



DAWLADDA DEEGAANKA SOOMAALIDA

DHOOL GAZETA

የሶማሌ ክልላዊ መንግሥት

Somali Regional State

<p>Qimaha የንዱ ዋጋ 16.50 Unit Price ብር</p>	<p>Dhool Gazeta Waxaa Soo Saara Baarlamaanka Dawaldda Deegaanka Soommaalida</p>	<p>✉ 205</p>
<p><i>Xeer-nidaameedka dhagangelinta Bayaanka Qorsha-hagaha Horumarinta Magaalooyinka ee Tirsigiisu yahay 97/200.</i></p> <p>Bog 1</p>	<p>የከተማ ጥላን አዋጅን ለማስፈጸም የወጣ የክልል ም/ቤት ደንብ ቁጥር.97/2003</p> <p>ገጽ 1</p>	<p>REGULATION NO 97 /2011 URBAN PLANNING REGULATION ISSUED FOR THE IMPLEMENTATION OF THE URBAN PLANNING PROCLAMATION</p> <p>Page 1</p>
<p>TUSMO Xeerka Lam. 97/2003 Xeer nidaameedka Dhagan galinta Bayaanka Qorshe-hagaha Horumarinta Magaalooyinka</p> <p>Maadaama oo ay lagama maarmaan nogotay in dhamaan magaalooyinka deegaanka si habsami ah looga dhagangeliyo siyaasadaha horumarinta magaalooyinka, xidhmada horumarka waara iyo yaraynta saboolnimada magaalooyinka iyo sidoo kale xidhmada horumarinta wershedaha iyo magaalooyinka;</p> <p>Maadaama oo ay kala duwan yihiin xaaladaha soo-jireenka ah ee heerka koboca magaalooyinkeennu isla markaasna bayaanka lagu kordhiyey godobka 3aad ee isla bayaankan lagu xeeriyey in loo baahan yahay in bayaankan si tartiib-tartiib ah loo dhagangeliyo taasna dawlad-deegaaneedyada si buuxda loogu awood siiyey inay iyaga oo kadulaya xaaladaha dhabta ah ee deegaanadooda ka soo jiray iyaga laf ahaantoodu go'aamiyaan habka dhagangelintiisa;</p>	<p>ግዕዝ ደንብ ቁጥር97.2003 የከተማ ጥላን አዋጅን ለማስፈጸም የወጣ የክልል ም/ቤት ደንብ</p> <p>የከተማ ልማት ፖሊሲን፣ ዘላቂ የልማትና የድንበት ትኩረት እንዲሁም የኢንዱስትሪና የከተማ ልማት ፓኪጅን በሁሉም የክልሉ ከተሞች ላይ ማስፈጸም አስፈላጊ በመሆኑ፣</p> <p>የከተሞቻችን የእድገት ደረጃ የተለያየ በመሆኑ፣ አዋጁ ደረጃ በደረጃ ተፈጻሚ የሚሆንበት ድንጋጌ በአዋጁ አንቀጽ 3 ሥር በመካተቱና የክልል መንግሥታትም ከካብራዊው ሁኔታዎች ጋር አጣጥመው በራሳቸው እንዲወስኑ ሥልጣን የተሰጣቸው በመሆኑ፣</p>	<p>CONTENT REGULATION NO. 97/2011 URBAN PLANNING REGULATION ISSUED FOR THE IMPLEMENTATION OF THE URBAN PLANNING PROCLAMATION</p> <p>Whereas, it is found necessary to properly implement urban development policy , sustainable development packages and urban poverty reduction strategy as well as industrial development packages in urban centers of the regon;</p> <p>WHEREAS , the variety of long standing development status of urban centers in the region are in defferent level of development and it is found necessary to implement the provisions the proclamation in phases as well as proclamation; povides for the issuance of regulations by Regional States for the proper implementation of the proclamation;</p>

Maadaama oo ay marba marka dambaysa sii kobcayaan magaalooyinku, sidoo kalana isa soo tarayso tirade shacabka deegaanka ku Nool magaalooyinku, lagama maarmaana ay tahay in kobocooda lagu hoggaamiyo nidaam u qalma lana dardar geliyo horumarkooda, si taas loo sameeyana la diyaariyo ama dib loo habeeyo Bilaanka magaalooyinka , la dhaqan geliyo iyo in la fidiyo nidaam ku haboon dabagalka iyo la socodka hawlaha Bilaanka, sidoo kalana, iyada oo la fududaynayo dhibaatooyinka la hal maala Bilaanka magaalooyinka ee la soo darsa bulshada ku nool magaalooyinka in la kobciyo heerka nololeed ee bulshada magaalooyinka;

Iyada oo ay lagama maarmaan noqotay in la soo saaro shuruuc iyo awaamiir si cad loogu qeexo tallaabooyinka ay tahay in loo qaado sidii loo dhaqan gelin lahaa Bayaanka tirsigiisu yahay 574/2000 ee Bilaanka Horumarinta magaalooyinka;

Ayaa Golaha Deegaanku isaga oo ka duulaya bayaanka tirsigiisu yahay 574/2000 ee Dawlada fadaraalka iyo qodobka 49^{aad} qodob hoosaadkiisa 3^{aad} xarafka (B) ee Dastuurka Dawlada Deegaanka ee dib loo habeeyay soo saaray xeerkan .

OAYBTA KOOWAAD
Guud ahaan

Qodobka 1: Ciwaan Gaaban

Xeerkan waxaa loogu yeedhi karaa “Xeer-nidaameedka dhaqangelinta Bayaanka Qorsha-hagaha Horumarinta Magaalooyinka ee Ti.:igiisu yahay 97/2003”.

Qodobka 2: Ooexid

Iyadoo ay sidooda yihiin macnaha ereyaada lagu siiyay bayaanka ayaa hadaan haboonaanta ereyagu siinin macno kale xeerkan gudihiisa :-

1. “Bayaan” waxaa loola jeedaa bayaanka Bilaanka horumarinta magaalooyinka ee tirsigiisu yahay 574/2000.
2. “Magaalo” waxaa loola jeedaa magaalada lagu aasaasay haab waafaqsan shuruucda deegaanka isla markaasn: iskeed u leh maamulkeeda gaar ahaan-need;
3. “Xafiis” waxaa loola jeedaa xafiiska Shaqada iyo Horumarinta magaalooyinka;

የክልላችን ከተሞች ከጊዜ ወደ ጊዜ እያደጉና የነጥራው ሕዝብ ብዛትም እየደገፈ በመሄዱ እድገታቸውን በሥርዓት ለመምራትና ለማታቸውን ለማፋጠን፣ የከተማ ጥገና ለማዘጋጀት ወይም ለመከለስ ፣ ለመተግበር ፣ የክትትልና የቁጥጥር ሥርዓት ለመዘርጋት እንዲሁም ከከተማ ጥገና ጋር የተያያዙ ችግሮችን በማቃለል የነጥራዎችን የኑሮ ደረጃ ግንባራ እስፈላጊ በመሆኑ፤

የከተማ ጥገና አዋጅ ቁጥር 574/2000 ድንጋጌዎች በሥራ ላይ ለማዋል መወሰድ የሚገባቸውን እርምጃዎች ለመተንተን ደንብ ግድግት እስፈላጊ ሆኖ በመገኘቱ፤

የሰማሌ ክልል ምክርቤት በተሻሻለው የክልሉ ሕገ መንግሥት አንቀጽ 49 ንዑስ አንቀጽ 3(ሀ) በተሰጠው ሥልጣን መሠረት ይህን ደንብ አውጥቷል።

ክፍል አንድ
ጠቅላላ ድንጋጌዎች

አንቀጽ 1. ሐጥር ርዕስ

ይህ ደንብ “የከተማ ልማት ጥገና አዋጅን ለማስፈጸም የወጣ የክልል ምክር ቤት ደንብ ቁጥር 97/2003 ዓ.ም” ተብሎ ሊጠቀስ ይችላል።

አንቀጽ 2 ትርጓሜ

በዚህ ደንብ ውስጥ የተገለጹት ቃላት በአዋጅ ቁጥር 574/2000 የተሰጣቸው ትርጉም እንደተጠበቀ ሆኖ፡-

1. “አዋጅ” ማለት የከተማ ልማት ጥገና አዋጅ ቁጥር 574/2000 ማለት ነው።
2. “ከተማ” ማለት በክልሉ ሕገ መሠረት በከተማነት የተቋቋመና ራሱን የቻለ አስተዳደራዊ አካል ያለው ማለት ነው።
3. “ቢሮ” ማለት የሥራና ከተማ ልማት ቢሮ ወይም ሌላ ተመሳሳይ ተቋማዊ አደራጃጀት ያለው ተቋም ማለት ነው።

Where as, it's found Necessary to promulgate the growth and development of the Urban center in accordance with the principle of Urban planning system that would promote the provision of Urban planning service in the region and also to set up the mechanism and system which facilitate the reviewing, evaluating and promoting the plans of the Urban center, in order to promote and improve the living standard of the Urban in habitats.

WHEREAS in view of the putting into effect the provisions of proclamation no 574/2000 it is necessary to specifically. Regulate Region specific matters responsive to the needs of urban centers in the Region;

Now, Therefore, in accordance with of Article 49 (3) A of the revised Constitution of the Somali regional state, it is hereby proclaimed as follow:-

Part One
General

1. Short Title

This Regulation may be cited as the “Urban Planning Regulation Issued for the Implementation of the Urban Planing, Proclamation Regulation No. 97'2011”.

2. Definitions

Consistence with the definition given under Proclamation no 574/2000 the terms under this regulation shall have:

1. “ Proclamation” means the Urban Planning Proclamation No. 574/2008”.
2. “Urban Center” means any area designates as a city/town in accordance with the law of the Region and has self autonomous adminstration;
3. “ Bureau” means the Bureau of Works and Urban Development;

4. "Bilaanka aasaasiga ah" waxaa loola jeedaa Bilaanka la dejiyey sannadkii 2000 ee muujinaya magaalooyinka leh shacabka tiradiisu ka bilaabanto 20,000 oo qof ee iyada oo laga duulayo magaalo iyo xaal-adeheeda dhabta ah loogu dejiyey jihoooyinka koboca aasaasiga ah ee magaalooy-inku muujin karaan ilaa mudo 10 sanno gudahooda ah, isla markaasna xambaarsan noo-cyada kala duwan ee hab-isticmaalka kala duwan ee dhulka, sidoo kalana xamb-aarsan dukumentiyoo iyo qoraalo taakulayn ah, loona dejiyey qaab u haboon dha-qangelinta Bilaankaas mag-aalada.

4. "መሰረታዊ ጥገን" ማለት በ2000 ዓ.ም. የተቀረጸው ጥገን እስከ 20,000 ሕዝብ ባላቸው ከተሞች እንደያ ከተሞቹ ተጨባጭ ሁኔታ እስከ አስር ዓመት ያህል የከተሞችን መሠረታዊ የዕድገት አቅጣጫ የሚያመጣኑና አስፈላጊ የመሬት አጠቃቀም አይነቶችን የሚያካትት፣ እንደዚሁም ደጋፊ ሰነድ/ ጽሁፍ ያያዘና ለትግበራ/ ለአፈፃፀም በሚያመች ሁኔታ የተቃኘ ነው።

4. "basic plans" means a plan designed in the year of 2000 e.c. in urban centers with a minimum population of 20,000 showing the basic development plan including explanatory texts, design and model prepared for the entire urban center at different size to implement the urban wide structure plan for a period of 10 years.

Qodobka 3: Xadka Fulineed ee Xeerkan

አንቀጽ 3. የደንቡ ተፈጻሚነት ወሰን

Article 3. Scope of Application

1. Xeerkan loo soo saaray dhaq-angelinta bayaanka tirsigiisy yahay 574/2000 ee bayaanka Horumarinta Magaalooyinku waxa uu si buuxda ugu dhaqan galayaa dhamaan magaalooyinka deegaanka oo dhan.
2. Inkasta oo ay jiraan arrimaha lagu qeexay qodobkan qodob-hoosaadkiisa (1) ee sare hadana Golaha hawl fulinta dawlada deegaanku waxa uu awoodi karaa inuu hadba sidii loogu baahdo u go'aamiyo xaaladaha lagu dhaqan gelin karo bayaanka Bilaanka horumarinta magaalooyinka.
3. Iyada oo uu sidiisa yahay arrimaha lagu qeexay isla qodobkan qodob-hoosaadkiisa (2) ee sare ayay dhamaan magaalooyinka si cusub loo aasaasay iyo kuwa mustaqbalka la aasaasi doonaba ku khasban yihiin inay u hoggaansamaan qodobada lagu xeeriyey Xeerkan.

1. ይህ ደንብ የከተማ ጥገን አዋጅ ቁጥር 574/2000 ተፈጻሚ በሚሆንባቸው በአለ- በሚገኙ ከተሞች ሁለ-ተፈጻሚ ይሆናል።
2. የዚህ አንቀጽ ንዑስ አንቀጽ (1) ድንጋጌ እንደተጠበቀ ሆኖ የክልሉ መንግሥት የአካባቢ ቢወጥን ሁኔታ መሠረት በማድረግ አዋጁ ደረጃ በደረጃ ተፈጻሚ የሚሆን በትን ሁኔታ ሊወሰኑ ይችላሉ።
3. የዚህ አንቀጽ ንዑስ አንቀጽ (2) ድንጋጌ እንደተጠበቀ ሆኖ አዲስ የተቆረቆሩና ወደፊት የሚቆረቆሩ ከተሞች ከዚህ ደንብ በተደነገገው ድንጋጌ ተፈጻሚነት ሥር እንዲቆዩ ይገዳሉ።

1. This regulation issued for the implementation of Urban Planing Proclamation no 572/2008 shall be applicable to all urban centers throughout the Region.
2. Notwithstanding the provisions of Sub-Article (1) of this Article, the regional state's administrative council may determine the progressive implementation of this Proclamation depending on their respective local circumstances.
3. Notwithstanding the provisions of Sub-Article (2) of this Article, all newly established urban centers and may be established in future are under the obligation to abide by the provision stipulated in this regulation.

2.2. In sida ugu haboon loo ilaaliyo loogana faa'iideysto khayraadka agagaarka, kan deegaan ahaaneed iyo kan wadan ahaaneed;

2.3. In khayraadka iyo farshaxanada taariikhiga ah ee u gaarka ah magaalo kasta si habsami ah loo daryeelo isla markaasna loo kobciyo;

2.4. Waa in diyaarinta Bilaanka magaalada loo dheelitiro siyaasadaha, isteraatiiji-yadaha, mashaariicda, barnaamujyada iyo qorshayaasha shaqo ee laga soo saaro heerarka kala duwan;

2.5. Iyada oo qorshaha hab-isticmaalka dhulka magaal-ooyinka loo dheelitirayo qorshayaasha bulsho, dhaqaale iyo horumarineed ee la soo saaro in la xaqiijiyo hab-qaybinta caddaalada ah ee horumarinta aasaasiga ah;

2.6. In la dhiiri geliyo sidii hab qaybsanaanta shacabka iyo isku-dhafkiisuba u noqon lahaa mid dheeli tiran;

2.7. In qaab dheeli-tiraya rabitaanka shacabka la isugu dheeli tiro rabitaanka shacab iyo kuwa shakhsiyadeed;

2.8. Iyada oo la hortagayo dhinac ka korita magaalada in loo hawl-galo sidii koboceedu u noqon lahaa mid ilaa kor isku urursan oo dheelitiran;

2.9. Inla xaqiijiyo inay xubnaha ama hay'adaha kala duwan ee iyagu qabanaya shaqooyinka kala duwan ee diyaarinta balaanada iyo hawlaha kale ee la halm-aalaaba leeyihiin xidhiidh kor ilaa hoos iyo bidix ilaa midig si habsami ah isugu dubaridan oo is quudinaya;

2.2 የብሔራዊ፣ ክልላዊና የአካባቢያዊ ሀብትን በአግባቡ መጠቀምና መጠበቅ፤

2.3 የከተሞችን ልዩ ባህርያት በተለይም ታሪካዊና ባህላዊ ትርጉፍቸውን በአግባቡ መጠበቅና ግልግል፤

2.4 የከተማ ጥገና ዝግጅት ሥራዎችን በየደረጃው ከሚወጡ ፖሊሲዎች፣ ስትራቴጂዎች ፣ ፕሮጀክቶች ፣ ፕሮግራሞችና ፣ እትዶች ጋር አቀናጅቶ ግክናወን፤

2.5 በከተሞች የመሬት አጠቃቀም እትድ ከግህበራዊና ኢኮኖሚያዊ የልግት እትዶች ጋር በግብርና ጀት የመሠረተ ልግቶችና እገልግሎቶችን ስርዓት ፍትሐዊነት ግረጋገጥ ፤

2.6 የሕዝብ ስርዓት የተመጣጠነና ሰብዓዊ ያለው እንዲሆን ግብረ ታታት ፤

2.7 የሕዝብ ፍላጎትን በሚያግኝል መልኩ የሕዝብና የግል ፍላጎቶችን ግጣጣም፤

2.8 የከተሞችን ያለአግባብ ወደጎን መለጠጥን መከላከልና ወደ ላይ ሰብሰብ ያለ እድገትን ግብረ ታታት ፤

2.9 የተለያዩ የጥገና ዝግጅቶችና ተዛግጅ ሥራዎችን የሚያከናውኑ ተቋሞች የወደላይና የወደታች እንዲሁም የጎንዮሽ መስተጋብራዊ ግንኙነት መኖሩን ግረጋገጥ፤

2.2. shall ensure efficient utilization of regional , national and local Resources;

2.3. Ensure the preservation and restoration of the unique historical and cultural heritages of the town ;

2.4. The preparation of plans shall be carried out in conformity to and integration with national, regional and local policies, strategies, programs and projects;

2.5. Land use plan shall be prepared with the view to promoting Balanced / equitable distribution of socio-economic services and minimizing residential segregation in the urban centre under study;

2.6. Promotion of balanced and mixed population distribution;

2.7. Balancing public and private interests;

2.8. Delineation of spatial frame for urban centers in view of efficient land utilization;

2.9. The plan shall have flexible nature in order to make it more Responsive and shall ensure the integration of the various undertakings of plan preparations carried out by individual or different institutions.

2.10. In la dhawro jaranjarada ay yeelanayaan balaanada la diyaarinayo isla markaasna la xaqiijiyo inay u dheelitiran yihiin kuwa ay diyaarinayaan dhinacyada kale;

3. Xilliga la dhaqan gelinayo Bilaanka magaalada dabagalkana lagu samaynayo

3.1. Waxa loo baahan yahay in iyada oo la adeegsanayo hab-isticmaalka dhulka oo natiijo leh isla markaasna lagu xisaabtamayo tashiilka kharashka si buuxda loo xaqiijiyo horumarka magaaloooyinka;

3.2. Waxa loo baahan yahay in la fidiyo nidaamka dabagalka, la socodka, qiimaynta iyo sixitaanka Bilaanka magaalada oo joogto ah;

3.3. Waa in la fuliyo hawlo si buuxda loogu sugayo looguna daryeelayo amniga agagaarka, midka bulshada iyo midka heerka shakhsi;

3.4. Dhamaan hawlaha horumarinta ee magaaloooyinka laga fulinayaa waa inay noqdaan kuwo u hoggaansan bayaanka Bilaanka horumarineed ee magaaloooyinka.

Qodobka 5: Xuduuda Magaaloooyinka

1. Marka la diyaarinayo Bilaanka ay yeelanayso hal magaalo, waxaa loo baahan yahay inuu Bilaankaasi kobo waxyaabahan la xidhiidha dhinaca xuduuda magaaladaas ee hoos ku xusan:-

2.10 የጥላናችን ተዋረድ መጠበቅ እንዲሁም የጎንዮሽ ከሚዘጋጁ ጥላናች ጋር መጠባጠማቸውን ማረጋገጥ፤

3. ከተማ ጥላን በሚተገበርበትና ከትትል በሚደረግበት ወቅት፤

3.1 ውጤታማ የመሬት አጠቃቀምንና ወጪ ቆጣቢነትን ታላቢ አድርጎ የከተሞችን ልማት መረጋገጥ አለበት፤

3.2 ተከታታይነት ያለው የከተማ ጥላን ከትትል፣ ገጽገጽና ግስተካካያ ሥርዓትን መዘርጋት ይገባል፤

3.3 የግልጽ፣ የግሀበረሰብና የአካባቢ ደህንነትን የመንከባከብና የመጠበቅ ተግባር መከናወን ይኖርበታል፤

3.4 የሚከናወኑ የልማት ሥራዎች ለፀደቀው የከተማው ጥላን ተገዢ መሆን አለባቸው።

አንቀጽ 5. የከተሞች ወሰን

1 የአንድ ከተማ የከተማ ጥላን ሲዘጋጅ የከተማውን ወሰን በሚመለከት የሚከተሉትን ግዛቶች ያስፈልጋል።

2.10. ensure the preparation of plans in Conformity with the hierarchy of plans as well as those may be prepared by others;

3. Process of implementation and supervision of urban plan

3.1. It's Nessesary to Carry out cost minimaizeding result based policy in order to promote the urban development plan;

3.2. Shall adopt a regular monitoring, supervision, evaluation and correction system during the implementation of an urban plan

3.3. Undertake measures to ensure the safeguarding of the stability of the area, at community as well as individualy;

3.4. All developmental activities to be carrying out in urban centers must comply with the priciples and provision of the urban planing proclamation.

Article 5. Physical Boundaries of Urban Centers

1. Where preparing a plan for a particular town it shall comprise the following boundaries matters:-

- 1.1. Waxa loo baahan yahay in hadba intii la awoodo lagu dadaalo sidii uu Bilaanka magaaladaasi si buuxda u wada koobi lahaa dhamaan xuduuda loo xadeeyey magaalada ama kala badh dhulka xuduudeeda ku jira;
- 1.2. Balaanku waa inuu noqdo mid si buuxda u qeexaya goobaha u xadaysan hirgelinta koboca magaalada ee la filayo in sannadka Bilaankan la fulin doono iyo meelaha la horumarinayo ee bilicda magaalada intaba in loo fidiyo ilaalo iyo daryeel dheeraad ah, si cadna balaanku u muujiyo meelaha noocaas ah;
- 1.3. Inkasta oo ay magaaladu iska leedahay xuduud u cayiman, hadana si loo suuro geliyo in la horumariyo meelaha nawaaxigeeda ah iyo si ay u noqoto meel loo xushay bar kulmisa koboca, ayaa waxa la samayn karaa in wada tashiga dawlada federaalka iyo tan deegaanka amaase dawlada deegaanka oo keliya amaase kaabineedka deegaanku magaaladaas ku soo kordhiyaan meelo cusub oo ay koobto xuduudeedu.

Oodobka 6: Heerarka Balaanada magaal-oooyinka

Iyada oo balaanada kala duwan ee loo diyaarinayo magaalooyinku ay mar kasta noqonayaan kuwo looga duulo ama lagu saleeyo siyaasadaha iyo isteraatiijiyadaha horumarineed ee heer dal ama deegaan, ayaa waxay yeelanayaan heerarkan hoos ku xusan:-

- 1. Bilaanka horumarinta magaalooyinka ee heer qaran;
- 2. Bilaanka horumarinta magaalooyinka ee deegaanka; iyo
- 3. Bilaanka heer magaalo.

1. h-t-g h-f-g t-g-n a-h
t-g-w f-t-h-a-a-w-n b-j
a-n-g-a-n-l-a-g-l-g-h-e o-o-h
n-o-o-h w-e-g-n n-h-l-a
a-h-f-g-n e-m-a::

1.2. n-t-g-n h-o-o-t a-n-g-e
t-n-c h-e-m-n-t-w f-h
t-g g-n-t-l-s h-a-a
f-g-l-a-g-w-s a-r t-n-s
f-g-l-s-n-l-a-g-w a-h-n-l
n-g-a-r a-n-g-n-f-c e-r
l-j-a::

1.3. a-n-g h-t-g f-l-h w-n-g
n-l-s-l-w-g a-h-n-l-w-g
e-h a-n-g-a-g a-g-e
l-g-s f-a-s-g-t g-o-h-a
u-s a-n-g-o-o-l-t n-l-e
l-a-s n-h-a-a o-g-g-n
j-t g-h-h-c w-e-g
n-h-a-a o-g-g-n-j-t
n-j f-t-w-g-l w-n-g
h-n-g a-r-l-g e-t-a-a::

Art 6. Hierarchy of Plans

f-g-l-a-g-w f-h-t-g t-g-n a-g-c
h-f-g-s h-a-a h-f-g n-u-t
f-a-g-t n-t-l-t-e-s-p-t a-r
t-o-o-n-c-t f-g-l-a-g-t-g-r e-l-g
p-t e-s-t-a-a::

- 1. n-l-l-e-f f-h-t-g a-g-t
a-t-e;
- 2. h-a-g-e f-h-t-g a-g-t
t-g-n-l-s;
- 3. f-h-t-g h-f-g t-g-n
s-t-w::

1.1. Urban centers shall have its own fully or partialy clear demarcated physical boundaries that separate them from their neighboring areas.

1.2. The plan of an Urban centers should clearly indicate areas desiganated for the promoting urban development plan of next physical year and green ares those desires special protection and promoting..

1.3. An urban center may be preferred and accorded a status of a growth center by the federal and the regional state or by executive council of the region with the view to amalgamating its immediate surroundings for a development cause regardless of its physical boundary.

Article 6. Hierarchies of Plans

Based on the national and regional development strategies and schemes the following hierarchy of plans shall be considered:

- 1. National urban development scheme;
- 2. Regional urban development plan;
- 3. Urban plans.

Oodobka 7: Noocyada Balaanada magaalooyinka

Balaanada magaalooyinka ee loo diyaarinayo magaalooyinka kala duwan ee deegaankeenna ayaa waxay kala yihiin noocyadan hoos ku xusan:-

1. Bilaanka heer magaalo oo isagu ah mid loo diyaarinayo magaalooyinka shacabkoodu ka bilaabo ilaa 2000—20,000 oo qof, Bilaanka noocan ahna waa midka loo yaqaan Bilaanka aasaasiga ah ee magaalooyinka yaryar /basic plan/;
2. Xilliga loo baahdo in Bilaanka horumarinta agagaarka miis-aankiisa kor loo qaado waxaa loo baahan yahay in iyada oo Bilaanka si habsami ah loo faahfaahinayo loo diyaariyo balaanada ay ka midka yihiin Bilaanka deris-wadaaga /neighbourhood plan/, Bilaanka aagga/cluster plan/, Bilaanka qayb-dhismeedka /block plan/ iyo sidoo kale Bilaanka loo yaqaano Bilaanka indha-indhaynta meelaha kale ama /Porstation Plan/.

Oodobka 8: Dulucda qaab-dhismeedka koob-aya guud ahaan maga-alada

1. Bilaanka qaab-dhismeedka magaalo waa inuu noqdo mid koobaya waxyaabahan hoos ku xusan:-
 - 1.1. Jihooyinka koritaanka magaalada ee mustaqbalka;
 - 1.2. Mudada uu dhaqan-galka sii ahaanayo Bilaanka qaab-dhismeed ahaaneed ee magaaladu iyo baaxada dhulka ee uu u baahan yahay;
 - 1.3. Horumarinta guryaha hoyga;

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በክልሉ ውስጥ ለሚገኙ ከተሞች የሚዘጋጁ የከተማ ጥገና ዓይነቶች የሚከተሉት ናቸው።

1. ከተማ አቀፍ ጥገና ወይም የሀዘብ ቁጥራቸው ከ2000-20,000 ለሆኑ ከተሞች የዚህ የጥገና ዓይነት የሆነው ለነስተኛ ከተሞች መሰረታዊ ጥገና ነፃ ነው።
2. የአካባቢ ልማት ጥገና ሚዛኑን ከፍ አድርጎ መግለፅ በሚያስፈልግበት ጊዜ ጥገናን ዘርዘር በግድረግ የኔቦርሁድ ጥገና ፣ የከተማ ጥገና ፣ የብሉክ ጥገና ለንደዚህም የፓርሰለሽን ጥገና ግዘጋጃት ይቻላል።

Art 8. Fihit 8 ለተፍ መጥቅራዊ ጥገና ይዘት

1. ከተማ አቀፍ መጥቅራዊ ጥገና በየክፍሉ የሚከተሉትን ግዘጋጃት ይኖርበታል።
 - 1.1 የከተማዋን የወደፊት የእድገት አትጣጫን፤
 - 1.2 የከተማው መጥቅራዊ ጥገና ፀገቶች ስለሚቆዩ ደብት ጊዜና የሚያስፈልገውን የቦታ መጠን፤
 - 1.3 የመኖሪያ ልማት፤

Article 7. Types of Urban Plans

The plans to be prepared for urban centres in the region shall have the following levels;

1. City wide structure plan which may be designed for urban centers with settlement of 2000 - 20.000 populations, this kind of plan is known as basic plan an urban center.
2. Local development plan. a detailed plan for medium term development including drawings, explanatory texts, design and model prepared for the entire or any section of an urban center at different size to implement the urban wide structure plan;

Article 8:- Content of Structure Plan

1. Any structure plan shall indicate mainly the following:
 - 1.1. The magnitude and direction of growth of the urban center;
 - 1.2. The date of effectiveness of the structure plan and the size of area of land required for
 - 1.3. Housing development;

<p>1.4. Inuu jiro nidaam lagu fidinayo laguna habaynayo hawlaha horumarinta aasaasiga ah ee muhiimada weyn leh iyo sidoo kale waxyaabaha ugu waaweyn ee dhinacyada bulsho iyo waxqabadka intaba;</p> <p>1.5. Inay jirto xog muujinaysa meelaha ka mid ah magaalada ee iyagu u baahan in isbedel iyo dibu habaynba lagu sameeyo;</p> <p>1.6. Arrimaha la halmaala ilaainta deegaanka;</p> <p>1.7. Habka kala cayimida hab-isticmaalka dhulka, dhererka dhismayaasha dhaadheer iyo meelaha isku cidhiidhyan;</p> <p>1.8. Baro xarumaha ah iyo hadii loo baahdo xarun hoosaadyo;</p> <p>1.9. Goobaha Warshadaha ;</p> <p>1.10. Iyo meelaha kulminaya xarumaha shirkadaha yaryar iyo kuwa shaqooyinka hoose.</p>	<p>1.4 ዋና ዋና ግሕበትና ልዩ ልዩ የመሠረተ ልማት አውታሮች የሚዘረዘቡትንና የሚደራጁት ስርዓት ስርዓትን፤</p> <p>1.5 ከተማን መልሶ የማል ማትና የማሻሻል ለርምጃን የሚጠይቁ የከተማውን አካባቢዎች የሚያሳይ መረጃን፤</p> <p>1.6 የአካባቢ ጥበቃ ነክ ጉዳዮችን፤</p> <p>1.7 የመሬት አጠቃቀም፣ የሕንጻ ከፍታንና የጥገና ስን ለመዳደሩን፤</p> <p>1.8 ግዕዝነትንና ለንደ አስፈላጊነቱን ግዕዝነትን፤</p> <p>1.9 የኢንዱስትሪ ዞንንና፤</p> <p>1.10 ጥቃቅንና የአገልግሎት ተቋማት ስብስብንና ፍቸው።</p>	<p>1.4. The layout and organization of major physical and social infrastructure;</p> <p>1.5. Urban redevelopment intervention areas of the urban center;</p> <p>1.6 . Environmental aspects;</p> <p>1.7. Zoning of use type, building height and density;</p> <p>1.8. Centres and sub-centres of the urban centre;</p> <p>1.9. Industry zone.</p> <p>1.10. Areas institutional and small local association's linkages;</p>
<p>2. Bilaanka qaab-dhismeed ahaaneed waxa uu yeelanayaa qorshaha habka fulineed oo xambaarsan qaab-dhismeedka hay'adeed, khayraadka iyo xayndaabka sharci intaba.</p> <p>2.1. Marka aan leenahay qaab-dhismeedka hay'adeed waxa uu koobayaa qaab-dhismeedka ku haboon sidii loo fulin lahaa Bilaanka la dejiyey, kaas oo ay iska yeelan karaan deegaanada, magaaloooyinka iyo waaxaha gaarka loo leeyahay intuba;</p> <p>2.2. Dhinaca khayraadka markaan eegnana waxa uu inoo tilmaamayaa maaliyada, cududa shaqo iyo qalabyada loogu baahan yahay fulinta Bilaanka la dejiyey;</p>	<p>2. መዋቅራዊ ጥገና ተቋማዊ አደረጃጀትን ሃብትንና የሕግ ማእቀፍን ያካተተ የአፈጻጸም ለቅድ ይኖረዋል።</p> <p>2.1 ተቋማዊ አደረጃጀትን በተመለከተ የተዘጋጀው ጥገና ለማስፈጸም በክልሎች ፣ በከተሞችና ለንደየአስፈላጊነቱም በግሉ ዘርፍ መኖር የሚገባውን አደረጃጀት ያመሳክታል።</p> <p>2.2 ሃብትን በተመለከተ የተዘጋጀው ጥገናን ለማስፈጸም የሚያስፈልገው የፋይናንስ፣ የሰው ሃይል እና የመሳሪያዎች ዓይነትና ብዛትን ያመሳክታል።</p>	<p>2. Structure plan shall have an implementation scheme, which comprises the institutional setup, resource and legal framework.</p> <p>2.1. Structure plan shall comprise the institutional setup fit for the appropriate implementation of the plan which may exist in the region, urban centers or private sectors.</p> <p>2.2. The terms of resouces it refers the financil, human resources and material necessary for the implementation of the prepared plan.</p>

2.3. Xayndaabka sharciga waxa uu ina tusinayaa shuruucda ansixinta Bilaanka iyo xeererka loo dejiyo fulinta Bilaankaas.

Qodobka 9. Curinta Bilaanka magaalada

1. Hindisaha fikir kasta oo lagu curinayo Bilaanka ay yeelanayso magaalada waxa uu ka soo alkumayaa xubnaha ay khusayso ee maamulka magaaloooyinka iyo sidoo kale xilliga uu dalabka hawshaasi ka yimaado dhinaca dawlada deegaanka iyo hay'adaha federaalka.

2. Qof kasta oo ay khusayso oo ka mid ah qaybaha doorarka ku leh, bulshada ku nool magaalada iyo sidoo kale hay'adaha dawlaga ah iyo kuwa aan dawlaga ahaynba wixii ay u arkaan in loo baahan yahay in la eego xilliga diyaarinta Bilaanka magaalada ama wixii ay tahay in lagu buuxiyo wuxuu fikirkiisa oo qoraal ah u soo gudbinayaa maamulka magaalada amaase xubnaha iyagu sida gaar ahaaneed loogu xilsaaray diyaarinta hawshaas.

3. Kadib marka maamulka magaalada ee ay khusayso, ama madax xafiiseedka amaaswe cida loo wakiishay gudashada shaqadan iyada ahi si habsami ah u baadho qoraalka la xidhiidha Bilaanka la diyaarinayo si habsami ahna qoraalkaas uga baaraan dego, ayuu suuro gelinayaa in la qabto fagaarayaal shacab oo lagaga wada dodo hawlaha la qabanayo ee la xidhiidha Bilaanka magaalada, lagana soo doodsiiinayaa qaybaha bulshada.

2.3 የሕግ ግዕዝን በተመለከተ የጥላኑ ግዕደቂያ እና የጥላኑ የአፈጻጸም ደንብን ያመለክታል።

አንቀጽ 9. የከተማ ጥገና ስልጣን መግቢያ

1. ግንኙነት የክልሉን ከተማ ጥገና የግንባታ ተግባር የሚጀምረው በሚመለከታቸው የከተማ አስተዳደር ሥልጣን አገልግሎት አገልግሎት ለግንኙነት ሲጠየቅ የሚጀመር ይሆናል።

2. ይመለከተኛል የሚል ግንኙነት ነዋሪ ባለድርሻ አካል አገልግሎት መገን ሥታዊ ሆነ መገን ሥታዊ ያልሆነ አካል ለከተማ ጥገና ዝግጅት ሊታይና ሊገኝ ይገባል የሚለውን ሃሳብ አገ ባብ ላለው የከተማ አስተዳደር ወይም ሌላ ለዚህ ተግባር ለተወከለ አካል በጽሁፍ ሃሳቡን ግትረብ ይኖርበታል።

3. የከተማ አስተዳደር ወይም የቢሮ ኃላፊው ለዚህ ተግባር ለተወከለው አካል በጽሁፍ የተረቡትን የጥገና ሃሳቦች በአግባቡ ከመረመረና ካጣራ በኋላ ለዚህ ተግባር በተወሰነው ጊዜ ሥፍራ ሀዘባዊ የውይይት መድረኮችን በማመቻቸት ውይይት ያደርጋል።

2.3. The term legal frame work refers to laws peritenant to approval and rules adopted for the execution of urban planing.

Article 9. Initiation of Urban Plans

1. Any person/party may request in writing the respective authority for the preparation of a Structure Plan for the urban centre in written form or where requested by regional government or by federal institutions.

2. Any interested person amoung residents of the urban center, and governmental or other non governmental body shall have the right to initiate any need to be considered during urban planning or other comments belivied to be incorporated in process of planing by submiting written form to the urban administration or other entrusted bodies this duty.

3. Discussion forums shall be organized by the respective urban administration or head of the bureau or by the body entrusted with a view to conducting participation during the process of plan preparation after the designed plan document is duly reviewed.

Qodobka 10. Xilka iyo Waajibka diyaarinta iyo dib u shaandhaynta Bilaanka magaalooyinka

1. Waxa qaab waafaqsan Xeerkan loo aasaasay Mac'hadka diyaarinta iyo dib u shaandhaynta balaanada magaalooyinka deegaanka amaase qaab-dhismeedka xarunta iyadu munaasibka ku ah gudashada xilka iyo waajibaadkan.
2. Diyaarinta Bilaanka magaaladu waxa uu bilaabmayaa marka ay cida ay khusaysaa go'aamiso in la bilaabo, marka la dhamaystiro hawlaha diyaar-garowga hore ee diyaarinta Bilaanka, marka la ogaado in loo baahan yahay inay Bilaanka diyaarintiisa ka qayb galaan bulshada iyo qaybaha kale ee doorka ku leh, marka la xaqiijiyo in la hayo miisaaniyad, cudud shaqale iyo qalab ku filan iyo marka si cad loo ogaado in qaybta diyaarinaysa balaanku sidii loo baahnaa ugu diyaar-garowday diyaarinta Bilaanka.
3. Dhamaan maamulada magaalooyinka hecrarka kala duwani waxay iska leeyihiin xilka iyo awooda masuuliyadeed ee diyaarinta Bilaanka magaalooyinka ku sugan xuduuda hoos timaada awoodooda masuuliyadeed, inay dib u habayso, inay ansixiyaan, inay fuliyaan, inay dabagal ku sameeyaan iyo inay ka dhigaan mid xilliyeed ah oo hadba wakhtiga la jaan-qaadaya;

አንቀጽ 10. የከተማ ጥገናና የማዘጋጀትና የመከላከያ ሥልጣንና ተግባር

1. የክልሉን ከተሞች ጥገና ዝግጅትና ጥገና ከለላ እንዲሁም ሌሎች ተያያዥነት ያላቸውን ጉዳዮች ለማከናወን ሥልጣንና ጋላሬጎት የተሰጠው የከተማ ጥገና ጽ/ቤት ወይም ሌላ አግባብነት ያለው ተዳማዊ አደረጃጀት በዚህ ደንብ መሠረት ተደግጋል።
2. የከተማ ጥገና ዝግጅት የሚጀመረው በሚመለከተው አካል እንዲጀመር ሲወሰን፣ የጥገና ዝግጅቱ ትድመ ሥራዎች ሲጠናቀቁ፣ ነዋሪው ህዝብና ባለድርሻ አካላት በጥገና ዝግጅቱና አረጋገጫ ሥራ ላይ እንዲሳተፉ ሲታወቅ፣ በቂ የሰው ኃይል፣ የፋይናንስና የግድርያል አትም መኖሩ ሲረጋገጥና እዝጋጁ አካል በዚህ ተግባር በቂ ዝግጅት ያደረገ መሆኑ በግልጽ ሲታወቅ ይሆናል።
3. በግንኙነት ደረጃ ላይ የሚገኙ የከተማ አስተዳደሮች በሥልጣን ክልላቸው ውስን ውስጥ የሚገኙ የከተማ ጥገናና የማዘጋጀት ወይም የመከላከያ ፣ የግድርያል ፣ የመረጃ ፣ የመከታተል እንዲሁም ወትታዊ የግድረግ ሥልጣንና ተግባር አላቸው።

Article 10. Powers and Duty to Prepare and Review Urban Plans

1. There shall be established in accordance with these regulations a process that undertakes the preparation and revision of plans of urban centers in the region or at institutional setup responsible for implementation of the powers and duty.
2. Preparation of an urban plan shall be undertaken when the urban administrations have decided to prepare, after ensuring that the preparatory phase is finalized, after ensuring that the public at large and other concerned parties should participate in the process of the planning, after ensuring the availability of adequate financial, material and manpower capacities., after ensuring that the team undertaking the study is well prepared.
3. All Urban administrations at all levels shall have the power and duty to prepare, revise, amend, approve, implement, evaluate and updated due to fast dynamism of urban plans of urban centers within their administrative boundary.

11. Dib u shaandhaynta iyo dib u habaynta Bilaanka magaalada

B) Dib u shaandhaynta Bilaanka magaalada

1. Mid kasta oo ka mid ah maamulada magaalooyinku isaga oo ka duulaya awooda iyo waajibaadka la siiyey ayuu xil masuuliyadeed ka saran yahay inay gebi ahaan ama qayb ahaanba dib u habayn ku sameeyaan nooc kasta oo ka mid ah balaanada uu xilligoodu dhaafay ee aan la jaan qaadayn koboca uu xilliga casriga ahi u baahan yahay.
2. Tallaabo kasta oo loo qaadayo sidii dib u shaandhayn loogu samayn lahaa Bilaanka magaalooyinku waa inay noqoto mid ku salaysan ama looga duulay sababo cad oo macquul ah;
3. Waa in dib u shaandhaynta Bilaanka magaaladu noqdo mid loo maro nidaamka diyaarinta ballaanka magaalada.
4. Xaalad kastaba ha looga duulee nooc kasta oo ka mid ah Bilaanka magaalo ee dib loo shaandhaynayo kahor inta aan hawshiisa la dhaqan gelinin waa in wadatashi iyo wada hadal lagala sameeyo Xafiiska shaqada iyo Horumarinta magaalooyinka ee deegaanka.
5. Bilaanka dib loo shaandhaynayo ee heer magaalo waa inuu noqdo mid sida uu dhigayo bayaanka iyo Xeerkan qodobkiisa 11^{aad} si buuxda oo cad loogu bandhigo shacabka.

11. ስለ ከተማ ጥገና ከለሳ ወይም ጥገና

ሀ/ ስለ ከተማ ጥገና ከለሳ

1. የከተማ አስተዳደር በተሰጠው ሥልጣን መሠረት ጊዜ ያለፈ ባቸውንና ከወትሮ የእድገት ፍላጎቶች ጋር ተጣጥመው የማይሂዱትን የከተማ ጥገና በከፊል ወይም ሙሉ ለሙሉ እንዲከለሱ የማድረግ ጋላረነት አለበት።
2. የከተማ ጥገናን ለመከለስ የሚወሰድ ግናቸውም እርምጃ በበቂ ምክንያቶች መደገፍ ይኖርበታል።
3. የከተማ ጥገና ከለሳ ሂደት የከተማ ጥገና ዝግጅት ሂደት የሚከናወንበትን አገባብ መከተል አለበት።
4. በግናቸውም ሁኔታ የተረበ የከተማ ጥገና ከለሳ ሃሳብ ገቢራዊ ከመደረጉ በፊት በክልሉ የከተማ ዘርፍን ከሚመራ ተጽም ጋር ምክክርና ውይይት ይደረግበታል።
5. የተከለሰው ከተማ አቀፍ ጥገና በአዋጅና በዚህ ደንብ አንቀጽ 11 ሥር በተደነገገው ሥርዓት መሠረት ለሕዝብ ይፋ ይደረጋል።

11. Modification or revision of urban plan

A). revision of urban plan

1. Any Urban administrations are under obligation in accordance with its mandate to revise the plan partly or fully when it is found to be outdated due to fast dynamic growth of the urban centre.
2. Any revision of an urban plan shall be made on the basis of reasonable objectives.
3. The process of plan revision of an urban centre shall be similar to that of the plan preparation.
4. Regardless of what ever the reason may be any type of urbanplan revision beforeing its mplementation should be priorly consulted and discussed with the public works and urban development bureau of the region.
5. Pursunant with the proclamation and Art 11 of this regulation any revision of a plan shall be informed and presented to the residents.

T) Dib u habaynta Bilaanka magaalada

1. Maamulada deegaanadu waxay awood u leeyihiin inay hadba sidii loogu baabdo dib u habayn ugu sameeyaan karaan balaanada magaaloooyinka.
2. Kahor inta aan la qaadin tallaabada dib u habaynta waa in meelaha dib u habaynta lagu samaynayo maamulada ay khusayso ee qaab-dhismeedyada Bilaankaas la xaqiijiyo inay u dheeli tirmayaan balaanada kale ee jira.
3. Waxa la suuro gelinayaa in lagu daro figradaha macquulka ah ee ay soo kordhiyaan qaybaha bulshada iyo dhinacyada kale ee doorka ku leh.

QAYBTA SADDEXAAD

Ansixinta Bilaanka. Barida qaybaha kale.

Fulinta iyo Dib u habayntiisa

Qodobka 11. Qabashada ka doodsiinta shacabka

1. Xilliga iyo meesha lagu samaynayo doodaha shacabka

- 1.1. Kahor inta aan la bilaabin doodaha Bilaanka laga samaynayo waa in ugu yaraan 3 maalmood kahor qaybaha warbaahinta ee sida buuxda dadweynuhu uga bogan karaan looga baahiyo lagala socodsiiyo goobta iyo xilliga Bilaanka laga qabanayo dooda, ciwaanka doodaasi yeelan doonto;

ሆ ስለ ከተማ ጥገና ማሻሻል

1. የከተማ አስተዳደር እንዳስፈላጊነቱ እንደገና የከተማ ጥገና ክፍል ላይ ተው የማሻሻል ሥልጣን አላቸው።
2. የማሻሻያ እርምጃ ከመወሰዱ በፊት የሚሻሻለው አካባቢ ከሚመለከተው መዋቅራዊ ጥገናና ከሌሎች የከተማ ጥገና ጋር የሚጣጣም መሆኑን አስቀድሞ መረጋገጥ ይኖርበታል።
3. ከነዋሪው ሕዝብና ከባለድርሻ አካላት የሚቀርቡ ተቀባይነት ያላቸው አስተያየቶች እንዲካተቱ ይደረጋል።

ክፍል ሦስት

ጥገና ስለግዕድገት ስለግብተኞች፣ ስለግብረሰቦችና ስለግሻሻል

አንቀጽ 11. የሕዝብ ውይይት ስለግድረገት

1 የሕዝብ ውይይት ስለግድረገት ጊዜና ቦታ

- 1.1 በጥገና ላይ ውይይት ከመደመሩ በፊት ቢያንስ ሦስት ቀን ተደም ብሎ የከተማ ነዋሪ ህዝብ የውይይቱ ርዕስ፣ ውይይቱ የሚደረግበት ጊዜና ቦታ አመቺና ተደራሽ በሆነ የመገናኛ ዘዴ እንዲያውቀው ይደረጋል።

B). Modification of urban plan

1. The Urban administrations have the power to modify an urban plan where it is deemed necessary.
2. Prior to the Modification of urban plan there should be verified that sections proposed for Modification is in harmony with the approved structure plan of the urban center;
3. Relevant ideas and views forwarded by participants shall be incorporated in the plan.

Part Three

Plan Approval, Publicity, Implementation and Revision

Article 11. Public Hearing

1. Time and Venue for Public Discussion

- 1.1. Points of discussion, time and venue shall be clearly notified by appropriate means to the participants expected to attend the discussion three days before the discussion date.

2.3. Figadaha diidmada ah iyada oo si gaara loo soo bandhigayo lana faahfaahinayo ayaa laga bixinayaa jawaabaha ku haboon.

Qodobka 12: Xilka iyo wasiibaadka dibu habaynta iyo dib u cusboonaysiinta magaalada

1. Maamulka magaaladu isaga oo ka duulaya sababahan hoos lagu faahfaahiyey ayuu awoodi karaa inuu magaalada gebi ahaan amaase qayb ahaanba dibu-habayn ta loo baahan yahay ku sameeyo.

1.1. Marka la doono in meelaha magaalada gudeheeda ee kharibmay, meelaha burburay, kuwa duugoobay, kuwa kala daatay iyo guryaha dun-dumay ee la iska nacay meelaha ay ku yaalaan dib loo hagaajiyo;

1.2. Marka ay lagama maarmaan noqoto in dib loo habeeyo meelaha aan sidii loo baahnaa looga fidin Karin adeegyada horumarinta aasaasiga ah;

1.3. Marka hab isticmaalka dhulka ee bulshada agagaarka iyo dhaqdhaqaaqyadooda horumarineed marka loo eego baahida loo qabo mashaariicda horumarineed iyo meelaha laga helo dhulkaas ee qiimaha uu ku kacayaa noqdo mid aan u dheelitirayn;

1.4. Marka loo baahdo in si gaara looga faa'iideeyo dhulka agagaarka magaaloooyinka ku yaala badhtamaha dalka , iyo marka loo baahdo in sharciga dhulka iyo dhererka dhismaha dabaqyadaba isbedel lagu sameeyo;

1.5. Marka loo baahdo in la furo meel hawada laga heli karo ama laydhsi laga dhisi karo isla markaasna loo baahdo in meelahaas loo habeeyo qaab habaysan.

2.3 የተቃውሞ ሃሳቦች ተብራርተው ምላሽ ይሰጥባቸዋል።

አንቀጽ 12. ከተማ ስለማሻሻልና ስለማደስ ሥልጣንና ተግባር

1. የከተማ አስተዳደር ከዚህ በታች በተመለከተት ምክንያቶች ከተማውን በከፊል ወይም ሙሉ ለሙሉ ማሻሻል ወይም ማደስ ይችላል።

1.1 በከተማው ውስጥ በተገኘው ቆሎ፣ በፈረሱ፣ በአረጁ፣ በተፋፈጉና በተተው ቤቶች የተሞሉ አካባቢዎችን ለማሻሻል ሲባል፣

1.2 አስፈላጊ ሆኖ ሲገኝ በቋሚ የተሟላ የመሠረተ ልማት አገልግሎት የማይሰጥበትን አካባቢ ማሻሻል፣

1.3 የአካባቢው ነገራዊ የመሬት አጠቃቀምና የልማት እንደ ስቃሴ አዲስ ኮሚቴቸው የልማት ፕሮጀክት ጥያቄና፣ መሬቱ ከሚገኝበት አካባቢ ጋር ሲነፃፀር ሊያወጣ ይችላል ተብሎ ከሚገመተው ዋጋ ጋር የማይጣጣም ሆኖ ሲገኝ፣

1.4 የአንድን አካባቢ በተለይም በመሃል ከተማ የሚገኝ አካባቢ መሬትን በሚገባ ለመጠቀም ሲባል፣ የመሬት አጠቃቀምና የሕንጻ ከፍታ ለውጥ ማድረግ አስፈላጊ ሆኖ ሲገኝ፣

1.5 ማስተንፈሻ ቦታዎችን መክፈትና አካባቢውን በተሻለ ሁኔታ የማደራጀት ሥራ ማከናወን ሲያስፈልግ።

2.3. Reacting ideas shall be entertained and given the proper responses.

Article 12. Powers and Duties to Revise and Modify Urban Plans

1. An urban administrations shall have the power to review and modify fully or partialy the urban center on the bases of the following grounds;

1.1. Urban review and modify shall focus on addressing on the dilapidated, blighted or derelict structures in an urban center with view to redeveloped.

1.2. Areas necessiated to renew as reults of inaccessible of the expansion of basic insfrastuecuture provisions ;

1.3. Subject to the demand for development projects and the nature of the land utilization and the disproportionality of value of the land , an Urban center shall be revised;

1.4. When it is found necessary to utilize core areas of surrending land of urban centers for specific purpose relating to financial , adminstirative and for social affairs as well as required to modify the rules of land and height of buildings ;

1.5. Where it is found necessary to renew and redevelop an areas so as to receive fresh air or to get sufficient air conditions as well as to reorganize such types of areas in a planned manner.

- 2. Dib u habaynta iyo cusboonaysiinta magaalada waxaa la qaban karaa marka ay soo dalbadaan ama codsi ka yimaado qaybha hoos lagu faahfaahiyey:-
 - 2.1. Xilliga ay codsiga soo jeediyaan bulshada iyo qaybaha kale ee doorka ku leh ee ku nool meeshaas u baahan dib u habaynta;
 - 2.2. Mar kasta oo la soo gudbiyo su'aal horumarineed oo u baahan in dib u habayntaas la sameeyo;
 - 2.3. Marka la xaqiijiyo ka qayb qaadashada bulshada degen, qaybaha doorka ku leh iyo cidaha ay khusayso ee ku nool goobtaas u baahan dib u habaynta magaalo.
 - 2.4. Marka uu maamulka magaaladu si buuxda ugu qanco codsiga dib u habayneed ee loo soo gudbiyey.
- 3. Codsiga dib u habaynta magaalo waxa fiicil ahaan loo dhaqan gelinayaa kadib marka bulshada ku nool goobta dib u habaynta lagu samaynayo iyo qaybaha doorka ku leh ee ay sida gaarka ah u khusayso si buuxda loola socodsiiyo arrintaas isla markaasna laga doodsiiyo.
- 4. Shaqada dibu habaynta magaalo waxay dhaqan galaysaa kadib marka si habsami ah looga doodsiiyo dadka kooban ee halkaas ku nool ee iyaga Isfahan midaysan lagala gaadho inay si fudud oo aan dhibaato lahayn iyo qaab habaysan ugu qanacsan yihiin inay u guuraan meesha kale ee u haboon degenaanshahooda ee loo qoondeeyo.
- 5. Sida uu dhigayo isla qodobkan qodob-hoosaadkiisa (1) shaqada dibu habaynta waxay noqonaysaa mid qabsoomaysa kadib marka ugu horayn waxyaabahan hoos ku xusan la qabto:-
 - 5.1. Daraasada hore oo laga sameeyo goobtaas;
 - 5.2. Shaqada cabirka ama qiyaasida dibu-habaynta;

- 2. **ከተማ የማሻሻልና የማደስ ሥራ የሚከናወነው ከዚህ በታች በተዘረዘሩት አካላት ጥያቄ ሲቀርብና ሲታመንበት ነው።**
 - 2.1 የማሻሻል ሥራ በሚያስፈልግበት አካባቢ የሚኖሩ ነዋሪዎችና ሌሎች ባለድርሻ አካላት ጥያቄ ሲያቀርቡ፤
 - 2.2 የማሻሻል ሥራ እንዲካሄድ የሚፈልገው ግንኛውም አልሚ ጥያቄ ሲያቀርብ፤
 - 2.3 የከተማ ግሻሻል ሥራ በሚያስፈልግበት አካባቢ የሚኖሩ ነዋሪዎችና ሌሎች ባለድርሻ አካላት ተሳትፎ ሲረጋገጥ፤ እና
 - 2.4 የከተማ አስተዳደር የተረበጨን የማሻሻያ ጥያቄ ሲያምንበት ይሆናል።
- 3. **ከተማ የማሻሻል ጥያቄ ተግባራዊ የሚሆነው መሻሻል በሚደረግበት አካባቢ የሚኖሩ ነዋሪዎችና አገባብ ያላቸው ባለድርሻ አካላት እንዲያውቁትና እንዲወያዩበት ከተደረገ በኋላ ይሆናል።**
- 4. **የከተማ ግሻሻል ሥራ ተግባራዊ የሚሆነው ስለማሻሻያዉ ይዘት አነስተኛ ቁጥር ያላቸው ነዋሪዎች በተደራጀ መንገድ ተወያይተው ያለብዙ ችግር ወደ ሌላ ቦታ መዛወር እንደሚችሉ በቅድሚያ ስምምነት ላይ ሲደርሱ ነው።**
- 5. **በዚህ አንቀጽ በንዑስ አንቀጽ (1) በተገለጸው መሠረት የማሻሻል ሥራ ሂደት የሚከናወነው ከዚህ በታች የተመለከቱት በቅድሚያ ከተከናወነ ይሆናል።**
 - 5.1 የአካባቢ ቅድመ-ጥናት፤
 - 5.2 የማሻሻሉ ግምት ሥራ፤

- 2. The revision and modification of an urban shall be implemented where the residents of the area has proposed thus undertakings ;
 - 2.1. Where the residents of area in need of renewal and concerned parties are applied for the execution of such renewal.
 - 2.2. Whereever theommunity has proposed the issue of development;
 - 2.3. Where the residents and other stakeholders conforms the paricipation in the process of modifying or revising urban development plan;
 - 2.4. Where the urban admin-istration has fully accepted the application submitted to it;
- 3. The application for revitalization of an urban shall be put into effect where the residents of an area where revitalization is to be carried out and those with special concern have been fully informed and discu-ssed-with.
- 4. The application for revitalization of an urban shall be put into effect where the residents of the sit- have been settled and reached with general conclusion to freely moves to other sites appropriate to their dwelling
- 5. Pursunant to the provisions under sub-article 1 hereof. The revision activities shall be carrying out where precedingly done the following matters;
 - 5.1. Where pre-requestic study is done on the site;
 - 5.2. Where the execution of the revision is generally eva-luated;

5. Maamulada magaalooyinka waxa uu xil iyo waajibaad ballaadhani ka saran yahay inay shacabka ay khusayso ee ku nool magaalooyinkooda si cad ugu soo bandhigaan una wargeliyaan qoraalada qabyada ah ee bilaanada loo diyaariyo magaalooyinka.

6. Balaanka magaaladu ee dib u habaynta lagu sameeyey waxa lagu hawl-gelayaa kadib marka la hor dhigo ee uu bilaankaas uu ansixiyo golaha baarlamaanka ee ay khusayso;

7. Kadib marka la ansixiyo bilaanka dib loo habeeyeyna maamulka ay khusayso ee magaaladu isaga oo adeegsanaya farsamooyinka isga-adhsiineed ee kala duwan (sida, idaacadaha, telefishinka, qoraalada lagu dhejiyo boodhka, afka, qalabyada electronics-ka ah, iwm) ayuu guud ahaan bulshada magaaladu kula socodsiinayaa dib u habaynta bilaanka magaaladu.

8. Maamulada magaalooyinku xilliga ay fulinayaan bilaan-adooda qaab-dhismeedka mag-aalo waxay ku khasban yihiin inay iyaga oo bulsho weynta ku nool magaalcoyinka iyo qabaleeyada miyiga ee deriskooda ah heshiis iyo Isfahan midaysan kala gaad-haan hab-isticmaalka khay-raadka, hanaanka loo ful-inayo khashin-qubka, qalby-ada adeegga wadaaga ah, ballaadhiinta magaaladu iyo khadadka biyaha cabitaanka ee nadiifta ah intaba, kuwaas oo ay kala gaadhayaan heshiis ah qaabka iskaashiga ah ee looga wada faa'iidaysan karo iyo inay iyaga oo is gacan siinaya qaabkaas gabagabo midaysan uga wada gaadhaan.

5. የከተማ አስተዳደር የተዘጋጁ ትን የከተማ ጥገና ረቀቆችን ለሚመለከተው የከተማ ነዋሪ ሕዝብ የማሳወቅ ግዴታ አለበት።

6. የተሻሻለው የከተማ ጥገና ለሚመለከተው ም/ቤት ቀርቦ ከፀደቀ በኋላ በሥራ ላይ ይውላል።

7. የተሻሻለው የከተማ ጥገና ከፀደቀ በኋላ የከተማ አስተዳደር በሚያመቸው የማሳወቂያ መንገዶች (በጸ-ሁፍ ፣ በቃል ፣ በመገናኛ ብዙሃን ፣ በኢሌክትሮኒክ መሳርያዎች ፣ በሰሌዳ ላይ በመለጠፍ እና በመሳሰሉት) ይገልጻል።

8. የከተማ አስተዳደሮች መዋቅራዊ ጥገናቸውን በሚያስፈፅሙበት ጊዜ ከአገራዊ የከተማ ሆነ የገጠር ግህበረ ሰቦች ጋር በሀብት አጠቃቀም፣ በቆሻሻ አወጋገድ፣ የወል መገልገያዎችን በመጋራት፣ ከተማ በማስፋፋትና በውሃ ተፋሰስ ስምምነት ባለው ሁኔታ እርስ በርስ በመተባበርና በመደጋገፍ ተወያይቶ የጋራ መግባባት ላይ የመድረስ ግዴታ አለባቸው።

5. Urban administrations are under the obligation to submit copies of the completed draft plan document of the urban plan to the residents and to the concerned party.

6. Any revised urban plan shall be executed after submitted for approval to the concerned City council;

7. After the revised plan is approved, the urban administration shall reveal through the mass media, journals, notice board, electronic media, or any other possible ways.

8. Urban administrations shall consider and reach consensus with. The neighbouring rural and urban areas administrations on issues of utilization of resources, selection of expansion areas, waste disposal sites, and cooperation to resolve overarching issues during plan structure implementation.

T) Xilka masuuliyadeed ee Fulinta Bilaanka magaaladu

1. Maamulada magaalooyinka ama xubnaha dawlaadeed ee u xilsaaran hirgelinta iyo fulinta bilaanada magaalooyinku waxay leeyihiin xilka iyo waajibaadyadan masuuliyadeed ee hoos ku faahfaahsan:-
 - 1.1. Inay fidiyaan nidaamyada fulineed iyo tabaha lagu fulinayo bilaanka.
 - 1.2. In hadba sidii loogu baahdo meelaha qaarkood loo sameeyo daraasad bilaan oo waafaqsan bilaanada lagu xusay qodobka 7.2. loona diyaariyo bilaankaas.
 - 1.3. In si buuxda loo dumiyo dhamaan dhismayaasha aan sharciga ahayn ee iyagu caqabada ku keenaya hirgelinta bilaanka magaalada amaase bilaanka horumarineed ee magaaladu;
 - 1.4. Waa in dhamaan wixii khayraad ah ee loo qoondeeyey in lagu hirgeliyo bilaanka guud ee magaaladu iyo fulintiisa si habsami ah loo xafido looguna qabto shaqada ku haboon;
 - 1.5. Si magaaladu looga sameeyo horumarin ku salaysan bilaankeeda guud waa in loo dejiyo taxane loo kala horaysiiyo hawlaha horumarineed ee magaaladu laga qabanayo.
 - 1.6. In laga duulo shuruucda iyo Xeerka la hal maasha habka fulinta bilaanka magaaladu iyo qodobada lagu qeexay bilaanka gudihiisa.
 - 1.7. In hab-isticmaalka dhulka ee lagu qeexay bilaanka oo keliya si buuxda loo dhaqan geliyo lana fuliyo.

A/ Nidhamka Talaashada iyo Fulinta

1. Xeerka iyo qeexidda hawlaha iyo waajibaadka xubnaha dawlaadeed ee u xilsaaran hirgelinta iyo fulinta bilaanada magaalooyinku waxay leeyihiin xilka iyo waajibaadyadan masuuliyadeed ee hoos ku faahfaahsan:-
 - 1.1. Inay fidiyaan nidaamyada fulineed iyo tabaha lagu fulinayo bilaanka.
 - 1.2. In hadba sidii loogu baahdo meelaha qaarkood loo sameeyo daraasad bilaan oo waafaqsan bilaanada lagu xusay qodobka 7.2. loona diyaariyo bilaankaas.
 - 1.3. In si buuxda loo dumiyo dhamaan dhismayaasha aan sharciga ahayn ee iyagu caqabada ku keenaya hirgelinta bilaanka magaalada amaase bilaanka horumarineed ee magaaladu;
 - 1.4. Waa in dhamaan wixii khayraad ah ee loo qoondeeyey in lagu hirgeliyo bilaanka guud ee magaaladu iyo fulintiisa si habsami ah loo xafido looguna qabto shaqada ku haboon;
 - 1.5. Si magaaladu looga sameeyo horumarin ku salaysan bilaankeeda guud waa in loo dejiyo taxane loo kala horaysiiyo hawlaha horumarineed ee magaaladu laga qabanayo.
 - 1.6. In laga duulo shuruucda iyo Xeerka la hal maasha habka fulinta bilaanka magaaladu iyo qodobada lagu qeexay bilaanka gudihiisa.
 - 1.7. In hab-isticmaalka dhulka ee lagu qeexay bilaanka oo keliya si buuxda loo dhaqan geliyo lana fuliyo.

B). Responsibilities for the Implementation of Urban Plans

1. Urban administrations and other public body responsible for the Implementation of urban plans shall have the following responsibility and duty;
 - 1.1. To establish implementation strategies and methods of implementation;
 - 1.2. To undertake further plan study in some part of the city that is consistence with the types of plans stipulated under article 7.2. As may be deemed necessary;
 - 1.3. To demolish all iilegal buildings which are constraints to the implementation of urban plans or development plan.
 - 1.4. Appropriate allocation and efficient and effective utilization of resources in planning and implementation activities;
 - 1.5. to undertake development acivities in the urban center that is inline with the structure plan there shall be developed an order of sequence of priority of the implementation of development;
 - 1.6. To implement the plan that has been produced in a manner. Consistent with the existing legal provisions and other rules relevant to the urban plan implementation as well as principles indicated in the plan;
 - 1.7. To carry out the implementation of land utilization in a manner indicated in the plan fully;

Qodobka 14: Habka Bixinta Mag-dhawga

1. Mid kasta oo ka mid ah maamulada magaalooyinka marka la soo, hordhigo codsi lagaga dalbanayo inuu bixiyo magdhaw waxa uu magdhawgaas u eegayaa inuu waafaqsan yahay shuruucda iyo habka fulinta (Procedures) ee loo dejiyey bixinta magdhawga, sidoo kalana waxa uu ugu horayn xog buuxda ka diyaarinayaa cadadka ay dhan tahay qiyaasta guud ee dhulka loola wareegayo danta guud /horumarka/, meesha dhulkaasi ku yaalo, nooca hantida ee dhulkaas ku taalla iyo xaalada lahaansho ee shakhsi/hay'adeed, nooca adeegga ee bootadaas loo doonayo intaba.

2. Maamul kasta oo magaalo marka ay dhacdo in dib u cusboonaysiinta magaaladu awgeed u bara kacaan muwaadiniin ku nool meel ka mid ah magaaladu, waxa uu samaynayaa inuu isaga oo raacaya shuruuda iyo qaababka ku haboon habka bixinta magdhawga, dadkaas siiyo dadkaas lagaga xalaalayn karo lahaanshaha dhulkaas ama lagu suuro gelinayo sidii ay ugu sahlanaan lahayd inay boosas kale si fudud ugu guuri karaan amaase qaab dib u meelayn ah lagu siiyo boosas dhul oo ay dib u degaan.

2.1. Hadii hawlaha dhaqdhaqaaqyada horumarineed ee la fulinayo dartood ay hawshaasi keento inay ku bara kacaan muwaadiniin waa in iyada oo la raacayo Awaanmiirta loo soo saarayo qaab waafaqsan xeerkan ugu horayn muwaadiniintaas la siiyo magdhaw u dhigma waxyeelada shaqadaas ku gaadhaysa.

2.2. Qof kasta oo mulkiile ka ah lahaanshaha dhulka magaaladu gudihiisa ama dhulka ka baxsan ee meelaha miyaga ah ee loogu baahdo dan guud, qaabkaasna lagaga qaado dhulkiisa iyada oo la raacayo shuruuda iyo xeerarka loo dejiyey arrintaas ayaa la siinayaa magdhawga uu xaqa u leeyahay.

አንቀፅ 14. በሌ ካሳ ክፍያ

1. የከተማ አስተዳደር የካሳ ክፍያ ጥያቄ ሲቀርብለት በሌካሳ አከፋፈል የወጡትን ደንቦችና ሥነ ሥርዓቶችን ሳይጥስ በትድሚያ ለልማት እንቅስቃሴ ለማዋል የሚፈለጉ አካባቢዎች የቦታ መጠን፣ የሚገኝ ቦትን አካባቢ፣ የሰፈራውን የንብረት ዓይነት የማጣራትና ይዘታው በግ ለሰብ ወይም በድርጅት መያዙን፣ ቦታው ለምን አገልግሎት እንደ ተፈለገ ማረጃ ይሰበስባል።

2. ማንኛውም የከተማ አስተዳደር በከተማ እድሣት ምክንያት የሚፈናቀሉ ነዋሪዎችን አግባብ ባለው የካሳ ሕግና ደንብ መሠረት ይዘታቸውን ለማስለቀቅም ሆነ ወደ ሌላ ቦታ በአግባቡ እንዲዛወሩ የማድረግ ወይም በእንደገና የምደባ ዘዴ መሪት እንዲያገኙ ይደረጋል።

2.1 በልማት እንቅስቃሴ ምክንያት የይዘታ ማስለቀቅ እንቅስቃሴ በነዋሪዎቹ ላይ ጉዳት የሚያስከትል ሆኖ ከተገኘ ይህን ደንብ ተከትሎ በሚወጣው መመሪያ መሠረት በትድሚያ ተመጣጣኝ ካሳ እንዲከፈል መደረግ ይኖርበታል።

2.2 በከተማዉ ዉስጥ ያለ መሪትንና ወደ ከተማዉ የሚከለሉ የገጠር መሪት ይዘታዎችን እንዲለቅ የተደረገ ማንኛውም ባለይዘታ አግባብ ባለው ሕግ መሠረት ካሳ ይከፈለዋል።

Article 14. Payment of Compensation

1. Any urban administration presented an application required to pay compensation shall ensure that it complies with the laws and procedures set for Payment of Compensation. Prepare detail data pertaining to the land needed for its works, the type of property situated over the land and conditions of ownership individually or institutionally and type of development required for it.

2. Where Displacement of residents of an urban area is in place due to urban redevelopments any urban administration shall pay compensation pursuant to the pertinent laws and procedures on the Payment of Compensation or ways of providing substitute land may be granted or may be reallocated by way of land reallocation.

2.1. To be paid a commensurate compensation of the asset situated on land in accordance with the directives to be issued inline with this regulation where displaced due to the developmental undertakings.

2.2. Any owner of an urban or rural land expropriated for reasons of public purposes shall be paid an amount of estimate of compensation in accordance with the applicable criteria and rules.

3. Habka loo bixiyo digniinta

3.1. Meenada kasta oo magaalo xilliga meel baahda maarmaan u arko in hawlaha horumarinteed dartood loogu baahday in dhul dad loola wareego dan guud waa inuu ugu horayn wargeysyada deegaanka iyo qaybaha warbaahinta si buuxda uga tebiyo amarkiisa ku wajahan in meeshaas dan guud loola wareegayo kana alaab urursadaan cida ay khusayso.

3.2. Xilliga meel hawlaha horumarinta loogu baahday la doonayo in lagala wareego cida degen waa in cidaas loo diro amar qoraal ah oo lagu wargelinayo isla markaasna loo mariyo ciwaanka tooska ah ee cidaas lagu gaadhsiin karo amarka.

3.3. Maamul kasta oo magaalo marka uu u baahdo in uu meel ka laabo kaabayaasha horumarinta aasaasiga ah ee ka jira, waa inuu ugu horayn hay'ada dawladeed ee mulkiilaha ka ah adeegaas horumarinta aasaasiga ah codsi qoraal ah ugu gudbiyo inay ka hor qaado khadkaas. Mulkiilaha khadka adeegaasna waxa laga rejeynayaa inuu mudo 15 maalmood gudahooda ah kaga soo jawaabo codsiga loo soo gudbiyey.

3.4. Laga bilaabo maalinta hay'ada codsatay in khadka adeegga laga hor qaado ay soo gaadho qiimaynta kharashka uu ku kacayo adeegaas khadkiisa laga hor qaadayo waxay mulkiilaha adeegaas iska leh siinaysaa qiimaha khadka adeegaas oo ay ku bixiso 30 maalmood gudahooda. Mulkiilaha khadka adeegaas ee magdhawga uu codsaday la siiyayna laga bilaabo maalinta magdhawgaas gacanta laga saaray mudo 60 maalmood gudahooda ah ayuu meesha kaga laabayaa adeegaas kuna banaynayaa dhulkaas laga doonayay.

3. ግንባታና ስለመስጠት

3.1 የከተማ አስተዳደር ለልማት የተፈለገውን ቦታ ለማስለቀቅ አስፈላጊ ሆኖ ሲገኝ በቅድሚያ የግንባታና ጥራት ለማመልከት ዓይነት ለካል በክልሉ ጋዜጣ ይፋ ግድረገ አለበት።

3.2 ለልማት የተፈለገውን ቦታ ለማስለቀቅ አስፈላጊ ሆኖ ሲገኝ ለማመልከት ዓይነት የጽሑፍ ግንባታና በአድራሻ መስጠት አለበት።

3.3 ማንኛውም የከተማ አስተዳደር የመሠረተ ልማት አውታሮችን ለማንሳት ሲፈልግ የአገልግሎት መስመሩ ባለቤትም በ15 ቀናት ውስጥ ምላሽ እንዲሰጥ ይጠበቃል።

3.4 የአገልግሎት መስመሩ እንዲሳለጥ የጠየቀው አካል ገምቱ በደረሰው በ30 ቀናት ውስጥ የንብረቱን ገምት ለባለንብረቱ ይከፍላል። ባለንብረቱም ከፍተኛው በተፈጸመለት በ60 ቀናት ውስጥ ካሳ የተከፈለ በትን አገልግሎት መስመር አጠናቆ በማንሳት መሬቱን ይለቃል።

3. Notification of Expropriation Order

3.1. Where an urban administration it believes necessary to expropriate urban landholdings for public purpose which should be used for a better development project to be carried out shall priorly publish on regional news papers and broadcast on the mass media indicating that the area is required for public purpose and the concerned party should be ready.

3.2. The appropriate body may clear and take over an urban land which it decides it is necessary to commit for a public interest by issuing clearance order in writing to the concerned person via its address.

3.3. Any Urban administrations requiring expropriating lands over or under which utility lines, pass is to be, shall submit, in writing, its request to the public enterprise owner by indicating to remove the lines. The owner is expected to answer on the request submitted within 15 days from receipt of such request,

3.4. The body which requested the removal of utility lines shall pay compensation to the owner within 30 days from the date of receipt of the valuation. The owner shall also remove the utility lines and vacate the land within 60 days from the date of receipt of compensation.

3.5. Shakhsiga/cida iyadu mark-
eedii horaba dhul aysan
sharci ahaan u lahayn
lahaanshihiisa iskaga dhis-
atay hanta maguurto ah iyada
oo aan wax mag dhaw ah la
siinin, loona qorayo warqad
digniin ah oo keliya ayaa si
buuxda loogala wareegi karaa
dhulkaas ay sharcidarada ku
haysatay.

3.5 በሕግ ወጥ መንገድ መሬት
በመያዝ በመሬቱ ላይ ንብረት
ያሰፈረ ሰው ካለ መከፈል
ሳያስፈልገው የጽሑፍ ግስጠ
ንቀጥታ በመስጠት ብቻ በሕግ
ወጥ መንገድ ከያዘው ቦታ
ግስለቀት ይቻላል።

5. The appropriate body may clear
urban land with a property
thereon from illegal holders
by serving a written notice
warning the person having
illegally held it to move away
and without any comp-
ensation.

4. Soo gudbinta cabashada

4. አቤቱታ ስለግትረብ

4. Submission of Complaints

4.1. Qof kasta oo maxkamada
cabasho uga gudbisanaya
amar ama digniin la
xidhiidha dhulkiisa lagala
wareegayo waxa uu
cabashadaas maxkamada u
gudbisan karaa kadib marka
uu ugu horayn cida amarka
ama digniinta hore soo siisay
uu u gudbiyo cabashadiisa.
Laakiin qofka isagu
cabashada uu soo gudbinayaa
la xidhiidho ambiil uu ka
qaadanayo go'aanka
magdhawga dhulkiisa laga
siinayo waxa uu ambiilkiisa u
soo gudbisan karaa
Maxkamada sare ee ku taala
goobta uu degen yahay
amaase Maxkamada
Racfaanka ee magaaladu
arrimaha magaaladu uu
degen yahay u awooda leh.

4.1 ከግስለቀቱ ትዕዛዝ ወይም
ከግስጠንቀጥታ ጽሑፍ ጋር
በተያያዘ ግንኛውም ሰው ቅሬ
ታውን ለፍርድ ቤት ግትረብ
የሚችለው በመጀመሪያ ትዕ
ዛዙን ወይም ግስጠንቀጥታውን
ለሰጠው አካል ቅሬታውን
ካቀረበ በኋላ ነው ። በካላ
ጉዳይ ላይ ብቻ ይገባኝ
የሚጠይቀው ሰው ቅሬታውን
ግትረብ ያለበት እንደአገባቡ
የሚለቀቀው ንብረት በሚገ
ኝበት ቦታ ሥልጣን ላለው
ከፍተኛ ፍ/ቤት ወይም
ለከተማ ጉዳይ ይገባኝ ለሚ
ፍ/ቤት ይሆናል።

4.1 where any person is pleading,
It is only before the following
bodies that any justifiable
claim relating to a clearance
order or a warning notice may
be invoked, primarily only
before the body which has
issued the order, on appeal
concerning compensation
claims only, before the High
Court having jurisdiction over
the place where the property is
situate or before the Municipal
Appellate Court.

4.2. Qofka codsiga ka kicida
dhulku soo gaadhay si uu
hantida uu meeshaas ka
rarayo bedelkeeda u
samaysto waa inuu isaga oo
magdhawga uu xaqa u
leeyahay la qiimaynaya
gudiga qaab waafaqsan
sharciga loogu aasaasi doono
hawlaha magdhawga uu
helayo codsigiisa oo
faahfaahsan mudada gaaban
ee uu deegaanku u soo
go'aamiyo iyo xilliga gaaban
eek u qeexan xeerkan
gudhihiisa ugu soo gudbiyo
cidii isaga ka dalbatay inuu
ka kaco dhulka oo uu ku soo
hagaajiyo codsigiisa
ciwaanka ku xusan warqada
dalabka ka kicida dhulka.

4.2 ጥያቄው የደረሰው አካል
የሚነሳውን ንብረት ለመተካት
የሚያስፈልገውን ተገቢ ካላ
ህግ በሚደነገገው መሠረት
ከሚቋቋመው ኮሚቴ ጋር
በመተመን ዝርዝር ጥያቄውን
ባድራሻው ለጠያቂው አካል
ከክልሉ በሚወሰነውና በመ
መሪያ በሚመለከተው አጭር
ጊዜ ውስጥ መላክ አለበት።

4.2. Where a land holder is served
with the clearance order the
landholder shall notify in
writing to the Property
Valuation Committees to be
established in accordance
with the law, within the period
to be determined by the
government, indicating the
time when he/she will vacate
the land and the amount of
compensation to be paid with
detailed grounds, through the
application to committees.

4.3. Wixii bixinta kharash-bixinta magaalada waxaa qaabilaya xafiiska uu maamulka magaalada u xilsaaro inuu qabto hawshaas.

QAYBTA AFBAAD

Fasaxa Horumarinta Magaalada

Qodobka 15: Qaybta loo bixinayo Shatiga Fasaxa Horumarinta

1. Xaaladaha figu bixinayo shatiga fasaxa horumarinta magaalada

1.1. Maamul kasta oo magaalo isaga oo ka duulaya xoghaha dhabta ah, kuna salaysan mabaadii'ida aasaasiga ah ee horumarka xawliga ah ee joogtaysan ayuu bixinayaa shatiga liisanka fasaxa horumarinta.

1.2. Bixinta adeega shatiga liisanka hawlaha horumarineed waxa lagu bixin karaa iyada oo hay'adaha dawliga ah ama kuwa gaarka loo leeyahay ee liisankan la siiyo loo raaciyey xilka iyo waajibaadkooda oo cad iyo la xisaabtanka uu yeelanayo.

1.3. Inkasta oo xogaha uu xambaarsanaanayo liisanka fasaxa horumarineed uu heerkiisu ku kala duwanaan karo magaalo iyo heerka koboceda iyo hanaanka xog haynteeda ee ka jira, hadana waxaa loo baahan yahay in xogta uu xambaarsanaanayo ay ka muuqdaan jihooyinka boot-adaas, balladhkeeda, xuduudeeda iyo dhinacyada cidaha kaga xiga, sidoo kalana, hab-isticmaalka dhulka ee jagadaas, canshuurta dhulka, daadka biyaha iyo dhul gariirka xogtooda oo buuxda si cad loogu muujiyo.

4.3. Wixii bixinta kharash-bixinta magaalada waxaa qaabilaya xafiiska uu maamulka magaalada u xilsaaro inuu qabto hawshaas.

QAYBTA AFBAAD

Fasaxa Horumarinta Magaalada

Qodobka 15: Qaybta loo bixinayo Shatiga Fasaxa Horumarinta

1. Xaaladaha figu bixinayo shatiga fasaxa horumarinta magaalada

1.1. Maamul kasta oo magaalo isaga oo ka duulaya xoghaha dhabta ah, kuna salaysan mabaadii'ida aasaasiga ah ee horumarka xawliga ah ee joogtaysan ayuu bixinayaa shatiga liisanka fasaxa horumarinta.

1.2. Bixinta adeega shatiga liisanka hawlaha horumarineed waxa lagu bixin karaa iyada oo hay'adaha dawliga ah ama kuwa gaarka loo leeyahay ee liisankan la siiyo loo raaciyey xilka iyo waajibaadkooda oo cad iyo la xisaabtanka uu yeelanayo.

1.3. Inkasta oo xogaha uu xambaarsanaanayo liisanka fasaxa horumarineed uu heerkiisu ku kala duwanaan karo magaalo iyo heerka koboceda iyo hanaanka xog haynteeda ee ka jira, hadana waxaa loo baahan yahay in xogta uu xambaarsanaanayo ay ka muuqdaan jihooyinka boot-adaas, balladhkeeda, xuduudeeda iyo dhinacyada cidaha kaga xiga, sidoo kalana, hab-isticmaalka dhulka ee jagadaas, canshuurta dhulka, daadka biyaha iyo dhul gariirka xogtooda oo buuxda si cad loogu muujiyo.

4.3. Petitions related to the Payment of Compensation shall be entertained by the office urban administration has established for this purpose.

PART FOUR
URBAN DEVELOPMENT
AUTHORIZATION

Article 15:- Issuance of Development Permit

1. Conditions for the issuance of development permit;

1.1. Any urban administration shall, upon satisfaction of the development principles requirements, issue the development permit;

1.2. Public or private enterprises to be issued with development permit there shall be issued with permit its underlying responsibility, duties as well as its accountability.

1.3. The information that the development permit shall contain may vary subject to grade and level of the development and available urban data, however the following particulars are necessary to reflect in the permit, directions of land, size, boundary, and its adjacents, as well as the type of land use; the tax applicable to the plot; the soil type, seismic as well as flood risks shall be clearly indicated in the permit;

- 2. Qof kasta oo munaasib ku ahi waxa uu xaq u leeyahay inuu xubnaha ay khusayso ee maamulka magaalada weydiisto kana helo xogta fasaxa shatiga horumarineed.
- 3. Qof kasta oo doonaya inuu helo xogta shatiga horumarineed isaga oo codsigiisa oo qoraala u soo gudbinaya xafiiska uu maamulka magaaladu u xilsaaray hawshaas ayuu heli karaa wixii uu u baahan yahay ee xog ah .
- 4. Maamulka magaalo ee loo soo gudbisto codsiga liisanka horumarineed waa inuu laga bilaabo maalinta codsigaasi soo gaadhay mudo dhan 7 maalmood gudahooda ah kaga bixiyo jawaabta ku haboon.
- 5. Hadii xogta horumarineed ee la soo dalbaday ay tahay mid saamayn ku yeelaya meel kasta goobaha sida gaarka ah loo asteeyey amniga nabadgelyada cida xogtaas laga soo dalbaday kuma khasbana inay xigta la doonayo iyo codsiga loo soo gudbiyey ka bixiso jawaab.
- 6. Iyada oo ay sidee'daas tahay xaalada lagu soo faahfaahiyey qodobkan qodob-hoosaadkiisa (5) ee sare, ayay maamulka magaalooyinku xaaladaha hoos ku xusan uu ku bixin karaa liisanka horumarineed ee codsigiisa la soo gudbiyo. Xaaladahaasna waxaa ka mid ah:-
 - 6.1. Hadii goobta liisanka loo soo codsanayaa tahay meel looga faa'iideysanayo si ku meel gaadh ah;
 - 6.2. Hadii bootadaasi tahay meel u baahan heshiis lagala gaadho dhinacyo kale oo heshiiska dhinacyadaasna la heli karo;
 - 6.3. Hadii goobta la soo codsaday tahay meel u dheelitiran nidaamka hab isticmaalka dhulka ee bilaanka magaalada isla markaasna tahay meel loo qoondeeyey in laga fidiyo horumarinta aasaasiga ah;

- 2. ግንኛውም ሰው አገባብ ካለው የከተማ አስተዳደር የልማት ፈቃድ መረጃ የመጠየቅና የግግኝት መብት አለው።
- 3. የከተማ ልማት ፈቃድ መረጃ የሚጠይቅ ግንኛውም አካል ጥያቄውን አገባብ ላለው የከተማ አስተዳደር በጽሁፍ ማቅረብ አለበት።
- 4. የከተማ አስተዳደር የቀረበለትን የልማት ፈቃድ ጥያቄ በ7 ቀናት የጊዜ ገደብ ውስጥ ተገቢውን መልስ መስጠት አለበት ።
- 5. የልማት መረጃ ጥያቄ የቀረበው የደህንነት ቀጠና ተብሎ በተሰየመ በግንኛውም አካባቢ ከሆነ የሚመለከተው አካል የተጠየቀውን መረጃ እንዲሰጥ አይገደድም።
- 6. በዚህ አንቀጽ ገደብ አንቀጽ (5) የተደነገገው ቢኖርም የከተማ አስተዳደርኝ ከዚህ በታች በተመለከቱት ሁኔታዎች የልማት መረጃ የምስክር ወረቀት ሊሰጡ ይችላሉ።
 - 6.1 የሚሰጠውን ቦታ በጊዜያዊነት ለመጠቀም ከሆነ፤
 - 6.2 ቦታው የሌሎችን ስምምነት የሚጠይቅ ከሆነ ስምምነት ማግኘት ሲቻል፤
 - 6.3 የቀረበው የልማት ጥያቄ ከከተማው ፕላን የመሪት አጠቃቀም ጋር የሚጣጣምና መሠረተ ልማት እንዲዘረጋበት የተመደበ ከሆነ ነው።

- 2. Any appropriate party entitled to request and obtain from the concerned organ of the urban administration information as to the development of permit;
- 3. Any interested person may obtain information of development permit by submitting his application in written to the appropriate body duly entrusted with this duty by the urban administration.
- 4. Any urban administration submitted an application for development permit shall give the appropriate response within 7days being from the day served with the application;
- 5. No one is duty bound to issue certificate of development permit wherethe requested information of land impedes the security.
- 6. Notwithstanding the provisons under sub-article 5 of this article, the urban administration may issue development permit on the following grounds;
 - 6.1. where the area required for the permit is needed for temporarily purposes;
 - 6.2. where the area requires the agreement of third party and this agreement is achievable;
 - 6.3. Where the requested site is in compliance wth the land utilization plan of the urban center and desiganated for infrasturecuture utility.

7. Shatiga fasaxa ah ee horumarineed iyo shatiga fasaxa dheeriga ah ee dhismayaasha dabaqyada iwm waxa maalgeliyaha isla hal shati ahaan loogu fasixi karaa oo keliya:-

7.1. Marka la xaqiijiyo inaysan shaqada uu qabanayaa waxyeelo iyo dhibaato u goysanayn amniga iyo badbaadada dadka, hantida iyo dagaanka intaba;

7.2. Iyo marka la xaqiijiyo inuu dhismahaasi waafaqsan yahay shuruucda iyo xeerarka dhismayaasha waaweyn.

Qodobka 16: Qaababka lagu xa-viro liisamada horumarineed ee Magaaloyinka

1. Maalgeliyo kasta oo la siiyey liisanka horumarineed ee magaaloyinka haba yareetee ma jirto cid Hisankiisa ka xayiri karta oo aan ka ahayn xubinta dawladeed ee liisankaas siisay amaase hay'ada garsoor ee iyadu awooda sharci.

2. Hase ahaatee, liisankiisa waxa la xayiri karaa:-

2.1. Marka lala kulmo inuusan horumarka uu samaynayaa ahayn mid u dheeli tiran bilaanka loo ansixiyey magaaladu;

2.2. Marka la ogaado in horumarka magaaladu ee bartaas loo qoondeeyey uu yahay mid waxyeelo u geysanaya muuqaalka guud ee dabiiciga ah ama midka aadamuhuba curiyey iyo sidoo kale bulshada ku nool agagaarkaas, dhamaantoodana uu ku keenayo saamayn xun;

2.3. Marka la ogaado in liisanka horumarineed ee la siiyey loo adeegsaday meel ka baxsan meeshii loo siiyey iyo iyada oo loo adeegsanayo waxyaabo kale oo aan loogu ogolaan shatiga liisanka, amaase hadii lagu helo in noocii horumarineed ee loogu fasaxay wax ka baxsan lagu qabanayo, iyada oo la sii ballaadhsanayo lahaanshaha, dhismayaal dheeri ah lagu fulinayo amaase guud ahaanba bilaankii lagu fasaxay wax ka baxsan looga faa'iideysanayo;

7. እንደ ሕግ ፈቃድ ያሉ ተጨማሪ ፈቃድ የሚያስፈልጋቸው የልማት ሥራዎች በማዋሃድ እንደ አንድ ፈቃድ ሆኖ ለአልሚው የሚፈቀደው፤

7.1 በሰው፣ በንብረት ላይና በአካባቢ ደህንነት ላይ አደጋ የማያደርስ መሆኑ ሲረጋገጥ፤

7.2 የሕግን ሕግና ደንብ የተከተለ መሆኑን ሲረጋገጥ ነው።

አንቀጽ 16. የከተማ ልማት ፈቃድን ለማግኘት

1. ለማናቸውም አልሚ የተሰጠ ፈቃድ የከተማ ልማት ፈቃዱን በሰጠው አካል ወይም አገልግሎት ላይ የኖርድ አካል ካልሆነ በስተቀር በማናቸውም ሌላ አካል ሊታገድ አይችልም።

2. ሆኖም ፈቃዱ ሊታገድ የሚችለው፤

2.1 የሚከናወነው ልማት ከወደቀው የከተማ ጥገና ጋር የማይጣጣም ሆኖ ከተገኘ፤

2.2 የታቀደው የከተማ ልማት በአካባቢው የተፈጥሮ ሆነ ሰው ሠራሽ ገደታዊ በነዋሪው ሕዝብ ላይ አሉታዊ ጫና ሊያስከትል የሚችል መሆኑ ሲታወቅ፤

2.3 የተሰጠውን የልማት ፈቃድ ባልተፈቀደና በተከለከለ አካባቢ እየተጠቀመ መሆኑ ሲታወቅ፤ ወይም ከተፈቀደው የልማት ዓይነት ውጭ ሲገኝ ነገ ፣ ይዘታን በማስፋት ሲገነባ ወይም ከተፈቀደው ጥገና ውጭ ካለማ፤

7. Development works that may require additional authorization, such as building permit, shall be combined in the permit process and be given to the developer as one permit where;

7.1. ascertained that the Development works to be undertaken does not prejudice the well being and stability of the public, property and the environment;

7.2. Where the construction of the building is consistency with the construction code.

Article 16:- Rejection of Development Permit

1. The proposed development plan is not in harmony with the approved plan of the urban center;

2. However the Permit may be Rejected where;

2.1. The development to be undertaken is not balance with approved plan of the urban center;

2.2. The development is likely to have a natural or man made negative impact on the environment and generally to the public in the area;

2.3. Where found type of development permit granted is used in an areas other then the granted one or by undertaking other activity not indicated in the permit or where found to have engaged development activities other then those permitted by expanding the possession or constructing extra buildings or undertaken acivities inconsistency with the plan granted with.

- 1.3. Marka ay jiraan dhismayaal qaab sharci ah lagu dhistay;
- 1.4. Marka la xaqiijiyo in dhismaha meeshaas hore ugu yaalay uu yahay mid aan u qalmayn bilaanka hada la ansixiyey;
- 1.5. Marka ay lagama maarmaan u noqoto in laga sameeyo horumarinta aasaasiga ah amaase dan guud oo dadweynaha u danaynaysa;
- 1.6. Marka uu dhismahaasi yahay mid lagu dhisay meel aan la fasixin; iyo
- 1.7. Hadii loo diiwaangeliyey meel laga sameeyo dhismayaasha iyo farshaxanada taariikhiga ah.
- 1.8. Marka lagu qanco in dhulkaasi adeega uu xilliga xaadirka bixiyo adeeg ka wanaagsan oo kale laga heli karo;
- 1.9. Habka soo gudbinta codsiga duminta muuqaalka jiray waxa lagu qeexi doonaa awaamiir sharci oo mustaqbalka dhow laga soo saari doono;
- 1.10. Kharashyada laga bixinayo adeeguna waxa uu noqonayaa mid magaalo kastaaba iyadu ku salayso xaaladeheeda isla markaasna ay cayimi doonto.

- 1.3 በሕገ ወጥ የተሠሩ ግንባታዎች ሲኖሩ፤
- 1.4 ነገሩ ግንባታ አሁን ከተፈቀደው ጥገና ውጭ መሆኑ ሲረጋገጥ፤
- 1.5 ለሕዝብ ጥቅም ወይም የመሠረተ ልማት ለማካሄድ አስፈላጊ ሆኖ ሲገኝ፤ እና
- 1.6 ባልተፈቀደ ቦታ ላይ የተከናወነ ግንባታ ስሆን፤
- 1.7 ቦታ ሪካዊ ቅርስነት የተመዘገቡ ግንባታዎች ከሆኑ፤
- 1.8 መሬቱ እየሰጠ ካለው አገልግሎት አገገር የተሻለ አገልግሎት ይሰጣል ተብሎ ሲታመንበት፤
- 1.9 የማፍረስ ጥያቄ ስርዓት ወደፊት በሚወጣው መመሪያ መሰረት ይገለጻል፤
- 1.10 የአገልግሎት ክፍያ በተመለከተም በየከተሞቹ የሚወሰን ይሆናል።

- 1.3. Where there is buildings of illegally constructed land; Where the existing bulding located over the land is inappropriate according to the new approved urban plan.
- 1.4. Where the existing bulding located over the land is inappropriate according to the new approved urban plan.
- 1.5. Where found necessary to undertake a development benefits of sustainable return;
- 1.6. Where the building is found constructed over unpermitted land;
- 1.7. Where there is sites set for construction of buildings and hand crafts of Cultural Heritages;
- 1.8. Where satisfied with the type of service it currently provides could be replaced with a better provisions of services;
- 1.9. The dailed procedure for the submission of demisions demotion permit shall be specified by directives to be issued soon;
- 1.10. Fees charged with respect to the services shall vary accodringly and determined by the respective urban center.

Qodobka 18: Bixinta Shahaadada cadaynta u haboonaanshaha habka fulinta Bilaanka magaaladu

አንቀጽ 18 የከተማ ጥገና አረጋገጫ ተስጋሚነት የምስክር ወረቀት ስለመስጠት

Article 18:- Issuance of Certificate of Conformity for the Implemen-tation of Urban Plans

- 1. Bixinta Shahaadada cadaynta Habka fulinta Bilaanka magaaladu Hadii ay lagama maarmaan noqoto amaase cida ay khusayso looga baahdo in heshiis lagala gaadho cida maamulka magaaladu ayaa ah cida keliya ee bixin karta shahaadada cadaynta ah.
- 2. Geedi-socodka codsiga heshiiska bilaanka
 - 2.1. Kahor inta aanu maamulka magaaladu cid kale sinin booska dhulka magaalada waa inuu ugu horayn hay'adaha kale ee ay khusayso qoraal kaga codsado in loo xaqiijiyo inay bootadaasi waafaqsan tahay bilaanka la ansixiyey;

- 1. የከተማ ጥገና አረጋገጫ የምስክር ወረቀት ስለመስጠት አስፈላጊ ሆኖ ሲገኝ አግባብ ካላቸው አካላት የፅሁፍ ስምምነት ሲያስፈልጉም የምስክር ወረቀቱ የሚሰጠው ወይም የሚከለከለው የከተማ አስተዳደር ብቻ ይሆናል።
- 2. የጥገና ስምምነት ጥያቄ ሂደት
 - 2.1 የከተማ አስተዳደር ቦታውን ለሌላ ከመስጠቱ በፊት አግባብ ካለው አካል ቦታው ከፀደቀው የከተማ ጥገና ጋር መጣጣሙን በጽሁፍ ይጠይቃል።

- 1. Issuance Of Certificate For The Implementation Of Urban Plans
Where is found necessary or the concerned is required to be agreed on it is only urban administration may issue certificate of conformity.
- 2. In the process of application for the agreement on plan
 - 2.1. The Urban administration shouldn't issue the certifi-icate before it's conform-ation.

2.2. Hay'ada ay khusaysaana laga bilaabo maalinta uu soo gaadho codsigaasi mudo 15 maalmood gudahooda ah ayay maamulka magaaladu ku siinaysaa jawaabta ku haboon;

2.3. Maamulka magaaladuna mudo hal bil ah gudaheeda ah ayuu cidii ka soo codsatay dhulka laga samaynayo horumarinta ku siinayaa jawaab ogolaansho ama diidmo ah;

3. Heshiiska joogtada ama ku meel-gaadh ahaanta loo wada galoo dhinaca Bilaanka Magaalada

Xilliga la soo gudbiyo codsiga heshiiska bilaanka magaaladu kahor inta aysan ciada ay khusaysaa bixinin ogolaanshaha heshiiska waa inay xaqiijiso in nooca dhismaha ee booska dhulka laga samaynayaa buuxinayo shuruudaha loo xadeeyey dhererka iyo baaxada dhul ee uu qaadanyo dhismaha dabaqyada ah.

4. Xilliga dhaqangalka sharci ee Shahaadada cadaaynta u haboonaanshaha iyo mudada ay shaqaynayso

4.1. Hadii heshiiska la wada galay uu yahay mid ku meel gaadh ah waxay ku ekaanaysaa xilliga uu heshiisku ku eg yahay;

4.2. Hadii uu heshiisku yahay mid kiro amaase mid qaab kale oo siin ah la isugu wareejiyey waxa uu ku ekaanayaa mudada ay u cayinto cida ay khusayso ee u leh awooda sharci;

4.3. Hadii uu yahay mid lagu haysto siyaasada liiz-ka dhulka waxay ku ekaanaysaa mudada uu kaga eg yahay liiz-ka lagu haysto dhulkaas.

Qodobka 19: Bixinta Kharas-hyada Adeegga

Maamulka magaalooyinka hadii uu yahay adeega horumarinta magaaladu, adeega duminta iyo adeega bixinta shahaadada cadaaynta ee u haboonaanshaha waxa uu ka shubayaa kharashyada adeegga ee kala ah:-

1.1. Buugga Cadaaynta lahaanshaha amaase adeega samaynta xujada dhulka;

2.2 አግባብ ያለው አካል ጥያቄው በደረሰው በ15 ቀናት ጊዜ ውስጥ ቻርተር ላለው ከተማ ወይም ለከተማ አስተዳደር ምላሽ ይሰጣል ።

2.3 የከተማ አስተዳደር ቦታውን ለማልማት ለጠየቀው አካል በ1 ወር ጊዜ ውስጥ ተገቢውን የይሁንታ ወይም የአሉታ መልስ ይሰጣል ።

3. ጊዜያዊ ወይም ቋሚ የከተማ ጥላን ስምምነት

የጥላን ስምምነት ጥያቄ ሲቀርብ የሚመለከተው አካል ስምምነቱን ከመስጠቱ በፊት የህንጻ ከፍታ ደንብ ፣ የህንጻው ጥገና ፣ መግላታቸው ማረጋገጥ ይኖርበታል።

4. የተስማሚነት የምስክር ወረቀት ጸንቶ የሚቆይበት ጊዜ

4.1 በጊዜያዊነት የተወሰደ ቦታ ከሆነ በስምምነቱ ላይ የተጠቀሰው አድራሻ ሲጠናቀቅ ይሆናል ።

4.2 በኪራይ ዉሉ ወይም እያንዳንዱ እንደሁኔታው በስጦታ የተሰጠ ከሆነ የሚመለከተው አካል በወሰነው መሠረት ይሆናል።

4.3 በሊዝ የተወሰደ ሲሆን የሊዝ ዘመኑ ሲያበቃ ይሆናል።

አንቀጽ 19. የአገልግሎት ክፍያ

1. የከተማ አስተዳደር የከተማ ልማት፣ የማፍረስ እንዲሁም የተስማሚነት የምስክር ወረቀት ለመስጠት ተገቢውን የአገልግሎት ክፍያ የሚያስከፍለው፡

1.1 ለይዘታ ማረጋገጫ ደብተር ወይም የካርታ ሥራ አገልግሎት፣

2.2. The concerned body shall provide respond to The urban administration within 15 from the date of received the application

2.3. The urban administration shall grant or reject the applicants for permit of land wanted for development undertaking within one month from date submitted to it ;

3. Perminant or tempromy contracts towards the ur ban plan

Where the application of plan contrat is semmited the Conserved organed ensured. The full fill ment of the Floor Area Ratio Building Area Ratio of The Bar.

4. effec tiveness of Certificate of Conformity and effective date

4.1. where the concluded contract is on tempromly basis , it shall remain valid for a period corresponding to the period of contract;

4.2. where it is transferred through contract of rent or any other mode of grant it shall remain valid for a period specified for by the appropriate body;

4.3. if the land is possessed through lease policy it shall remain valid for a period the lease policy remains effe-ctive;

Article 19:- Payment of servivce Fees

1. Urban administration with respect to the issuance of an urban development permit. Issunce of Demolition Permit and issuance of Certificate of Conformity may charge the following servies fees;

1. Issuance of title deed services ;

2. Sida uu dhigayo isla qodobkan tirsigiisa (1) booska dhul ee ku sifooba qodobada kor lagu faahfaahiyey waxa uu maamulka magaaladu awoodi karaa inuu booskaas gebi ahaan ama qayb ahaantiisaba dib u shaandheeyo, si cusub u googooyo amaase si cusub u bixiyo.

QAYBTA LIXAAD

Hawsha Horumarineed oo ku-meel-gaadh ahaan loo Joojiyo iyo xaqiijinta xaalada dhulka

Qodobka 23: Dhaqangelinta ka joojinta /ka-mamnu-ucida/

1. Sida uu dhigayo xeerkan waxa booska dhul hawsha horumarineed ee laga fulinayo si ku-meel-gaadh ah looga joojin karaa/mamnuuci karaa:-

1.1. Marka uu boosku noqdo meel u qoondaysan ama u haboon adeegyada ciidamada qaranka /Milatry/ ama adeegyada xoogagga amniga ee la hal-maala;

1.2. Marka la xaqiijiyo inuu bulshada, hantida iyo dagaankaba ku keeni karo halis iyo saamayn khatar ah; iyo

1.3. Marka uu boosku yahay mid loo xadeeyey hawlaha sahaminta iyo soosaarida khayraadka macdanaha kala duwan.

2. Inkasta oo waxyaabaha lagu qeexay isla qodobkan tirsigiisa 1 ee sare ku xusani ay sidoodaas yihiin hadana xilliga diyaarinta ballaanka magaaladu, xayndaabida amaase dib u habaynta dhulkaba, waxa maamulka magaaladu aamino in balaanka loo dejiyey magaaladu yahay mid dhibaataada magaaladu ilaa mustaqbalka fog xal u sii ahaan kara inuu si cusub u bixiyo liisanka laga soo codsaday ee horumarinta amaase uu fasaxo in la sii adeegsado laguna sii shaqeeyo liisanka horumarineed ee uu hore u sii bixiyey oo uu u fasaxo shaqadii laga xayiray. Hawlahaasna waxa uu fulin karaa:-

2.1. Kadib marka isbedelka hab-isticmaalka dhulka lagu xaqiijiyo daraasad sugan;

2.2. Marka si cad loo xaqiijiyo in fulinta horumarku yahay mid xal aasaasi ah u keenaya xal u helida dhibaato haysatay magaaladu;

2. በዚህ አንቀጽ ንዑስ አንቀጽ /1/ መሠረት የተመደቡ ቦታዎች የከተማ አስተዳደር በከፊል ወይም ሙሉ በሙሉ ቦታውን በመቀየር፣ ማስተካከል ወይም እንደገና መመደብ ይችላል።

ክፍል ስድስት

ልማትን ለጊዜው ስለማስቆምና ቦታ ስለሚገኝበት ሁኔታ

አንቀጽ 23. ክልከላዊ የሚጸናበት

1. በዚህ ደንብ መሠረት የልማት ሥራ ለጊዜው እንዲቆም በተደረገባቸው አካባቢዎች ውስጥ የልማት ወይም የማፍረስ ፈቃድ መስጠት የማይቻለው፤

1.1 ለወታደራዊ ወይም ለመሥሪያ ቤቅ ግለሰቦች የተጠበቀ ቦታ ሲሆን፤

1.2 በሰው፣ በንብረትና በአካባቢን ደህንነት ላይ አደጋ ወይም ተፅዕኖ የሚያሳድር መሆኑ ሲታመን፤ እና

1.3 ለማዕድን ልማት የተከለለ ሲሆን ነው።

2. በዚህ አንቀጽ ንዑስ አንቀጽ (1) ሥር የተደነገገው ቢኖርም በከተማ ጥላን ዝግጅት፣ ክልላዊ ወይም ግብረሰብ ላይ ያለን የአንድ ከተማ ጥላን ለዘለቄታው ችግር የማያስከትልና አስፈላጊ መሆኑ ሲታመንበት የከተማ አስተዳደር የተጠየቀውን የከተማ ልማት ፈቃድ ሊሰጡ ወይም ቀደም ሲል የተሰጠ ፈቃድ ካለ ተፈጻሚነቱ እንዲቀጥል መቆየቱ የሚቻለው።

2.1 የመሪት አጠቃቀም ለውጥ በጥናት ሲረጋገጥ፤

2.2 የከተማን መሰረታዊ ችግር ይመልሳል ተብሎ ሲታመን፤

2. Where the land is found to be characrized with the conditons stipulated under sub article 1. Of this article, the urban administration may reallocate the land fully or partialy or may parcell into plots.

Part Six

Development Freeze and Acquisitions

Article 23. Development Freeze

1. Under this Regulation, Development freeze or temporarily stop the development of an area or plot of land may be, introduced where;

1.1. The land is reserved for military and security purpose.

1.2. Where the developmental undertakings are proved to substantially affect the human, material and the environment resouces;

1.3. Where the land is reserved for the purpose of carrying out exporilation and survey of mining resouces;

2. Notwithstanding the provisions of Sub-Article (1) of this Article, urban administrations may issue a development permit or authorize the applicability of existing permit for essential development projects if they are of the belief that such deve-lopment is not to substantially affect the implementation of the plan being prepared, revised or modified thereof..

2.1. Where the purpose of Land use change is verified via visible study.

2.2. Where the execution of development projects in the urban is considered as means of alleivating the privalling urban problems.

2.3. Marka lagu qanco inay lagama maarmaan tahay in la qabto shaqo dib loogu horumarinayo qayb magaaladu ka mid ah; iyo

2.4. Marka la xaqiijiyo inuu fasaxa horumarineed ee la soo dalbaday muhiimad gaara u leeyahay horumarka iyo koboca magaaladu.

3. Xilliga dhaqangalka sharci iyo mudada uu sii fuli karo Xilliga la qabanayo shaqada diyaarinta bilaanka magaaladu waxa shaqada horumarineed si ku-meel-gaadh ah loo sii joojin karaa marka ay jiraan waxyaabahan hoos ku xusan:-

3.1. Hadii qayb ka mid ah magaaladu laga samaynayo bilaan kale oo dib loogu habaynayo amaase si gaar ah loo astaynayo meelo muhiimad gaar ah leh;

3.2. Marka shaqada horumarineed ee la doonayo in la qabto tahay mid aan u dheeli tirnayn bilaanka guud ee loo ansixiyey magaaladu; iyo

3.3. Hadii qaybta magaalo ay tahay mid laga wado dib u habayn amaase dib u cusboonaysiin;

4. Maamulka magaaladu oo ka duulaya xaaladaha kor lagu soo sheegay iyo kuwa kale ee la hal maala ayuu maamulka magaaladu gebi ahaanba ama qayb ahaanba si ku meel gaadh ah u joojin karaa hawlaha horumarineed ee laga wado qaybtaas;

5. Maamulka magaaladu oo qii-maynaya isbedelka ka jira xaaladihii keenay in si ku meel gaadh ah loo joojiyo shaqada horumarineed ee meel magaaladu ah laga waday, isla markaasna uu ogaado in hawshan sii wadisteedu aysan wax waxyeelo iyo saamayn xun y yeelanayn bulshada iyo dagaanka dhulkaasi ku yaala w axa uu fasixi karaa in shaqadii la hakiyey halkeedii ka sii socoto.

2.3 መልሶ የግልግት ሥራ እንዲሠራ ሲታመን፤

2.4 የተጠየቀው የልማት ጥያቄ ለከተማው እድገት ወላኝ መሆኑ ሲረጋገጥ ናቸው።

3.ተፈጻሚነቱ ፀንቶ ስለሚቆይበት ጊዜ የከተማ ፕላን በሚዘጋጅበት ወቅት ልማት ለጊዜው የማስቆም እርምጃ የሚወሰድባቸው ሁኔታዎች የሚከተሉት ይሆናሉ።

3.1 በተመረጠው የከተማ ክፍል ውስጥ የከተማ ፕላን ዝግጅት ወይም የክለሳ ሥራ የሚከናወን ከሆነ፤

3.2 ማከናወን የተፈለገው ልማት በመዘጋጀት ላይ ካለው የከተማ ፕላን ጋር መጣ ጣም የማይችል ከሆነ፤

3.3 የተመረጠው የከተማ ክፍል በወቅቱ እድሃት (Renewal) ወይም ማሻሻል (Upgrading) ሥራ ከሆነ ነው።

4. ከላይ በተዘረዘሩት በአንዱ ወይም በሌላ ሁኔታዎች መሠረት ቻርተር ያለው ከተማ ወይም የከተማ አስተዳደር የፕላን ዝግጅቱ እስከሚጠናቀቅበት ጊዜ ልማቱን ሊያስቆም ይችላል።

5. የከተማ አስተዳደር ልማቱ የቆመበትን ሁኔታዎች በመገምገም በተወሰኑ አካባቢዎች ላይ የልማት እንቅስቃሴው በነዋሪው ላይ ተጽእኖ የማያስከትል መሆኑን ካመነበት ልማቱን እንደገና ሊፈቅድ ይችላል።

2.3 Where the undertaking of redevelopment measures in some sections of the urban center is deemed necessary.

2.4. Where ascertained that the requested redevelopment permits is essential for the development and for the expansion of the urban center.

3. *Period of Application;*
Development freeze may be introduced for a short period of time during the preparation of urban plan where;

3.1. a section of the urban centre for which the preparation of Redevelopment plan or LDP or other subsidiary plans are underway;

3.2. Where proposed development projects are inconsistent with that of the plan under preparation.

3.3 Where a development or redevelopment plan is underway in some part of the urban center;

4. Urban administrations may introduce development freeze over entirely or in some parts of developments in the urban center.

5. Urban administrations may permit the implementation of developments in developmental freeze zone where satisfied with the extinction of the grounds for developmental freeze and realized that the implementation of this permit doesnot impede the wellbeing the residents and the environment.

Qodobka 24: Xaqiijinta xaalada uu dhulku ku sugan yahay iyo qaababka loo asteeyo dhulka kaydka ah (Contingency land)

1. Xaqiijinta Xaalada Dhulka

1.1. Shacabka magaaladu hadii uu dhulka ay cid kale haysato uu u arko inuu lagama maarmaan u yahay danta guud iyo faa'iidooyinka shacabka, waxa uu dhulkaas kala wareegayaa cida haysatay isaga oo siinaya magdhawga u qalma;

1.2. Xaaladaha aan cida lahaanshaha dhulka gacanta ku haysata lagagala wareegi Karin dhulkaas waxa ka mid ah:-

B) Inta la wareegida dhulkaas aysan ansixinin cida ay khusayso;

T) Wixii ka horeeya amarka la wareegida oo qoraal ahaan lagu gaadhsiiyo mulkiilaha dhulkaas haystay.

2. Habka dhaqangelinta iyo fulinta qodobada lagu qeexay xeerkan, bayaanka iyo awaamiirta kale ee sharci ee ku wajahan hawshan ayaa lagu hirgelin doonaa awaamiirta fulineed ee uu si faahfaahsan ugu soo saaro maamulka magaaladu;

3. Maamulka magaaladu si uu uga gaashaanto dhibaataada iyo dhul cidhiidhyanaanta la soo dersi karta bulshada magaaladu waa inuu xilliga uu dejinayo bilaanka magaaladu sii asteeyo dhul kayd ahaan loo cayimo;

4. Waxa kaloo iyagana dhul kayd ah loo sii qoondayn karaa adeegyada aan muuqanin xilliga bilaanka la dejinayo ee lala kulmi kara mustaqbalka.

አንቀጽ 24. መሬት ስለሚገኝባቸውና መጠባበቅያ ስለሚያዝባቸው ሁኔታዎች

1. ቦታ ስለሚገኝበት ሁኔታ

1.1 የከተማ አስተዳደር በሥልጣን ክልሉ ውስጥ ለሕዝብ ጥቅም ሲባል አስፈላጊውን የካማ ክፍያ በመፈፀም ቦታን ማስለቀቅ ይችላል።

1.2 የቦታን ወይም የቤት ወይም የሁለቱም ይዘታ ማስለቀቅ የማይቻለው

ሀ/ በቂ ምክንያት ኖሮ በሚመለከተው አካል ከመፅደቅ በፊት፤

ለ/ የይዘታ ማስለቀቅን ውጤት ባለይዘታዎች በጽሑፍ እንዲያውቁት ከመደረጉ በፊት ነው።

2. የዚህን አንቀጽ ድንጋጌዎች ለማስፈፀም እንዲቻል የከተማ አስተዳደር ተጨማሪ የአሠራር ሥርዓቶችን በሚያወጣቸው መመሪያዎች ላይ ሊዘረዝሩ ይችላሉ።

3. የከተማ አስተዳደር የሀብት ብክነትን አስቀድሞ ለመከላከልና በነዋሪዎቻቸው ላይ ሊደርስ የሚችለውን ግህበራዊ መጉላላት ለመቀነስ እንዲቻል በጥላን ዝግጅት ወቅት የመጠባበቂያ ቦታ መያዝ ይኖርበታል።

4. በጥላን ዝግጅት ወቅት ላልታዩ አገልግሎቶች የሚውል ቦታ በመጠባበቂያነት መያዝ ይችላል።

Article 24. Conditions of Land Acquisition and Reserve

1. Conditions of Land Acquisition

1.1. The Urban residents may acquire any land required for public purpose against payment of fair compensation.

1.2. Conditions which Land holders could not disposed are as follows;

a). where the land Acquisition is not approved by the concerned body.

b). during the period before serving and issuance of Acquisition order

2. Manner and procedure for the implementation of the provisions of this regulation, the proclamation and other directives that may be used to implement this matter shall be determined by a directives to be issued by the urban administration.

3. The urban administration for preventing the scarcity of land that urban residents may face shall reserve land to the uncertainty of urban planning process.

4. Land reserve related to the uncertainty of urban planning and the implementation process.

QAYBTA TODDOBAAD

Xeerar kala Duwan

Qodobka 25 Cigaabta sharci

1. Qof kasta oo ka mid ah shaqaalaha Dawlada ama masuuliinta xilalka masuuliyadeed oo si uu u fushado dano isaga u gaar ah amaase dhinacyo kala si gaara ugu daneeyo darted uga xud-gudbay qodobada sharci ee lagu qeexay bayaanka, xeerkan iyo awaamiirta kala duwan ee kalaba, waxa lagaga tallaabo qaadanayaa heerarka kala duwan ee gudiyada anshaxa. Sidoo kalana, iyada oo loo eegayo hadba heerka uu gaadhsiisan yahay dembigiisu ayaa waxa loo dhaweynayaa maxkamada awooda sharci u leh marinta ciqaabta uu mudan yahay dembigiisu.
2. Shakhsi kasta oo si uu u fushado dano isaga u gaar ah amaase dhinacyo kala si gaara ugu daneeyo darted uga xud-gudbay qodobada sharci ee lagu qeexay bayaanka, xeerkan iyo awaamiirta kala duwan ee kalaba, waxa lagaga tallaabo qaadanayaa heerarka kala duwan ee gudiyada anshaxa. Sidoo kalana, iyada oo loo eegayo hadba heerka uu gaadhsiisan yahay dembigiisu ayaa waxa loo dhaweynayaa maxkamada awooda sharci u leh marinta ciqaabta uu mudan yahay dembigiisu.

Qodobka 26: Soo saarida Awaamiir Fulineed

Golaha kaabineedka deegaanka oo ka duulaya xeerkan qodobada lagu qeexay ayuu soo saari karaa awaamiir faahfaahsan oo lagu fuliyo qodobadan iyo hadba arrimaha kala duwan ee loo baahdo.

Qodobka 27: mudada Dhaqangalka Xeerkan

Xeerkani wuxuu si buuxda sharci ahaan ugu dhaqan galayaa laga bilaabo maalinta uu ansixiyey Golaha Kaabineedka deegaanka oo ah

**Cabdi Maxamuud Cumar
Madaxweynaha Dawlada
D.Soomaalida
Jigjiga,
Taariikh**

ክፍል ስድስት

ልዩ ልዩ ድንጋጌዎች

አንቀጽ 25. ትግት

1. የሚመለከተው የመንግስት ሰራተኛ ወይም ተጻሚ በአዎንታዊ በዚህ ደንብ እና በሌሎች መመሪያዎች ውስጥ የተመለከቱትን ድንጋጌዎች ለራሱ ወይም ለሌላ ሰው ጥቅም ሲባል ጥሶ ቢገኝ በየደረጃው ባሉ የዲ.ሲ.ሲ. ኮሚቴ ተጠያቂ ይሆናል። እንደ ጥፋቱ ክብደትም በአግባቡ ለሚመለከተው ፍ/ቤት እንዲቀርብ ይደረጋል።
2. ማንኛውም አገልግሎት ተጠቃሚ ሰው በአዎንታዊ በዚህ ደንብ እና በሌሎች መመሪያዎች ውስጥ የተመለከቱትን ድንጋጌዎች ለራሱ ወይም ለሌላ ሰው ጥቅም ሲባል ጥሶ ቢገኝ ለሚመለከተው ከተው ፍ/ቤት እንዲቀርብ ይደረጋል።

አንቀጽ 26. የአፈጻጸም መመሪያ አስፈላጊነት

1. ይህንን ደንብ መሰረት በማድረግ ዝርዝር የአፈጻጸም መመሪያ በሚፈልጉ ጉዳዮች ላይ በመመሪያ የሚገለፅ ይሆናል።

አንቀጽ 27. ደንቡ የሚያስፈልገው ጊዜ

ይህ ደንብ በክልሉ ም/ቤት ከፀደቀበት ቀን ጀምሮ የፀና ይሆናል።
ቀን..... 2003

**አቶ አብዱ መሀመድ ኡመር
ሶማሌ ክልላዊ መንግሥት ርዕሰ
መስተዳደር**

Part Seven

Miscellaneous Provisions

Article 25. Penalty

1. Any public official or employee who intentionally contravenes of the provisions of the proclamation, these Regulations as well as other directives to procure his/her personal interest or for third party this shall be punished through various disciplinary commiittees and subject to the gravity of the offenncce shall also be punished in Accordance with the relevant provisions of the penal law,
2. Any public official or employee who intentionally contravenes of the provisions of the proclamation, these Regulations as well as other directives to procure his/her personal interest or for third party this shall be punished through various dispilinary commiittees and subject to the gravity of the offenncce shall also be punished in Accordance with the relevant provisions of the penal law,

Article 26 Powers to Issue Directives

The Regional executive Council shall have the power to issue detailed directives on matters stated under the provisions of this Regulation and other matters necessary for the proper implementation of these Regulations.

Article 27. Effective Date

These Regulations shall come into force as of the day approved by the council of the region.

**Doned at jlg-jlga
This -day of March 2011
Abdi Mohammad Omer
President of the Somali Regional
State**