

ORIGINAL

LaDMA Ng

BUILDING PERMIT APPLICATION FORM

(Regulation 4)



LA DADE-KOTOPON MUNICIPAL ASSEMBLY
LOCAL GOVERNANCE ACT, 2016 (ACT 936) - SECTION 82-111
NATIONAL BUILDING REGULATIONS 1996 L.I. 1630
LA DADE-KOTOPON ESTABLISHMENT INSTRUMENT L.I.2133
LA DADE-KOTOPON MUNICIPAL ASSEMBLY BYE-LAWS
LAND USE AND SPATIAL PLANNING ACT, 2016 (ACT 925)



Estimated Cost.....

0000314

GHP 100.00 GHP paid vide receipt

RN 0000551 Dated 31-07-2023 As

Building Permit Application Forms

Asst. Acct.

(For Office use only)

B.P. Fee

GHP 320,452.00

B.P. No.

LaDMA / L123 / 2023

Date

05 / 09 / 2023

Recommended by

T.B. No.

Dated

Bldg Insp

Application No.

123 / 2023

Approve by

APPROVED
Municipal Engineer
LA DADE-KOTOPON
MUNICIPAL ASSEMBLY
L.I. - ACCRA

To: Municipal Engineer.

La Dadekotopon

B.P. Fee

GHP 320,452.00

Paid Vide Receipt No.

0011137

20 / 09 / 2023

Asst. Acct.

& We

BLUE WHALE CONSTRUCTION AND INDUSTRIAL LIMITED

Of

Contact Address

2F CBG BUILDING

Phone No.

054 9968133

GPS No.

GL-034-7969

Street Name

GIFFARD ROAD

Hereby apply for permission to

construct a building

execute work

viz

at

LA RESIDENTIAL AREA

Subject to the provisions of the LA DADE KOTOPON Establishment Instrument L.I. 2133 and Local Governance Act, 2016 (Acts 936) - SEC. 82-111, National Building Regulations 1996, L.I. 1630 and in accordance with the particulars herein set forth and the drawings hereto attached

Dated this

2nd

day of

August

2023

Signature

Signature



ORIGINAL

LA DADE-KOTOPON MUNICIPAL ASSEMBLY



NATIONAL BUILDING REGULATION, 1996

(Regulation 7)

Building Permit No. LADMA/L123/2023

PERMISSION IS HEREBY granted to BLUE WHALE CONSTRUCTION AND
INDUSTRIAL LTD.

of.....
to CONSTRUCT BUILDING VIZ NINETEEN STOREY APARTMENTS WITH BASE-
EXECUTE WORK

MENT AND FENCE WALL AT LA RESID. AREA ACCRA.

In accordance with the plans, specifications and other particulars approved by me on
the 5th day of SEPTEMBER 2023 and subject to the condition
endorsed hereon and the provisions of the National Building Regulations, 1996

This permit shall be valid until the 7th day of SEP 2023

Dated this 5th day of SEP 2023

APPROVED
Municipal Engineer
LA DADE - KOTOPON
MUNICIPAL ASSEMBLY
I/L - ACCRA

Note:- This permission does not confer any right or title to the above-mentioned premises, land
or buildings

ENDORSEMENT

Tel: +233 (0) 302 302938782/302963802

Email: accrawestregion@epa.gov.gh

Location: Amasaman

GPS Digital Address: GW-0021-1784

Website: <http://www.epa.gov.gh>



**Environmental Protection Agency
Greater Accra West Region**

P. O. Box MB 461

Ministries Post Office

Accra, Ghana

ORIGINAL

SCHEDULE TO THE ENVIRONMENTAL PERMIT

1.0 ENTITY PROFILE

NAME OF ENTITY : BLUEWHALE CONSTRUCTION AND INDUSTRIAL LIMITED
ADDRESS : P.O.BOX KN 4228
KANESHIE-ACCRA
EMAIL : BLUEWHALECONST.GH@GMAIL.COM
CONTACT NO. : 0244256470
CONTACT PERSON : AIDOO ALPHA NATHANIEL
DESIGNATION : PROJECT MANAGER
TYPE OF UNDERTAKING: PROPOSED 17-STOREY BEACH APARTMENT WITH 1-LEVEL BASEMENT

2.0 PERMIT IDENTIFICATION DETAILS

FILE NO. : GAR/AW/CL 9351/23/009351
PERMIT NO. : EPA/GAWR/PERCT 9351/23/009351
DATE OF ISSUE (PERMIT): JULY 19, 2023
EXPIRY DATE (PERMIT) : JANUARY 18, 2025
EFFECTIVE DATE : JULY 19, 2023
PLACE OF ISSUE : GREATER ACCRA WEST REGION, AMASAMAN

B.P. No. LADMA L123/2023

3.0 LEGAL BASIS FOR THE ENVIRONMENTAL PERMIT

In pursuance of the Environmental Protection Agency Act 1994, (Act 490) (Sections 2 (i) and 12 (1)) and the Environmental Assessment Regulations, 1999 (LI 1652) and on the basis of the information provided in the Environmental Assessment Registration Form (EA1) and Preliminary Environmental Report (PER) as well as field assessment conducted by the EPA this Environmental Permit is issued authorizing BLUEWHALE CONSTRUCTION AND INDUSTRIAL LIMITED to commence the construction and operation of a proposed seventeen (17) storey beach apartment with one level basement project upon obtaining the necessary building and development permit from the La Dade Kotopon Municipality.

4.0 PROJECT DESCRIPTION

The project is for the construction and operation of a proposed seventeen (17) storey beach apartment with one level basement project.

LA DADE-KOTOPON MUNICIPAL ASSEMBLY

LA-ACCRA

Bluewhale Construction and Industrial Ltd, proposed seventeen (17) storey beach apartment with one level basement project.

Page 1 of 13

HEAD OF WORKS

DATE 8/29/2023

APPROVED BY:

LA DADE-KOTOPON MUNICIPAL PLANNING COMMITTEE

SEE PERMIT TO DEVELOP

SECRETARY

DATE 8-29-2023

ORIGINAL

**BLUEWHALE CONSTRUCTION AND
INDUSTRIAL LIMITED**

PROPOSED MULTI-STOREY APARTMENT BLOCK

LA - ACCRA

E.P. No. LA/ACCRA/123/2023
DATE 09/09/23

Subsoil Investigation Report

APPROVED:
LA STATE ADJUTANT GENERAL
LA-ACCRA

HEAD OF WORKS
DATE 18/09/2023

APPROVED BY:
LA STATE ADJUTANT GENERAL
SEE PERMIT TO DEVELOP

SECRETARY
DATE 8-09-2023



**Geotechnical Services Ltd
Consulting Geotechnical Engineers**

NOVEMBER 2022

ORIGINAL **TRAFFIC IMPACT ASSESSMENT REPORT**

PROPOSED 18-STOREY COMMERCIAL RESIDENTIAL FACILITY



WITHIN THE LA-DADEKOTOPON MUNICIPALITY

CONSULTANT

JM & Partners Limited
Post Office Box
Accra

CLIENT

Bluewhale Construction & Industrial
Limited
P. O. Box
Accra

July, 2023

ORIGINAL

**FIRE SAFETY INSTALLATION MEASURES
ON
A PROPOSED MULTI - PURPOSE FACILITY
(BLUE WHALE CONSTRUCTION & INDUSTRIAL LIMITED)**



MAJ L123/2023

19/23

APPROVED

LA DACE-KOTOPON MUNICIPAL ASSEMBLY
LA-ACCRA

HEAD OF WORKS

DATE

08/09/2023

**AT
LABADI - GREATER ACCRA**

APPROVED BY:
LA DACE-KOTOPON MUNICIPAL PLANNING COMMITTEE
SEE PERMIT TO DEVELOP

JANUARY, 2023

8 - 09 - 2023
SECRETARY

ORIGINAL

RECOMMENDED:
LA-00000000000000000000
LA-00000000000000000000
DATE: 8-07-2013

APPROVED BY:
DATE: 8-07-2013

GIFFARD ROAD
ISLAND
GIFFARD ROAD



SITE PLAN

APPROVED BY:
DATE: 8-07-2013

APPROVED BY:
DATE: 8-07-2013

APPROVED BY:
DATE: 8-07-2013

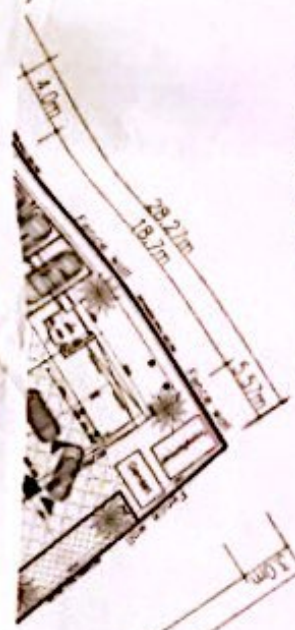
APPROVED BY:
DATE: 8-07-2013

APPROVED BY:
DATE: 8-07-2013

RECOMMENDED:
LA-00000000000000000000
LA-00000000000000000000
DATE: 8-07-2013

APPROVED BY:
DATE: 8-07-2013

BLOCK PLAN



BLOCK PLAN

BOOK PLAN

DATE	
BY	
FOR	
REMARKS	
APPROVED	
DATE	
BY	
FOR	
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BY	
FOR	
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BY	[Signature]
FOR	APPROVED
REMARKS	



DATE	08-07-2023
BY	[Signature]
FOR	APPROVED
REMARKS	

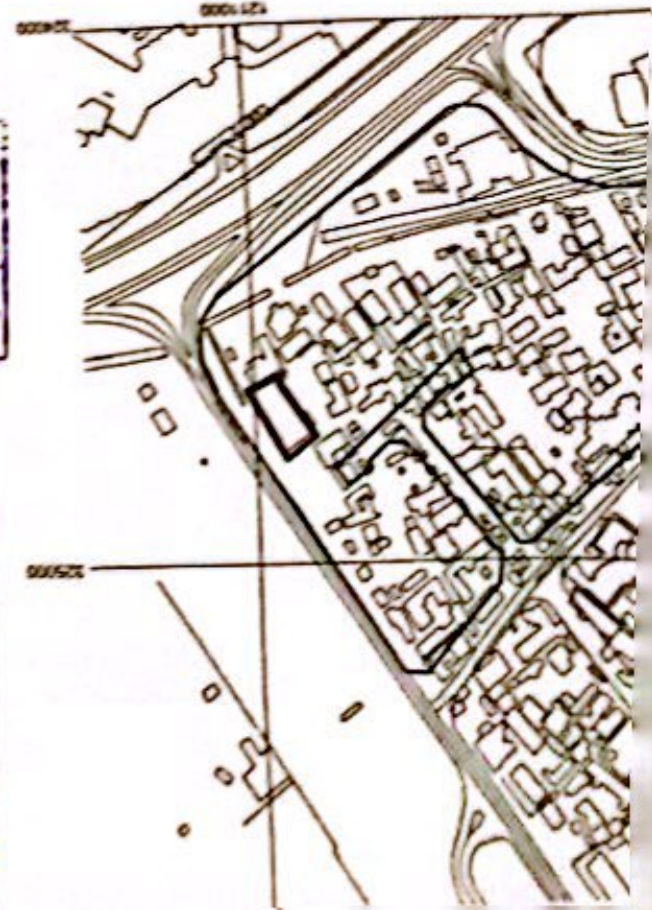
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FOR	APPROVED
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FOR	APPROVED
REMARKS	

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BY	[Signature]
FOR	APPROVED
REMARKS	

SITE PLAN



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BY	[Signature]
FOR	APPROVED
REMARKS	

DATE	08-07-2023
BY	[Signature]
FOR	APPROVED
REMARKS	

EXAMINEE WHEN IN DOUBT CONSULT THE PROJECT ARCHITECT / ENGINEER

RECOMMENDED:
LA DATE-ADDITION MUNICIPAL ASSEMBLY
BUILDING INSPECTOR
DATE 6-27-2028

DATE: 08/09/23
BY: [Signature]

ARCHTEAM4 CONSULTANCY
P.O. BOX 807, ADDIS
ABABA
TEL. 011-554-1000
DIALING AREA
011-554-1000
P.O. BOX 778, TAIKOR
TEL. 011-554-1000
E-mail: archteam4@gmail.com
www.archteam4.com



LA DADE-KOTOPON MUNICIPAL ASSEMBLY

LANDUSE & SPATIAL PLANNING ACT

LANDUSE & SPATIAL PLANNING
ACT 925

FOR OFFICE USE ONLY
Appn. No. LaDMA/SEC.3/LA/2023/27
Date Recd: 07-08-2023
Permit No. X/LaDMA/SEC.3/LA/2023/27

DEVELOPMENT PERMIT CERTIFICATE

This Development Permit certifies that **Blue Whale Construction and Industrial Ltd.** having his land at **La Resd. Area** has approval from the **La Dade-Kotopon Municipal Assembly** on **8th September, 2023** for a **Nineteen Storey Apartments with Basement and Fence Wall**. This permit is subject to the underlisted conditions and in accordance with the attached plan.

1. That the building line be set back 150' from road centre
And fence line be set back 80' from road centre
(Along the Giffard Road)
2. That permit is valid for FIVE years from the date of issue. If Development is not completed within the time, application for renewal must be made to the Planning Committee.
3. That permit is issued specifically for the use stated above. Any change of use of premise therein requires approval for Change of Use from the Planning Committee.
4. All parking should be done within the cartilage of the property. No parking shall be allowed at the frontage or outside the property.
5. No generator, electricity transformer, electricity Ring Main Unit, building materials or any facility shall be placed within the walkway or pavement or around the premises. Neither should a generator be placed at the boundary with an adjoining property.
6. In accordance with conditions stipulated in under listed permits and documents:
(i). Geotechnical Report (ii). Fire Report (iii). Storage Calculation Report
(iv). E. P. A Report (v). T. I. A Report (vii). Waste Generation Calculation Report
7. You shall undertake the construction of the walkway and pavement at the front of the property. This shall be done with the approval and supervision of the Municipal Roads Department.
8. You shall undertake the appropriate soft and hard landscaping in front and within the property.



扫描全能王 创建