



ROYAL GARDENS ESTATE

PLANNING AND DEVELOPMENT CONTROL GUIDELINES

The provisions herein stated in the Planning and Development and Control Guidelines have been cleared and approved by the Lagos State Ministry of Physical Planning and Urban Development
Alausa-Ikeja

Director of Town Planning Services
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LAGOS STATE
MINISTRY OF PHYSICAL PLANNING AND
URBAN DEVELOPMENT
DEVELOPMENT MATTERS DEPARTMENT
APPROVED LAYOUT PLAN
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Location AJAH
Signature of Approving Officer [Signature]
Name SOLARIN CA

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1 Introduction

- 1.1 The developers of Royal Gardens Estate have designed these guidelines to encourage individual creativity within the unity of materials and finishes to ensure that the overall development harmonises and creates a balanced lifestyle for all residents. Compliance with these guidelines will ensure that home owners will enjoy the benefits of a well-organised, secure residential area, ensuring sustainable property values.
- 1.2 It is the aim of the professional team that the architectural and development guidelines contained in this report complement the beauty of the natural environment and ensuring that different architectural styles and designs do not clash.
- 1.3 The construction must commence and be completed within three (3) years from date of registration of transfer of ownership or completion of all Infrastructural services which ever is later. In order to reduce inconvenience to neighbours as well as unsightliness, construction must proceed without lengthy interruptions and handled in such a way that the end of each phase should be aesthetically accepted to the Home Owners Association.
- 1.4 The controlling authority for the development is ROYAL GARDENS ESTATE Planning Committee (RGEPC) and shall be responsible for the control of services, and the clearance of all building plans in the Estate prior to the issuance of development permit by the State Town Planning Authority.
- 1.5 It is mandatory for the plot owner/developer to engage the services of a qualified Architect and Structural Engineer who shall consult with the RGEPC prior to designing to determine the intent of the design parameters set for the development.

The soil investigation results will be available for the structural engineer from the RGEPC¹.
- 1.6 Elevation treatment of all buildings must conform to good architecture as not to interfere with or detract from the general appearance of the neighbourhood.

¹ The availability of the 'soil investigation' refers to the soil investigation report which is the report made before site construction by the developer commenced. The purchaser shall be fully responsible for the structural parameters of his plot. If the plot is to be filled with imported sand materials, the given data is only valid for the basic level of his plot. Trojan Estates Limited, the Management of Royal Gardens Estate or its successors shall not be held responsible and shall not compensate any defects in the structural design or building implementation using the soil data obtained from Trojan Estates Limited, Royal Gardens Estates or its successors.

2 Building Design Guidelines

- 2.1 No building shall be erected or altered without the written clearance of the RGEPC and subsequently the approval of the State Town Planning Authority. All plans for the construction of or alterations to, buildings must be prepared by a qualified Architect.
- 2.2 Any form of overt religious development in the form of churches, mosques, synagogues are strictly restricted to place where such has been earmarked for in the Estate.
- 2.3 All development within the Estate shall conform to the designated use within which plots of land is situated in the Estate.
- 2.4 No development shall be allowed in any part of the Estate other than the approved ones by the RGEPC and subsequently the State Town Planning Authority.
- 2.5 Any development erected within the Estate without the written approval of the RGEPC and the subsequent approval of the State Town Planning Authority prior to the commencement of construction work shall be demolished. The cost of demolition shall be borne by the plot owner / developer.
- 2.6 The applicant shall formally apply for approval of plans in accordance with the regulations set out in the Plan Approval Procedures.
- 2.7 Approval of plans by the RGEPC does not in any way absolve the owner from any legal requirements pertaining to building operations on the property.
- 2.8 The privacy of surrounding properties must be considered.
- 2.9 Outbuildings and additions must match the original building design in style, elevation and material usage.
- 2.10 Yard and screen walls must complement the basic materials of the buildings and must be indicated on the plans.
- 2.11 No deviations from the approved drawings will be permitted unless the deviation is resubmitted and approved in writing prior to construction.
- 2.12 All residential plots must have a minimum effective dedicated area of 1.3 metre x 1 metre for parking of at least two (2) refuse containers². Please refer to Paragraph 8, 'Code of Conduct' Clause 8.1.4 for the use of these refuse containers.
- 2.13 Any form of overt commercial development in the form of shops, kiosks, stalls, sheds, plots, platforms, containers and the like are strictly prohibited.
- 2.14 No part of the residential development including the stewards/service building, pool bar/cabana, gazebo and garden area are to be converted for covert commercial use.

² The regularly refuse containers are available from the RGEPC. A fee of ₦ 15,000.00 shall be charged for each refuse container .

3 Plan Approval Procedure

3.1 The plot owner / developer shall submit 6 (six) copies of the detailed architectural drawing accompanied with titled documents to RGEPC at a prescribed fee to facilitate the processing of the drawing prior to the submission of the architectural drawings and other details as may be required to the State Town Planning Authority for approval.

A plan approval fee of ₦ 5,000.00 (Five Thousand Naira) per plan is payable to the RGEPC on submission of plans.

3.2 The RGEPC reserves the right to request for any changes in design or finish that may be needed in their exclusive opinion to preserve the architectural style as set out in the guidelines. The applicant shall only submit the final working drawings to the State Town Planning Authority after approval from the RGEPC.

3.3 The following items must be clearly shown on the plans:

- Area of dwelling including patios and outbuildings
- Coverage (%)
- Building lines
- All external finishes
- Boundary wall / fence details
- Drainage layout.
- Layout of driveway
- Setbacks and airspaces
- Soft and hard landscaping.

3.4 5 (five) copies of the architectural drawings duly endorsed and cleared by the RCEPC with a provisional letter of approval accompanied with other documents as may be required shall be submitted to the State Town Planning Authority for approval.

3.5 The applicant shall thereafter submit 1 (one) of the final approved drawings (approved) plan) to RGEPC for verification and record purposes.

3.6 Construction permit shall be issued for the commencement of construction work by the RGEPC after the submission of letter from duly registered architect / structural engineers engaged by the plot owner / developer, and the payment of prescribed fee as BUILDING PERFORMANCE REFUNDABLE DEPOSIT which shall be used in the event that there is a breach of non performance to remove rubbles or make good any damage caused by the contractor or sub-contractor. The building performance deposit shall be released subject to the approval of the RGEPC.

3.7 Deviation from the conditions as set out in Paragraphs 7.1.4.1; 7.2.4.1; 7.3.4.1; and 7.4.4.1, 'Building Typological and Configuration' may be requested from and submitted to the RGEPC and will in addition require the final approval by the State Town Planning Authority. The fee for such application is set at ₦ 1,500,000.00 per application and is payable to the RGEPC. The fee is non-refundable.

3.8 The building performance refundable deposit for the year 2009 is set at ₦ 150,000.00 (One Hundred and Fifty Thousand Naira) per plot and is payable to the RGEPC.

3.9 Construction may commence once all the provisions and regulations in terms of the pre-construction phase are adhered to and approval for setting out of buildings lines given by RGEPC.

4 General Site Guidelines

4.1 Site Levels

- 4.1.1 All plots shall dewater onto the roads by means of the plot entrance. The minimum gradient for dewatering purposes for plots shall be 0.3 percent (0.3 %).
- 4.1.2 The RGEPC shall issue the datum to which each individual plots shall be filled with filling material by the owner. The given level shall be strictly adhered to by the owner.

4.2 Boundary Walls

- 4.2.1 The freestanding walls and fences are to be fabricated according to details as provided by the RGEPC. A set of basic construction drawings are available from the RGEPC.
- 4.2.2 All plant materials shall be properly kept and trimmed not to exceed the height of the palisade fencing.
- 4.2.3 All forms of attachment and additions to the palisade fence and rear boundary wall, such as concertina wires, steel spikes, broken bottles, nails and the like are prohibited.
- 4.2.4 All plot boundary walls shall not exceed 2.0 metre in height.
- 4.2.5 The fence of the frontage wall shall consist of block work of 0.75 metres and 1.25 metres iron railing/grills. Sections of 4 metre blind walls will be allowed. Any road side fence that does not meet the above condition shall be demolished at the cost to the developer / plot owner. The front boundary wall shall be in accordance with the drawing on page 31

4.3 Gazebo, Pool Cabanas and other Landscape Structures

- 4.3.1 Garden structures such as Gazebo's, Pool Cabanas, and Pavilions are allowed, provided these do not exceed a total area of 9 m² and an overall height of 4.5 metre.

4.4 Masts, Scaffolds and Poles

- 4.4.1. All forms of communications and telecommunications masts, scaffolds and poles, either placed on the ground or attached to buildings at whatever height are strictly prohibited within the residential areas and recreational areas.
- 4.4.2 Satellite receiving dishes (digital type) for television broadcast reception other than provided by the regular DSTV and other approved providers shall only be allowed on one of the walls of the building after obtaining written permission by the RGEPC.

4.5 Swimming Pools and Pool Terraces

- 4.5.1 Swimming Pools are permitted within the lots, provided these do not exceed the required areas as indicated in table 1 below:

Table 1 - Allowable Pool Dimensions

Plot Type	Plot Size m ²	Swimming Pool Area (including Terraces) m ²
"D"	660 - 919	50
"C"	920 – 1,199	75
"B" & "A"	1,200 - above	120

- 4.5.2 The swimming pool area shall be included within the building footprint as given in Table 2, Paragraph 7.5 page 22
- 4.5.3 The swimming pool deck datum must not exceed a height of 900 mm from the site datum.
- 4.5.4 Pool terraces widths are to be minimums of 1.5 metre all round the pool.
- 4.5.5 Fencing around swimming pool must be either of steel grille or timber picket fencing.

4.6 Swimming Pool Details

- 4.6.1 Approved materials for pool terraces include:
- Fired clay tiles
 - Quarry tiles
 - Pre-cast concrete tiles
 - Ceramic tiles (non-slip)
 - Pebble cast tiles
 - Hardwood timber slats.
- 4.6.2 Use of planters with the pool terraces are encouraged, provided these do not exceed a maximum height of 750mm from the pool terrace datum and must not exceed a 50% of the total terrace area

4.7 Services

- 4.7.1 All soil and waste water pipes must be encased in the fabric of the building. Only Rainwater pipes are allowed to be visible on building surfaces.
- 4.7.2 All external lighting cables must be placed in conduit pipes and must be concealed in the walls.
- 4.7.3 All sockets for external use outside of the building must be waterproof.
- 4.7.4 All forms of diesel, petrol and gas generators are prohibited.
- 4.7.5 Septic tanks shall not be allowed. For each type of building the RGEPC shall provide the owner of a plot with the particulars for a Mini/Micro waste water treatment plant in accordance with the Lagos State Environmental requirements which is to be incorporated in his plot.

4.7.5.1 The Mini/Micro treatment plants shall meet the following specifications:

- BOD factor : 15
- Treatment efficiency :

COD	:	89%
BOD ₅	:	96%
SS	:	95%
Total P	:	48%
NH ₄	:	89%
Total N	:	46%

The system shall be designed to accept crude domestic sewage and produce an effluent of suitable quality for discharge to a watercourse/soak-away or French drain system, subject to the approval of the RGEPC and State Town Planning Authority. The system shall be a self contained single piece unit.

4.7.6 No form of extra storage building to store highly combustible materials such as petrol, diesel, kerosene, liquefied gas and the like is allowed within the residential areas of the site.

4.7.7 Construction of storage facilities for highly combustible materials within the commercial and mixed use areas is subject to approval.

4.7.8 No form of individual water supply system and storage such as boreholes, ground and overhead water tanks and pumps are allowed.

4.8 Driveways, Walkways & Hard Standings

4.8.1 There shall be only one point of ingress/egress into each individual plot. This also applies to corner piece plots. The owner can apply to the RGECP for relocating the ingress/egress point. The reconstruction of the ingress/egress point shall be in accordance with the construction guidelines for these ingress/egress points and shall be implemented by a Contractor approved by the RGECP. The cost for the relocation and the restoration of the existing ingress/egress shall be borne by the owner.

4.8.2 Approved materials for driveways, walkways & hard standings within the plot boundary include:

- Interlocking Concrete Paving Tiles
- Concrete Paving Slabs (Pre-cast or Cast-in-Place)
- Clay Tiles
- Coarse Aggregate Tiles
- Pea Gravel Spread
- Quarry Tiles

Paving from the flush street kerb for ingress/egress points or in cases where a pedestrian walkway is constructed, from the walkway into the individual plots shall be identical to the paving of the Estates walkways and shall require the written approval of the RGECP.

4.9 Landscaping and Irrigation.

4.9.1 A minimum of 40% of the resultant site area (i.e. site area, excluding main building) for residential lots, and 30% for commercial and mixed used plots must be reserved for landscaping works.

4.9.2 Sprinkler and drip Irrigation are allowed for maintenance of landscaping works.

- 4.9.3 An extra garden store will be approved provided it does not exceed a total area of 6 m² and not exceeding a height of 3 metre.

5 General Architectural Design Guidelines

5.1 Building Height

- 5.1.1 Please refer to the individual Lot Design Guidelines for the approved building height for the Family residential Units.
- 5.1.2 There shall be no mezzanine floors, as these are not permitted.
- 5.1.3 The building height for the service buildings, garage enclosures and the Gatehouse shall not exceed 4.5 metre (from ground level to the top of the roof pitch) and must be of a bungalow typology.

5.2 Building Cantilevers

- 5.2.1 The building's cantilevers shall not exceed 0.75 metre on all sides. The outer limit of the cantilever shall be within the set back boundary.
- 5.2.2 All suspended balconies and terraces shall be included within the building cantilever limit and must not exceed it.

5.3 Roof

- 5.3.1 Pitched roofs for the family residential unit (FRU) must be pitched at an angle of between 15^o and 60^o. Variations to this shall be subject to the Design Review Board's approval.
- 5.3.2 Roof covering materials shall include and is limited to:
- Terracotta Clay Tiles
 - Concrete Tiles
 - Long span Aluminium Roofing Sheet
 - Shingle roofing
 - Copper roofing sheets
- 5.3.3 The use of asbestos and galvanized roofing sheets is prohibited.
- 5.3.4 Roof covering colours shall include and be limited to:
- Brown.
 - Terracotta.
 - Red.
 - Green.
 - Natural Concrete Finish.

A colour sample of the roof covering can be seen at the offices of the RGECP.

5.4 Roof Space Use

- 5.4.1 Permission shall be given for loft conversions within the roof space, provided it does not exceed 30% of the total roof volume.
- 5.4.2 Dormers should not be higher than the roof ridgeline.
- 5.4.3 The dormer should not occupy all of the roof space and a substantial area of the pitch should be retained.

5.5 Roof Drainage

- 5.5.1 All roof eaves are to be provided with suitable and approved roof gutters, outlets and rain water pipes.
- 5.5.2 Roof gutters should be Concrete or Aluminium construction.
- 5.5.3 Concrete roof gutters should be properly felted with water proofing material.
- 5.5.4 All rain water pipes shall disburse the collected stormwater (rainwater) unto the hard pavement of the plot and should be directed to the ingress of the plot unto the street.

5.6 Building External Finishes

- 5.6.1 The building external finishes shall include:
- Render and emulsion or textured paint finish
 - Mosaic tiles
 - Natural stone finish (cut/uncut) e.g. Abeokuta granite
 - Marble tiles
 - Granite tiles
 - Bricks and Brick facing
 - Patterned Concrete Block Tiles.
 - Tyrolean Finish (Trowelled and Untrowelled)
- 5.6.2 The use of Brick blocks as an external finish is prohibited. If used, it must be rendered smooth on both sides with sand-cement plaster.
- 5.6.3 The colour coding combination for the external wall finishes shall be subject to the RGEPC approval.

5.7 Windows

- 5.7.1 Windows for the development shall either be of wood, or aluminium and PVC Extruded profiles.
- 5.7.2 The colour coding for windows shall include but not be limited to:
- Natural mill finish
 - Powder Coated Paint Finish
 - Brown
 - White
 - Green
 - Red
 - Brown
 - Blue

- 5.7.3 The window colour coding combination shall be subject to approval by the Design Review Board.

5.8 Burglary Proofing and Mosquito Netting

- 5.8.1 All burglar proofing and mosquito netting around the window and doors should be placed on the inside of the building.

5.9 External Doors

- 5.9.1 Main entrance doors for the family residential units (FRU) shall be of:

- Security (Bullet Proof, Fire Rated Doors)
- Aluminium Frame Doors with Georgian Wire Glass
- Wooden panel Doors.

5.10 External Lighting

5.10.1 Exterior lighting for each lot shall serve to:

- Provide illumination for the site at night time.
- Highlight any desired aesthetic qualities of the building or garden.
- Provide adequate illumination for the required tasks.

5.10.2 All light fittings fixed to the building shall be placed at a height of 2.4 metre and shall be placed in such a way that they limit glare to the barest minimum while providing for the desired tasks.

5.11 Prohibited Building Material

5.11.1 To allow for diversity and interest a variety of individual architectural designs within the theme will be encouraged. The following building materials are strictly prohibited.

- Unpainted plaster
- Pre-cast concrete walls
- Unpainted reflective metal roof sheeting
- Wood panel fencing
- All Asbestos based building materials

6 Permissible Land Use Development

6.1 Zoning Classification

- 6.1.1 All developments shall conform with the approved use zone within which the development is located.
- 6.1.2 The approved use zones within ROYAL GARDENS ESTATE are:
- Residential use zone;
 - Commercial use zone;
 - Public use zone; and
 - Recreational use zone;
- 6.1.3 Residential developments shall be permitted generally within the zone designated for residential use in the approved layout.
- 6.1.4 Permitted developments within the residential use which has been sub-divided into various plot sizes shall be in accordance to the guidelines as stated in section 7 of this regulation.
- 6.1.5 Commercial developments shall be permitted generally within the zone designated for commercial use in the approved layout for ROYAL GARDENS ESTATE.
- 6.1.6 All commercial developments shall be subject to the ideal and concept of ROYAL GARDENS ESTATE.
- 6.1.7 Permitted commercial developments shall include
- Hotels and motels;
 - Shopping malls;
 - Office complex;
 - Departmental stores;
 - Restaurant;
 - Banks;
 - Petrol filling stations.
- 6.1.8 Petrol Filling/Service Stations shall only be permitted within the commercial zone along major arterial road within ROYAL GARDENS ESTATE.
- 6.1.9 Public institutions shall be permitted generally within the zone designated for public use in the approved layout for ROYAL GARDENS ESTATE
- 6.1.10 Permitted developments within this zone shall include:-
- Schools;
 - Treatment Plant
 - Place of worship;
 - Fire Station
 - Estate Office
 - Power House
 - Hospital/clinic;
 - Utilities - water, electricity, fire services, etc.
- 6.1.11 No development shall be allowed in designated Recreational Use Zone except where such

development is of complementary use.

6.1.12 Permitted Developments within this zone shall include:-

- Public open space;
- Recreational park;
- Play ground;
- Horticulture gardens.
- Sport Centre
- Amusement Park etc.

6.2 Applicable Planning Standard

6.2.1 Parking requirement in every residential development shall be as stated in section 7 of this regulation.

6.2.2 On-Street parking shall not be permitted under any circumstances.

6.2.3 For a commercial development, a minimum of 1 car parking space shall be provided for every 20 square metres of gross floor area of proposed physical development.

6.2.4 In the case of hotel development, 1 car parking space for every hotel room shall be provided.

6.2.5 Parking provisions for restaurant, eateries, cinema, place of worship, auditorium and other places of assembly shall be 1 car parking space for every 5m² of gross floor area.

6.2.6 One car parking space for every two (2) bed spaces shall be provided in the case of hospitals and clinic.

6.2.7 For every commercial development, there shall be a separate car park designated for visitors within the precinct of the development. This shall be part of the parking space requirement for the development.

6.2.8 Loading/off loading bays shall be provided for every large scale commercial development.

6.2.9 A detailed parking layout shall be provided for every proposed commercial and public use development.

6.2.10 A car parking space shall not be less than 2.5 x 5 metres in area, while for trucks, it shall not be less than 3.6 metre x 15 metre in area.

6.2.11 The permissible airspace and setbacks for various residential developments within ROYAL GARDENS ESTATE shall be as stated in section 7 of this regulation.

6.2.12 Every commercial, and public (institution) development shall observe the following minimum distance from the building line to the property boundary.

- | | |
|------------------------|---------|
| • Front setback ... | 9 metre |
| • Left and right sides | 6 metre |
| • Rear sides | 6 metre |

6.2.13 Where the plot is a corner piece, a minimum of 6 metre setback for the 'D' type plots and 9 metre setback for all other plot types must be observed from the building lines to all sides abutting road network.

6.2.14 No part of the building, residential, commercial will be allowed to encroach on the stipulated setbacks. This includes columns, entrance canopies, etc.

6.2.15 The maximum plot coverage permissible within each land use zone shall be as follows:

- The maximum building coverage permissible in the residential zone within ROYAL GARDENS ESTATE shall be in accordance to ratio of total ground floor footprint to plot area stated in Table 2 - Ratio of total ground-floor footprint to Plot area, Clause 7.5 in this regulation.
- For all commercial developments not more than 50% coverage of the total land area shall be permitted for development.
- For all other developments such as hospitals/clinics, place of worship, schools, conference/civic centre, community hall, cinema, etc not more than 40% site coverage shall be permitted.

6.2.16 Height of building within ROYAL GARDENS ESTATE shall be as stated in the provisions of these guidelines:

- The height of residential buildings within ROYAL GARDENS ESTATE shall be in conformity with the provision of Section 7 of these guidelines.
- Within the other use zone, a maximum of 4 floors shall be permitted with the exception of institutional use where a maximum of 5 floors shall be permitted. It must be noted that all other regulations with regards to setbacks, air spaces, site coverage, parking facilities and as may be required by the State Town Planning Regulations must be satisfied.

7 Specific Architectural Design Guidelines (to be read with the General Guidelines)

7.1 Plot Type “D” (660 m² – 919 m²)

Permitted development within each of the residential plots in this category are:

- Family residential unit (Maximum of 2 (two) families³)
- Service building incorporating steward’s accommodation and service i.e. equipment, garden equipment, etc.
- Site coverage for the development - See Table 2 - Ratio of total ground-floor footprint to Plot area on page 22.

7.1.1 Set Backs

7.1.1 The minimum setbacks for this plot category are 9 metre to the front, 4 metre to the back and 4 metre to the right and 4 metre to the left side. A minimum distance of 8 metre⁴ must be maintained between two adjoining buildings.

7.1.2 Every residential lot shall have not more than one source of ingress/egress into the site

7.1.2 Parking

7.1.2.1 Adequate parking spaces per family must be provided. The paved parking area shall be in line with the guidelines set out in Clause 4.8.1

7.1.2.2 On street parking by residents is highly prohibited.

7.1.3 Building Height and Levels

7.1.3.1 A maximum of 2 floors, including the ground floor allowed.

7.1.3.2 Loft spaces are allowed, provided they do not exceed 30% of the roof volume and must be within and not exceed the roof area.

7.1.3.3 The maximum height limit of developments within this Plot category is 10.5 metre. This is the height from ground level to the top of the roofline.

7.1.4 Building Typological and Configuration

7.1.4.1 Detached, semi-detached houses and bungalows are acceptable building types.

7.1.4.2 The details of the permissible developments in each block within this category of plot shall be as stated in Schedule I attached to these guidelines.

³ This category of family residential unit allows for 2 (two) families to occupy 1 (one) building with one common entrance. The plot area shall not be divided into separate plots.

⁴ The minimum set back is 8 metre for this category. This also applies when cantilevers are to be used, i.e. the distance of 8 metre is to be measured from the cantilever to the boundary wall.

7.2 Plot Type “C” (920 m² – 1,199 m²)

Permitted development within each of the residential plots in this category are:

- Family residential unit (Maximum of 2 (two) families⁵)
- Service building incorporating steward’s accommodation and service i.e. equipment, garden equipment, etc.
- Site coverage for the development - See Table 1 - Allowable Pool Dimensions Table 2 - Ratio of total ground-floor footprint to Plot area on page 22.

7.2.1 Set Backs

7.2.1.1 The minimum setbacks for this plot category are 9 metre to the front, 4 metre to the back and 4 metre to the right and 4 metre to the left side. A minimum distance of 8 metre⁶ must be maintained between two adjoining buildings.

7.2.1.2 Every residential lot shall have not more than one source of ingress/egress into the site.

7.2.2 Parking

7.2.2.1 Adequate parking spaces per family must be provided. The paved parking area shall be in line with the guidelines set out in Clause 4.8.1.

7.2.2.2 On street parking by residents is highly prohibited.

7.2.3 Building Height and Levels

7.2.3.1 A maximum of 2 floors, including the ground floor allowed.

7.2.3.2 Loft spaces are allowed, provided they do not exceed 30% of the roof volume and must be within and not exceed the roof area.

7.2.3.3 The maximum height limit of developments within this Plot category is 10.5 metre. This is the height from ground level to the top of the roofline.

7.2.4 Building Typological and Configuration

7.2.4.1 Detached, semi-detached houses and bungalows are acceptable building types.

7.2.4.2 The details of the permissible developments in each block within this category of plot shall be as stated in Schedule I attached to these guidelines.

⁵ This category of family residential unit allows for 2 (two) families to occupy 1 (one) building with one common entrance. The plot area shall not be divided into separate plots.

⁶ The minimum set back is 8 metre for this category. This also applies when cantilevers are to be used, i.e. the distance of 8 metre is to be measured from the cantilever to the boundary wall.

7.3 Plot Type “B” (1,200 – 1,499 m²)

Permitted development within each of the residential lots in this category Area:

- Family residential unit (Maximum of 2 (two) families⁷)
- Service building incorporating steward’s accommodation and service i.e. equipment, garden equipment, etc.
- Site coverage for the development - See Table 2 - Ratio of total ground-floor footprint to Plot area on page 22.

7.3.1 Set Backs

7.3.1.1 The minimum setbacks for this Plot category are 9 metre to the front, 4 metre to the back and 4 metre to the right and 4 metre to the left side. A minimum distance of 8 metre⁸ must be maintained between two adjoining buildings.

7.3.1.2 Every residential lot with one dwelling shall have not more than one source of ingress/egress into the site. Plots with two dwellings or more shall have not more than two sources of ingress/egress into the site.

7.3.2 Parking

7.3.2.1 Adequate parking spaces per family must be provided. The paved parking area shall be in line with the guidelines set out in Clause 4.8.1.

7.3.2.2 On street parking by residents is highly prohibited.

7.3.3 Building Height and Levels

7.3.3.1 A maximum of 2 floors, including the ground floor is allowed.

7.3.3.2 Loft spaces are allowed, provided they do not exceed 30% of the roof volume and must be within and not exceed the roof area.

7.3.3.3 The maximum height limit of developments within this plot category is 10.5 metre. This is the height from ground level to the top of the roofline.

7.3.4 Building Typological and Configuration

7.3.4.1 Detached, Semi-detached houses and bungalows are acceptable building types.

7.3.4.2 The details of the permissible developments in each block within this category of plot shall be as stated in Schedule I attached to these guidelines.

⁷ This category of family residential unit allows for 2 (two) families to occupy 1 (one) building with one common entrance. The plot area shall not be divided into separate plots.

⁸ The minimum set back is 6 metre for this category. This also applies when cantilevers are to be used, i.e. the distance of 6 metre is to be measured from the cantilever to the boundary wall.

7.4 Plot Type “A” (1,500 m² & Above)

Permitted development within each of the residential lots in this category Area:

- Family residential unit (Maximum of 3 (three) families⁹)
- Service building incorporating steward’s accommodation and service i.e. equipment, garden equipment, etc.
- Site coverage for the development - See Table 2 - Ratio of total ground-floor footprint to Plot area on page 22.

7.4.1 Set Backs

7.4.1.1 The minimum setbacks for this plot category are 9 metre to the front, 4 metre to the back and 4 metre to the right and 4 metre to the left side. A minimum distance of 8 metre¹⁰ must be maintained between two adjoining buildings.

7.4.2 Parking

7.4.2.1 Adequate parking spaces per family must be provided. The paved parking area shall be in line with the guidelines set out in Clause 4.8.1.

On street parking by residents is highly prohibited

7.4.3 Building Height and Levels

7.4.3.1 A maximum of 3 floors for town houses and two (2) floors for other building typology, both including the ground floor is allowed.

7.4.3.2 Loft spaces are allowed, provided they do not exceed 30% of the roof volume and must be within and not exceed the roof area.

7.4.3.3 The maximum height limit of developments within this plot category is 14 metre for Town Houses and 10.5 metre for other building typology. These are the heights from ground level to the top of the roofline.

7.4.4 Building Typological and Configuration

7.4.4.1 Detached houses, semi-detached and bungalows are acceptable building types.

7.4.4.2 The details of the permissible developments in each block within this category of plot shall be as stated in Schedule I attached to these guidelines.

⁹ This category of family residential unit allows for 3 (three) families to occupy 1 (one) building with one common entrance. The plot area shall not be divided into separate plots.

¹⁰ The minimum set back is 6 metre for this category. This also applies when cantilevers are to be used, i.e. the distance of 6 metre is to be measured from the cantilever to the boundary wall.

7.5 Ratio of total ground-floor footprint to Plot area

Table 2 - Ratio of total ground-floor footprint to Plot area

Building Type	TYPE "D"	TYPE "C"	TYPE "B"	TYPE "A"
	660 - 919 m ²	920 - 1,199 m ²	1,200 - 1,499 m ²	1,500 m ²
Block of flats and all service buildings	55%	55%	55%	55%
Detached Bungalow and all service buildings	40%	40%	40%	40%
Detached house and all service buildings	40%	40%	40%	40%
Two semi-detached houses and all service buildings	55%	55%	55%	55%
Terrace of three houses and all service buildings	55%	55%	55%	55%

Table 2 above does not constitute the right to erect the building types as indicated in the table above.

8 Code of Conduct

8.1 General Rules and Regulations

- 8.1.1 The maximum speed limit within the Estate is 15 km/h.
- 8.1.2 Each owner shall maintain his / her plot in a clean and tidy condition.
- 8.1.3 The occupiers of any property within the Estate are liable for the conduct of their guests, or any other person(s) working for the occupiers from time to time.
- 8.1.4 No rubble or refuse may be dumped or discarded in any public area or in view of any street.
- 8.1.5 All forms of business signs, advertisement and billboards are strictly prohibited.
- 8.1.6 In order to ensure personal safety of residents, all pets must be kept within owners compound. Pets found wandering around the Estate would be removed and destroyed.
- 8.1.7 In the event of Private Social Events by Residents, the Residents shall inform the Estate Management of such event. Parking of individual vehicles of invited guests shall be in line with the guidelines issued by the Estate Management for such event.
- Canopies and similar provisions shall under no circumstances be allowed to be erected on the Estate Roads. Exceptions for weddings, funerals etc. will be examined and granted by the Estate Management on written request from the Resident for the erection of canopies etc on available public park areas.
- 8.1.8 Any form of repairs to vehicles such as private cars, pickups and delivery trucks etc. shall not be allowed¹¹. If the repair requires more than one (1) hour to complete, the car owner/driver will have the vehicle towed or lifted to a repair shop/garage of his choice outside the Estate or to be parked at the Residents plot. If the car owner/driver does not comply with the Estate Management's request, the vehicle may be impounded and shall only be released if an impounding charge is paid and the vehicle is removed from the Estate.

¹¹ The changing of spare wheels in the event of a 'flat tyre' are allowed. Small repairs to stalled engines shall be allowed for a maximum duration of one (1) hour.

9 Pre-construction Phase

- 9.1 A vacant plot must be cleaned on a regular basis to the satisfaction of the RGEPC. If not, the plot will be cleaned by the RGEPC at the expense of the owner.
- 9.2 The contractor will provide the security co-ordinator with a list of sub-contractors and their employees who will need access authorisation during the construction period. The said list must be updated regularly. After completion of the building the list will be invalid.

10 Construction Phase

- 10.1 Manufacturing of sandcrete blocks will not be permitted within the Estate boundaries. All sandcrete blocks are to be imported from outside the Estate and shall comply with Nigerian Standards for sandcrete block manufacturing and shall have a minimum load bearing capacity of 3.5 N/mm².
- 10.2 All building materials are to be stored within the site boundary.
- 10.3 No building materials are to be off-loaded onto the road or road reserve nor on the stormwater drains or on the walkways.
- 10.4 No advertising or sub-contractors board will be permitted. Only approved contractor / professional board will be permitted.
- 10.5 No workmen will be permitted in the Estate between the hours of 18.00 hours and 08.00 hours.
- 10.6 Construction hours are restricted from 08.00 hours to 18.00 hours Monday to Fridays, 09.00 hours to 14.00 hours Saturday. No construction activity is to take place on Public Holidays, Sundays, unless authorised by the RGEPC.
- 10.7 All contractors will be required to provide screened cleaning facilities for the workmen and sub-contractors under his control.
- 10.8 The Contractor shall provide sanitary facilities for his workmen. Latrines are not permitted. The Contractor shall provide portable WC's and shall empty these WC's on a regular basis. Any workmen that are caught defecating in adjacent plots or other parts of the estate shall instantly and without exception removed from the Estate. The Contractor shall be fined a sum of ₦ 25,000.00 for every individual occurrence.
- 10.9 The Contractor shall be allowed 2 (two) night security persons on his plot under development for safeguarding his or hers equipment and materials. The security personnel shall be confined to the plot under development.
- 10.10 Each owner shall ensure that all reasonable measures are taken to prevent damage to roads through any act or omissions of the contractor on site.
- 10.11 All building rubble or any other rubbish must be removed at least once a week.
- 10.12 The RGEPC or its appointed representative has the right to inspect all plots under construction to ensure compliance with approved plans and these guidelines.
- 10.13 Plots not complying with approved plans and these guidelines would be given 14 days notice to comply before the site is shut down.

11 Post-construction Phase

- 11.1 Repair of any and all broken kerbs in construction of an entrance is the responsibility of the owner and shall only be repaired by a RGEPC approved contractor.
- 11.2 The owner shall be responsible for the damage to trees, plants and shrubs planted on their pavement by the RGEPC.
- 11.3 Contractor / professional sign board must be removed within 1 (one) week of completion of the building activities.
- 11.4 All surplus building materials and construction plant must be removed immediately after completion of the works.

12 Operational Phase

- 12.1 Owners shall maintain a high standard of garden frontage and pavement management.
- 12.2 Garden fences / walls and outbuildings not forming part of the main building must be maintained and painted where necessary.
- 12.3 Each owner shall ensure that no rubbish or waste material is accumulated, dumped or permitted to accumulate anywhere upon the plot.
- 12.4 No owner shall burn or permit anyone to burn any materials or rubbish on the plot.
- 12.5 No rubbish shall be dumped on the sidewalk under any circumstances.
- 12.6 No owner shall permit his / her plot to be used for any activity causing a nuisance, disturbance or annoyance to other owners.
- 12.7 RGEPC or appointed representative reserves the right to gain access to any plot in order to carry out maintenance or repair work to Estate services running through the plot.

13 Alterations, Extensions and Conversions

Approval must be obtained for:

- Extensions to the main residential building.
- Alterations or renovation of the inside of the main residential building
- e.g. taking out load bearing walls, removing or replacing the roof and adding an extra floor (for bungalow type units only)
- Converting the loft area of the building
- Recovering the roof
- Putting new windows in walls or roof.

13.1 Home Extensions

13.1.1 Extensions of main residential buildings would be considered for approval provided that;

- Extensions do not exceed 30 m²
- Extensions are to the rear of the lot only
- Extensions do not span a maximum of one storey
- Roof of extension does not exceed height of existing roof.

13.1.2 Surface finishes of building extensions should as much as possible blend with and compliment existing surface finishes.

13.1.3 It is most preferable that surface finishes of building extension be the same or highly similar to existing surface finishes.

13.1.4 Where building extensions meet with the existing building, a wall set back of at least 100 mm from the new surface to the old must be maintained.

13.1.5 Conservatories, green houses and glazed atrium spaces will also be considered as building extensions.

13.1.6 Stewards/service buildings are not to be extended in any way.

13.2 Alterations and Renovations

13.2.1 Alterations and renovations to main residential building would be considered for approval, provided that:

- The renovation and alteration of the building would not involve demolition of the main structural members of the building.
- The renovation and alteration would not involve building beyond the set and acceptable building limits.
- The renovation and alteration would not result to change of use from the use of which the building was originally given approval.

13.2.2 Surface finishes of building extensions should as much as possible blend with and compliment existing surface finishes.

It is most preferable that surface finishes of building extension be the same or highly similar to existing surface finishes.

13.2.3 Where building extensions meet with the existing building, a wall set back of at least 100mm from the new surface to the old must be maintained.

13.3 Loft Conversions

- 13.3.1 Roof loft conversions would be approved provided that;
- 13.3.2 The loft conversion would not exceed 30% of the total roof volume.
- 13.3.3 The loft conversion would not require an extensive remodelling of the roof volume, which would require an increase in the roof height.
- 13.3.4 Roof top terraces are permitted.
- 13.3.5 Where flat roofs are to be used as extension terraces for the loft space, the loft area must not exceed 30% of the total flat roof, and must not exceed the height of the approved roofline.

13.4 New Windows in Walls or Roof/Loft

- 13.4.1 Approval for the placement of new window in walls would be given provided that;
- 13.4.2 The placement for new windows align and blend with the existing windows.
- 13.4.3 The placement for new windows does not overlook the living space of adjacent buildings.
- 13.4.4 The placement of new windows would not be for overt commercial display.
- 13.4.5 Approval for the placement of new windows in roof loft spaces would be given provided that:
 - The window would not exceed the existing roofline.
- 13.5 External staircase access to loft areas must be of either steel or timber construction, and must not exceed a width of 900 mm. This page is intentionally left blank

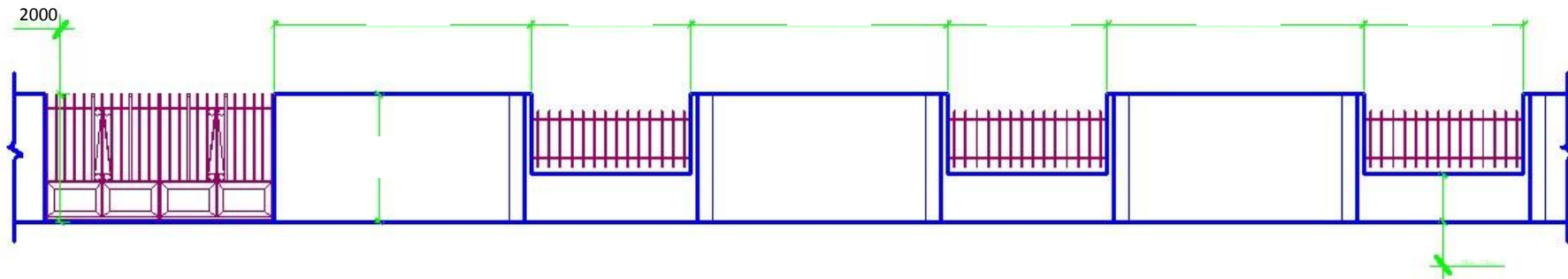
14 Contravention of the Guidelines

- 14.1 The allottee of a building that collapses under construction or after construction works due to negligence is liable to forfeiture of his allocation in accordance to the Lagos State Physical Planning and Development Regulations, 2005.
- 14.2 Any owner/developer of any building or structure that contravenes the provisions of these guidelines shall be served with CONTRAVENTION NOTICE by the RGEPC and the appropriate Lagos State Government Agency.
- 14.3 The RGEPC and subsequently the appropriate department of Lagos State Physical Planning and Development Authority shall issue a STOP WORK ORDER in accordance to the State Urban and Regional Planning Law. Any developer served with STOP WORK ORDER shall stop forthwith further development on the site.
- 14.4 Any development that deviates from the approved plans or without an approval or breaches the provisions stated herein shall be demolished. The cost of demolitions shall be borne by the developer.

15 Conclusion

- 15.1 These guidelines have been produced with the view to ensuring harmonious and sustainable growth within Royal Garden Estate. Every developer/plot owner shall strictly adhere to the guidelines stated herein.
- 15.2 The guidelines herein contained may be reviewed from time to time as the need arises and without prior notice to any developer/land owner.
- 15.3 Where these guidelines are not expressly stated, the Lagos State Physical Planning and Development Regulations of 2005 shall be considered.

16 Figure 1 - Sample of Front Fence Facing Streets



FRONT ELEVATION OF PERIMETER FENCE OF PRIVATE PROPERTIES FACING THE STREET

17 Acknowledgement

The above document is fully understood and the contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the RGEPC from time to time in the form of a written notification and to ensure compliance by sub-contractors employed by the contractor, and any suppliers to either contractors, sub-contractors or owners.

OWNER

Name

Date

Plot number

Contact telephone numbers

Trojan Estates reserves the right to make alterations to these Guidelines without prior notice.

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