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THE TOWN AND COUNTRY PLANNING ACT.

Statutory Instrument 246—1.

The Town and Country Planning Regulations.

(Under section 31 of the Act.)

PART I—GENERAL.

1. Citation.

These Regulations may be cited as the Town and Country Planning Regulations.

2. Application for permission to erect buildings, etc.

(1) After any area has been declared to be a planning area under section 5 of the Act, no person shall erect any building or develop any land in that planning area unless he or she first obtains from the planning committee permission so to do.

(2) Every application for permission made under subregulation (1) of this regulation shall be submitted in quadruplicate in the form contained in the Schedule to these Regulations and shall if the planning committee so requires be accompanied by—

- (a) four copies of the site plan drawn to the scale of 1:1,000 showing—
 - (i) the plot desired to be developed or on which it is proposed to erect any building;
 - (ii) the plots adjoining that plot showing any existing buildings or development on those plots; and
- (b) four copies of small-scale sketch plans of any building proposed to be erected in respect of which permission is sought to be obtained.

(3) Any planning committee may reject an application not in proper form, or not accompanied by the prescribed plans, or in respect of which the applicant has been required to furnish further particulars or plans and has failed or neglected so to do.

(4) Any person who contravenes subregulation (1) of this regulation commits an offence and is liable upon conviction to a fine not exceeding one thousand shillings or in default of payment to imprisonment for any period not exceeding four months and in the case of a continuing offence is liable to a further penalty not exceeding twenty shillings for each day during which the offence continues after written notice of the offence has been served on the offender.

3. Further particulars.

The planning committee may before granting or refusing permission to erect any building or develop any land require the applicant to furnish such further particulars or plans as it may deem necessary.

4. Planning approval.

(1) So soon as the planning committee is satisfied that the building or development proposed in any application under these Regulations does not contravene any of the provisions contained in any outline scheme or detailed scheme then in preparation or already approved, it shall signify its approval of the application in writing and communicate it to the applicant.

(2) The planning committee may impose conditions subject to which permission to erect any building or develop any land is granted and may require the applicant for such permission to enter into a bond for a sum not exceeding two thousand shillings for the due observance of or compliance with any such conditions.

5. Approval to be granted if no contravention of scheme.

(1) The planning committee shall approve any application made under these Regulations unless the application contravenes any provision contained in any outline scheme or detailed scheme then in preparation or already approved.

(2) If the planning committee does not approve the application, it shall by written notice so inform the applicant giving reasons for its decision.

6. When application deemed to have been approved.

If within sixty days of the receipt of any application, or of further plans or

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