never held a Right of Occupancy for any property claimed or occupied, the Applicant shall use this Regular application process to obtain a new grant of Right of Occupancy.
- (2) The application form must be completed in full and submitted to BOGIS together with the following:
 - (a) Evidence of payment of the application processing fees; the Regular application processing fees shall be applied as detailed in the Fourth Schedule to these Regulations;

- (b) Proof of ownership documentation such as sales agreement, and any other requirement as set out in the guidelines that may be issued by BOGIS from time to time;
 - (c) for individuals: photo identification document; accepted identification include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (d) For Organisations: a certified true copy of the Certificate of Incorporation, Form CO2, Memorandum and Articles of Association, Tax Identification Number, VAT Number, and a valid Tax Clearance Certificate;
 - (e) For the organisation Managing Director or Chairman, a photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (f) For the Institutions, such as educational (including schools, training centres, colleges and universities), medical (including hospitals, clinics and surgeries). Religious (including mosques and churches) and Non-Governmental Organisations (NGO): A Certificate of Registration by the appropriate Federal and Borno State Government Agency;
 - (g) For Institution Managing Director or Chairman: photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
- (3) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
- (a) The applicant shall provide the representatives details and ID; accepted IDs includes: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card;*
 - (b) Only one Representative is permitted at one time; BOGIS shall be informed of any change in the status of the representative, or in a change of representative, in writing, by submitting an Update Form.
- (4) The Applicant shall sign the Application Form.
- (5) Upon submission of the application form together with the items listed in Regulation 17 (2) above, BOGIS shall convey an Acknowledgement Letter, which contains a list of all documents submitted by the Applicant, BOGIS shall thereafter verify the information and the document submitted in support of the applicant.
- (6) Should BOGIS have cause to doubt the accuracy or authenticity of any information or document submitted in support of the application, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant

does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.

- (7) Upon verification of the information and documentation, the application will be put forward to the Governor for approval; thereafter, the applicant will receive an offer of grant of Statutory Right of Occupancy, the Initial Bill and Acceptance Letter.
- (8) Within Thirty (30) working days of submission of the signed acceptance letter and proof of payment of the Initial Bill, BOGIS will print the C-of-O for the Governor's signature, register and then convey to the Applicant.

18. Application for a Direct Allocation of Land.

- (1) From time-to-time Borno State will make land available for allocation to Applicants who apply for direct allocation of land.
- (2) The application form must be completed in full and submitted to BOGIS together with the following:
 - (a) Evidence of payment of the application processing fees; the Direct Allocation application processing fees shall be applied as detailed in the Fourth Schedule to these Regulations;
 - (b) For individuals: photo identification document; accepted identification include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (c) For Organisations: a certified true copy of the Certificate of Incorporation, Form CO2, Form CO7, Memorandum and Articles of Association, Tax Identification Number, VAT Number, and a valid Tax Clearance Certificate;
 - (d) For the organisation Managing Director or Chairman, a photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (e) For the Institutions, such as educational (including schools, training centres, colleges and universities), medical (including hospitals, clinics and surgeries). Religious (including mosques and churches) and Non-Governmental Organisations (NGO): A Certificate of Registration by the appropriate Federal and Borno State Government Agency;
 - (f) For Institution Managing Director or Chairman: photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
- (3) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.

- (a) The applicant shall provide the representatives details and ID; accepted IDs includes: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card;*
- (b) Only one Representative is permitted at one time; BOGIS shall be informed of any change in the status of the representative, or in a change of representative, in writing, by submitting an Update Form.
- (4) The Applicant shall sign the Application Form.
- (5) Upon submission of the application form together with the items listed in Regulation 18 (2) above, BOGIS shall convey an Acknowledgement Letter, which contains a list of all documents submitted by the Applicant, BOGIS shall thereafter verify the information and the documentation submitted in support of the applicant.
- (6) Should BOGIS have cause to doubt the accuracy or authenticity of any information or document submitted in support of the application, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.
- (7) Within Sixty (60) working days of the verification of the applicant information and documentation and subject to the availability of land to allocate, the applicant's name will be placed on an allocation list and forwarded to the Governor for consideration.
- (8) Upon the Governor's approval, the applicant will receive an offer of grant of Statutory Right of Occupancy, to the allocated plot of land, the Initial Bill and Acceptance Letter.
- (9) Where the applicant does not accept the offer, and request a replacement plot of land, the offer letter will be withdrawn. The applicant's request shall be accommodated when a replacement plot of land becomes available. an allocation list shall be prepared, an upon the Governor's approval the applicant will receive an offer of grant of Statutory Right of Occupancy for the replacement plot of land, the initial Bill and Acceptance Letter
- (10) Within Thirty (30) working days of submission of the signed acceptance letter and proof of payment of the Initial Bill, BOGIS will print the C-of-O for the Governor's signature, register and then convey to the Applicant.

19. Development Lease Agreement

- (1) Development Lease Agreement s will be available for industrial, commercial and residential developments on land of 5,000 square metres or more (or over 50 housing units in the case of residential developments), and in some cases premium fee may be deferred, payable by the ultimate title holder.
- (2) the developer may be required to make a payment for compensation for the original occupants of the land acquired for the purpose of development.in such cases BOGIS will present a list to the applicant detailing the acquisition and the compensation due to the original occupants. The applicant may be required to be pay the agreed amount to

- (3) Development Lease Agreements will be subject to a minimum investment commitment by the developer for the provision of the secondary infrastructure and/or construction of buildings and a specified time period within which the secondary infrastructure and/or the construction of buildings must be completed.
- (4) the application form must be completed in full and submitted to BOGIS together with the following:
- (a) Evidence of payment of the application processing fee i.e the Development Lease Agreement application processing fee shall be applied as detailed in the Fourth Schedule to these Regulations;
 - (b) For Organisations: a certified true copy of the Certificate of Incorporation, Form CO2, Form CO7, Memorandum and Articles of Association, Tax Identification Number, VAT Number, and a valid Tax Clearance Certificate;
 - (c) For the organisation Managing Director or Chairman, a photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate;*
 - (d) A provisional project plan setting out the land use and purpose for the development, and the scope of work for the secondary infrastructure and/or buildings;
 - (e) Evidence of the capacity to deliver the investment require for the secondary Infrastructure and/or construction of buildings as specified in the applicants provisional project plan scope of works.
- (5) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
- (a) The applicant shall provide the representatives details and ID; accepted IDs includes: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card;*
 - (b) Only one Representative is permitted at one time; BOGIS shall be informed of any change in the status of the representative, or in a change of representative, in writing, by submitting an Update Form.
- (6) The Applicant shall sign the Application Form.
- (7) Upon submission of the application form together with the items listed in Regulation 19 (4) above, BOGIS shall convey an Acknowledgement Letter, which contains a list of all documents submitted by the Applicant, BOGIS shall thereafter verify the information and the documentation submitted in support of the application.
- (8) Should BOGIS have cause to doubt the accuracy or authenticity of any information or document submitted in support of the application, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant

does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.

- (9) Within Sixty (60) working days of the verification of the applicant information and documentation and subject to the availability of land to allocate, the application will be put forward for the Governor's approval for a Direct Allocation of Land suitable for the development as specified in the Applicant's documentation.
- (10) Upon the Governor's approval, the applicant will receive an offer of grant of the Development Lease, the Initial Bill, and Acceptance Letter.
- (11) Within Thirty (30) working days of submission of the signed acceptance letter and proof of payment of the Initial Bill, the Applicant shall submit:
 - (a) A Layout Plan that shall conform to all relevant town planning and survey norms, for approval by BOGIS;
 - (b) An Environmental Impact Assessment and Environment Management Plan that shall address all environmental problems that may arise from the implementation of the project plan, including noise, air and water pollution.
 - (c) The final Project Plan and Scope of works.
- (12) within Thirty (30) working days of the approval of the layout and Environmental Impact Assessment and Environmental Management Plan by the relevant government agency, BOGIS will prepare and print the Development Lease Agreement for the signature of the Applicant and BOGIS Executive Secretary. The Development Lease Agreement will then be registered and conveyed to the Applicant.
- (13) Failure to comply with the investment commitment and/or the failure to complete the secondary infrastructure or construction of buildings before the expiry of the time periods as set out in the Development Lease Agreement and the final project plan and Scope of Works may result in the Revocation of the Development Lease and automatic forfeiture of any investment or works. BSUPDB will monitor the project implementation.
- (14) Failure to comply with the Environmental Impact Assessment and Environmental Management Plan may result in the Revocation of the Development Lease and the automatic forfeiture of any investment or works. Relevant agency will monitor the project implementation.
- (15) Where the Applicant does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.
- (16) In the case of residential housing estates and commercial developments the parties acquiring or purchasing the residential or commercial properties from the Applicant must, upon acquisition or purchase, immediately apply for a new grant Right of Occupancy using the Regular Application Process (see Regulation 17). The ultimate title holder shall then be responsible for the payment of the Premium charge.

20. Mining or Quarry Lease Agreement

- (1) The Holder or Operator of a Mining or Quarry Lease shall register with BOGIS, and apply for a BOGIS Mining or Quarry Lease Agreement. The term of the BOGIS Mining or Quarry Lease agreement shall be the same as the Mining or Quarry Licence. The conditions of the BOGIS Mining or Quarry Lease Agreement shall include the payment of annual Ground Rent.
- (2) The Application Form must be completed in full and submitted to BOGIS together with the following:
 - (a) Evidence of payment of the application processing fee; the Mining or Quarry Licence; the application processing fee shall be applied as detailed in the Fourth Schedule to these Regulations;
 - (b) For individuals: photo identification document; accepted identification include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate*;
 - (c) For Organisations: a certified true copy of the Certificate of Incorporation, Form CO2, Form CO7, Memorandum and Articles of Association, Tax Identification Number, VAT Number, and a valid Tax Clearance Certificate;
 - (d) For the organisation Managing Director or Chairman, a photo Identification; accepted IDs include: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card; and a valid Tax Clearance Certificate*;
 - (e) The Mining or Quarry Licence or a Certified True Copy of the Mining or Quarry Licence;
 - (f) A parameter survey of the land as described in the Mining or Quarry Licence;
 - (g) An approved Environmental Impact Assessment and Environmental Management Plan that shall address all environmental problems associated with Mining or Quarrying, including noise, air and water pollution during the operation of the Mining or Quarry Lease Agreement and to provide for the rehabilitation of the land before the expiry of the Mining or Quarry Lease Agreement.
- (3) An Applicant may appoint a Representative, and on such appointment the Representative is permitted to submit and collect forms and documents, and to be in communication with BOGIS Customer Care Unit pertaining to the application.
 - (a) The applicant shall provide the representatives details and ID; accepted IDs includes: *International Passport; National ID Card; Drivers Licence; Voter Registration Card; Tax Identification Card*;
 - (b) only one Representative is permitted at one time; BOGIS shall be informed of any change in the status of the representative, or in a change of representative, in writing, by submitting an Update Form.

- (4) The Applicant shall sign the Application Form.
- (5) Upon submission of the application form together with the items listed in Regulation 20 (2) above, BOGIS shall convey an Acknowledgement Letter, which contains a list of all documents submitted by the Applicant, BOGIS shall thereafter verify the information and the documentation submitted in support of the application.
- (6) Should BOGIS have cause to doubt the accuracy or authenticity of any information or document submitted in support of the application, it shall notify and invite the Applicant to resolve any conflict or disparity within thirty (30) working days. Where the Applicant does not agree with a decision an Appeal may be made under Regulation 26 – Dispute Resolution and Appeal Process.
- (7) Within Sixty (60) working days of the verification of the information and documentation submitted by the Applicant. The applicant will receive an offer of grant of the Mining or Quarry Lease Agreement, the Initial Bill, and Acceptance Letter.
- (8) Within thirty (30) working days of the submission of the signed Acceptance Letter and proof of payment of the Initial Bill the operator shall submit a properly planned layout to be approved by BOGIS.
- (9) Within thirty (30) working days of the layout approval BOGIS will print the Mining of Quarry Lease Agreement for the Governor's signature, register, and then convey to the Operator.

21. Miscellaneous Land Transactions

- (1) All Land Transactions which include any changes in ownership, the size or shape of the plot, the land use or the land purpose shall be prepared (and where necessary Registered) using the BOGIS Digital Data Repository. This Regulation 21 sets out the Land Transaction instruments and their permitted use.
- (2) All Land Transaction application processing fees, rates and changes are shown in the Fourth Schedule to these Regulations.
- (3) Deed of Assignment: shall be used to register a change in ownership. The applicant seeking to register a Deed of Assignment requires the signature of the original owner and additional proof of ownership such as a scale agreement. Where the applicant is unable to secure the signature of the original owner, the applicant shall place an advertisement in national and local newspaper requesting any party who may have an interest in the property to make their claim known.
- (4) Deed of Gift: to be used to transfer ownership where there is no consideration out of affection/goodwill.
- (5) Power of Attorney: shall be used to assign certain right pertaining to the property to a third party. Irrevocable Powers of Attorney are not allowed.
- (6) Deed of Mortgage: shall be used when the title holder borrows money from a financial institution and secures the loan by giving the title document as collateral.
- (7) Deed of Release: shall be used by the financial institution to redeem the title document.

- (8) Devolution Order: shall be used to register the interest of a third party in the case of the demise of the substantive title holder.
- (9) Change of Name: shall be used when the individual or company holding a Right of Occupancy has a legal change of name.
- (10) Change of Land Use/Purpose: shall be used to change land use/purpose clause in the Right of Occupancy as permitted under Schedule 7 to these Regulations.
- (11) Sublease: shall be used to register long term rentals or leases.
- (12) Deed of Revocation: shall be registered where the Right of Occupancy has been extinguished.
- (10) Sub-division of Plot, Merger of plot or Extension of plot: shall be used where the size or shape of the plot is to be changed.

22. Compulsory Acquisition, Compensation and Resettlement

- (1) From time to time the Borno state government shall by order compulsorily acquire land for overriding public interest, and for the strategic economic development of the state. Customary or Statutory title holders or claimant to the land will be compensated for such compulsory acquisition.
- (2) The mode of acquisition and the Notice there of shall be as provided for by Land Use Act, 2004.
- (3) The acquisition, compensation and resettlement process shall involve all affected stakeholders in a participatory stakeholder consultation, with an appropriate Grievance Redress Mechanism.
- (4) In the case of land acquired for purpose of residential development each Head of Household with one (1) hectare of land shall be offered one plot of land in the new layout. The plot shall be in a medium density area (approximately 750 square metres) and offered on a first right of refusal basis. This is in addition to the compensation payment based on the provisions of Regulation 23.
- (5) In the case of land acquired for the purpose of residential development each Head of Household with less than one (1) hectare of land shall be offered one plot of land for urban agriculture in the new layout, the plot shall be approximately 5,000 square metres and offered on a first right of refusal basis. This is in addition to the compensation based on the provisions of Regulation 23.
- (6) In the case of land acquire for the purposes of residential development to extent that is feasible existing settlements may be incorporated in the new layout, subject to urban renewal in compliance to acceptable town planning standards.
- (7) when an existing settlement needs to be moved and the community resettled, where possible this settlement should be located within the same acquire land.

23. Standard Valuation Rates

- (1) The Standard Valuation Rates for land, trees and crops are set out in the seventh Schedule to these Regulations.
- (2) The Standard Valuation Rates for buildings are set out in the Ninth Schedule to these Regulations.

24. Development Permission

Development permission shall be obtained from BSUPDB in accordance with Borno State Urban and Planning and Development Board Law and BSUPDB Regulations, and with reference to any updates that shall be published in Borno State Gazette.

25. Land Use Violation Charge

- (1) The charges and penalties set forth against each act of contravention in the Forth Schedule here to shall be payable upon the Notice of BOGIS or BSUPDB of such contravention.
- (2) Each charge and/or penalty shall, unless otherwise stated, be payable for every year in which the contravention continues provided that where a contravention continues for more than 30 days in calendar year, the annual charge or penalty shall be payable in respect of that year.
- (3) Where the penalty and/or charge payable in respect of a contravention is based on the market value of a property, the determination of such market value shall be subject to Standard Valuation Rates (see Regulation 23).

26. Dispute Resolution and Appeal Process

- (1) Appeals against any decision made by BOGIS will place before an Appeal Committee comprising members of the BOGIS board.
- (2) The Appellant will complete an Appeal application form and provide all the relevant information, documentation, and proof of payment of the application processing fee as set out in the Fourth Schedule to these Regulations.
- (3) Upon submission of the application form together with the relevant documentation, BOGIS shall convey an Acknowledgement Letter, which contains a list of all documents submitted by the Appellant, BOGIS shall there after verify the information and documentation submitted in support of the application.
- (4) The Appeal Committee will consider the Appeal within 30 working days of the conveyance of Acknowledgement Letter. In some cases, the appeal Committee may request that the Appellant attend the Appeal Committee Hearing.
- (5) The Appeal Committee will provide its decision in writing within 10 working days of the Hearing. In case of a successful Appeal against the Revocation of a C-of-O a Reinstatement Letter will be conveyed to the Appellant.
- (6) If the Appellant disagree with decision of Appeal Committee, the Appellant may make a direct written submission to the Governor.

- (7) The Governor will consider the written submission and then convey his decision after his consideration.
- (8) The Governors decision is final, subject to the applicant taking any further legal action.

27. Citation

These Regulations may be cited as the Borno State Land Use Regulations, 2022

Made this 11th day of October, 2022

Prof. Babagana Umara Zulum, CON, mni, FNSE
Executive Governor, Borno State

**FIRST SCHEDULE:
RULES FOR THE USE OF LAND RELATED DATA**

1. BOGIS Digital Data Repository

- (1) The BOGIS Digital Data Repository shall be the official Borno State Government digital data repository.
- (2) BOGIS will gather all information and data which has a geographic relationship from all Borno State Government Ministries, Agencies and Departments and Local Government Councils, as well as Federal Government institutions, and international and regional bodies to store in the BOGIS Digital Data Repository.
- (3) Requests can be made for access to information, reports and maps which shall incur a fee.

2. BOGIS Land Registry

- (1) The BOGIS File Archive is the official depository of all Registration Books for both C-of-O and other Land Transactions, copies of C-of-O, land files, survey files, valuation files, layouts, Title Deed Plans (TDP), registers, and any other plans, maps, administrative and policy files, etc.
- (2) The BOGIS File Archive is supported by the File Tracking Management System (FTMS) providing real time information on the (paper) file location.
- (3) The FTMS comprises a part of the BOGIS Digital Data Repository.
- (4) The BOGIS Electronic Document Management System (EDMS) is the digital archive and stores digital copies of all paper files and documents including C-of-O, land files, survey files, valuation files, layouts, TDPs, registers, other plans or maps, administrative and policy files.
- (5) The EDMS comprises a part of the BOGIS Digital Data Repository.

3. BOGIS Mortgage Registry

- (1) BOGIS will maintain the Mortgage Registry within the BOGIS File Archive. The Mortgage Registry is the official depository of all Registration Books and copies of Mortgage Deeds as Registered by the Mortgage Registrar.
- (2) The BOGIS Electronic Document Management System (EDMS) is the digital archive and stores digital copies of all paper files, registers, and documents including Deeds of Mortgage.
- (3) The EDMS comprises a part of the BOGIS Digital Data Repository.

4. BOGIS Land Administration System

- (1) The BOGIS Land Administration System (LAS) is the software platform where applications for Right of Occupancy and all other Land Transactions are entered digitally.
- (2) The LAS comprises a part of the BOGIS Digital Data Repository.

5. BOGIS Cadastre Administration System

- (1) The BOGIS Cadastral Administration System (CAS) is the mapping platform where the processing for the cadastre and all mapping products is undertaken.
- (2) The CAS comprises a part of the BOGIS Digital Data Repository.

6. Planning

- (1) Designated Planning Areas (DPA) shall be approved by the Governor, Borno state, upon the recommendation of the Executive Secretary, BOGIS, and such approval shall be registered as an official document and gazetted accordingly.
- (2) Town Planning Orders (TPOs) and layouts shall be approved by the Governor, Borno state, upon the recommendation of the Executive Secretary, BOGIS, and such approval shall be registered as an official document and Gazetted accordingly.
- (3) BOGIS shall at all times keep a record of all digital and official layouts in the BOGIS Digital Data Repository.
- (4) Borno State shall not accept as authentic any layout maps or digital data that does not comply with 6 (3) above.

7. Land Use

- (1) The official Borno State digital data repository at BOGIS (BOGIS Digital Data Repository) shall include the master plan; general land use plan; detailed land use plan; and land use cadastre.
- (2) The land use cadastre is the final legal document shall be binding for all stakeholders.

8. Survey and Mapping

- (1) All cadastre maps shall be printed only from the BOGIS Digital Data Repository.
- (2) The official coordinate system used by BOGIS is the Universal Transverse Mercator, Zone 32 North Projection/Minna Datum (UTM 32N/Minna).
- (3) All TDPs, parcel plans and the survey data used in the production of the C-of-O,

- (5) Only data from the BOGIS Digital Data Repository shall be used for the staking out of plots in the field.
- (6) Surveyors shall reference their work to the layout names from the data contained in the BOGIS Digital Data Repository.

9. Land Allocation

- (1) All allocations of land shall be made only from BOGIS layouts and from BOGIS cadastral data.
- (2) All allocations shall be documented in the BOGIS Digital Data Repository.

10. Land Title Revocations

- (1) All land revocations shall use the most recent data from the BOGIS Digital Data Repository.
- (2) All Revocation Notices shall be recorded in the BOGIS Digital Data Repository and a print copy of the Deed of Revocation sent immediately to the Governor's office for execution.

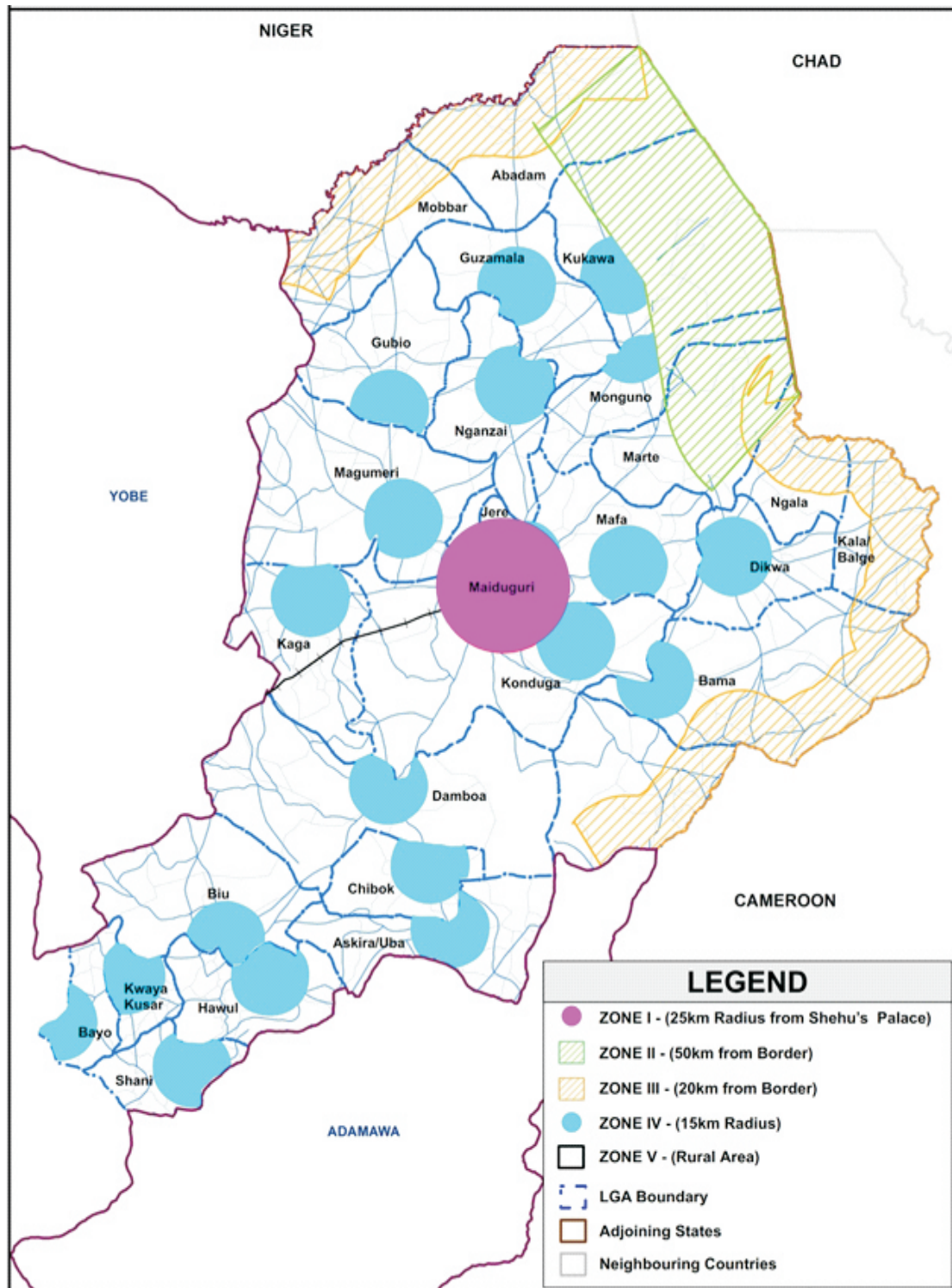
11. Development Control

- (1) In the enforcement of the provisions made by layouts, the cadastral, the land titles and the land use cadastre, development control shall use the most recent data from the official BOGIS Digital Data Repository.

12. Online Access to the BOGIS Digital Data Repository

- (1) Borno Land Use Regulations, 2021 including the schedules containing all fees, rates, rents and penalties can be viewed and downloaded.
- (2) All Application Forms and Guidelines can be viewed and downloaded.
- (3) The Borno State map and other maps can be viewed and downloaded.

SECOND SCHEDULE LAND ADMINISTRATION ZONES



THIRD SCHEDULE
CLASIFICATION OF LAND USE AND PURPOSE

SN	GENERAL LANDUSE	DETAILED LANDUSE	PURPOSE	Years
1	RESIDENTIAL	HIGH, MEDIUM, LOW DENSITY	STAFF QUARTERS/ LIFE CAMP	99
2	RESIDENTIAL	HIGH, MEDIUM, LOW DENSITY	PRIVATE RESIDENTIAL	99
3	RESIDENTIAL	HIGH, MEDIUM, LOW DENSITY	GOVERNMENT RESIDENTIAL	99
4	RESIDENTIAL	HIGH, MEDIUM, LOW DENSITY	GOVERNMENT HOUSING ESTATE	99
5	COMMERCIAL	ACCOMMODATION	COMMERCIAL HOUSING ESTATE	40
6	COMMERCIAL	ACCOMMODATION	GUEST HOUSE	40
7	COMMERCIAL	ACCOMMODATION	HOSTEL	40
8	COMMERCIAL	ACCOMMODATION	HOTEL	40
9	COMMERCIAL	ACCOMMODATION	MOTEL	40
10	COMMERCIAL	EMPLOYMENT AREA	WAREHOUSE	40
11	COMMERCIAL	EMPLOYMENT AREA	WORKSHOP	40
12	COMMERCIAL	GAS & FUEL SUPPLY	FUEL DEPOT	40
13	COMMERCIAL	GAS & FUEL SUPPLY	GAS REFILLING STATION	40
14	COMMERCIAL	GAS & FUEL SUPPLY	PETROL FILLING STATION	40
15	COMMERCIAL	OFFICE & SERVICES	BANKING/ INSURANCE/ SERVICES	40
16	COMMERCIAL	OFFICE & SERVICES	CINEMA/ THEATRE	40
17	COMMERCIAL	OFFICE & SERVICES	GARAGE / CARWASH	40
18	COMMERCIAL	OFFICE & SERVICES	OFFICE	40
19	COMMERCIAL	OFFICE & SERVICES	SPORTS FACILITY	40
20	COMMERCIAL	SHOPPING & MARKET	BAKERY/ CAFE	40
21	COMMERCIAL	SHOPPING & MARKET	DISTRICT CENTRE	40
22	COMMERCIAL	SHOPPING & MARKET	DISTRICT MARKET	40
23	COMMERCIAL	SHOPPING & MARKET	NEIGHBOURHOOD CENTRE	40
24	COMMERCIAL	SHOPPING & MARKET	RESTAURANT/FAST FOOD	40
25	COMMERCIAL	SHOPPING & MARKET	SHOPPING COMPLEX	40
26	COMMERCIAL	SHOPPING & MARKET	SHOPPING MALL I PLAZA	40
27	COMMERCIAL	SHOPPING & MARKET	SMALL SHOPS I CORNER SHOPS	40
28	COMMERCIAL	SHOPPING & MARKET	SUPERMARKET	40
29	MIXED USE	COMPREHENSIVE DEVELOPMENT	COMPREHENSIVE DEVELOPMENT (RESIDENTIAL)	99
30	MIXED USE	MULTIFUNCTIONAL DEVELOPMENT	MUL TI-PURPOSE(COMMERCIAL)	40
31	MIXED USE	SPECIAL DEVELOPMENT	SPECIAL DEVELOPMENT (RESIDENTIAL BASE)	40
32	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	COMMUNITY CENTRE	99
33	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	COURT I JURISDICTION	99
34	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	FIRE DEPARTMENT	99
35	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	GOVERNMENT INSTITUTION (OFFICE)	99
36	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	LIBRARY	99

37	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	MILITARY BARRACKS	99
38	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	MILITARY FORMATION	99
39	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	POLICE BARRACKS	99
40	PUBLIC INSTITUTION	ADMINISTRATION, EXECUTIVE AND JUDICIARY	POLICE STATION	99
41	PUBLIC INSTITUTION	EDUCATIONAL USE	COLLEGE	99
42	PUBLIC INSTITUTION	EDUCATIONAL USE	DAY CARE	99
43	PUBLIC INSTITUTION	EDUCATIONAL USE	PRIVATE EDUCATIONAL INSTITUTION	99
44	PUBLIC INSTITUTION	EDUCATIONAL USE	GOV EDUCATIONAL INSTITUTION / GOV SCHOOL	99
45	PUBLIC INSTITUTION	EDUCATIONAL USE	INTERNATIONAL SCHOOL	99
46	PUBLIC INSTITUTION	EDUCATIONAL USE	RELIGIOUS SCHOOL	99
47	PUBLIC INSTITUTION	EDUCATIONAL USE	NIGHT SCHOOL	99
48	PUBLIC INSTITUTION	EDUCATIONAL USE	NURSERY & PRIMARY SCHOOL	99
49	PUBLIC INSTITUTION	EDUCATIONAL USE	NURSERY SCHOOL	99
50	PUBLIC INSTITUTION	EDUCATIONAL USE	PRIMARY SCHOOL	99
51	PUBLIC INSTITUTION	EDUCATIONAL USE	SECONDARY SCHOOL	99
52	PUBLIC INSTITUTION	EDUCATIONAL USE	TRAINING/VOCATION CENTRE	99
53	PUBLIC INSTITUTION	EDUCATIONAL USE	RESEARCH INSTITUTE	99
54	PUBLIC INSTITUTION	EDUCATIONAL USE	UNIVERSITY	99
55	PUBLIC INSTITUTION	HEAL TH FACILITY	CLINIC	99
56	PUBLIC INSTITUTION	HEAL TH FACILITY	DENTAL CLINIC	99
57	PUBLIC INSTITUTION	HEAL TH FACILITY	GOV HOSPITAL/ CLINIC	99
58	PUBLIC INSTITUTION	HEALTH FACILITY	HOSPITAL	99
59	PUBLIC INSTITUTION	HEAL TH FACILITY	LABORATORY	99
60	PUBLIC INSTITUTION	HEALTH FACILITY	SPECIALIST/ DIAGNOSTIC HOSPITAL	99
61	PUBLIC INSTITUTION	HEAL TH FACILITY	VETERINARY CLINIC	99
62	PUBLIC INSTITUTION	RELIGIOUS INSTITUTION	CHURCH	99
63	PUBLIC INSTITUTION	RELIGIOUS INSTITUTION	MOSQUE	99
64	AGRICULTURAL	RELIGIOUS INSTITUTION	PLACE OF WORSHIP	99
65	AGRICULTURAL	PUBLIC SERVICE	NON GOVERNENTAL ORGANIZATION	99
66	AGRICULTURAL	AGRICULTURAL/ FARMING	FARMING	40
67	AGRICULTURAL	AGRICULTURAL / FARMING	GRAZING LAND	40
68	AGRICULTURAL	AGRICULTURAL / FARMING	URBAN AGRICULTURE	40
69	AGRICULTURAL	AGRICULTURAL / FARMING	PLANT NURSERY	40
70	AGRICULTURAL	AGRICULTURAL/ FARMING	ORCHARD	40
71	AGRICULTURAL	AGRICULTURAL/ FARMING	CATTLE TRAIL	40

72	PUBLIC UTILITY UNIT	GAS, ELECTRICITY & WATERSUPPLY	POWER STATION / SUBSTATION/ TRANSFORMER	99
73	PUBLIC UTILITY UNIT	GAS, ELECTRICITY & WATERSUPPLY	SEWER TREATMENT PLANT	99
74	PUBLIC UTILITY UNIT	GAS, ELECTRICITY & WATERSUPPLY	WATER TREATMENT PLANT	99
75	PUBLIC UTILITY UNIT	POST AND TELECOMMUNICATION	POST OFFICE	99
76	PUBLIC UTILITY UNIT	POST AND TELECOMMUNICATION	TV OR RADIOSTATION	99
77	INDUSTRIAL	WASTE DISPOSAL	DUMP SITE	99
78	INDUSTRIAL	WASTE DISPOSAL	RECYCLING FACILITY	99
79	INDUSTRIAL	AGRO INDUSTRY	AGRO ALLIED INDUSTRY	40
80	INDUSTRIAL	AGRO INDUSTRY	MEAT PACKAGING/SLAUGHTERHOUSE	40
81	INDUSTRIAL	HEAVY INDUSTRY	QUARRY	40
82	INDUSTRIAL	HEAVY INDUSTRY	BORROW PIT	40
83	INDUSTRIAL	HEAVY INDUSTRY	TEXTIL	40
84	INDUSTRIAL	HEAVY INDUSTRY	MINNING	40
85	INDUSTRIAL	LIGHT INDUSTRY	GENERAL MANUFACTURING	40
86	INDUSTRIAL	LIGHT INDUSTRY	MET ALL OR WOOD FACTORY	40
87	INDUSTRIAL	LIGHT INDUSTRY	PAPER CHEMICALS TEXTIL	40
88	INDUSTRIAL	LIGHT INDUSTRY	STONES SEDIMENT CERAMICS	40
89	TRANSPORTATION	LIGHT INDUSTRY	CLEAN ENERGY	40
90	TRANSPORTATION	LIGHT INDUSTRY	WATER PACKAGING/BOTTLING	40
91	TRANSPORTATION	PUBLIC TRANSPORT UTILITY	AIRPORT	40
92	TRANSPORTATION	PUBLIC TRANSPORT UTILITY	BUS DEPOT	40
93	TRANSPORTATION	PUBLIC TRANSPORT UTILITY	LORRY / TRAILER PARK	40
94	TRANSPORTATION	PUBLIC TRANSPORT UTILITY	MOTOR PARK	40
95	OPEN SPACE	PUBLIC TRANSPORT UTILITY	PUBLIC PARKING	40
96	OPEN SPACE	PUBLIC TRANSPORT UTILITY	RAILWAY STATION	40
97	OPEN SPACE	RECREATIONAL	AMUSEMENT PARK	40
98	OPEN SPACE	RECREATIONAL	COUNTRY CLUB I HEALTH FARM	40
99	OPEN SPACE	RECREATIONAL	DISTRICT PARK	40
100	OPEN SPACE	RECREATIONAL	ENTERTAINMENT COMPLEX	40

FOURTH SCHEDULE

RATES, FEES AND PENALTIES

Application processing fee:

• Agricultural	N2,000.00
• Residential	N5,000.00
• Commercial	N10,000.00
• Institutional	N10,000.00
• Industrial	N25,000.00
• Petroleum Filing Station/Gas Plant	N50,000.00
• Recertification	N100,000.00

Systematic Land Titling Program

• Application Fee	N15,000.00
• Site Plan Processing	N3,000.00
• Site Plan Production	N2,000.00
• Initial Bill	

Systematic Regularisation Programme (SPR)

• Application Fee	N15,000.00
• Site Plan Processing	N3,000.00
• Site Plan Production	N2,000.00
• Initial Bill	

Registration:

1. Deed assignment	
• Consent	N5,000.00
• Registration	5% of FMV of Property/Consideration
2. Power Attorney	
• Application	N50,000
• Application processing	N250,000.00
• Renewal of P.O.A	N50,000
• Revocation of P.O.A	N10,000
3. Deed of legal Mortgage	
• Consent	N5,000
• Registration	N 2% of Consideration
• Up stamping	N 2% added amount.
• Registration of release	N 2% of mortgage
4. Deed of gift	3.5% of assessed value.
5. Devolution Order	N10,000.00
6. Caveat	N30,000.00
7. Withdrawal of Caveat	N15,000.00

Re-grant

- Application fee N 30,000.00
- Application processing fees N250,000.00
- Allocation cost
 - Residential 8% FMV
 - Commercial 5% FMV
 - Industrial 5% FMV
 - Farm land 2% FMV

Change of Name:

- Consent N5,000
- Application processing fees N200,000

Change of land use / purpose clause

- Consent N5,000.00
- Application processing fees N100,000

Extension of plot

- Consent N5,000.00
- Application processing fees N 50,000.00
- GIS Charting N250 / sqm.

Merger

- Consent N5,000.00
- Application processing fees N10,000.00
- GIS Charting N20,000.00

Subdivision

- Consent N 50,000.00
- Application processing fees N100,000.00
- GIS Charting N20,000.00 each

Lease

- Consent Nt5,000.00
- Registration 5% Rental Value.

Query Lease

- Application Processing fees N250,000.00
- Initial bill

Development Lease Agreement

- Application N250,000.00
- Preparation of lease agreement N 250,000.00
- GIS Charting N25, 000.00
- Layout approval N200,000.00
- Registration N250,000.00

Miscellaneous**Certified True Copy (C.T.C)****Certificate of Occupancy**

- Application fees N10,000.00
- Printing and Sealing N50,000.00

Layout plan N20,000.00

Replacement of C of O.

- Application processing fees N10,000.00
- Preparation and registration N250,000.00

C.T.C of document (Registered)

- Application processing fees N10,000.00
- Printing and Sealing N15,000.00

Extra document

- Application processing fees N 10,000.00
- Stamping (per page) N1,000.00

Appeal

- Application processing fees N10,000.00
- Withdrawal of offer letter / preparation of appeal N50,000.00
- Revocation of R of O / preparation of appeal N100,000.00

Legal Search

- Application N5,000.00
- Instant search N 10,000.00
- Search and sighting N 10,000 for 1st 20 minutes
N5,000.00 for every additional 20 minutes.

Replacement of broken beacon N2,500.00 per beacon

Standard form

- Affidavit – process of conversion

Fast-track fees **N50,000.00**

Penalties

- Unpaid ground rent - Standing charge after 2 months – 50 % of ground rent
- Change of land use/purpose without consent
 - Low density **N100,000.00**
 - Medium density **N75,000.00**
 - High density **N50,000.00**
 - Others **N200,000.00**
- Extension of plot without consent
 - Low density **N100,000.00**
 - Medium density **N75,000.00**
 - High density **N50,000.00**
 - Others **N200,000.00**
- Subdivision of plot without consent
 - Low density **N100,000.00**
 - Medium density **N75,000.00**
 - High density **N50,000.00**
 - Others
- Merger of plot without consent
 - Low density **N100,000.00**
 - Medium density **N75,000.00**
 - High density **N50,000.00**
 - Others
- Development lease agreement out of time (1 month) **N250,000.00**

Maps

- Regular
 - Application processing fees **N2,000.00.**
 - Preparation of Map (1-3 features) **N2,000.00**
 - Additional feature (1) **N500.00**
 - Additional base map fees (Orthophoto or Topo) **N300.00**
 - Soft copy of Map **N500.00**
- Map print

Full color, Standard paper

- A4 – **N1,000.00**
- A3 – **N2,000.00**
- A2 – **N4,000.00**
- A1 – **N8,000.00**
- A0 – **N10,000.00**

Full color, special paper

▪ A4	–	N1,100.00
▪ A3	–	N2,100.00
▪ A2	–	N4,200.00
▪ A1	–	N8,400.00
▪ A0	–	N10,800.00

TABLE 1. INITIAL BILL

S/ N	ITEM	RESIDENTIAL			COMMERCIAL/ INSTITUTION	INDUSTRIAL	FARM LAND	PETROLEUM FILLING STATION/ GAS PLANT	CORNER SHOP/CAR WASH
		H	M	L					
1.	Ground Rent/SQM	N1	N2	N3	N12	N25	50 Kobo	N30,000 Flat rate	N,5000 Flat rate.
2.	Registration	N5,000			N10,000	N25,000	N5,000	N20,000	N10,000
3.	Preparation	N5,000			N10,000	N25,000	N5,000	N20,000	N10,000
4.	Execution	N5,000			N10,000	N25,000	N5,000	N20,000	N10,000
5.	Compensation per SQM	N5			N5	N5	N5	N5	N5
6.	GIS Charting								
7.	Survey charges	15,500.00							
8.	Parametre Survey (Connection fee)	N250/m							

FIFTH SCHEDULE
GROUND RENT (Naira per Square Metre)

S/N	LAND USE/PURPOSE	ZONE II	ZONE II	ZONE III	ZONE IV	ZONE V
1	Residential	Naira per Square Metre				
	High Density	1	1	1	1	
	Medium Density	2	2	2	2	
	Low Density	3	3	3	3	
2	Commercial	12	12	12	12	
3	Mixed Use	12	12	12	12	
4	Agricultural	0.5	0.5	0.5	0.5	
5	Institutional	12	12	12	12	
6	Industrial	25	25	25	25	
7	Transportation	12	12	12	12	
8	Open Space	12	12	12	12	
9	Petroleum Filing Station/ Gas Plant	30,000.00	20,000.00	20,000.00	20,000.00	
10	Corner	5,000.00	5,000.00	5,000.00	5,000.00	
11	Car Wash	5,000.00	5,000.00	5,000.00	5,000.00	

SIXTH SCHEDULE LAND VALUATION

ZONE		RATE
	BARE LAND (PER HECTARE) ZONE I	600,000.00
	BARE LAND (PER HECTARE) ZONE II	400,000.00
	BARE LAND (PER HECTARE) ZONE III	350,000.00
	BARE LAND (PER HECTARE) ZONE IV	300,000.00
	BARE LAND (PER HECTARE) ZONE V	200,000.00

S/N	TYPE OF TREE/CROP	RATE		
		Mature	Immature	Seedling
	Mango (Improved type)	5,000.00	2,500.00	1,250.00
1	Local Type	3,500.00	1,750.00	875.00
2	Orange	5,000.00	2,500.00	1,250.00
	Guava (Improve type)	3,000.00	1,500.00	750.00
3	Local Type	2,000.00	1,000.00	500.00
4	Cashew	3,000.00	1,500.00	750.00
5	Plaintain	1,500.00	750.00	750
6	Banana	1,500.00	750.00	375
7	Coconut	2,000.00	1,000.00	500
8	Grape fruit	5,000.00	2,500.00	1250
9	Pear	2,000.00	1,000.00	500
10	Date Palm (Dabino)	4,000.00	2,000.00	1000
11	Baobab (Kuka)	4,000.00	2,000.00	1000
12	Tamarine (Tamsuwu)	4,000.00	2,000.00	1000
13	Ganga (Giginya)	1,500.00	750.00	375
14	Pawpaw	1,000.00	500.00	250
15	Locus Bean (Dorowa)	4,000.00	2,000.00	1000
16	Shear Butter (Kadanya)	4,000.00	2,000.00	1000
17	Lemon	5,000.00	2,500.00	1250
18	Raphia Palm	1,500.00	750.00	375
19	Lime	5,000.00	2,500.00	1250
20	Eucalyptus	2,000.00	1,000.00	500
21	Neem	2,000.00	1,000.00	500
22	Mahogany	4,000.00	2,000.00	1000
23	Balanites (Aduwa)	1,500.00	750.00	375
24	Silk Cotton	2,000.00	1,000.00	500
25	Rubber	1,500.00	750.00	375
26	Goruba	1,500.00	750.00	375
27	Kirinya	4,000.00	2,000.00	1000
CROPS /HECTARE				
28	Yam	100,000.00	50,000.00	25,000.00
29	Rice	75,000.00	37,500.00	18,750.00
30	Mice	50,000.00	25,000.00	12,500.00
31	G/Corn	50,000.00	25,000.00	12,500.00
32	Cowpea	60,000.00	30,000.00	15,000.00
33	Millet	50,000.00	25,000.00	12,500.00
34	Soya Beans	70,000.00	35,000.00	17,500.00
35	Ground Nut	80,000.00	40,000.00	20,000.00
36	Sugar Cane	50,000.00	25,000.00	12,500.00
37	Tobacco	10,000.00	5,000.00	2,500.00
38	Hot Pepper	80,000.00	40,000.00	20,000.00
39	Cotton	50,000.00	25,000.00	12,500.00
40	Cassava	30,000.00	15,000.00	7,500.00
41	Wheat	80,000.00	40,000.00	20,000.00
42	Tiger Nut	50,000.00	25,000.00	12,500.00
43	Bambara Nut	80,000.00	40,000.00	20,000.00
44	Iris Patatoes	50,000.00	25,000.00	12,500.00
45	Sweet Patatoes	30,000.00	15,000.00	7,500.00
46	Onions	40,000.00	20,000.00	10,000.00

47	Okro	20,000.00	10,000.00	5,000.00
48	Serrel	10,000.00	5,000.00	2,500.00
49	Spinach (Alehu)	10,000.00	5,000.00	2,500.00
50	Tomatoes	20,000.00	10,000.00	5,000.00
51	Garden eggs	20,000.00	10,000.00	5,000.00
52	Melon	20,000.00	10,000.00	5,000.00
53	Carrot	15,000.00	7,500.00	3,750.00
54	Cocoyam	25,000.00	12,500.00	6,250.00
55	Lettuce	15,000.00	7,500.00	3,750.00
56	Pumpkin	20,000.00	10,000.00	5,000.00
57	Tattashe	40,000.00	20,000.00	10,000.00
58	Mixed cropping excluding yam	100,000.00	50,000.00	25,000.00
59	Mixed cropping including yam	120,000.00	60,000.00	30,000.00
60	Kurna	1,500.00	750.00	375.00
61	Taura	1,000.00	500.00	250.00
62	Jinin Kafiri	1,000.00	500.00	250.00
63	Galimi (Baure)	1,000.00	500.00	250.00
64	Nalle	500.00	250.00	125.00
65	Moringa	500.00	250.00	125.00
66	Indigo	1,000.00	500.00	250.00
67	Iroko	4,000.00	2,000.00	1,000.00
68	Obeche	4,000.00	2,000.00	1,000.00
69	Abura	4,000.00	2,000.00	1,000.00
70	Ogbono	3,000.00	1,500.00	750.00
71	Daliba	1,000.00	500.00	250.00
72	Cawood	1,000.00	500.00	250.00
73	Gum Arabic	3,000.00	1,500.00	750.00
74	Agric Mango	5,000.00	2,500.00	1,250.00
75	Pepper fruit	1,000.00	500.00	250.00
76	Cababash tree	1,000.00	500.00	250.00
77	Ground peer	1,500.00	750.00	375.00
78	Unbrella Tree	2,000.00	1,000.00	500.00
79	Gelin	2,000.00	1,000.00	500.00
80	Karau (Gawo)	2,000.00	1,000.00	500.00
81	Tom Dom	1,500.00	750.00	375.00
82	Fig Tree	4,000.00	2,000.00	1,000.00
83	K3ngar (Gabaruwa)	1,000.00	500.00	250.00
84	Kandar	1,000.00	500.00	250.00
85	Kawo	2,000.00	1,000.00	500.00
86	Maje	1,000.00	500.00	250.00
87	Durumi	1,000.00	500.00	250.00
88	Aduruku	100.00	50.00	25.00


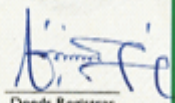
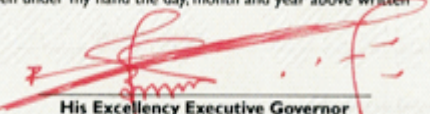

**SEVENTH SCHEDULE
CHANGE OF LAND USE AND PURPOSE**

		NEW USE/PURPOSE CLAUSE								
		RESIDENTIAL	COMMERCIAL	PFS/GAS PLANT	INSTITUTIONAL	INDUSTRIAL	AGRICULTURAL	CORNER SHOP	OPEN SPACE	TRANSPORTATION
OLD USE/PURPOSE	RESIDENTIAL	-	50,000	50,000	50,000	50,000	10,000	10,000	50,000	50,000
	COMMERCIAL	50,000	-	50,000	50,000	50,000	50,000	10,000	50,000	50,000
	PFS/GAS PLANT	50,000	50,000	-	50,000	50,000	50,000	10,000	50,000	50,000
	INSTITUTIONAL	50,000	50,000	50,000	-	50,000	50,000	50,000	50,000	50,000
	INDUSTRIAL	100,000	100,000	100,000	100,000	-	100,000	100,000	100,000	100,000
	AGRICULTURAL	50/sq.m	50/sq.m	50/sq.m	50/sq.m	50/sq.m	-	50/sq.m	50/sq.m	50/sq.m
	CORNER SHOP	10,000	-	-	-	-	-	-	-	-
	OPEN SPACE	100,000	50,000	50,000	50,000	50,000	50,000	50,000	-	50,000
	TRANSPORTATION	100,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-

**EIGHTH SCHEDULE:
BOGIS OFFICES**

S/N	LOCAL GOVERNMENT AREA	CITY	ADDRESS
1.	MAIDUGURI METROPOLITAN	MAIDUGURI	NUMAN/BIU ROAD MAIDUGURI
2.	BAMA	BAMA	BEHIND LOCAL GOVERNMENT SECRETARIAT.
3.	BIU	BIU	LOCAL GOVERNMENT SECRETARIAT
4.	MONGUNO	MONGUNO	LOCAL GOVERNMENT SECRETARIAT

**NINETH SCHEDULE:
CERTIFICATE OF OCCUPANCY FORM**

	 GOVERNMENT OF BORNO STATE OF NIGERIA LAND USE ACT CAP 15 LFN 2004 CERTIFICATE OF OCCUPANCY	File No: BO/72828	 Deeds Registrar
This instrument is registered as: No. <u>874</u> page <u>874</u> in volume <u>21</u> (certificate of occupancy) of land registry at Maiduguri.			
<p>This is to certify that _____ (here in after called the holder/holders) is/are hereby granted a right of occupancy in and over the said land described in the schedule and more particularly in the plan printed hereto for a term of <u>99</u> years commencing from <u>07-February-2017</u> according to the intent and meaning of the land use Act CAP 15 LFN 2004 and subject to the provisions thereof and to the following special terms and conditions:</p>			
<ol style="list-style-type: none"> 1. To pay in advance without demand to the Governor of the state (herein after referred to as the Governor) or any other officer or agency appointed by the Governor, <ol style="list-style-type: none"> a) The proportion of rent at the rate of N <u>4,826.77</u> per annum. b) The computed revised and current ground rent from the first day of January of each year or c) Such revised ground rent as the Governor may from time to time prescribe. d) Such penal rent as the Governor may from time to time impose. 2. To pay and discharge all rates (including utilities), assessments and impositions whatsoever which shall at any time be charged or imposed on the said land or any building thereon or upon the occupier or occupiers thereof. 3. To pay forthwith to the Borno State Government through Borno Geographic Information Service (hereinafter referred to as BOGIS) or such other body as appointed by the Governor (if not sooner paid) all survey fees and other charges due in respect of the preparation, registration and issuance of this certificate. 4. Within <u>2</u> years from the date of commencement of the right of occupancy to erect or complete on the said land building(s) or other work specified in related plans approved or to be approved by Governor or any other agency empowered to do so by the Governor. The approval may be revoked after <u>2</u> years. 5. To maintain in good and substantial repair to the satisfaction of the Governor or any officer appointed by the Governor all buildings on the said land and appurtenances thereof and to do other works properly maintained in clean and good sanitary condition around all of the land and surrounding of the buildings. 6. Upon the expiration of the said term to deliver up to the Governor in good and tenable state to the satisfaction of the Governor or any other agency appointed by the Governor the said land and the building(s) thereon. 7. Not to erect or build or permit to be erected or built on the land, buildings other than those permitted to be erected by virtue of this certificate of occupancy nor to make or permit to be made any addition or alteration to the said building(s) already erected on the land except in accordance with the plans and specifications approved by the Governor and or any officer authorized by him on his behalf. 8. The Governor or any public officer duly authorized by the Governor on his behalf, shall have the power to enter upon and inspect the land comprised in any statutory right of occupancy or any improvements effected thereon, at any reasonable hour during the day and the occupier shall permit and give free access to the Governor or any such officer to enter and to inspect. 9. Not to alienate the right of occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sub-lease or bequest or otherwise howsoever without the prior consent of the Governor sought and obtained. 10. To use the said land only for <u>RESIDENTIAL</u> purpose. 11. Not to contravene any of the provisions of the Land Use Act CAP 15 LFN 2004 and to conform and comply with all rules and regulations that shall be laid down from time to time by the Borno State Government. 12. For the purpose of the rent to be paid under this certificate of occupancy: <ol style="list-style-type: none"> a) The term of the right of occupancy shall be divided into periods of five years and the Governor may, at the expiration of each period of the five years, revise the rent and fix the sum which shall be payable for the next period of five years. If the Governor shall so revise the rent, he shall cause a notice to be sent to the holder/holders and the rent so fixed or revised shall commence to be payable one calendar month from the date of receipt of such notice. b) If any rent for the time being payable in respect of the land or any part thereof shall be in arrears for the period of three months whether same shall or shall not have been legally demanded or if the holder/holders become bankrupt or make a composition with creditors or enter into liquidation, whether compulsory or voluntarily shall be liable to penalty as prescribed by the Government or if there shall be any breach or non-observance of any of the occupier's covenants or agreements herein contained, then, and in any of the said cases it shall be lawful for the Governor at any given time thereafter to hold and enjoy same as if the right of occupancy had not been granted but without prejudice to right of Action or remedy of Governor for any antecedent breach by the holder/holders. 			
Dated this <u>4TH</u> day of <u>FEB.</u> 20 <u>21</u> Given under my hand the day, month and year above written			
 His Excellency Executive Governor Borno State, Nigeria			
			



TITLE DEED PLAN

BO/72828

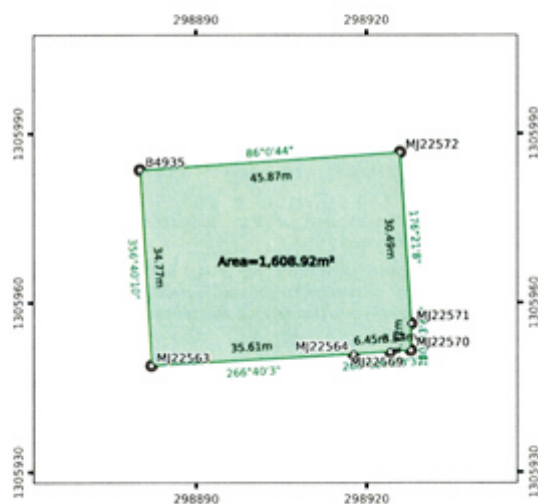
CIRCULAR ROAD, GRA

A. Bamsam

SURVEYOR GENERAL

18th Jan - 2021

DATE



The geometry indicated on this plan is projected using UTM projection Zone 33N, WGS 1984 datum and Clarke 1880 Ellipsoid

Plot Area = 1,608.92 Sqm



SCALE 1:1000

COORDINATES OF MJ22563: E= 298882.20 N= 1305948.84

Surveyed By: ELIJAH SNOW

Rank: CTO (S)

Date of Survey: 18-September-2020

Produced by Borno Geographic Information Service on: 17-Jan-2021