

AMABWIRIZA N° 01/10 YO KUWA 30/05/2010 Y'INAMA NJYANAMA Y'UMUJYI WA KIGALI AGENA IBICIRO BITANGWA KURI SERIVISE Z'IBYANGOMBWA BY'UBUTAKA N'IBIBANZA MU MUJYI WA KIGALI

Inama Njyanama y'Umujyi wa Kigali;

Ishingiye ku Itegeko N°10/2006 ryo kuwa 3 Werurwe 2006 rishyiraho Imiterere, Imitunganyirize n'Imikorere y'Umujyi wa Kigali mu ngingo zaryo, iya 23, iya 24 n'iya 30;

Imaze kubona ko Umujyi wa Kigali n'Uturere tuwugize bakorera abaturage n'abawugana imirimo itandukanye isaba ubufatanye bwa bese kugira ngo itungane neza hagamijwe gushimangira **Imiyoborere myiza, Ubutabera, Ubukungu n'Imibereho myiza y'abaturage**. Imwe muri iyo mirimo harimo itangwa rya serivise z'ibyangombwa by'ubutaka n'ibibanza mu Biro by'ubutaka by'Uturere tugize Umujyi wa Kigali.

Nyuma y'uko hagaragaye ko serivisi zitangwa mu Biro by'Ubutaka mu Turere tugize Umujyi wa Kigali zishyuzwa ku biciro bitandukanye ndetse ugasanga hamwe hari izo batishyuzwa, ibi bikaba biteza urujijo ku bantu bazihabwa.

Mu rwego rwo kujyana n'icyerekezo cy'Iterambere no kwihutisha ishoramari ndetse no gutanga serivisi nziza zihuse kandi zinoze, habayeho gusesengura ibiciro byari bisanzwe byishyurwa kuri serivisi zitangwa ku byangombwa by'ubutaka n'ibibanza muri buri Karere, kugira ngo harebwe uburyo byanzwaga bikaba bisa mu Turere tugize Umujyi wa Kigali.

Inama Njyanama itanze amabwiriza akurikira :

UMUTWE WA MBERE: INGINGO RUSANGE

Ingingo ya mbere :

Aya mabwiriza akena ibiciro bitangwa kuri serivisi z'ibyangombwa by'ubutaka n'ibibanza mu Mujyi wa Kigali yuzuzwa amabwiriza y'Inama Njyanama n°01/08 yo kuwa 14/12/2008 ngenderwaho mu myubakire n'imiturire mu Mujyi wa Kigali.

Ingingo ya 2 :

Muri aya mabwiriza amagambo akurikira asobanurwa ku buryo bukurikira:

1. **Fiche cadastrale / Deed plan:** Igishushanyo kerekana imbago, ishusho n'ubuso bw'ikibanza
2. **Amasezerano y'Ubukode bw'ubutaka/Contrat de Location/Lease contract:** Ni amasezerano nyir'ubutaka agirana na Leta kugira ngo uwo muntu akoreshe ubwo butaka anasarura ibibukomokaho mu gihe kigenwa n'itegeko.

3. **Uruhushya rwo kubaka/Autorisation de batir/ Construction permit** : Ni uburenganzira butangwa n’urwego rubishinzwe, bukwemerera gukora igikorwa cy’ubwubatsi nko : kubaka inyubako nshyashya no guhindura inyubako.
4. **Uruhushya rwo gutangira gukoresha inyubako/ permis d’occupation/ Occupancy permit**: Ni uburenganzira butangwa n’urwego rubishinzwe, bukwemerera gutaha inzu nyuma y’uko urangije kuyubaka.
5. **Gufungura dosiye/ Opening file/Ouverture d’un dossier**: Ni Uruhushya rwo kugira idosiye y’ikibanza mu biro by’ubutaka mu Karere.
6. **Umujyi**: Ni igice gituwe n’abaturage ahantu hagari hafite ubucucike bunini, hari inzu zegeranye, hafite ibikorwa remezo bifasha imirimo y’ubucuruzi, inganda, uburezi, politiki, umuco n’ibindi bihakorerwa.
7. **Icyaro**: Ni igice gituwe n’abaturage badatuye mu gice cy’umujyi gikorwamo cyane cyane imirimo y’ubuhinzi n’ubworozi.
8. **Imirenge y’Umujyi n’icyaro**:

AKARERE	IMIRENGE Y’UMUJYI	IMIRENGE Y’ICYARO
Gasabo	Remera Kimihurura Gisozi Kinyinya Gatsata Kacyiru Kimironko Kinyinya	Bumbogo Jabana Jari Ndera Rusororo Rutunga Gikomero Nduba
Kicukiro	Niboye Kagarama Kigarama Kicukiro Gikondo Kanombe	Masaka Gahanga

	Nyarugunga Gatenga	
Nyarugenge	Nyarugenge Muhima Gitega Kimisagara Nyakabanda Rwezamenyo Nyamirambo	Kigali Kanyinya Mageragere

UMUTWE WA KABIRI: IBYEREKEYE AMAFARANGA ATANGWA KU BYANGOMBWA BY'UBUTAKA N'IBIBANZA MU MUJYI WA KIGALI

Ingingo ya 3:

Umuntu wese ushaka gufungura dosiye y'ikibanza mu Turere tugize Umujyi wa Kigali yishyura amafaranga ibihumbi bitanu (5,000 Frws).

Ingingo ya 4:

Umuntu wese ushaka ubukode bw'ubutaka mu Turere tugize Umujyi wa Kigali yishyura amafaranga hashingiwe ku mikoreshereze y'ubutaka n'aho buherereye ku buryo bukurikira:

Icyo ubutaka buzakoreshwa	Aho buherereye	Agaciro kuri m ² imwe (Frws)
Ahagenewe guturwa	Umujyi	80
	Icyaro	30
Ubucuruzi	Umujyi	150
	Icyaro	50
Inganda	Hose	50
Ubuhinzi n'ubworozi	Ha5 za mbere zirasonewe	0
	5-20Ha Buri Ha irenze kuri Ha 20	1000/Ha 1500/Ha
Social (uburezi, Amavuriro insengero)	Hose	2/m ²

Ingingo ya 5:

Umuntu wese ushaka uruhushya rwo kubaka mu Muji wa Kigali yishyura amafaranga hashingiwe ku buso bwubatsweho (gross floor area), aya mafaranga yishyurwa inshuro imwe gusa.

Icyo inyubako izakoreshwa	Igiciro/m²(Frws)
Aho guturwa & Social (uburezi, Amavuriro insengero,..)	200
Ubucuruzi & Inganda	200

Inzu z'amagorofa habarwa ubuso bwa buri gorofa.

Ingingo ya 6 :

Umuntu wese ushaka uruhushya rwo gutaha inyubako ye mu gihe yuzuye, ahabwa uruhushya ku buntu.

Ingingo ya 7:

Umuntu wese ushaka uruhushya rwo gusana inyubako mu gice cy'Umujyi yishyura mafaranga ibihumi icumi (10,000 Frws), mu gice cy'icyaro yishyura amafaranga ibihumbi bitanu (5,000Frws).

UMUTWE WA GATATU: IBYEREKEYE INGINGO ZISOZA

Ingingo ya 8 :

Abantu bubaka binyuranije n'aya mabwiriza bahanishwa ibihano biteganijwe n'amabwiriza agenga imyubakire mu Muji wa Kigali.

Ingingo ya 9 :

Aya mabwiriza atangira gukurikizwa akimara gutangazwa mu igazeti ya Leta ya Repubulika y'u Rwanda.

Kigali, kuwa 30/05/2010

(sé)
MUBERANGABO Titien
Umuyobozi w'Inama Njyanama y'Umujyi wa Kigali

DISTRICT OF.....

Building Permit Ref. N°

Description of permitted work:

.....
.....

Names: Tel .No.....

Sector.....Cell.....Zone.....

Original permit must be displayed on job site at all times; Copies NOT allowed! Approved plans must be kept on site during construction. Permit is NOT transferable. Any changes in construction or deviation from approved plans must be resubmitted to the District.

The owner understands that if she/he constructs unauthorized or unapproved plan he/she may be subject to criminal prosecution and/ or immediate revocation of any building permit or certificate of occupancy issued as a result of this permit or required to demolish the additional part.

He/she understands that he/she must comply with all Kigali City Master Plan, Rwanda Building Control Regulations 2009, EIA certificate conditions where applicable and any district zoning regulations.

She/he hereby agrees to provide any clearance(s) and /or inspection report(s) required prior to issuance of certificate of occupancy.

He/she further agrees that he/she shall be responsible from the date of this permit, or from the time of beginning first work, whichever is earlier, for all injury or damage of any kind resulting from this work, whether from basic services or additional services, to persons or property.

He/she will be responsible for the cleanliness conditions on site and ensure no waste, storm water or soil damage city infrastructure off- site.

He/she agrees to exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation, and action based upon or arising out of damage or injury (including death) to persons or property cause by or sustained in connection with any work performed under the building permit issued as a result of this application.

This permit is only valid for the period specified by the District and not exceeding 3 years, unless approved specifically by the issuing District.

District Land Bureau
.....

Developer's names and signature
.....

Date.....

AKARERE KA.....

URUHUSHYA RWO KUBAKA Ref. N°

Ibisobanuro ku mirimo yemewe kuri uru

ruhushya.....

Amazina:Tel .No.....

Umurenge.....Akagari.....Umudugudu.....

Uruhushya rw'umwimerere rugomba guhora aho imirimo y'ubwubatsi ikorerwa; Fotokopi ntizemewe! Imbata y'inzu (Plans) yemejwe igomba guhora ku kibanza mu gihe cy'imirimo y'ubwubatsi. Uruhushya ntiruherekanywa. Guhindura inyubako mu buryo ubwo ari bwo bwose cyangwa kunyuranya n'imbata y'inzu yemejwe bigomba kubanza gusabirwa uruhushya mu Karere karutanze.

Uwubaka yemera ko igihe cyose anyuranyije n'ibiteganyijwe n'imbata y'inzu yemejwe ashobora gukurikiranwa mu buryo bw'amategeko kimwe n'uko uruhushya rwo kwubaka cyangwa icyemezo cyo gutaha inzu yahawe bihita bisewa cyangwa agasabwa guhita asenya ibyo yongeye ku nyubako bitari biteganyijwe.

Uwubaka yemera ko agomba kubahiriza ibiteganywa n'Igishushanyo Mbonera rusange cy'Umujyi wa Kigali n'Amabwiriza Ngenderwaho y'imyubakire mu Rwanda y'umwaka wa 2009, ku bisabwa n'Icyemezo cy'isuzumangaruka ku bidukikije (EIA) ku bo bireba, n'andi mabwiriza agena imyubakire mu Mujyi wa Kigali.

Uwubaka yemera kwerakana inyandiko ya raporo y'ubugenzuzi bw'inyubako ibazwa n'icyemezo cyo gutaha inzu.

Uwubaka yemera kandi ko kuva igihe uru ruhushya rutangiwe, cyangwa igihe icyo ari cyo cyose imirimo itangiye, ari we ubazwa ibyakwangizwa byose byaba abantu cyangwa imitungo y'abandi, biturutse ku mirimo y'ubwubatsi bwe. Agomba kandi kwishingira isuku igomba kuba ahakorerwa imirimo yirinda ko hashyirwa imyanda, amazi y'imvura yateza isuri akanirinda kuba imirimo ye yakwangiza ibikorwa remezo rusange by'umujyi byegereye aho yubaka.

Uwubaka yemera kuriha nta gahato ibyakwangizwa byose biturutse ku mpanuka zaterwa n'imirimo y'ubwubatsi (harimo n'urupfu) zagera ku bantu cyangwa ku mitungo y'abandi mu gukora imirimo yemereye muri uru ruhushya.

Uru ruhushya rufite agaciro mu gihe kigenwa n'Akarere karutanze ariko katagomba kurenza imyaka 3 usibye mu gihe bisabwe ku mpamvu zihariye bikemerwa n'Akarere karutanze.

Ibiro by'Ubutaka by'Akarere

.....

Amazina n'Umukono by'Uwubaka

.....

Italiki.....

KIGALI CITY (KC) - RWANDA DEVELOPMENT BOARD
(R.D.B):

PUBLIC NOTICE

KIGALI CITY (KC) IN CONJUNCTION WITH THE RWANDA DEVELOPMENT BOARD (RDB) IS PLEASED TO INFORM THE GENERAL PUBLIC THAT THERE IS A ONE STOP CENTRE FOR CONSTRUCTION PERMITS LOCATED AT NYARUGENEGE DISTRICT THAT COMMENCED OPERATIONS IN APRIL 2010.

THIS CENTRE PROCESSES ALL LAND DOCUMENTS (SUCH AS LEASE CONTRACT, CONSTRUCTION PERMIT AND OCCUPANCY PERMIT) FOR LAND OWNED BY BUSINESSES AND FOR BUILDINGS OCCUPYING MORE THAN 4000 SQ.M AND WITH A CAPACITY OF MORE THAN 100 PEOPLE A DAY.

THE CENTER ENFORCES LEGALLY BINDING TIME LIMITS SET BY THE PRIME MINISTER'S ORDER ON CONSTRUCTION PERMITS (CLIENT CHARTER).

IN ORDER TO REDUCE THE NUMBER OF PROCEDURES FOR OBTAINING CONSTRUCTION PERMITS, THE CENTRE HAS MERGED ALL INSPECTIONS INTO ONE PROCEDURE.

- INSPECTION FOR LAND PERMITS
- INSPECTION FOR WATER CONNECTION
- INSPECTION FOR ELECTRICITY CONNECTION

THE ABOVE STEPS WILL BE CONDUCTED TOGETHER AS ONE STEP FOR EACH PROJECT IN ORDER TO REDUCE TIME.

WE PLEDGE TO CONTINUE SERVING YOU BETTER

DONE IN KIGALI, ON 31ST MAY 2010

(sé)

**AISA KIRABO KACYIRA
MAYOR
KIGALI CITY**

(sé)

**JOHN GARA
CHIEF EXECUTIVE OFFICER
RWANDA DEVELOPMENT BOARD**