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MAGALATA OROMIYAA
መ ገ ለ ተ ኦ ሮ ሚ ያ
MEGELETA OROMIA

Gatiin Tokkoo .... Qarshii 60 የአንዱ ዋጋ .... ብር 60 Unit Price .... Birr 60	**To'annoo Caffee Mootummaa Naannoo Oromiyaatiin Kan Bahe** በኦሮሚያ ብሔራዊ ክልላዊ መንግሥት በጨፌ ኦሮሚያ ጠባቂነት የወጣ	Lak. S. Poostaa .... 21383-1000 የፖ.ሣ.ቁጥር ....21383-1000 P.O.Box 21383-1000

QABIYYEE	ማውጫ	CONTENT
Labsii Lak. 258/2016	**አዋጅ ቁጥር 258/2016**	**Proclamation No. 258/2024**
Labsii Pilaanii Magaalotaa Naannoo Oromiyaa Murteessuuf Bahe, Lakkoofsa 258/2016 ....Fuula 1	የኦሮሚያ ክልል የከተሞች ፕላን ለመወሰን የወጣ አዋጅ ቁጥር 258/2016 ....ገጽ 1	Proclamation to Determine Oromia Region Urban Planning, Number 258/2024...................................Page 1

Labsii Pilaanii Magaalotaa Naannoo Oromiyaa Murteessuuf Bahe, Lakkoofsa 258/2016

Naannicha keessatti bulchiinsiifi ittifayyadamni lafaa bu'a qabeessa ta'e akka jiraatu taasisuun guddina diinagdeefi hawaasummaa madaalawaa fiduuf magaaloonniifi Giddugala Guddina Baadiyyaa pilaaniin akka hoogganamaniif qophiifi raawwii isaa karaa sirriifi qindaa'aa ta'een seeraan hoogganuufi to'achuun waan barbaachiseef;

Seeroonni qophiifi raawwii pilaanii magaalaafi Giddugala Guddina Baadiyyaa Naannichaa bulchan qindaa'anii jiraachuu dhabuufi seerota adda addaa keessatti faffaca'anii jiraachuun isaanii rakkoowwan gurguddoo maddaa komii ummataaf sababa ta'aan uumaa waan dhufeef seera pilaanii magaalaafi Giddugala Guddina Baadiyyaa of danda'e tumuun barbaachisaa waan ta'eef;

የኦሮሚያ ክልል የከተሞች ፕላን ለመወሰን የወጣ አዋጅ ቁጥር 258/2016

በክልሉ ውስጥ ውጤታማ የሆነ የመሬት አስተዳደርና አጠቃቀም እንዲኖር በማድረግ የተመጣጠነ ኢኮኖሚያዊና ማሕበራዊ ዕድገትን ለማምጣት ከተሞችና የገጠር ዕድገት ማዕከላት በፕላን እንዲመሩ ዝግጅትና አፈጻጸሙን በትክክለኛ እና በተቀናጀ ሁኔታ በሕግ አግባብ መምራትና መቆጣጠር በማስፈለጉ፤

የክልሉ የከተማና የገጠር ዕድገት ማዕከላት የሚተዳደሩበት ፕላን ዝግጅትና አፈጻጸም ሕጎች ተደራጅተው አለመኖራቸው እና በተለያዩ ሕጎች ተበታትነው መገኘታቸው ለህዝብ ቅሬታ መነሻ ምክንያት የሆኑ ትላልቅ ችግሮችን እየፈጠረ ስለመጣ እራሱን የቻለ የከተማና የገጠር ዕድገት ማዕከላት ፕላን ሕግ መደንገግ አስፈላጊ በመሆኑ፤

Proclamation to Determine Oromia Region Urban Planning, Number 258/2024

Whereas, it has become necessary to legally manage and control the preparation and implementation of plan in appropriate and coordinated manner with a view to ensure effective land administration and use in the Region and bring about balanced economic and social development so that the Urban and Rural Development Centers to be governed by plan;

Whereas, it is necessary to enact specific law governing urban and rural development center plan with a view to address major problems that are sources of public compliant due to lack of coordinated laws governing the preparation and implementation of urban and rural development centers plan in the Region and its fragmentation in different laws;

Qophiifi hojiirra oolmaan pilaanii haala faalama naannoo xiqqeessuun mirga lammiileen naannoo qulqulluufi jireenyaaf mijataa ta'e keessa jiraachuu mirkaneessuun magaalonnifi Giddugalli Guddina Baadiyyaa jireenyaaf mijataa taasisuun barbaachisaa ta'ee waan argameef;

Adeemsi qophiifi raawwii pilaanii hojimaata iftoominaafi itti-gaafatamummaa qabuun akka hoogganamu, akkasumas hirmaannaan ummataa kan keessatti mirkanaa'e taasisuun barbaachisaa ta'ee waan argameef;

Akkaataa Heera Mootummaa Naannoo Oromiyaa Fooyya'ee Bahe Labsii Lakkoofsa 46/1994 Keewwata 49 (3) (a) tiin Labsiin kun baheera.

Kutaa Tokko
Tumaalee Waliigalaa

1. Mata Duree Gabaabaa

Labsiin kun "Labsii Pilaanii Magaalotaa Naannoo Oromiyaa Lakkoofsa 258/2016" jedhamee waamamuu ni danda'a.

2. Hiika

Akkaataan jechichaa hiika biroo kan kennisiisuuf yoo ta'e malee, Labsii kana keessatti:

1) "Biiroo" jechuun Biiroo Misooma Magaalaafi Manneenii Oromiyaafi caasaa isaa sadarkaan jiru dha.
2) "Bulchiinsa Magaalaa" jechuun magaalaa qaamni seerummaa kennameef ta'ee, Mana Maree mataa isaa, Mana Maree Bulchiinsaafi qaama aangoo abbaa seerummaa kan qabu ta'ee, Magaalota sadarkaa Meetroopoolis, Riijiyoopoolis, Muummee, Ol'aanaa, Giddugaleessaafi Guddattuutti hundeeffameedha.

የፕላን ዝግጅትና አፈጻጸም የአካባቢ ብክለትን በመቀነስ የዜጎችን ጽዱህና ለኑሮ ምቹ በሆነ አካባቢ የመኖር መብትን በማረጋገጥ ከተሞችና የገጠር ዕድገት ማዕከላት ለኑሮ ምቹ እንዲሆኑ ማድረግ አስፈላጊ ሆኖ በመገኘቱ፤

የፕላን ዝግጅትና አፈጻጸም ሂደት ግልጸኝነትና ተጠያቂነት ባለው አሰራር እንዲመራ እንዲሁም የሕዝብ ተሣትፎ የተረጋገጠበት እንዲሆን ማድረግ አስፈላጊ ሆኖ በመገኘቱ፤

ተሻሽሎ በወጣው የኦሮሚያ ክልላዊ መንግሥት ሕገ መንግሥት አዋጅ ቁጥር 46/1994 አንቀጽ 49 (3) (ሀ) መሠረት ይህ አዋጅ ወጥቷል።

ክፍል አንድ
ጠቅላላ ድንጋጌዎች

1. አጭር ርዕስ

ይህ አዋጅ "የኦሮሚያ ክልል የከተሞች ፕላን አዋጅ ቁጥር 258/2016" ተብሎ ሊጠቀስ ይችላል።

2. ትርጓሜ

1) "ቢሮ" ማለት የኦሮሚያ የከተማና ቤቶች ልማት ቢሮ እና በየደረጃው ያለው መዋቅሩ ነው።
2) "የከተማ አስተዳደር" ማለት የህግ ሰውነት የተሰጠው ከተማ ሆኖ የራሱ ምክር ቤት፣ የአስተዳደር ምክር ቤት እና የዳኝነት ስልጣን ያለው አካል ሲሆን፣ በሜትሮፖሊስ፣ ሪጂዮፖሊስ፣ በዋና ከተማ፣ በከፍተኛ፣ መካከለኛ እና በአዳጊ ከተሞች ደረጃ የተመሠረተ ነው።

Whereas, it has been found necessary to make the Urban and Rural Development Centers favorable to live through devising the preparation and implementation of plan in a manner that minimize environmental pollution, and thereby ensure the rights of citizens to live in a clean and conducive environments;

Whereas, it has become necessary to make the plan preparation and implementation process is to be managed in a transparent and accountable manner, as well as to ensure public participation in the process;

Now, therefore, in accordance with Article 49 (3) (a) of the Revised Oromia Regional State Constitution, Proclamation Number 46/2001 it is hereby proclaimed as follows:

Part One
General Provisions

1. Short Title

This Proclamation may be cited as "Oromia Region Urban Planning Proclamation, Number 258/2024"

2. Definitions

1) "Bureau" means Oromia Urban and Housing Development Bureau and its structures at each level.
2) "Urban Administration" means a City given legal personality; having its own Council, Administrative Council and judicial body established in Metropolis, Regiopolis, Principal, Higher, Intermidiate level and Growing Cities.

3) “Giddugala Guddina Baadiyyaa” jechuun Giddugala Guddina Baadiyyaa qaama seerummaa magaalaa hin qabneefi wiirtuu tajaajila bu’uuraalee misoomaafi hawaas-diinagdee akkasumas giddugala bulchiinsa gandaa ta’ee kan tajaajiludha.
4) “Hayyama Misoomaa” jechuun bu’uura gaaffii qaama mootummaan yookiin iyyata dhuunfaan dhiyaatuun daangaa bulchiinsa magaalaa keessatti hojii misoomaa yookiin fooyya’iinsa raawwachuuf hayyama bulchiinsa magaalaatiin barreeffamaan kennamu dha.
5) “Inistitiiyuutii” jechuun Institiiyuutii Pilaanii Magaalota Oromiyaafi caasaa isaa sadarkaan jiru kan dabalatu dha.
6) “Ji’oospaashaala” jechuun ragaa bakka argama lafaafi kordineetii, akkasumas odeeffannoowwan qindaa’aa argama lafichaafi kordineetii kan of keessatti qabatu ta’ee kaartaa irratti kan agarsiifamuu danda’udha.
7) “Lafa Magaalaa” jechuun lafa akkaataa seeraatiin bulchiinsa magaalaa jalatti daangeffamee daangaa bulchiinsa magaalaa keessatti argamu dha.
8) “Magaalaa” jechuun Magaalaa qaamni seerummaa magaalummaa qaama aangoo qabuun kennameefidha.
9) “Mana Maree Bulchiinsaa” jechuun Mana Maree Bulchiinsaa Mootummaa Naannoo, Aanaafi Magaalaa qaama raawwachiiftuu ol’aanaa ta’e dha.
10) “Mana Maree” jechuun sadarkaa Aanaafi Magaalaatti filannoo ummataatiin qaama bakka bu’aa ummataa ta’ee hundeeffame dha.
11) “Mootummaa” jechuun Mootummaa Naannoo Oromiyaati.
12) “Naannoo” jechuun Naannoo Oromiyaati.

3) "የገጠር ዕድገት ማዕከል" ማለት የከተማነት የህግ ሰውነት የሌለው እና የመሰረተ ልማቶች፣ የማህበራዊና ኢኮኖሚያዊ አገልግሎት ማዕከል እንዲሁም የቀበሌ አስተዳደር ማዕከል በመሆን የሚያገለግል ነው።
4) "የልማት ፈቃድ" ማለት በመንግሥት አካል ጥያቄ ወይም በግል ማመልከቻ መሰረት በከተማ አስተዳደር ወሰን ውስጥ የልማት ወይም የማሻሻያ ሥራዎችን ለማከናወን በከተማ አስተዳደር በጽሁፍ የሚሰጥ ፈቃድ ነው።
5) "ኢንስቲትዩት" ማለት የኦሮሚያ ከተሞች ፕላን ኢንስቲትዩት እና በየደረጃው ያለው መዋቅሩን የሚጨምር ነው።
6) "ጂኦስፓሻል" ማለት የመሬት እና ኮኦርዲኔት መገኛ ቦታ፣ እንዲሁም የመሬቱን እና ኮኦርዲኔቱን መገኛ ቦታ በውስጡ የሚይዝ የተቀናጀ መረጃ ሆኖ፣ በካርታ ላይ ማሣየት የሚቻል ነው።
7) "የከተማ መሬት" ማለት በህግ መሠረት በከተማ አስተዳደር ሥር ተከልሎ በከተማ አስተዳደር ወሰን ውስጥ የሚገኝ መሬት ነው።
8) "ከተማ" ማለት ሥልጣን ባለው አካል የከተማነት የህግ ሰውነት የተሰጠው ከተማ ነው።
9) "መስተዳድር ምክር ቤት" ማለት የክልል መንግሥት፣ የወረዳና የከተማ አስተዳደር ከፍተኛ አስፈጻሚ አካል ነው።
10) "ምክር ቤት" ማለት በወረዳና በከተማ ደረጃ በሕዝብ ምርጫ የሕዝብ ተወካይ በመሆን የሚመሰረት አካል ነው።
11) "መንግሥት" ማለት የኦሮሚያ ክልል መንግሥት ነው።
12) "ክልል" ማለት የኦሮሚያ ክልል ነው።

3) “Rural Development Center” means Rural Development Center without urban legal personality and serving as a center of infrastructure and socio economic service as well as a center of Kebele Administration.
4) “Development Permit” means a written permit issued by the urban administration on the basis of request of government organ or an application by an individual person to carry out development or upgrading work within the boundary of urban administration. .
5) “Institute” means Oromia Urban Planning Institute and includes its structures at each level
6) “Geospatial” means a data which contains specific location of a land and its coordinates, as well as organized information of the location of such land and its coordinates that can be indicated on the map.
7) “Urban Land” means the land that has been demarcated under urban Administration and found within the boundary of the urban Administration.
8) “Urban” means an Urban that has been given with legal personality of being an Urban by the authorized body.
9) “Administrative Council” means the administrative Council of Regional, Woreda and Urban Administrative Council which is the highest executive organ.
10) “Council” means body established as the People's Representative at the Woreda and Urban level by the public election.
11) “Government” means the Government of Oromia National Regional State.
12) “Region” means Oromia National Regional State.

13) “Nama” jechuun nama uumamaa yookiin seeraan mirgi namummaa kennamefidha.

14) “Pilaanii Iskeechii” jechuun pilaanii Giddugala Guddina Baadiyyaatiif qophaa’u ta’ee ibsa bar¬reeffamaa pilaanii waliin jiru kan dabalatudha.

15) “Pilaanii Magaalaa” jechuun pilaanii qaa¬ma aangoo qabuun qophaa’eefi ragga’e ta’ee, Pilaanii Misooma Ispaashaalaa Magaalaa, Pilaanii Caasaa, Pilaanii Tarsiima’aa, Pilaanii Bu’uuraa, Pilaanii Misooma Qe’ee, Saxaxa Magaalaafi Saxaxa Teessuma Lafaa kan haammatu ta’ee ibsa barreeffamaa pilaanii waliin jiru kan dabalatu dha.

16) “Pilaanii Misoomaa Ispaashaalaa Magaalaa” jechuun pilaanii sadarkaa Magaalaa Meetiroopooliisitti misooma madaalawaa lafarratti gaggeessuuf saxaxaafi dookumantii qorannoo qabeenya jiru qusannoofi gahumsaan fayyadamuuf, misooma diinagdee, hawaasummaafi naannoo ittifufiinsa qabu mirkaneessuuf kan qophaa’udha.

17) “Pilaanii Misoomaa Ispaashaalaa Naannoo” jechuun pilaanii sadarkaa Naannichaatti qophaa’u ta’ee magaalaafi magaalaa yookiin magaalaafi baadiyyaa kan walqunnamsiisu yookiin pilaanii iddoowwaan misoomaa gurguddaa ta’an kan akka industirii paarkii yookiin qonna gurguddaafi kanneen biroo walfakkaatan kan hammatu ta’ee, ibsa barreeffamaa pilaanii waliin jiru kan dabalatu dha.

13) “ሰው” ማለት የተፈጥሮ ሰው ወይም በህግ የሰውነት መብት የተሰጠው አካል ነው፡፡

14) “ስኬች ፕላን” ማለት ለገጠር ዕድገት ማዕከል የተዘጋጀ ፕላን ሆኖ ከፕላኑ ጋር ያለውን የጽሁፍ ሰነዶችን መግለጫ የሚጨምር ነው፡፡

15) "የከተማ ፕላን" ማለት ሥልጣን ባለው አካል የተዘጋጀና የጸደቀ ፕላን ሆኖ፤ የከተማ ስፓሻል ልማት ፕላን፣ መዋቅራዊ ፕላን፣ ስትራተጂያዊ ፕላን፣ መሠረታዊ ፕላን፣ የአካባቢ ልማት ፕላን፣ የከተማ ዲዛይን እና የመሬት አቀማመጥ ዲዛይንን የሚያጠቃልል ሆኖ ከፕላኑ ጋር ያለውን የጽሑፍ መግለጫን የሚጨምር ነው፡፡

16) "የከተማ ስፓሻል ልማት ፕላን" ማለት በሜትሮፖሊስ ከተማ ደረጃ ተመጣጣኝ ልማትን መሬት ላይ ለማካሄድ፣ ፣ዲዛይንና የነባር ሃብት ዳሰሳ ሰነድ ጥናት በቁጠባና በብቃት ለመጠቀም፣ ዘላቂነት ያለው ኢኮኖሚያዊ፣ማህበራዊና የአካባቢ ልማትን ለማረጋገጥ የሚዘጋጅ ነው፡፡

17) "የክልል ስፓሻል ልማት ፕላን" ማለት በክልሉ ደረጃ የሚዘጋጅ ፕላን ሆኖ፤ ከተማና ከተማን ወይም ከተማና ገጠርን የሚያስተሣስር ወይም ትላልቅ የልማት ቦታዎች የሆኑ እንደ ኢንዱስትሪ ፓርክ ወይም ትላልቅ ግብርናን እና የመሣሰሉ ሌሎችን የሚያጠቃልል ሆኖ፤ ከፕላኑ ጋር ያለውን የጽሑፍ መግለጫን የሚጨምር ነው፡፡

13) “Person” means the natural or juridical person.

14) “Sketch Plan” means plan to be prepared for a Rural Development Center and includes a written description texts accompanying the plan.

15) “Urban Plan” means a plan prepared and approved by the authorized organ comprising Urban Spatial Development Plan, Structure Plan, Strategic Plan, Basic Plan, Local Development Plan, Urban Design and Landscape which includes the written description texts accompanying the plan.

16) “Urban Spatial Development Plan” means a plan prepared at Metropolitan City level with a view to undertake balanced development on the ground, by utilizing the urban design and the study documents that enables utilization of the existing resource economically and efficiently to ensure sustainable economic, social and environmental development.

17) “Regional Spatial Development Plan” means a plan prepared at the Regional level which connects the Urban with other Urban or the Urban with a Rural or a plan for large scale development areas such as Industrial Parks or Large Scale Agriculture and other similar ones and includes the written description texts accompanying the plan.

18) “Pilaanii” jechuun pilaanii qaama aangoo qabuun qophaa’eefi ragga’e ta’ee; Pilaanii Ispaashaala Misooma Naannoo, Pilaanii Hulaa Misoomaa, Pilaanii Misoomaa Qindaa’aa Magaalotaa, Pilaanii Caasaa, Pilaanii Tarsiima’aa, Pilaanii Bu’uuraa, Pilaanii Misooma Qe’ee, Saxaxa Magaalaa, Saxaxa Teessuma Lafaafi Pilaanii Iskeechii kan hammatu ta’ee ibsa barreeffama pilaanii waliin jiru kan dabalatu dha.

3. Ibsa Koornayaa

Labsii kana keessatti jechi koornayaa dhiiraatiin ibsame kan dubartiis ni dabalata.

4. Daangaa Raawwatiinsaa

Labsiin kun Magaalota, Giddugala Guddina Baadiyyaafi bakkeewwaan biroo hojiiwwan pilaaniin walqabatan Naannicha keessatti hojjetamaniifi qaamolee qophiifi hojiirra oolmaa pilaanii keessatti gahee qaban kamiyyuu irratti raawwatiinsa ni qabaata.

5. Qajeeltoowwan Bu’uuraa

Adeemsi yaada pilaanii maddisisuu, pilaanii qopheessuufi hojiirra oolchuu qajeeltoowwan armaan gadiin raawwatama:

1) Yaa’insa yookiin sadarkaalee pilaanii kan eeggateefi hojiitti hiikamuu kan danda’u ta’uu qaba.
2) Qophiifi hojiirra oolmaan pilaanii imaammata, tarsiimoofi sagantaa sadarkaa Mootummaa Naannichatti qophaa’e bu’uureeffachuun kan raawwatamu ta’a.
3) Walitti hidhamiinsa magaalaafi magaalaa akkasumas magaalaafi baadiyyaa tilmaama keessa kan galche ta’uu qaba.

18) "ፕላን" ማለት ሥልጣን ባለው አካል የተዘጋጀና የጸደቀ ፕላን ሆኖ፤የክልል ስፓሻል ልማት ፕላን፣ የልማት ኮሪደር ፕላን፣ የከተሞች የተቀናጀ ልማት ፕላን፣ መዋቅራዊ ፕላን፣ ስትራተጂያዊ ፕላን፣መሠረታዊ ፕላን፣ የአካባቢ ልማት ፕላን፣ የከተማ ዲዛይን፣ የመሬት አቀማመጥ ዲዛይን እና የስኬች ፕላን የሚያጠቃልል ሆኖ ከፕላን ጋር ያለውን የጽሑፍ መግለጫን የሚጨምር ነው፡፡

3. የፆታ አገላለጽ

በዚህ አዋጅ ውስጥ በወንድ ፆታ የተገለጸው ቃል የሴት ፆታንም ይጨምራል፡፡

4. የተፈጻሚነት ወሰን

ይህ አዋጅ በከተሞች፣ በገጠር የዕድገት ማዕከል እና በክልሉ ውስጥ ከፕላን ጋር የተያያዙ ሥራዎች በሚሠሩባቸው ሌሎች ቦታዎች እንዲሁም በፕላን ዝግጅትና ትግበራ ሂደት ውስጥ ድርሻ ባላቸው ማንኛውም አካላት ላይ ተፈጻሚነት ይኖረዋል፡፡

5. መሠረታዊ መርሆዎች

የፕላን ሃሣብን የማመንጨት፣ ፕላኑን የማዘጋጀትና ሥራ ላይ የማዋል ሂደት በሚከተሉት መርሆዎች መሠረት ይፈጸማል፡-

1) የፕላን ተዋረድ ወይም ደረጃዎችን የጠበቀ እና ወደ ተግባር የሚቀየር መሆን አለበት፡፡
2) የፕላን ዝግጅትና ትግበራ በክልሉ መንግሥት ደረጃ የተዘጋጀውን የፖሊሲ፣ ስትራቴጂና መርሃ-ግብር መሠረት በማድረግ የሚፈጸም ይሆናል፡፡
3) የከተማና ከተማን እንዲሁም የከተማና ገጠር ትስስርን ከግንዛቤ ያስገባ መሆን አለበት፡፡

18) “Plan” means a plan prepared and approved by the authorized organ which comprises Regional Spatial Development Plan, Development Corridor Development Plan, Integrated Urban Development Plan, Structure Plan, Strategic Plan, Basic Plan, Local Development Plan, Urban Design, Landscape and Sketch Plan and includes the written description texts accompanying the plan.

3. Gender Reference

In this Proclamation the term expressed in masculine gender includes the feminine gender.

4. Scope of Application

This Proclamation shall be applicable to urban areas, Rural Development Centers and to other places where activities related with plan are carried out in the Region, and to every organs having role in the preparation and implementation of plan.

5. Basic Principles

The process relating to initiation of the idea of plan, its preparation and implementation shall be carried out as per the following principles:

1) It shall be in line with the flow or hierarchy of the plan and shall also be able to be implemented;
2) The Preparation and implementation of plan shall be in accordance with the policy, strategy and program prepared at the Regional government level;
3) It shall take in to account the Urban to Urban, as well as urban to rural linkage;

4) Iftoominaafi ittigaafatamummaa karaa qabuuniifi fayyadamummaa ummataa karaa mirkaneessuun ta'uu qaba.
5) Hirmaannaa ummataafi dhimmamtootaa kan mirkaneessu ta'uu qaba.
6) Argannoowwaan arkiyooloojii, hambaawwaan aadaa, seenaa, duudhaafi safuu ummataa akkasumas kanneen biroo xiyyeeffannoo addaa gaafatan kan akka qabeenya uumamaa haala kunuunsuun danda'amu karaa tilmaama keessa galcheen raawwatamuu qaba.
7) Namoota qabiyyeefi qabeenya isaanii irraa buqqa'uu danda'aniif haala jireenya hawaas-diinagdee isaanii itti fufsiisuu danda'uun raawwatamuu qaba.
8) Lafa magaalaa qusannoodhaan ittifayyadamuu, misoomaafi guddina itti fufiinsa qabu kan dhugoomsu ta'uu qaba.
9) Fayyummaa hawaasaafi eegumsa naannoo kan mirkaneessu ta'uu qaba.
10) Fedhii ummataafi dhimmamtootaa giddugaleessa kan godhate ta'uu qaba.
11) Bu'a qabeessummaa ittifayyadama lafaa irratti hundaa'uun daangaa magaalotaa kan daangeessu ta'uu qaba.
12) Faayidaa ummataafi dhuunfaa kan walsimsiisu ta'uu; fi
13) Pilaaniin tokko erga mirkanaa'een booda adeemsa seeraan tumame qofa hordofee jijjiirraan ittifayyadama lafaa kan raawwatamu ta'uu qaba.

4) ግልጽነትንና ተጠያቂነት ባለውና የሕዝብ ተጠቃሚነትን በሚያረጋግጥ መንገድ መሆን አለበት፡፡
5) የሕዝብና የባለድርሻ አካላትን ተሣትፎን የሚያረጋግጥ መሆን አለበት፡፡
6) የአርኪዮሎጂ ግኝቶችን፣ ባህላዊ ቅርሶችን ፣ ታሪክ፣ የማህበረሰቡን እሴትና ወግ እንዲሁም ሌሎች ልዩ ትኩረት የሚሹ እንደ የተፈጥሮ ሃብትን መንከባከብ በሚያስችል ሁኔታ ከግንዛቤ ባስገባ ሁኔታ መፈጸም አለበት፡፡
7) ከይዞታቸው እና ከንብረታቸው ላይ ሊፈናቀሉ የሚችሉ ሰዎች የማሕበራዊና ኢኮኖሚያዊ ኑሯቸውን ማስቀጠል በሚያስችል ሁኔታ መፈጸም አለበት፡፡
8) የከተማ መሬትን በቁጠባ መጠቀም፣ ዘላቂነት ያለው ልማትና ዕድገትን ዕውን የሚያደርግ መሆን አለበት፡፡
9) የህብረተሰቡን ጤንነትና የአካባቢ ጥበቃን የሚያረጋግጥ መሆን አለበት፡፡
10) የህዝቡንና የበለድርሻ አክላትን ፍላጎት ማዕከል ያደረገ መሆን አለበት፡፡
11) በመሬት አጠቃቀም ውጤታማነት ላይ በመመስረት የከተሞችን ወሰን የሚከልል መሆን አለበት፡፡
12) የሕዝብና የግል ጥቅምን የሚያጣጥም መሆን፤ እና
13) አንድ ፕላን ከጸደቀ በኋላ የመሬት አጠቃቀም ለውጥ በሕግ የተደነገገውን ሂደት በመከተል ብቻ የሚፈጸም መሆን አለበት፡፡

4) It shall be implemented in a way having transparency and accountability as well as in a manner that ensures the benefit of the public;
5) It shall ensure public and stakeholders participation;
6) It shall be implemented taking in to account the archeological discoveries , cultural, historical, norms and values of the people and others requiring special attention such as the conservation of natural resources;
7) It shall be implemented in a manner that can sustain the socio economic livelihoods of persons evicted from their possessions and properties;
8) It shall ensure economical use of urban land , sustainable development and growth;
9) It shall ensure the public health and environmental protection;
10) It shall take in to account the interest of the public and stakeholders. ;
11) It shall delineate boundary of urban centers based on the effectiveness of the land use;
12) It shall balance public and individual interests; and
13) After approval of a plan, land use change shall be carried out only in accordance with the procedure provided by the law.

Kutaa Lama

Yaada Pilaanii Maddisisuufi Qopheessuu

6. Yaada Pilaanii Maddisiisuu

1) Yaada qophii pilaanii maddisiisuu kan danda'u Mootummaa Naannichaan yookiin Bulchiinsa Magaalaan yookiin Bulchiinsa Godinaan yookiin Bulchiinsa Aanaa yookiin Bulchiinsa Ganda Baadiyyaatiin yookiin qooda fudhattoota dhimmi ilaallatuun ta'a.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatus, Biirichi yookiin Inistitiiyuutichi yaada qophii pilaanii maddisiisuu ni danda'a.
3) Adeemsi qophii pilaanii fedhiiwwan guutamuu qaban adda bahee erga beekameen booda jalqabamuu qaba.
4) Qaamni mootummaa yookiin miti mootummaa dhimmi isaa ilaallatu fedhiiwwan yeroo qophii pilaanii magaalaa xiyyeeffannoo keessa galuu qaban yaada dhiyeessuu ni danda'a.
5) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

7. Daangaa Magaalaa Adda Baasuu

1) Yaadni pilaanii maddisiisuu erga dhiyaateen booda pilaanii qopheessuun duratti daangaan magaalaa qorannoo haal-duree irratti hundaa'uun adda bahee beekamuu qaba.
2) Daangaan Bulchiinsa Magaalaa akkaataa seera rogummaa qabuutiin qorannoo haal-duree irratti hundaa'uun qaamolee dhimmi ilaaluun adda bahee erga beekameen booda walharkaa fuudhiinsi raawwatamuu qaba.
3) Akkaataa Keewwata kana Keewwata Xiqqaa 2tiin daangaan magaalaa adda bahee walharkaa fuudhinsi erga raawwatameen booda pilaaniin kamiyyuu daangaa adda bahe kana keessatti qofa qophaa'uu qaba.

ክፍል ሁለት

የፕላን ሃሣብ ማመንጨት እና ማዘጋጀት

6. የፕላን ሃሣብ ስለማመንጨት

1) የፕላን ዝግጅት ሃሣብ መመንጨት የሚችለው በክልሉ መንግሥት ወይም በከተማ አስተዳደር ወይም በዞን አስተዳደር ወይም በወረዳ አስተዳደር ወይም በገጠር ቀበሌ አስተዳደር ወይም ጉዳዩ በሚመለከታቸው ባለድርሻዎች ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገው ቢኖርም ቢሮው ወይም ኢንስቲትዩቱ የፕላን ዝግጅት ሃሣብ ሊያመነጭ ይችላል፡፡
3) የፕላን ዝግጅት ሂደት መሟላት ያለባቸው ፍላጎቶች ተለይተው ከታወቁ በኋላ መጀመር አለበት፡፡
4) ጉዳዩ የሚመለከተው የመንግሥት ወይም መንግሥታዊ ያልሆነ አካል በከተማ ፕላን ዝግጅት ወቅት ትኩረት ሊደረግባቸው የሚገባቸውን ፍላጎቶች በሚመለከት ሃሣብ ሊያቀርብ ይችላል፡፡
5) የዚህ አንቀጽ አፈጻጸም በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

7. የከተማ ወሰንን ስለመለየት

1) የፕላን ሃሣብ ማመነጨት ከቀረበ በኋላ ፕላን ከማዘጋጀት በፊት የከተማው ወሰን በቅድመ ሁኔታ ምርምር ላይ በመመስረት ተለይቶ መታወቅ አለበት፡፡
2) የከተማ አስተዳደሩ ወሰን አግባብነት ባለው ሕግ መሰረት በሚመለከታቸው አካላት በቅድመ ሁኔታ ጥናት ላይ በመመስረት በሚመለከታቸው አካላት ተለይቶ ከታወቀ በኋላ ርክክብ መፈጸም አለበት፡፡
3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት የከተማው ወሰን ተለይቶ ርክክብ ከተፈጸመ በኋላ ማንኛውም ፕላን ተለይቶ በታወቀው ወሰን ውስጥ ብቻ መዘጋጀት አለበት፡፡

Part Two

Initiation and Preparation of Plan Idea

6. Initiation of Plan Idea

1) Plan preparation idea may be initiated by the Regional government or Urban Administration or Zone Administration or Woreda Administration or Rural Kebele Administration or by concerned stakeholders.
2) Notwithstanding with the provision Sub Article 1 of this Article, the Bureau or the Institute may initiate plan preparation idea.
3) Plan preparation process shall be started after the demands to be fulfilled are identified.
4) The concerned government or non-governmental body may propose the demands to be taken in to account during Urban plan preparation
5) The Implementation of this Article shall be determined by a Regulation to be issued.

7. Identifying Urban Boundary

1) Once plan preparation idea is submitted urban boundary shall be identified based on reconnaissance survey before preparation of the plan.
2) After urban administration boundary is identified by concerned body pursuant to appropriate law based on the reconnaissance survey, handing over shall be carried out.
3) After the boundary of the urban center have been identified and the handing is carried out in accordance with Sub Article 2 of this Article, every plan shall be prepared only within such identified boundary.

4) Keewwata kana Keewwata Xiqqaa 1-3 kan tumame akkuma jirutti ta'ee, lafti daangaa bulchiinsa magaalaa jala gale hanga beenyaan kaffalamee abbaa qabiyyee harkaa fuudhamutti mirgi abbaan qabiyyee laficha irraa qabu hin daangeeffamu.
5) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

8. Gaaffii Qophii Pilaanii

1) Bulchiinsi Magaalaa yookiin Aanaa yookiin Godinaa pilaaniin akka qophaa'uuf barbaadu barreeffamaan Inistitiiyuuticha gaafachuu qaba.
2) Bu'uura Keewwata kana Keewwata Xiqqaa 1 tiin Magaalli yookiin Aanaan yookiin Godinni pilaaniin akka qophaa'uuf gaaffii dhiyeessuu kan danda'u barri baajetaa itti aanu seenuuf ji'a 3 (Sadii) dursee ta'uu qaba.
3) Inistitiiyuutichi guyyaa pilaaniin akka qophaa'uuf gaaffiin Magaalaa yookiin Aanaa yookiin Godina irraa isa dhaqqabe irraa eegalee guyyoota hojii 30 (soddoma) keessatti deebii isaa barreeffamaan qaama gaafate beeksisuu qaba.
4) Inistitiiyuutichi deebii isaa guyyoota hojii 30 (Soddoma) keessatti kan hin kennine yoo ta'e, Magaalli yookiin Aanaan yookiin Godinni qaama pilaanii magaalaa qopheessuuf hayyama Inistitiiyuuticha irraa argatee jiruun akka qophaa'uuf taasisuu ni danda'a. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

9. Sadarkaa Pilaanii

Tarsiimoofi karoora misoomaa mootummaa biyyaalessaafi Naannichaa irratti hundaa'uudhaan pilaaniin sadarkaalee armaan gadii kan qabaatu ta'a:

4) በዚህ አንቀጽ ንዑስ አንቀጽ 1 - 3 ሥር የተደነገገው እንደተጠበቀ ሆኖ፣ በከተማ አስተዳደሩ ወሰን ሥር የተካለለው መሬት ካሣ ተከፍሎ ከባለ ይዞታው እስከሚወሰድ ድረስ ባለ ይዞታው ከመሬቱ ላይ ያለው መብት አይገደብም፡፡
5) የዚህ አንቀጽ አፈጻጸም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

8. የፕላን ዝግጅት ጥያቄ

1) ፕላን እንዲዘጋጅለት የሚፈልግ የከተማ ወይም የወረዳ ወይም የዞን አስተዳደር በጽሑፍ ኢንስቲትዩቱን መጠየቅ አለበት፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት ከተማው ወይም ወረዳው ወይም ዞኑ ፕላን እንዲዘጋጅለት ጥያቄ ማቅረብ የሚችለው የሚቀጥለው የበጀት ዓመት ከመግባቱ 3 (ሦስት) ወር አስቀድሞ መሆን አለበት፡፡
3) ኢንስቲትዩቱ ፕላን እንዲዘጋጅለት ከከተማ ወይም ከወረዳ ወይም ከዞን ጥያቄ ከደረሰው ቀን ጀምሮ በ30 (ሰላሣ) የሥራ ቀናት ውስጥ ምላሹን በጽሁፍ ለጠየቀው አካል ማሣወቅ አለበት፡፡
4) ኢንስቲትዩቱ በ30 (ሰላሣ) የስራ ቀናት ውስጥ ምላሹን የማይሰጥ ከሆነ ከተማው ወይም ወረዳው ወይም ዞኑ የከተማ ፕላን የማዘጋጀት ፈቃድ ከኢንስቲትዩቱ ባገኘው አካል ፕላኑ እንዲዘጋጅለት ሊያደርግ ይችላል፡፡ ዝርዝሩ በሚወጣ ደንብ የሚወሰን ይሆናል፡፡

9. የፕላን ደረጃ

በሃገራዊና በክልሉ መንግሥት ስትራተጂና የልማት ዕቅድ ላይ በመመስረት፣ አንድ ፕላን የሚከተሉት ደረጃዎች የሚኖሩት ይሆናል፡-

4) Without prejudice to the provisions of sub-Article 1 - 3 of this Article, the right of the holder of the land incorporated under the boundary of urban administration shall not be limited until compensation is paid and the land is taken away from the possessor.
5) Implementation of this Article shall be determined by a Regulation to be issued.

8. Request For Plan Preparation

1) Urban Administration or Woreda or Zone Administration requiring plan preparation shall request the Institute in written form.
2) An Urban or Woreda or Zone submitting request the preparation of plan in accordance with Sub Article 1 of this Article shall submit its request 3 (Three) months prior to the entry of the next fiscal year.
3) The Institute shall notify the requesting body its response in written form within 30 (Thirty) working days from the date of receipt of the request for plan preparation from the Urban or Woreda or Zonal administration
4) Where the Institute fails to respond in written form within 30 (Thirty) working days, the Urban or Woreda or Zonal administration may cause the plan to be prepared by an organ having a license from the Institute to prepare the plan. Its particulars shall be determined by Regulation to be issued.

9. Hierarchy of Plan

Based on the National and Regional development strategy and plan, a plan shall have the following hierarchies:

1) Pilanii Misooma Ispaashaalaa Naannoo;
2) Pilaanii Magaalaa; fi
3) Pilaanii Iskeechii.

10. Pilaanii Misoomaa Ispaashaalaa Naannoo

Pilaaniin Misooma Ispaashaala Naannoo, sadarkaa Naannichaatti kan qophaa'u ta'ee qabiyyeewwan armaan gadii kan qabaatu ta'a:

1) Imaammata, tarsimoowwanii-fi karoorawwan misoomaa bi-yyaalessaafi naannoo bu'uura godhachuudhaan iddoowwan misoomaa ijoo ta'an, sirna qubsuma magaalaafi ittifayyadama lafaa Naannichaa ni qabaata;
2) Walitti hidhamiinsa Magaalaan Magaalaa biroo waliin yookiin Magaalaan Baadiyyaa waliin qabu qabaachuu qaba;
3) Sadarkaa Naannootti kuufama qabeenya misoomaa, iddoow-wan idustirii, waliitti hidhamiinsa bu'uraalee misoomaa, giddugala misoomaa, qaama bishaanii, id-doowwan bosonaa, iddoowwan albuudaa, iddoowwan hambaa seenaa, hawwata turiizimiifi kan-neen biroo ni qabaata;
4) Ibsa walitti hidhamiinsa naannoo biroo waliin qabu kan agarsiisu ni qabaata;
5) Sanadoota kaartaadhaan deegga-ramaniifi miiltoo barreeffamaa ibsa qabu ni qabaata.

11. Gosoota Pilaanii Misoomaa Ispashaalaa Naannoo

Pilaaniin Misoomaa Ispaashaalaa Naannoo akkaataa barbaachisum-maa isaatiin gosoota pilaanii ar-maan gadii ni qabaata:

1) Pilaanii Hulaa Misoomaa;
2) Pilaanii Misoomaa Qindaa'aa Magaalota Naannoo;
3) Pilaanii Zoonii Misooma Diinagdee Addaa;
4) Pilaanii saxaxa teessuma lafaa walit-ti hidhamiinsa qarqara lageeniifi haroowwanii daangaa Magaalaa yookiin Aanaa yookiin Godinaa yookiin Naannichaa ol ta'e;

1) የክልል ስፓሻል ልማት ፕላን፤
2) የከተማ ፕላን፤እና
3) የስኬች ፕላን፡፡

10. የክልል ስፓሻል ልማት ፕላን

የክልል ስፓሻል ልማት ፕላን በክልሉ ደረጃ የሚዘጋጅ ሆኖ የሚከተሉትን ይዘቶች ይኖሩታል፤

1) የሃገራዊና የክልሉን የልማት ፖሊሲ፣ ስትራተጂዎችና ዕቅዶችን መሠረት በማድረግ ቁልፍ የሆኑ የልማት ቦታዎች፣ የከተማ አሰፋፈር ሥርዓትና የክልሉ የመሬት አጠቃቀም ይኖረዋል፦
2) አንድ ከተማ ከሌላ ከተማ ጋር ወይም ከተማ ከገጠር አካባቢ ጋር ያለውን ትስስር ሊኖረው ይገባል፤
3) በክልል ደረጃ የልማት እምቅ ሃብት፣ የኢንዱስትሪ ሥፍራዎች፣ የመሰረተ ልማቶች ትስስር፣የልማት ማዕከላት፣ የውሃ አካል፣ የደን ቦታዎች፣ የማዕድን ቦታዎች፣ የታሪክ ቅርስ ቦታዎች፣ የቱሪዝም መስዕቦችና ሌሎችም ይኖረዋል፡፡
4) ከሌሎች ክልሎች ጋር ያለውን ትስስር የሚያሣይ መግለጫ ይኖረዋል፡፡
5) በካርታ የተደገፉ ሰነዶች እና መግለጫ ያለው የጽሁፍ አባሪ ይኖረዋል፡፡

11. የክልል ስፓሻል ልማት ፕላን ዓይነቶች

የክልል ስፓሻል ልማት ፕላን እንደ አስፈላጊነቱ የሚከተሉት የፕላን ዓይነቶች ይኖረዋል፦

1) የልማት ኮሪደር ፕላን፤
2) የክልሉ ከተሞች የተቀናጀ ልማት ፕላን፤
3) የልዩ ኢኮኖሚ ልማት ዞን ፕላን፤
4) ከከተማ ወይም ከወረዳ ወይም ከዞን ወይም ከክልሉ ወሰን በላይ የሆነ የወንዞችና ሃይቆች ዳርቻ ትስስር የመሬት አቀማመጥ ዲዛይን ፕላን፤

1) Regional Spatial Development Plan;
2) Urban Plan; and
3) Sketch Plan.

10. Regional Spatial Development Plan

The Spatial Development Plan of the Region shall be prepared at the Regional level and shall have the following contents:

1) It shall be prepared based on the National and Regional develop-ment policy, strategies and plans, shall have key development ar-eas, urban settlement and land use types of the Region;
2) It shall have Urban to Urban or Urban to Rural linkage;
3) It shall have accumulation of development resources, in-dustrial sites, infrastructures linkages , development center, water body, forest sites, mineral sites, sites of historical heritages , tourism attractions and others at the Regional level;
4) It shall have descriptions indi-cating linkage with other Re-gions;
5) It shall have documents accom-panied by maps and written an-nexes having descriptions

11. Types of Regional Spatial Development Plan

Regional Spatial Development Plan shall have the following types of plans as it is necessary:

1) Corridor development plan;
2) Regional Integrated Urban De-velopment Plan;
3) Special Economic Development Zone Plan ;
4) Landscape Design, River and Lake side development plans connecting beyond the bound-aries of Urban or Woreda or Zone or the Region;

5) Pilaanii yookiin saxaxa gaarreniii;
6) Pilaanii magaalaa haaraa hundeessuu;
7) Pilaanii Misooma Kilaasteraa, Leecalloo Naannichi qabu irratti hunda'ee qophaa'u;
8) Pilaanii biroo amala Misooma Naannoo qabu dabalachuu ni danda'a.

12. Gosoota Pilaanii Magaalaa

1) Pilaaniin magaalaa gosoota armaan gadii ni qabaata:
(a) Pilaanii Misoomaa Ispaashaalaa Magaalaa;
(b) Pilaanii Caasaa;
(c) Pilaanii Tarsiima'aa;
(d) Pilaanii Bu'uuraa;
(e) Pilaanii Misooma Qe'ee;
(f) Saxaxa Magaalaafi Teessuma Lafaati.
2) Pilaaniin Keewwata kana Keewwata Xiqqaa 1 (d) jalatti tumame pilaanii gadi fageenyaan qophaa'u ta'ee of danda'ee hojiirra kan oolu ta'a.
3) Pilaaniiwwan Keewwata kana Keewwata Xiqqaa 1 (e) fi (f) jalatti ibsaman Pilaanii Caasaafi pilaanii tarsima'aa hojiirra oolchuuf kan qophaa'an ta'a.

13. Pilaanii Misooma Ispaashaalaa Magaalaa

1) Pilaaniin misooma ispaashaalaa Magaalota sadarkaan isaanii Meetroopoolis ta'aniif kan tajaajilu ta'ee, kanneen armaan gadii ni qabaata:
(a) Pilaanii Caasaa;
(b) Pilaanii misooma qe'ee;
(c) Saxaxa magaalaa, saxaxa teessuma lafaafi saxaxa bilookii;
(d) Pilaanii qoqqoodinsa lafa magaalaa;
(e) Pilaanii Qindaa'aa Bu'uura Misoomaa Magaalaa;
(f) Pilaanii misooma qarqara Laggeeniifi Haroowwanii;

5) የኮረብታዎች ፕላን ወይም ዲዛይን፤
6) የአዲስ ከተማ ምስረታ ፕላን፤
7) ክልሉ ባለው ሃብት ላይ ተመስርቶ የሚዘጋጅ የክላስተር ልማት ፕላን፤
8) ክልላዊ የልማት ባሕሪ ያለው ሌላ ፕላንን ሊጨምር ይችላል፡፡

12. የከተማ ፕላን ዓይነቶች

1) የከተማ ፕላን የሚከተሉት ዓይነቶች ይኖረዋል፡-
(ሀ) የከተማ ስፓሻል ልማት ፕላን፤
(ለ) መዋቅራዊ ፕላን፤
(ሐ) ስትራተጂክ ፕላን፤
(መ) መሠረታዊ ፕላን፤
(ሠ) የአካባቢ ልማት ፕላን፤
(ረ) የከተማና የመሬት አቀማመጥ ዲዛይን፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 (መ) ሥር የተደነገገው ፕላን በጥልቀት የሚዘጋጅ ፕላን ሆኖ፤ራሱን ችሎ ሥራ ላይ የሚውል ይሆናል፡፡
3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 (ሠ) እና (ረ) ሥር የተገለጹት ፕላኖች መዋቅራዊ ፕላንና የስትራተጂክ ፕላንን ሥራ ላይ ለማዋል የሚዘጋጁ ይሆናል፡፡

13. የከተማ ስፓሻል ልማት ፕላን

1) የከተማ ስፓሻል ልማት ፕላን ደረጃቸው ሜትሮፖሊስ ለሆኑ ከተሞች የሚያገለግል ሆኖ፣ የሚከተሉትን ይኖረዋል፡-
(ሀ) መዋቅራዊ ፕላን፤
(ለ) የአካባቢ ልማት ፕላን፤
(ሐ) የከተማ ዲዛይን፣ የመሬት አቀማመጥ ዲዛይን እና የብሎክ ዲዛይን፤
(መ) የከተማ መሬት ክፍፍል ፕላን፤
(ሠ) የተቀናጀ የከተማ መሠረተ ልማት ፕላን፤
(ረ) የወንዞችና ሃይቆች ዳርቻ ልማት ፕላን፤

5) Mountains plan or design;
6) Plan to establish new Urban Center;
7) Cluster Development Plan prepared depending on the resources of the Region;
8) It may also include other plan having characteristics of Regional Spatial Development plan.

12. Types of Urban Plan

1) Urban Plan shall have the following types:
(a) Urban Spatial Development Plan;
(b) Structure Plan;
(c) Strategic Plan;
(d) Basic Plan;
(e) Local Development Plan;
(f) Urban and landscape design.
2) The plan provided under sub-Article 1 (d) of this Article shall be a detailed plan and shall be implemented independently.
3) The plans provided under sub-Article 1 (e) and (f) of this Article shall be prepared to implement Structural and Strategic Plan.

13. Urban Spatial Development Plan

1) Urban Spatial Development Plan shall be apply to metropolitan level cities and shall contain the following:
(a) Structural Plan;
(b) Local Development Plan;
(c) Urban Design, Landscape and block design;
(d) Urban Land parceling plan;
(e) Urban Integrated Infrastructure plan;
(f) Rivers and Lakes banks Development plan;

(g) Gosa pilaanii biroo haala qabatama magaalichaatiin misooma magaala mirkanneessuuf barbaachisan.

2) Pilaanii misoomaa ispaashaalaa kana hojiirra oolchuuf gosti pilaanii qopha'u kamiyyuu:

(a) Sadarkaalee qophii pilaanii kan eeggate, hojiitti hiikamuu kan dada'uufi lafa qusannoodhaan ittifayyadamuun misooma itti fufiinsa qabuufi hunda galeessa ta'e dhugoomsuu kan dandeessisu;

(b) Iftoominaa kan qabuufi ittigaafatamummaa mirkaneessuu kan dandeessisu;

(c) Hirmaannaa ummataafi fayyadamummaa ummataa kan mirkaneessuu danda'u;

(d) Namoota qabiyyeefi qabeenya isaanii irraa buqqa'uu danda'aniif jireenya hawaas-diinagdee isaanii itti fufsiisuu haala danda'uun ta'uu;

(e) Fayyummaa hawaasaafi eegumsa naannoo kan mirkaneessu ta'uu;

(f) Seera birootiin addatti kan tumame yoo ta'e malee, ittifayyadamni lafaa qajeeltoo %30 magariisummaaf, %30 daandiifi bu'uuraalee misoomaaf, %40 ijaarsaaf kan oolu ta'uu isaa kan mirkaneessu;

(g) Argannoowwaan arkiyooloojii, seenaa, hambaaleen aadaafi kanneen biroo xiyyeeffannoo addaa gaafatan haala kunuunsuun danda'amuufi aadaafi duudhaa ummata Naannichaa karaa tilmaama keessa galcheen ta'uu qaba.

3) Pilaanii misooma ispaashaalaa kanaafi pilaaniiwwan biroo pilaanii misooma ispaashaalaa kana hojiirra oolchuuf qophaa'an gidduutti walitti bu'iinsi yoo uumame pilaaniin misooma ispaashaalaa kun ol'aantummaa kan qabaatu ta'a.

(ሰ) በከተማው ተጨባጭ ሁኔታ የከተማ ልማትን ለማረጋገጥ የሚያስፈልጉ ሌሎች የፕላን ዓይነት፡፡

2) ይህንን ስፓሻል ልማት ፕላን ሥራ ላይ ለማዋል የሚዘጋጅ ማንኛውም የፕላን ዓይነት፡-

(ሀ) የፕላን ዝግጅት ደረጃዎችን የጠበቀ፤ ሥራ ላይ ሊውል የሚችልና መሬትን በቁጠባ በመጠቀም ዘላቂና ሁሉን አቀፍ የሆነ ልማትን ዕውን ለማድረግ የሚያስችል፤

(ለ) ግልጽነት ያለውና ተጠያቂነትን ለማረጋገጥ የሚያስችል፤

(ሐ) የሕዝብ ተሣትፎንና ተጠቃሚነትን ማረጋገጥ የሚችል፤

(መ) ከይዞታቸውና ከንብረታቸው ሊፈናቀሉ ለሚችሉ ሰዎች የማህበራዊና ኢኮኖሚያዊ ኑሯቸውን ማስቀጠል በሚችልበት ሁኔታ መሆኑ፤

(ሠ) የሕብረተሰቡን ጤንነትና የአካባቢ ጥበቃን የሚያረጋግጥ መሆኑ፤

(ረ) በሌላ ሕግ በልዩ ሁኔታ ካልተደነገገ በስተቀር፣ የመሬት አጠቃቀም መርህ 30%ቱ ለአረንጓዴነት፣ 30%ቱ ለመንገድና ለመሠረተ ልማቶች፣ 40%ቱ ለግንባታ የሚውል መሆኑን የሚያረጋግጥ፤

(ሰ) የአርኪዮሎጂ፣የታሪክ ግኝቶችን፣ ባህላዊ ቅርሶችን እና ሌሎች ልዩ ትኩረት የሚሹትን መንከባከብ በሚቻልበት ሁኔታና የክልሉን ሕዝብ ባህልና ዕሴት ከግምት ውስጥ ባስገባ መልኩ መሆን አለበት፡፡

3) በዚህ ስፓሻል ልማት ፕላን እና ይህንን የስፓሻል ልማት ፕላንን ሥራ ላይ ለማዋል በሚዘጋጁ ሌሎች ፕላኖች መካከል መጣረስ ከተፈጠረ ይህ የስፓሻል ልማት ፕላን የበላይነት የሚኖረው ይሆናል፡፡

(g) Other type of plan required to ensure urban development depending on the practical condition of the City.

2) Any type of plan to be prepared for implementation of this Spatial Development Plan shall be :

(a) Comply with the stages of plan preparation, be implementable and shall enable sustainable development and efficient land use ;

(b) Enable to ensure transparency and accountability;

(c) Ensure Public participation and benefit ;

(d) In a manner that can sustain the socio economic lives of persons that may be evicted from their possessions and properties;

(e) Ensure Public health and environmental protection;

(f) Unless provided otherwise by other laws, it shall ensure the principles of land use that 30% for greenery, 30% for road and infrastructures, 40% for Built up purposes;

(g) Take into account the conservation of archeological findings, history, cultural heritages and others requiring special attention and the culture and values of the people of the Region.

3) In cases where contradiction between the spatial development plan and other plans prepared for the implementation of this spatial development pan the spatial development plan shall prevails.

4) Bulchiinsi Magaalaa kamiyyuu karoora 10 (waggaa) kudhanii, waggaa 5 (shanii) fi waggaa 1 (tokko) yammuu qopheeffatan pilaanii misooma ispaashaalaa magaalichaan karaa walsimuun qopheeffachuu qabu.

5) Bulchiinsi magaalaafi caasaaleen isaa sadarkaan jiran hojiiwwan misoomaa magaalicha keessatti gaggeeffamu kamiyyuu pilaanii misooma ispaashaalaa kanaan kan walsimu ta'uu isaa mirkaneessuuf dirqama qabu.

14. Pilaanii Caasaa

1) Pilaaniin Caasaa gama hawaasummaa, diinagdeefi naannootiin guddina madaalawaa argamsiisuu kan dandeessisu guddina fizikaalaa fiduuf dhimmoota bu'uuraa guutamuu qaban kan tarreessuufi pilaanii raawwatiinsa seeraa qabu dha.

2) Pilaaniin Caasaa Magaalaa Meetroopoolis, Riijiyoopoolis, Muummee, Ol'aanaa, Giddugaleessaafi Guddattuutiif kan qophaa'u ta'a.

3) Pilaanii Caasaa hojiirra ooluudhaaf Pilaaniin Misooma Qe'ee qophaa'uu qaba.

4) Keewwata kana Keewwata Xiqqaa 3 jalatti kan tumame jiraatus, Pilaaniin Caasaa tajaajila ittifayyadama lafaa gurguddoo sadarkaa isaatti lafa irra bu'uu danda'an, Pilaanii Misooma Qe'ee malee hojiirra oolchuun ni danda'ama.

5) Pilaaniin Caasaa bu'uura Keewwata kana Keewwata Xiqqaa 2 tiin qophaa'u kanneen armaan gadii of keessatti hammachuu qaba:

(a) Guddina hawaas-diinagdee, fizikaalaafi naannawaa akkasumas guddina magaalichaa kan fuula duraa agarsiisuu;

(b) Walitti hidhamiinsa magaalli tokko magaalota biroofi baadiyyaa waliin qabu;

4) ማንኛውም የከተማ አስተዳደር የ10 (አስር) ዓመት፣ የ5 (አምስት) ዓመት እና የ1 (አንድ) ዓመት ዕቅድ በሚያዘጋጁበት ጊዜ ከከተማው የስፓሻል ልማት ፕላን ጋር በተጣጣመ ሁኔታ ማዘጋጀት አለባቸው፡፡

5) የከተማ አስተዳደሩና በየደረጃው ያሉት መዋቅሮቹ በከተማው ውስጥ የሚካሄድ ማንኛውም የልማት ሥራዎች ከዚሁ የስፓሻል ልማት ፕላን ጋር የተጣጣመ መሆኑን የማረጋገጥ ግዴታ አለባቸው፡፡

14. መዋቅራዊ ፕላን

1) መዋቅራዊ ፕላኑ ማህበራዊ፣ ኢኮኖሚያዊ እና አካባቢያዊ ሚዛናዊ እድገትን ለማምጣት የሚያስችሉ ዋና ዋና ጉዳዮችን የሚዘረዝር ህጋዊ ተፈጻሚነት ያለው ፕላን ነው፡፡

2) መዋቅራዊ ፕላን ለሜትሮፖሊስ፣ለሪጅዮፖሊስ፣ለዋና፣ለከፍተኛ፣ለመካከለኛ እና ለታዳጊ ከተማ የሚዘጋጅ ይሆናል፡፡

3) መዋቅራዊ ፕላኑን ተግባራዊ ለማድረግ የአካባቢ ልማት ፕላን መዘጋጀት አለበት፡፡

4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 የተደነገገው ቢኖርም የዋና ዋና የመሬት አጠቃቀም አገልግሎቶች መዋቅራዊ ፕላን ያለ አከባቢ ልማት ፕላን ሊተገበር ይችላል፡፡

5) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት የሚዘጋጀው መዋቅራዊ ፕላን የሚከተሉትን ማካተት አለበት፡

ሀ) ማህበረ-ኢኮኖሚያዊ ፣ፊስካል እና አካባቢያዊ ዕድገትን እንዲሁም የከተማዋን የወደፊት እድገት የሚያሣይ፣

(ለ) አንድ ከተማ ከሌሎች ከተሞች እና ገጠር አካባቢዎች ጋር የሚኖረው ትስስር;

4) Every Urban administration shall prepare their 10 (ten), 5 (five) and 1 (one) year plans in a manner consistent with the Urban Spatial Development Plan.

5) The Urban (City) Administration and its structures at each level or hierarchy are obliged to ensure that any development activity conducted in the Urban (City) be consistent or compatible with the spatial development plan.

14. Structure Plan

1) The Structure Plan is a legally enforceable plan that lists the basic issues that need to be met to bring about physical development that will enable balanced social, economic and environmental development.

2) Structure Plan shall be prepared for Metropolis, Regiopolis, Principal, Higher, Intermediate and Growing City.

3) A local Development Plan shall be prepared for the implementation of the Structure Plan.

4) Notwithstanding the provisions of Sub-Article 3 of this Article, a Structure Plan for major land use services that may be implemented at its level may be implemented without a Local Development Plan.

5) Structure Plan prepared in accordance with Sub-article 2 of this Article shall include the following:

(a) Demonstrating the socio-economic, physical and environmental development as well as the future development of the city;

(b) The Linkage of one urban with other urbans, urbans and rural areas;

(c) Bal'inaafi kallattii babal'ina magaalichaa kan gara fuulduraa hammachuu qaba.

(d) Gosa ramaddii ittifayyadama lafa bu'uuraa, saaphana daandiifi bu'uuraalee misoomaa;

(e) Daandiiwwan yeroo pilaaniin caasaa hojjetamu tajaajila kennaa jiraniifi fuula duratti pilaanii magaalaa haaraan akka itti fufan murtaa'an;

(f) Sanadoota kaartaadhaan deeggaramaniifi miltoowwan barreeffamaa adda addaa.

6) Gosni ramaddii ittifayyadama lafaa bu'uura Keewwata kana Keewwata Xiqqaa 5 (d) jalatti tumame iddoowwaan armaan gadii of keessatti hammachuu qaba:

(a) Ittifayyadama misooma manneenii;

(b) Daldalaa;

(c) Tajaajila Hawaasummaa;

(d) Magariisummaa, hambawwaan seenaafi bashannanaa;

(e) Oomishaa industiriifi mana kuusaa;

(f) Waajjiraalee Bulchiinsaa adda addaa; fi

(g) Bu'uuraalee misoomaafi geejjibaati.

7) Yeroo Pilaaniin Caasaa qophaa'utti hojiirra oolmaa isaa agarsiisuuf akka tolutti yoo xiqqaate Pilaaniin Misooma Qe'ee tokko hojjetamuu qaba.

8) Pilaaniin Caasaa karoora raawwii, gurmaa'insa dhaabbilee, qabeenyaafi hammattoo seeraa kan of-keessaa qabu ni qabaata.

15. Pilaanii Tarsiima'aa

1) Pilaaniin Tarsiima'aa Magaalaa Guddattuufi Magaalaa Mana Qopheessaatiif kan qophaa'u ta'a.

2) Pilaaniin Tarsiima'aa akkaataa hojiirra ooluu danda'uun gadi fageenyaan kan qophaa'u ta'ee, akkaataa barbaachisummaa isaatti pilaaniin misooma qe'ee qophaa'uufii ni danda'a.

(ሐ) የከተማዋን ስፋት እና የወደፊት መስፋፊያ አቅጣጫ

(መ) መሠረታዊ የመሬት አጠቃቀም ምደባ ዓይነት፣ የመንገድ ነትዎርክ እና መሠረተ ልማት፣

(ሠ) በመዋቅራዊ ፕላኑ በሚዘጋጅበት ጊዜ አገልግሎት እየሰጡ ያሉና እና ወደፊት በአዲሱ የከተማ ፕላን መሠረት እንዲቀጥሉ የተወሰኑ መንገዶች፣

ረ) በካርታ የተደገፉና የተለያዩ አባሪ ጽሁፍ ሰነዶችን

6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 (መ) የተደነገገው የመሬት አጠቃቀም ስር ዓይነት የሚከተሉትን ቦታዎች ማካተት አለበት፤

ሀ) የቤቶች ልማት አጠቃቀም፣

(ለ) ንግድ፣

(ሐ) ማህበራዊ አገልግሎት፣

(መ) አረንጓዴ፣ ታሪካዊ እና መዝናኛ ቅርሶች

(ሠ) የኢንዱስትሪ ምርት እና መጋዘን፣

(ረ) የተለያዩ የአስተዳደር ጽ/ቤቶች፣ እና

(ሰ) መሠረተ ልማት እና መጓጓዣ

7) መዋቅራዊ ፕላን በሚዘጋጅበት ጊዜ ተግባራዊነቱን ለማሳየት እንዲመች ቢያንስ አንድ የአካባቢ ልማት ፕላን መዘጋጀት አለበት።

8) መዋቅራዊ ፕላኑ የማስፈጸሚያ እቅድ፣ ተቋማዊ አደረጃጀት፣ ሃብት እና የህግ ማዕቀፍ በውስጡ የያዘ ሠነድ ይኖረዋል።

15. ስትራቴጂያዊ ፕላን

1) ስትራቴጂያዊ ፕላን ለታዳጊ ከተማ እና ለማዘጋጃ ቤት ከተማ የሚዘጋጅ ይሆናል።

2) ስትራቴጂያዊ ፕላን ሥራ ላይ ሊውል በሚችል አኳኋን በጥልቀት የሚዘጋጅ ሆኖ እንደ አስፈላጊነቱ የአካባቢ ልማት ፕላን ሊዘጋጅለት ይችላል።

(c) Include the area and direction of future expansion of the city;

(d) Type of land use allocation for infrastructure, road safety and infrastructure;

(e) Roads that are in service at the time of the structure plan and are determined to continue in the future by the new town plan;

(f) Maps and various supporting written documents attached;

6) The type of land use allocation provided for under Sub-Article 5 (d) of this Article shall include the following areas:

(a) Utilization of Housing development;

(b) Trade;

(c) Social Services;

(d) Greenery, historical and recreational heritage;

(e) Industrial production and warehouse;

(f) Various Administrative Offices; and

(g) Infrastructure and transportation.

7) At least one local Development Plan shall be prepared to demonstrate its implementation during the preparation of the Structure Plan.

8) Structure Plan shall include an implementation plan, institutional organization, resources and legal framework

15. Strategic Plan

1) Strategic Plan shall be prepared for the Growing City and the City at municipal level.

2) Strategic Plan shall be prepared in a detailed and in a manner in which it is implemented and local development plan shall be prepared as required.

3) Pilaanii Tarsiima'aa qopheessuun dura qorannoon hawaas-diinagdee gadi fageenyaan gaggeeffamuu qaba.
4) Pilaaniin Tarsiima'aa Tarreeffama gosa ittifayyadama lafaa bu'uuraa armaan gadii of keessatti qabaachuu qaba:
(a) Ittifayyadama misooma manneenii;
(b) Daldalaa;
(c) Tajaajila Hawaasummaa;
(d) Magariisummaa, hambawwaan seenaafi bashannanaa;
(e) Oomishaa industiriifi kuusaa;
(f) Waajjiraalee Bulchiinsaa adda addaa; fi
(g) Bu'uuraalee misoomaafi geejjibaati.
5) Keewwata kana Keewwata Xiqqaa 4 jalatti kan tumame akkuma jirutti ta'ee, Pilaaniin Tarsima'aa gosoota ittifayyadama lafaa xixiqqaa gadi fageenyaan hammachuu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.
6) Walitti hidhamiinsa magaalli tokko magaalota biroofi gandoota baadiyyaa waliin qabu hammachuu qaba.
7) Bal'inaafi kallattii babal'ina magaalichaa kan gara fuulduraa hammachuu qaba.
8) Sanadoota kaartaadhaan deeggaramaniifi ibsa barreeffamaa miiltoowwan deeggaraman hammachuu qaba.
9) Pilaaniin Tarsima'aa karoora raawwii, gurmaa'insa dhaabbilee, qabeenyaafi hammattoo seeraa kan of-keessaa qabu ni qabaata.

16. Pilaanii Bu'uuraa

Pilaaniin Bu'uuraa osoo Pilaaniin Misooma Qe'ee hin barbaachisin hojiirra kan oolu ta'ee, kanneen armaan gadii of keessatti hammachuu qaba:

3) የስትራቴጂያዊ ፕላን ከመዘጋጀቱ በፊት ጥልቅ የማህበራዊና ኢኮኖሚያዊ ጥናት በጥልቀት መደረግ አለበት፡፡
4) የስትራቴጂያዊ ፕላኑ የሚከተሉትን መሰረታዊ የመሬት አጠቃቀም ዓይነቶች ዝርዝር ማካተት አለበት፡-
(ሀ) የቤቶች ልማት አጠቃቀም፣
(ለ) ንግድ፣
(ሐ) ማህበራዊ አገልግሎት፣
(መ) አረንጓዴ፣ ታሪካዊ ቅርሶች እና መዝናኛ፣
(ሠ) የኢንዱስትሪ ምርት እና መጋዘን፣
(ረ) የተለያዩ የአስተዳደር ቢሮዎች እና
(ሰ) መሠረተ ልማት እና መጓጓዣ፣
5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 የተደነገገው እንደተጠበቀ ሆኖ ስትራቴጂክ ፕላን አነስተኛ የመሬት አጠቃቀም ዓይነቶችን በዝርዝር ማካተት አለበት፤ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
6) አንድ ከተማ ከሌሎች ከተሞች እና የገጠር መንደሮች ጋር ያለውን ትስስር ማካተት አለበት፡፡
7) የከተማዋን ስፋት እና የወደፊት ማስፋፊያ አቅጣጫ ማካተት አለበት፡፡
8) በካርታ የተደገፉ ሰነዶችን እና በአባሪ የተደገፉ የጽሑፍ መግለጫ ማካተት አለበት፡፡
9) የስትራቴጂያዊ ፕላኑ የማስፈጸሚያ እቅድ፣ ተቋማዊ አደረጃጀት፣ ሃብት እና የህግ ማዕቀፍ በውስጡ የያዘ ሠነድ ይኖረዋል፡፡

16. መሠረታዊ ፕላን

መሠረታዊ ፕላኑ የአካባቢ ፕላን ሳያስፈልግ የሚተገበር ሆኖ የሚከተሉትን በውስጡ ማካተት አለበት፡-

3) Detailed socio-economic research shall be conducted before preparing the Strategic Plan.
4) Strategic Plan shall include a list of the following basic land use types:
(a) Utilization of Housing development;
(b) Trade;
(c) Social Services;
(d) Greenery, historical and recreational heritage;
(e) Industrial Production and warehouse;
(f) various Administrative Offices; and
(g) Infrastructure and transportation.
5) Subject to the provisions of Sub-Article 4 of this Article, Strategic Plan shall include small land use types in detail. Its implementation shall be determined by regulation to be issued.
6) It shall include the linkages of a city with other cities and rural villages.
7) It shall include the scope and direction of future expansion of the city.
8) Include documents supported by maps and written statements supported by appendices.
9) Strategic Plan shall include an implementation plan, institutional organization, resources and legal framework.

16. Basic Plan

Where Basic Plan is implemented without the need for a local Development Plan, it shall include:

1) Pilaaniin Bu'uuraa Mana Qopheessaa Guddattuuf kan qophaa'u ta'a.
2) Pilaaniin Bu'uuraa akkaataa lafa irra bu'uu danda'uun gadi fageenyaan kan qophaa'u ta'a.
3) Pilaanii Bu'uuraa qopheessuun dura qorannoon hawaas-diinagdee gadi fageenyaan gaggeeffamuu qaba.
4) Pilaaniin Bu'uuraa Tarreeffama gosa ittifayyadama lafaa bu'uuraa armaan gadii of keessatti qabaachuu qaba:
(a) Ittifayyadama misooma manneenii;
(b) Daldalaa;
(c) Tajaajila Hawaasummaa;
(d) Magariisummaa, hambawwaan seenaafi bashannanaa;
(e) Oomisha industiriifi kuusaa
(f) Waajjiraalee Bulchiinsaa adda addaa; fi
(g) Bu'uuraalee misoomaafi geejjibaati.
5) Keewwata kana Keewwata Xiqqaa 4 jalatti kan tumame akkuma jirutti ta'ee, Pilaaniin Bu'uuraa gosoota ittifayyadama lafaa xixiqqaa gadi fageenyaan hammachuu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.
6) Walitti hidhamiinsa Magaalli tokko magaalota biroofi gandoota baadiyyaa waliin qabu qabaachuu qaba.
7) Bal'inaafi kallattii babal'ina magaalichaa kan gara fuulduraa hammachuu qaba.
8) Sanadoota kaartaadhaan deeggaramaniifi ibsa barreeffamaa miltooleen deeggaraman hammachuu qaba.
9) Pilaaniin Bu'uuraa karoora raawwii, gurmaa'insa dhaabbilee, qabeenyaafi hammattoo seeraa kan of-keessaa qabu ni qabaata.

1) መሠረታዊ ፕላን ለታዳጊ ማዘጋጃቤት ከተማ የሚዘጋጅ ይሆናል፡፡
2) መሠረታዊ ፕላን ተግባራዊ ሊደረግ በሚችል ሁኔታ የሚዘጋጅ ይሆናል፡፡
3) መሠረታዊ ፕላኑን ከመዘጋጀቱ በፊት ጥልቅ የማህበራዊና ኢኮኖሚያዊ ጥናት መደረግ አለበት፡፡
4) መሠረታዊ ፕላኑ የሚከተሉትን መሠረታዊ የመሬት አጠቃቀም ዓይነቶች ዝርዝር ማካተት አለበት፡-
(ሀ) የቤቶች ልማት አጠቃቀም፣
(ለ) ንግድ፣
(ሐ) ማህበራዊ አገልግሎት፣
(መ) አረንጓዴ፣ ታሪካዊ ቅርሶች እና መዝናኛ፣
(ሠ) የኢንዱስትሪ ምርት እና መጋዘን፣
(ረ) የተለያዩ የአስተዳደር ጽ/ቤቶች እና
(ሰ) መሠረተ ልማት እና መጓጓዣ፤
5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 የተደነገገው እንደተጠበቀ ሆኖ መሠረታዊ ፕላን አነስተኛ የመሬት አጠቃቀም ዓይነቶችን በዝርዝር ማካተት አለበት፤ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡
6) አንድ ከተማ ከሌሎች ከተሞች እና የገጠር መንደሮች ጋር ያለውን ትስስር ማካተት አለበት፡፡
7) የከተማዋን ስፋት እና የወደፊት ማስፋፊያ አቅጣጫ ማካተት አለበት፡፡
8) በካርታ የተደገፉ ሰነዶችን እና በኣባሪ የተደገፉ የጽሑፍ መግለጫ ማካተት አለበት፡፡
9) መሠረታዊ ፕላን የማስፈጸሚያ እቅድ፣ ተቋማዊ አደረጃጀት፣ ሃብት እና የህግ ማዕቀፍ በውስጡ የያዘ ሠነድ ይኖረዋል፡፡

1) Basic Plan shall be prepared for Growing Municipal City.
2) Basic Plan shall be prepared in detail so that it can be implemented on the ground.
3) A detailed socio-economic study shall be conducted before preparing the Basic Plan.
4) Basic Plan shall include a list of the following basic land use types:
(a) Utilization of housing development;
(b) Trade;
(c) Social Services;
(d) Greenery, historical and recreational heritage;
(e) Industrial Production and warehouse;
(f) various Administrative Offices; and
(g) Infrastructure and transportation
5) Subject to the provisions of Sub-Article 4 of this Article, basic Plan shall include small land use types in detail; its implementation shall be determined by a regulation to be issued.
6) Linkages of urban center with other urban center and rural villages.
7) It shall include the area and direction of future expansion of the Growing municipal city.
8) Include maps and supported written documents attached as appendices.
9) Basic Plan shall include an implementation plan, institutional organization, resources and legal framework.

17. Pilaanii Misooma Qe'ee

Pilaaniin Misooma Qe'ee Pilaanii Ispaashala Misooma Magaala, Pilaanii Caasaafi Pilaanii Tarsima'aa hojiirra oolchuuf kan qophaa'u ta'ee, dhimmoota armaan gadii of keessatti hammachuu qaba:

1) Qorannoo hawaas-dinagdee, fizikaalaafi ittifayyadama lafaa gadi fageenyaan gaggeeffame;
2) Tarreeffama gosa ittifayyadama lafaa bu'uuraa Pilaanii Caasaa keessatti hammataman irraatti hundaa'uudhaan ittifayyadama lafaa xixiqqaa gadi fageenyaan hammatee qophaa'uu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.
3) Sanadoota kaartaadhaan deeggaramaniifi ibsa barreeffamaa miiltoowwaniin deeggaraman;
4) Sanada guutuu saxaxa magaalaa qophaa'ee;
5) Bal'inni lafaa Pilaanii Misooma Qe'ee qopheessuuf barbaachisu Dambii bahuun kan murtaa'u ta'a;
6) Pilaaniin Misooma Qe'ee yammuu qophaa'u qoqqoodiinsa lafaa gadi fageenyaan qopheessuu;
7) Pilaaniin Misoomaa Qe'ee karoora raawwii, gurmaa'insa dhaabbilee, qabeenyaafi haammattoo seeraa of-keessaa qabaachuu qaba.

18. Saxaxa Magaalaa

1) Saxaxi magaalaa kan qophaa'u Pilanii Misooma Qe'ee bu'uureeffachuun ta'ee kanneen armaan gadii of keessatti qabaachuu qaba:
(a) Pilaaniin teessuma lafaa qophaa'e;
(b) Haala teessuma gamoowwaniifi olka'iinsa isaanii;
(c) Galtee gamoowwan ittiin hojjetamaniifi haalluuwwaan isaanii;
(d) Iddoowwan tajaajila ummataa, dirreewwaniifi siidaawwan adda addaa gadi fageenyaa karaa qabuun;

17. የአካባቢ ልማት ፕላን

የአካባቢ ልማት ፕላን የከተማ ልማት ስፓሺያል ፕላንን ፣ መዋቅራዊ ፕላን እና ስትራቴጂያዊ ፕላንን ሥራ ላይ ለመዋል የሚዘጋጅ ሆኖ የሚከተሉትን ጉዳዮች በውስጡ ማካተት አለበት፤

1) ጥልቅ ማህበራዊ-ኢኮኖሚያዊና ፊዚካላዊ የመሬት አጠቃቀም ጥናት;
2) በመዋቅራዊ ፕላን ውስጥ በተካተቱት ዝርዝር የመሠረታዊ የመሬት አጠቃቀም ዓይነቶች ላይ በመመሥረት ጥልቀት ያለው አነስተኛ የመሬት አጠቃቀምን በማካተት መዘጋጀት አለበት፤ አፈጻጸሙም በሚወጣው ደንብ የሚወሰን ይሆናል።
3) በካርታ እና በአባሪ ሰነዶች የተደገፈ የጽሁፍ መግለጫ፣
4) የተዘጋጀ የከተማ ዲዛይን ሙሉ ሰነድ፤
5) የአካባቢ ልማት ፕላንን ለማዘጋጀት የሚያስፈልገው የመሬት ስፋት በሚወጣው ደንብ የሚወሰን ይሆናል።
6) የአካባቢ ልማት ፕላን ሲዘጋጅ ጥልቅ የመሬት ክፍፍልን ማዘጋጀት፣
7) የአካባቢፕላን የማስፈጸሚያ እቅድ፣ ተቋማዊ አደረጃጀት፣ ሃብት እና የህግ ማዕቀፍ በውስጡ የያዘ ሠነድ ይኖረዋል።

18. የከተማ ዲዛይን

1) የከተማ ዲዛይን የሚዘጋጀው የአካባቢ ልማት ፕላን ላይ ተመስርቶ ሲሆን የሚከተሉትን በውስጡ መያዝ አለበት፤
(ሀ) የተዘጋጀ የመሬት አቀማመጥ ፕላን፣
(ለ) የህንፃዎች አቀማመጥ እና ከፍታቸውን፣
(ሐ) ህንፃዎች የሚሠሩበት ግብዓቶች እና ቀለሞቻቸውን፣
(መ) የሕዝብ አገልግሎት ቦታዎች፣ሜዳዎችና እና የተለያዩ ሐውልቶችን ጥልቀት ባለው ሁኔታ የያዘ፣

17. Local Development Plan

Local Development Plan shall be prepared for the implementation of the Urban Spatial Development Plan, Structure Plan and Strategic Plan and shall include the following thematic areas:

1) Detailed socio-economic, physical and land use studies;
2) A list of basic land use types included in the Structure Plan shall be prepared based on the details of small land uses. Its implementation shall be determined by a regulation to be issued.
3) Maps and supported written documents attached as appendices;
4) A complete document of the prepared urban design; ;
5) The area of land required for the preparation of local Development Plan shall be determined by regulation a regulation to be issued.
6) Preparing a detail land allocation while preparing local Development Plan;
7) Local Development Plan shall include an implementation plan, institutional structure, resources and legal framework.

18. Urban Design

1) Urban design shall be prepared based on the local Development Plan and shall include the following:
(a) Prepared landscape plan;
(b) The orientation of the buildings and their height;
(c) The inputs of the buildings and their colors;
(d) Public service places, fields and various monuments in detail;

(e) Iddoowwan tajaajilli geejjibaa itti kennamu gadi fageenya karaa qabuun;

2) Tarreeffamni Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

19. Pilaanii Iskeechii

1) Pilaaniin Iskeechii Giddugala Guddina Baadiyyaatiif kan qophaa'u ta'a.

2) Pilaaniin Iskeechii qabiyyeewwan armana gadii of keessatti qabaachuun qophaa'uu qaba:

(a) Kallattii misooma waliigalaa Giddugala Guddina Baadiyyaa sanaa;

(b) Rammaddii ittifayyadama lafaa ijoo;

(c) Daandiifi sarara bu'uuraalee misoomaa biroo.

3) Ogeessi Pilaanii Iskeechii qopheessuun dura iddoon Giddugala Misooma Baadiyyaatiif filatame akkaataa ittifayyadama karoora lafaatiin amalli biyyee isaa ijaarsaaf kan ooluufi dhiyeessa bu'uuraalee misoomaaf kan mijaa'u ta'uufi biyyee gabbataa misooma qonnaatiif oolu kan hin fudhanne akkasumas gandoota baadiyyaa naannawaa sanatti argamaniif giddugaleesummaa kan qabu ta'uu isaa mirkaneeffachuu qaba.

4) Pilaaniin Iskeechii qophaa'e beekkamtii Bulchiinsa Aanaatiin ta'ee, itti gaafatamummaa Waajjira Lafaa Aanaatiin kan raawwatamu ta'a.

20. Yeroo Qophii, Haaromsaafi Hojiirraa Oolmaa Pilaanii

1) Pilaaniin tokko jalqabamee hanga xumuramutti ulfaatina hojiichaa irratti hundaa'uun yeroo qophii, haaromsaafi hojiirra oolmaa adda addaa qabaachuu ni danda'a.

(ሠ) የትራንስፖርት አገልግሎት የሚሰጥባቸውን ቦታዎች በጥልቀት በያዘ ሁኔታ፣

2) የዚህ አንቀጽ ዝርዝር አፈጻጸም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

19. የስኬች ፕላን

1) የስኬች ፕላን ለገጠር ልማት ማእከል የሚዘጋጅ ይሆናል፡፡

2) የስኬች ፕላን የሚከተሉትን ይዘቶች በውስጡ በማካተት መዘጋጀት አለበት፡

(ሀ) የዚያ የገጠር የልማት ማእከል አጠቃላይ የእድገት አቅጣጫ፣

(ለ) ዋና የመሬት አጠቃቀም ምደባ፣

(ሐ) መንገዶች እና ሌሎች የመሠረተ ልማት መስመሮችን፡፡

3) ባለሙያ የስኬች ፕላን ከማዘጋጀቱ በፊትለገጠር ልማት እድገት ማዕከል የተመረጠው ቦታ በመሬት አጠቃቀም ዕቅድ መሠረት የአፈሩ ባህሪይ ለግንባታ የሚውል እና ለመሰረተ ልማት አቅርቦት ተስማሚ መሆኑን እና ለግብርና ልማት የሚውል ለም አፈርን የማያካትት፣ እንደዚሁም በአካባቢው ለሚገኙ የገጠር ቀበሌዎች ማዕከላዊነት ያለው መሆኑን ማረጋገጥ አለበት፡፡

4) የሚዘጋጀው ስኬች ፕላን በወረዳ አስተዳደር እውቅና ሆኖ በወረዳው የመሬት ጽ/ቤት ኃላፊነት ተግባራዊ ይደረጋል፡፡

20. የፕላን ዝግጅት፣ ክለሳ እና ትግበራ ጊዜ

1) አንድ ፕላን ተጀምሮ እስከሚጠናቀቅበት ጊዜ ድረስ በሥራው ክብደት ላይ በመመሥረት የተለያዩ የዝግጅት ፣የክለሳና እና የትግበራ ጊዜ ሊኖሩት ይችላል፡፡

(e) Places where transportation services are provided in detail;

2) Details of the implementation of this article shall be determined by a regulation to be issued.

19. Sketch Plan

1) A Sketch Plan shall be prepared for the Rural Development Centre.

2) The Sketch Plan shall include the following contents:

(a) The general development direction of that Rural Growth Centre;

(b) Principal land use classification;

(c) Roads and other infrastructure networks.

3) An expert preparing sketch plan, before preparing such Plan, shall ensure whether the site selected for the Rural Development Center soil characteristics are suitable for construction and infrastructure provision and does not include developed soil for agricultural development and is central to the rural villages in the area.

4) Sketch Plan shall be prepared with the approval of the Woreda Administration and shall be implemented under the responsibility of the Woreda Land Office.

20. Plan Preparation, Revision and Implementation Period

1) A plan may have different preparation, Revision and implementation periods depending on the complexity of the work from its commencement until its completion.

2) Yeroon qophii yookiin haaromsi pilaanii jalqabamee hanga xumuramutti gosa pilaanii irratti hundaa'uun yeroo armaan gadiitti tumame caaluu hin qabu:

(a) Misooma Ispaashaalaa Naannoo waggaa 3 (Sadii);
(b) Pilaaniin Misooma Ispaashaalaa Magaalaa waggaa 1 (Tokko);
(c) Pilaanii Caasaa waggaa 1 (Tokko);
(d) Pilaanii Tarsiima'aa ji'a 6 (Jaha);
(e) Pilaanii Bu'uuraa ji'a 4 (Afurii);
(f) Saxaxa Magaalaa ji'a 3 (Sadii);
(g) Pilaanii Misoomaa Qe'ee ji'a 3 (Sadii);
(h) Pilaanii Iskeechii ji'a 3 (sadii).

3) Yeroon hojiirra oolmaa pilaanii gosa pilaanii irratti hundaa'uun guyyaa mirkanaa'e irraa eegalee yeroo armaan gadiitti tumame qofaaf ta'a:

(a) Pilaaniin Misooma Ispaashaalaa Naannoo waggaa 25 (Digdamii shan);
(b) Pilaaniin Misooma Ispaashaalaa Magaalaa waggaa 20 (Digdama);
(c) Pilaaniin Caasaa waggaa 15 (Kudha Shan);
(d) Pilaaniin Tarsimaa'aa waggaa 10 (Kudhan);
(e) Pilaaniin Bu'uuraa waggaa 5-10 (Shanii hanga Kudhanii);
(f) Pilaanii Iskeechii waggaa 5-10 (Shanii hanga Kudhanii).

4) Keewwata kana Keewwata Xiqqaa 3 jalatti kan tumame jiraatus, sababa rakkoo humnaa oliitiin pilaaniin osoo hin qophaa'in yoo hafe beekamtii Inistitiiyuutichaatiifi qaama aangoo qabuun yeroo waggaa 1 (tokko) hin caalleef hojiirra ooluu ni danda'a. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

5) Akkaataa Keewwata kana Keewwata Xiqqaa 4tiin hojiirra oolmaan pilaanii dheerachuu kan danda'u dhimmoonni armaan gadii yoo guutaman qofa ta'a:

2) የፕላን ዝግጅት ወይም ክለሳ ጊዜ ተጀምሮ እስከ ማጠናቀቂያው ድረስ ያለው ጊዜ እንደፕላኑ ዓይነት ከዚህ በታች ከተጠቀሰው ጊዜ መብለጥ የለበትም፡፡

(ሀ) የክልል ስፓሻል ልማት ፕላን 3 (ሦስት) ዓመት፣
(ለ) የከተማ ስፓሻል ልማት ፕላን 1 (አንድ) ዓመት ፣
(ሐ) የመዋቅር ፕላን ፣1 (አንድ) ዓመት፣
(መ) ስትራቴጂያዊ ፕላን 6 (ስድስት) ወር፣
(ሠ) መሠረታዊ ፕላን ዕቅድ 4 (አራት) ወር፣
(ረ) ከተማ ዲዛይን 3 (ሦስት) ወር፣
(ሰ) የአካባቢ ልማት ፕላን 3 (ሶስት) ወር፣
(ሸ) የስኬች ፕላን 3 (ሶስት) ወር ፡፡

3) ፕላን ሥራ ላይ የሚውልበት ጊዜ እንደ ፕላኑ ዓይነት ከጸደቀበት ቀን ጀምሮ ከዚህ በታች ለተገለፀው ጊዜ ብቻ ይሆናል፡፡

(ሀ) የክልል ስፓሻል ልማት ፕላን 25 (ሃያ አምስት) ዓመት፣
(ለ) የከተማ ስፓሻል ልማት ፕላን 20 (ሃያ) ዓመት ፣
(ሐ) የመዋቅር ፕላን 15 (አስራ አምስት) ዓመት፣
(መ) ስትራቴጂክ ፕላን 10 (አስር) ዓመት) ፣
(ሠ) ማስተር ፕላን ዕቅድ 5-10 (ከአምስት እስከ አስር) ዓመት፣
(ሸ) የስኬች ፕላን ከ5-10 (ከአምስት እስከ አስር) ዓመት፡፡

4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 የተደነገገው ቢኖርም ፕላን ሣይዘጋጅ ከአቅም በላይ በሆነ ችግር የቀረ እንደሆነ በኢንስቲትዩቱ እና ሥልጣን ባለው አካል እውቅና ለ1(አንድ) አመት ሳልበለጠ ጊዜ ሊተገበር ይችላል፡፡ አፈጻጸሙ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

5) በዚህ አንቀጽ ንዑስ አንቀጽ 4 መሠረት የፕላን ትግበራ ሊራዘም የሚችለው የሚከተሉት ጉዳዮች ከተሟሉ ብቻ ነው፤

2) The period from commencement to completion of the preparation or revision of the plan shall not exceed the time provided below, depending on the type of the plan:

(a) Regional Spatial Development plan 3 (Three) years;
(b) Urban Spatial Development Plan 1 (one) year;
(c) Structure Plan 1 (one) year;
(d) Strategic Plan 6 (Six) month;
(e) Basic Plan 4 (Four) month;
(f) Urban design 3 (Three) months;
(g) Local Development Plan 3 (Three) month;
(h) Sketch Plan 3 (Three) monthly.

3) The implementation period of plan shall be for the period stipulated below only from the date of approval depending on the type of plan:

(a) Regional Spatial Development Plan 25 (Twenty Five) year;
(b) Urban Spatial Development Plan 20 (Twenty) year;
(c) Structure Plan 15 (Fifteen) year;
(d) Strategic Plan 10 (ten) year;
(e) Basic Plan 5-10 year (Five to Ten);
(f) Sketch Plan for 5-10 years (Five to Ten).

4) Notwithstanding the provisions of Sub-Article 3 of this Article, if the plan is not prepared due to force majeure, it may be implemented for a period not exceeding 1 (One) year with the approval of the Institute and the competent authority. Its implementation shall be determined by regulation to be issued.

5) The implementation of the plan may be extended in accordance with Sub-Article 4 of this Article only if the following matters are met:

(a) Bulchiinsi Magaalichaa yookiin Aanichaa sababni gahaan yeroo hojiirra oolmaa pilaanii duraan hojiirra ture akka dheeratu yoo murteesseefi Inistitiiyuutichis qorannoo irratti hundaa'uun yoo mirkaneessee; fi
(b) Manni Maree Magaalaa yookiin Manni Maree Aanaa yeroon hojiirra oolmaa pilaaniin duraan hojiirra ture akka dheeratu yoo mirkaneessedha.
6) Keewwata kana Keewwata Xiqqaa 5 jalatti kan tumame jiraatus, yeroon turtii Pilaanii Misooma Ispaashaalaa Naannoo dheerachuu kan danda'u qorannoo Inistitiyuutichi gaggeessu irratti hundaa'ee Mana Maree Bulchiinsaa Naannichaatiin mirkanaa'ee Caffee Oromiyaatiin yoo ragga'eedha.

21. Qaama Pilaanii Qopheessu

1) Inistitiiyuutichi qaama dhimmi ilaalu waliin ta'uun Pilaanii Misooma Ispaashaalaa Naannoo ni qopheessa yookiin akka qophaa'u ni taasisa. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.
2) Gosti pilaanii magaalaa yookiin Giddugala Guddina Baadiyyaa Inistitiiyuutichaan yookiin qaama pilaanii qopheessuuf hayyama qabuun kan qophaa'u ta'a.
3) Pilaaniin Magaalaa yookiin Giddugala Guddina Baadiyyaa gaaffii Bulchiinsa Magaalaa yookiin Godinaa yookiin Aanaa irratti hundaa'uun kan qophaa'u ta'a.
4) Keewwata kana Keewwata Xiqqaa 3 jalatti kan tumame akkuma jirutti ta'ee, Inistitiiyuutichi magaalota pilaanii magaalaa qabaachuu qabu jedhee qorannoodhaan adda baase yoo jiraate, gaaffii Magaalaa yookiin Godinaa yookiin Aanaa malee pilaanii magaalaa qopheessuu ni danda'a.

(ሀ) የከተማው ወይም የወረዳው አስተዳደር ቀደም ሲል በሥራ ላይ የነበረውን ፕላን የማስፈጸሚያ ጊዜ ለማራዘም በቂ ምክንያት ከወሰነ እና ኢንስቲትዩቱም በጥናት ላይ ተመስርቶ ያጸደቀው እንደሆነ፤ እና
(ለ) የከተማው ወይም የወረዳው ምክር ቤት ቀደም ሲል በሥራ ላይ የነበረው ፕላን የማስፈጸሚያ ጊዜ እንዲራዘም ካጸደቀ ነው።
6) በዚህ አንቀፅ ንዑስ አንቀፅ 5 የተደነገገው ቢኖርም የክልሉ የስፓሻል ልማት ፕላን የሚቆይበት ጊዜ ሊራዘም የሚችለው ኢንስቲትዩቱ በሚያደርገው ጥናት ላይ በመመሥረት በክልሉ መስተዳደር ምክር ቤት ተረጋግጦ በጨፌ በኦሮሚያ ሲፀድቅ ብቻ ነው።

21. ፕላንን የሚያዘጋጅ አካል

1) ኢንስቲትዩቱ ከሚመለከተው አካል ጋር በመሆን የክልል የስፓሻል ልማት ፕላን ያዘጋጃል ወይም እንዲዘጋጅ ያደርጋል፤ አፈጻጸሙ በሚወጣው ደንብ ይወሰናል።
2) የከተማ ወይም የገጠር ልማት ማዕከል ፕላን ዓይነት በኢንስቲትዩቱ ወይም ፕላን ለማዘጋጀት ፈቃድ ባለው አካል ይዘጋጃል።
3) የከተማ ወይም የገጠር ልማት ማእከል ፕላን የሚዘጋጀው በከተማ ወይም በወረዳ ወይም በዞን አስተዳደር ጥያቄ ላይ በመመስረት የሚዘጋጅ ይሆናል።
4) በዚህ አንቀጽ ንዑስ አንቀጽ 3 የተመለከተው እንደተጠበቀ ሆኖ እንስቲትዩቱ የከተማ ፕላን ሊኖራቸው ይገባል ብሎ በጥናት የለያቸው ከተሞች ካሉ ከከተማው ወይም ከዞኑ ወይም ከወረዳው ጥያቄ ውጪ የከተማ ፕላን ሊያዘጋጅ ይችላል።

(a) Where the City or Woreda Administration determines that there is sufficient reason to extend the implementation period of the previously in force plan and the Institute approves it based on research; and;
(b) Where the City Council or Woreda Council approves an extension of the period of implementation of the plan already in force.
6) Notwithstanding the provisions of Sub-Article 5 of this Article, the duration of the Regional Spatial Development Plan may be extended only if it is ratified by the Regional Administrative Council based on the research conducted by the Institute and approved by the "Caffee" Oromia.

21. An Organ Preparing A Plan

1) The Institute shall prepare or cause to be prepared a Regional Spatial Development Plan in collaboration with the concerned body. Its implementation shall be determined by a regulation to be issued.
2) The type of Urban or Rural Development Center plan shall be prepared by the Institute or by a body licensed to prepare a plan.
3) Urban Plan or Rural Development Center plan shall be prepared up on the request of the Urban or Zonal or Woreda Administration.
4) Without prejudice to the provisions of Sub-Article 3 of this Article, where the Institute identifies an urban administration that should have a plan by a research, it may prepare urban plan without the request of the Urban or Zone or Woreda administrations.

5) Bulchiinsi Magaalaa yookiin Godinaa yookiin Aanaa pilaanii dhaabbata dhuunfaa hayyama qabuun kan qopheessisu yoo ta'e beekamtii Inistitiiyuutichaatiin qofa ta'uu qaba. Tarreeffamni isaa Dambii bahuun kan murtaa'u ta'a.

6) Pilaaniin akkaataa Keewwata kana Keewwata Xiqqaa 5 jalatti tumameen dhaabbata dhuunfaan hojjetame osoo hojiirra hin oolin Inistitiiyuutichaan mirkanaa'uu qaba. Raawwiin isaa Dambii bahuun kan murtaa'u ta'a.

22. Hojii Ji'oospaashaalaafi Qophii Kaartaa

1) Qaamni pilaanii qopheessuu kamiyyuu:

(a) Odeeffannoo ji'oospaashaalaa sassaabuuf ka'umsa qiyyaasaa qophii kaartaa pilaanii tuqaalee to'annoo lafaa Inistitiiyuutii Odeeffannoo Ji'oospaashaalaa Itoophiyaa dhaabe irraa ta'uu qaba.

(b) Keewwata kana Keewwata Xiqqaa 1(a) jalatti kan tumame jiraatus, ka'umsi tuqaalee to'annoo lafaa Pilaanii Misooma Qe'ee, Kadesteraa, Saxaxa Magaalaafi kaartaa bu'uuralee misoomaa tuqaalee to'annoo lafaa Pilaanii Caasaa irraa ta'a.

(c) Hojii qophii pilaanii eegaluun duratti odeeffannoo ji'oo ispaashaalaa galtee qophii pilaanii ta'u daangaa magaalaa adda bahe keessatti ka'umsa tuqaalee to'annoo lafaa irraa ka'ee sassaabamuu qaba.

2) Odeeffannoo Keewwata kana Keewwata Xiqqaa 1(c) jalatti sassaabame xiinxaluun kaartaa qopheessee galtee pilaaniif taasisuu qaba.

3) Kaartaan Keewwata kana Keewwata Xiqqaa 2tiin qophii pilaaniitiif galtee akka ta'uuf qaama Inistitiiyuutichaatiin ala ta'een qophaa'e galtee taasisuun dura Inistitiiyuutichaan mirkanaa'uu qaba.

5) የከተማ ወይም የዞን ወይም የወረዳ አስተዳደር ፕላንን ፈቃድ ባለው የግል ድርጅት የሚያዘጋጅ ከሆነ በኢንስቲትዩቱ እውቅና ብቻ መሆን አለበት፡፡ ዝርዝሩ በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

6) በዚህ አንቀጽ ንዑስ አንቀጽ 5 በተደነገገው መሠረት በግል ድርጅት የሚዘጋጅ ፕላን ሥራ ላይ ከመዋሉ በፊት በኢንስቲትዩቱ መጽደቅ አለበት፡፡ አፈጻጸሙ በሚወጣው ደንብ ይወሰናል፡፡

22. የጂኦስፓሻል ሥራ እና የካርታ ዝግጅት

1) ማንኛውም ፕላን የሚያዘጋጅ አካል፡-

(ሀ) የጂኦስፓሻል መረጃ ለመሰብሰብ የካርታ ቅየሳ ዝግጅት የመሬት መቆጣጠሪያ ነጥብ መነሻው የኢትዮጵያ ጂኦስፓሻል እና ስፔስ ሳይንስ ኢንስቲትዩት ከተከለው መሆን አለበት፡፡

(ለ) በዚህ አንቀጽ ንኡስ አንቀጽ 1 (ሀ) የተደነገገው ቢኖርም የአካባቢ ልማት ፕላን፣ የካዳስተር፣ የከተማ ዲዛይን እና የመሠረተ ልማቶች ካርታ ከመዋቅራዊ ፕላን የመሬት መቆጣጠሪያ መነሻ ነጥቦች ይሆናል፡፡

(ሐ) የፕላን ዝግጅት ሥራ ከመጀመሩ በፊት ለፕላን ዝግጅት ግብአት የሚሆን የጂኦስፓሻል መረጃ በተለየ የከተማ ወሰን ውስጥ ከሚገኙት የመሬት መቆጣጠሪያ ነጥቦች ተነስቶ መሰብሰብ አለበት፡፡

2) በዚህ አንቀጽ ንዑስ አንቀጽ 1(ሐ) የተሰበሰበውን መረጃ በመተንተን ካርታ በማዘጋጀት ለፕላን ግብአት ማድረግ አለበት፡፡

3) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት ለፕላን ዝግጅት ግብአት እንዲሆን ከኢንስትቲዩቱ ውጪ በሆነ አካል የተዘጋጀ ካርታ ለፕላን ግብዓት ከመደረጉ በፊት በኢንስትቲዩቱ መጽደቅ አለበት፡፡

5) Where the Urban or Zone or Woreda Administration prepares a plan by a licensed private institution, it shall only be with the permission of the Institute. The detail shall be determined by a regulation to be issued.

6) A Plan prepared by a private Institution in accordance with the provisions of Sub-Article 5 of this Article shall be approved by the Institute prior to its implementation. Its implementation shall be determined by a regulation to be issued.

22. Geospatial Work and Map Preparation

1) Anybody preparing a plan shall:

(a) Begins surveying from ground control points that have known location on earth and fixed within an established co-ordinate system that are established by the Geospatial Information Institute of Ethiopia;

(b) Notwithstanding the provisions of Sub-Article 1(a) of this Article, the beginning of the Local Development Plan, Cadaster, Urban design and infrastructure map shall be from ground control point of the Structure Plan.

(c) Before commencing the preparation of plan the geospatial information to be used as an input for the preparation of plan shall be collected from the known starting point of the ground control points within the identified urban boundary or its surrounding.

2) Analyze the information collected under Sub-article 1(c) of this Article and prepare the map and use it as an input for the preparation of plan.

3) A map prepared by a body other than the Institute for an input for the preparation of the plan under Sub-Article 2 of this Article shall be approved by the Institute before it is used as an input.

4) Kaartaan Keewwata kana Keewwata Xiqqaa 2 tiin qophaa'uu waggaa 1 (tokko) keessatti galtee pilaaniitiif kan hin oolle yoo ta'e kaartaa haaraan adeemsa isaa eeggatee qophaa'uu qaba.
5) Ogeessi pilaanii sirrummaa odeeffannoo kaartaa galtee pilaaniitiif akka ooluuf Inistitiiyuutichaan yookiin qaama Inistitiiyuutichaan ala jiruun qophaa'ee mirkanaa'e irraa mirkaneeffachuun pilaanii ni qopheessa.
6) Maddi ragaa qophii kaartaatiif suura xiyyaaraa (orthophoto), fakkii yookiin calaqqee satalayiitii (satellite image) yookiin tuqaalee ol kaa'insa lafa sirrii galaana irraa (Digital terrain model) irraa argaman wantootaa xixiqqoo lafa irra jiran akkaataa itti agarsiisuu danda'uun sassaabamuu qaba.
7) Kaartaan qophaa'u daataamii (Datum) Itioophiyaan ittifayyadamtu wajjin karaa wal simuun ta'uu qaba.
8) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

23. Qulqullina Meeshaalee Qiyyaasaa

1) Qaamni kaartaa qopheessu kamiyyuu meeshaalee qiyyaasaa sadarkaa isaa eeggateefi ragaa ji'oospaashaalaa qulqullinaan sassaabuu danda'u fayyadamuu qaba.
2) Meeshaan qiyyaasaa dandeettiin safaruu isaa dabalamuu (calibrate) danda'uufi hojiin pilaanii ittiin hojjetamu waggaa waggaan qaama hayyama qabuun dandeettiin safaruu isaa bakka duraan turetti akka deebi'uuf dabalamuu qaba.

24. Qophii Pilaanii

1) Qophiin pilaanii adeemsa yaada maddisiisuu irraa eegalee hanga sochii wixinee yookiin abuuraa pilaanii xumuraa qopheessuu keessa jiru kan hammatudha.

4) በዚህ አንቀጽ ንዑስ አንቀጽ 2 መሠረት የሚዘጋጅ ካርታ በተዘጋጀ በ1 (አንድ) ዓመት ጊዜ ውስጥ ለፕላን ግብአት ሥራ ላይ ካልዋለ ሂደቱን ጠብቆ አዲስ ካርታ መዘጋጀት አለበት፡፡
5) የፕላን ባለሙያ ለፕላን ግብአት ጥቅም ላይ እንዲውል በኢንስትቲዩቱ ወይም ከኢንስቲትዩት ውጭ ባለ አካል የተዘጋጀውን መረጃ ትክክለኛነት በማረጋገጥ ፕላን ያዘጋጃል፡፡
6) ለካርታ ዝግጅት የሚውል መረጃ በአይሮፕላን በሚወሰድ ፎቶ (ኦርቶፎቶ), ከሳተላይት ምስል ወይም ጨረር (ሳተላይት ኢሜጅ) ወይም ከባህር ጠለል በላይ ባሉ የመሬት ከፍታ ነጥቦች (ዲጂታል ቴሬይን ሞደል) ጥቃቅን ነገሮችን በሚያሳይ ሁኔታ መሰብሰብ አለበት፡፡
7) የሚዘጋጀው ካርታ ኢትዮጵያ ከምትጠቀምበት ዳትም (datum) ጋር በሚስማማ መልኩ መሆን አለበት፡፡
8) የዚህ አንቀጽ አፈጻጸም በሚወጣው ደንብ የሚወሰን ይሆናል፡፡

23. የቅየሣ መሣሪያዎች ጥራት

1) ማንኛውም ካርታ የሚያዘጋጅ አካል ደረጃውን የጠበቀ የቅየሳ እና የጂኦስፓሻል መረጃን በጥራት መሰብሰብ በሚችል መሣሪያ መጠቀም አለበት፡፡
2) የቅየሳ መሳሪያ የመለካት አቅሙ ሊጨምር የሚችልና የፕላን ሥራ የሚሠራበት መሣሪያ የመለካት አቅሙ ቀድሞ ወደነበረበት እንዲመለስ ፈቃድ ባለው አካል በየዓመቱ መለካት አለበት፡፡

24. የፕላን ዝግጅት

1) የፕላን ዝግጅት ሀሳብን ከማመንጨት ጀምሮ እስከ የመጨረሻው ፕላን ረቂቅ ወይም የፕላኑ የመጨረሻ ንድፍ ማዘጋጀት ድረስ ያለውን ሂደት የሚያጠቃልል ነው፡፡

4) Where the map prepared in accordance with sub article 2 of this article is not utilized for as an input for the preparation of plan within 1 (One) year, a new map shall be prepared following its process.
5) The plan expert shall prepare the plan after verifying the accuracy of the information on the map used as an input to prepare a plan approved by the Institute or a body outside the Institute.
6) The source of data collected from ortho-photos, satellite images or digital terrain models for the preparation map shall have high resolution as to show small objects on the ground.
7) The prepared map shall be in a manner consistent with the Datum used by Ethiopia.
8) The implementation of this Article shall be determined by a regulation to be issued.

23. Quality of Surveying Equipment's

1) Anybody preparing a plan shall use standard surveying equipment capable of collecting quality geospatial data. .
2) Surveying equipment used for geospatial data collection shall have updated and calibrated annually by a licensed body to approve quality data collection.

24. Preparation of Plan

1) Plan shall include the process from idea initiation to the preparation of draft or final draft of the plan.

2) Ogeessi pilaanii abuuraa yookiin wixinee pilaanii qopheessuun dura yoo xiqqaate qorannoon seenaa, hawaasummaa, diinagdee, fizikaalaafi haala naannawaa hojii qophii pilaaniitiif qoratamuun adda bahan galtee taasifachuu qaba.

3) Abuurri yookiin wixineen pilaanii qophaa'e marii ummataan boodaa guyyoota hojii 15 (Kudha Shan) iddoo ummanni itti arguu danda'utti maxxansuun yaada ummataa tooftaalee sabqunnamtii garaa garaatti fayyadamuun walitti qabee guyyoota hojii 5 (Shan) keessatti akka galteetti qaama pilaanii qopheessuuf kennuu qaba.

25. Yaadaafi Marii Ummataa

1) Abuurri yookiin wixineen pilaanii osoo hin mirkanaa'in dura bulchiinsi Magaalaa yookiin Godinaa yookiin Aanaa waltajjii ummataa qopheessuun ummanni akka irratti mari'atu taasisuu qaba.

2) Adeemsa mariiwwaan qophii pilaanii ummataa waliigalaa keessatti manneen maree gandaafi jaarmiyaalee ummataaf ifa ta'uufi haala gahaa ta'een akka irratti hirmaataniif beeksifamuu qaba.

3) Yaada ummata irraa sassaabame keessaa kan amansiisaa ta'ee argame yoo jiraate qaama pilaanii qopheessuufi marii hawaasaaf dhiyaachuun irratti mari'atamuu qaba.

2) ባለሙያው የፕላን ረቂቅ ወይም ንድፍ ከማዘጋጀቱ በፊት ቢያንስ በጥናቱ የተገለጹትን ታሪካዊ፣ ማህበራዊ፣ ኢኮኖሚያዊ፣ ፍዝካላዊ እና አካባቢያዊ ጥናቶች ለፕላን ስራው ግብሀት ማድረግ አለባቸው።

3) የተዘጋጀው የፕላኑ ረቂቅ ወይም ንድፍ ከሕዝብ ውይይት በኋላ ለ15 (አስራ አምስት) የስራ ቀናት ህዝቡ ሊያየው በሚችልበት ቦታ በመለጠፍ የተለያዩ የኮሙዩኒኬሽን ሥልቶችን በመጠቀም የህዝብ አስተያየት በመሰብሰብ በ5(አምስት) የሥራ ቀናት ውስጥ ፕላኑን ለሚያዘጋጀው አካል እንደግብዓት መስጠት አለበት።

25. የሕዝብ አስተያየት እና ውይይት

1) የፕላኑ ረቂቅ ወይም ንድፍ ከመጽደቁ በፊት የከተማው ወይም የዞኑ ወይም የወረዳው አስተዳደር ህዝባዊ የውይይት መድረክ በማዘጋጀት ህዝቡ እንዲወያይበት ማደረግ አለበት።

2) በአጠቃላይ የፕላን ዝግጅት የህዝብ ውይይቶች ሂደት ውስጥ ለከተማ ምክር ቤቶች እና ሕዝባዊ ድርጅቶች ግልጽና በበቂ ሁኔታ እንዲሳተፉበት ይፋ መደረግ አለበት።

3) ከህዝቡ ከተሰበሰቡት አስተያየቶች አሳማኝ የሆነ ሐሳብ ከተገኘ ፕላኑን ለሚያዘጋጀውና አካል እና ለህዝባዊ ውይይት በመቅረብ ውይይት ሊደረግበት ይገባል።

2) Before preparing the draft plan, the expert preparing such plan shall use at least the historical, social, economic, physical and environmental research identified by the study as an input for the planning work.

3) The draft plan shall be posted in a place open for the public within 15 (Fifteen) working days after public consultation and shall collect public opinion using various communication mechanism and submit it as input to a body preparing the plan within 5 (Five) working days.

25. Public Comment and Consultation

1) Before the approval of the draft plan, the Urban, or Zone or Woreda administration shall make public consultation to be conducted by preparing a public forum.

2) In the process of consultations with the general public for the preparation of plan it shall be transparent and sufficiently communicated to the Kebele councils and public organizations to enable them adequately participate.

3) Where any of the comments collected from the public are found to be convincing, they shall be submitted to a body preparing the plan for public consultation.

4) Ogeessii pilaanii Inistitiiyuutichaa yaada ummataa sabqunnamtii garaa garaatti fayyadamuun walitti qabamee isaaf kennameefi yaada marii ummataa irratti ka'e walitti qabuun xiinxalee galtee abuuraa yookiin wixinee pilaanii taasisuun haardi kooppiifi softi kooppiin qopheessuun walharkaa fuudhinsa Bulchiinsa Magaalaa yookiin Godinaa yookiin Aanaa waliin raawwachuun yeroo gababaa keessatti qaama pilaanicha mirkaneessuuf aangoo qabutti dhiyeessuun mirkaneessisuu qaba.

Kutaa Sadii
Hojii Misoomaa Yeroof Dhaabsisuu yookiin Dhorkuu

26. Hojii Misoomaa Yeroof Dhaabsisuu

Bu'uura Labsii kanaatiin gochi hojii misoomaa yeroodhaaf dhaabsisuu kan raawwatamu yeroo qophii pilaanii yookiin haaromsa pilaanii yookiin fooyya'insa pilaanii irratti yeroo argamu bulchiinsi magaalaa yookiin manni maree yookiin Godinni yookiin Aanaa gaaffii Inistitiiyuutichi yookiin qaamni biroo dhiyeessuun hojiin misoomaa yeroof akka dhaabbatu taasisuu ni danda'a.

27. Tarkaanfii Hojii Misoomaa Yeroof Dhaabsisuuf Fudhatamu

Haalaawwaan armaan gadii yoo mudatan bulchiinsi magaalaa yookiin manni maree yookiin Godinni yookiin Aanaa gaaffii Inistitiiyuutichi yookiin qaamni biroo dhiyeessuun aangoo hojii misoomaa yeroodhaaf dhaabsisuu ni qabaata:

1) Hojiin misoomaa gaggeeffamu hojii qophii pilaanii yookiin foyyeessuu yookiin haaromsuu irratti gufuu ta'uu danda'a jedhamee yoo tilmaamame;

4) የኢንስቲትዩቱ የፕላን ባለሙያ የተለያዩ መገናኛ ብዙኃንን በመጠቀም የተሰበሰቡትን ለእሱ የተሰጡትን የህዝብ አስተያየትና በሕዝባዊ ውይይት የተነሱትን ሃሳቦች በመሰብሰብ ተንትኖ የፕላኑ ረቂቅ ወይም ንድፍ በማድረግ በሃርድ እና ሶፍት ኮፒ በማዘጋጀት ከከተማው ወይም ዞን ወይም ወረዳ አስተዳደር ጋር ርክክብ በመፈጸም በአጭር ጊዜ ውስጥ ፕላንን ለማጽደቅ ሥልጣን ላለው አካል በማቅረብ ማጸደቅ አለበት፡፡

ክፍል ሶስት
የልማት ሥራን ለጊዜው ማገድ ወይም መከልከል

26. የልማት ሥራን ለጊዜው ማገድ

በዚህ አዋጅ መሠረት የልማት ሥራን ለጊዛዊ የማገድ ተግባር የምፈጸመዉ ፕላኑ በዝግጅት ወይም በእድሳት ወይም በማሻሻያ ላይ በምገኝበት ግዜ ኢንስቲትዩቱ ወይም ሌላ አካል በሚያቀርበዉ ጥያቄ የከተማ አስተዳደር ወይም ምክር ቤት ወይም ዞን ወይም ወረዳ የልማት ሥራ ለጊዜው እንዲቆም ማድረግ ይችላል፡፡

27. የልማት ሥራን ለጊዜው ለማገድ ስለሚወሰድ እርምጃ

የከተማው አስተዳደር ወይም ምክር ቤት ወይም ዞን ወይም ወረዳ የሚከተሉት ሁኔታዎች ሲያጋጥሙ ኢንስቲትዩቱ ወይም ሌላ አካል በሚያቁርበዉ ጥያቄ የልማት ሥራን ለጊዜው የማገድ ሥልጣን ይኖረዋል፡፡-

1) የሚካሄደዉ የልማት ሥራ በፕላኑ ዝግጅት ወይም ማሻሻያ ወይም ክለሳ ላይ እንቅፋት ልሆን ይችላል ተብሎ ከተገመተ፤

4) The planning expert of the Institute shall analyze public opinions collected through various media submitted to it and opinions raised during public consultations during and make an input for draft plan and prepare in hard and soft copy and conduct hand hovering with the Urban or Zone or Woreda Administration, and shall submit it to an organ authorized to approve the plan within a short period of time.

Part Three
Temporary Suspension or Prohibition of Development Work

26. Temporary Suspension of Developmental Work.

Where, under this proclamation, act resulting in temporary suspension of development work occurs during plan preparation or plan renewal or plan amendment the Urban, Zonal or Woreda Council shall suspend the development work ; upon the request by the Institute or other bodies, .

27. Measures to be taken to temporarily Suspend Development Work

Urban administration or the council or zone or Woreda administration shall have the power to temporarily suspend development work upon the request of the Institute or other body in the following circumstances:

1) In case where it is anticipated that the undergoing development work may become an obstacle to the activity of plan preparation or amendment or renewal;

2) Hojiin misoomaa raawwatamaa jiru gatii qabeenya tokkoo ol kaasuun gara fuula duraatti jijjiiramni ittifayyadama lafaa yoo mudate tarkaanfii lafa gadi lakkisiisuu irratti gufuu ta'uu danda'a jedhamee yoo tilmamamee dha.

28. Dhorka

1) Bu'uura Labsii kanaatiin hojiin misoomaa yeroodhaaf iddoowwaan akka dhaabbatuuf tasifame keessatti sochii kamiyyuu misoomsuus ta'e yookiin diigsisuuf hayyamni kennamuu hin danda'u.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatus, sochiin misooma dhaabsisuu yookiin diigsisuu karaa dhaabbataa ta'een qophii yookiin fooyya'iinsa yookiin haroomsa pilaanii kan hin miineefi baay'ee barbaachisaa ta'uun isaa kan itti amaname yoo ta'e, Inistitiiyuuticha beeksisuun hayyamuu ni danda'a.

29. Turtii Yeroo Dhorkii Hojii Misoomaa

Hojiin misoomaa yeroof dhorkamee kan turu yeroo qophii yookiin haaromsi yookiin fooyya'insi pilaanii fudhatu qofaaf ta'a.

Kutaa Afur
Mirkaneessa, Beeksisa, Hojiirra Oolmaafi Fooyya'insa Pilaanii

30. Pilaanii Mirkaneessuu

1) Bulchiinsi Magaalaa yookiin Godinaa yookiin Aanaa pilaanii ogeessa Inistitiiyuutichaan qophaa'e walharkaa fuudhiinsa erga raawwatee booda, yeroo ji'a 3 (sadii) hin caalle keessatti qaama aangoo qabuun mirkaneessisuun qaamolee dhimmichi ilaallatuuf erguu qaba.
2) Pilaaniiwwan qaamolee armaan gadiitiin kan mirkanaa'an ta'u:

2) በመካሄድ ላይ ያለው የልማት ሥራ የአንድን ንብረት ዋጋ ከፍ በማድረግ ወደፊት የመሬት አጠቃቀም ለውጥ ካጋጠመ መሬትን የማስለቀቅ እርምጃ ላይ እንቅፋት ሊሆን ይችላል ተብሎ ከተገመተ ነው፡፡

28. ክልከላ

1) በዚህ አዋጅ መሠረት የልማት ስራዎች ለጊዜው እንዲቆም በተደረገባቸው ቦታዎች ማንኛውንም የማልማት እንቅስቃሴም ሆነ ለማፍረስ ፈቃድ ሊሰጥ አይችልም፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተደነገገው ቢኖርም የልማት ሥራ የማገድ ወይም የማፌረስ እንቅስቃሰ በዘለቄታው የፕላን ዝግጅት ወይም ማሻሻያ ወይም ክለሳን የማይጎዳ ከሆነ እና በጣም አስፈላጊ መሆኑ የታመነበት ከሆነ ኢንስቲትዩቱን በማሳወቅ መፍቀድ ይቻላል፡፡

29. የልማት ሥራ የክልከላ ጊዜ ቆይታ

ለጊዜው የታገደዉ የልማት ሥራ ታግዶ የሚቆየዉ የፕላኑ ዝግጅት ወይም እድሳት ወይም ማሻሻያ ለሚወስደዉ ጊዜ ብቻ ይሆናል፡፡

ክፍል አራት
ፕላንን ማጽደቅ፣ ማሳወቅ፣ መተግበር እና ማሻሻል

30. ፕላንን ማጽደቅ

1) የከተማው ወይም የዞኑ ወይም የወረዳው አስተዳደር በኢንስቲትዩቱ ባለሙያ የተዘጋጀው ፕላን ርክክብ ከተፈጸመ በኋላ 3(ሶስት) ወር ባልበለጠ ጊዜ ውስጥ ሥልጣን ባለዉ አካል በማስፀደቅ ጉዳዩ ለሚመለከታቸው አካላት መላክ አለበት፡፡
2) ፕላኖች በሚከተሉት አካላት የሚፀድቁ ይሆናል፡-.

2) In case where it is anticipated that the ongoing development work may increase the value of property and become an obstacle to land eviction activity in the event of future land use changes

28. Prohibition

1) No permit shall be issued for development or demolition of any activity in areas where development work have been temporarily suspended under this proclamation.
2) Notwithstanding the provisions of Sub-article 1 of this article, where the permanent suspension or demolition of development work activities affect the preparation, amendment or renewal of the plan and it is believed that it is very necessary it is possible to permit by notifying the institution.

29. Duration of Development Work Prohibition Time

The duration of temporary suspension of development work shall be only for the preparation or renewal or amendment of the plan.

Part Four
Approval, Notification, Implementation and Amendment of Plan

30. Approval of Plan

1) The Urban or zonal or Woreda administration after handing over the plan prepared by the Institute's expert , shall cause its approval by an authorized body within a period not exceeding 3 (three) months and send it to the concerned organ
2) The plans shall be approved by the following bodies:

(a) Pilaaniin Misooma Ispaashaalaa Naannoo Mana Maree Bulchiinsaa Naannichaatiin murtaa'ee dhiyaate Caffee Oromiyaatiin kan ragga'u ta'a;

(b) Pilaaniin Caasaa, Tarsimaa'aa, Bu'uuraa, Misooma Qe'eefi Iskeechii Mana Maree Magaalaa yookiin Aanaatiin kan mirkanaa'an ta'u.

3) Keewwata kana Keewwata Xiqqaa 2(b) jalatti kan tumame akkuma eegametti ta'ee, abuurri pilaanii Iskeechii Giddugala Guddina Baadiyyaa Mana Maree Aanaatiin erga mirkanaa'ee booda Waajjira Lafaa Aanaafi qaamni pilaanii qopheesse walharkaa fuudhiinsa raawwachuun Waajjirri Lafaa Aanichaa hojiirra kan oolchu ta'a.

4) Pilaanii magaalaa akkaataa Keewwata kana Keewwata Xiqqaa 2(b)tiin mirkanaa'een gandoonni baadiyyaa pilaanii magaalaa jalatti deebi'an yoo jiraatan Bulchiinsi Aanaa ragaalee gandoota isa biratti argamuu guyyaa hojii 30 (soddoma) keessatti bulchiinsa magaalaatiif dabarsee kennuuf dirqama qaba.

5) Manni Maree Aanaa pilaanii Magaalota itti waamamni isaanii Aanaaf ta'eefi pilaanii Giddugala Guddina Baadiyyaa qophaa'ee dhiyaate kan mirkaneessu ta'a.

6) Pilaaniin magaalaa duraan hojiirra ture guyyaa pilaanii haaraan Mana Maree Magaalaatiin yookiin Aanaatiin mirkanaa'e irraa eegalee hojiirra ooluu hin danda'u.

7) Qaamni mootummaa dhimmi isaa ilaallatu akkuma barbaachisummaa isaatti pilaaniin mirkanaa'e qajeeltoo bu'uuraa Labsii kana keessatti tumaman wajjin wal hin simne yoo jiraate dhorkuuf dirqama qaba.

(ሀ) በክልሉ መስተዳድር ምክር ቤት ተወስኖ የቀረበው የክልል እስፓሻል ልማት ፕላን በጨፌ ኦሮሚያ የሚፀድቅ ይሆናል፡፡

(ለ) መዋቅራዊ ፕላን፣ ስትራተጂያዊ ፕላን፣መሠረታዊ ፕላን ፣ የአካባቢ ልማት ፕላንንና እና የስኬች ፕላን በከተማ ወይም በወረዳ ምክር ቤት የሚፀድቅ ይሆናል፡፡

3) በዚህ አንቀጽ ንኡስ አንቀጽ 2(ለ) የተደነገገዉ እንደተጠበቀ ሆኖ፣ የገጠር ልማት ማዕከል ስኬች ፕላን በወረዳ ምክር ቤት ከፀደቀ በኋላ የወረዳ መሬት ጽ/ቤት እና ፕላኑን ያዘጋጀው አካል ርክክብ በመፈፀም በወረዳዉ መሬት ጽ/ቤትሥራ ላይ የሚዉል ይሆናል፡፡

4) በዚህ አንቀጽ ንዑስ አንቀጽ 2(ለ) በተደነገገዉ መሠረት በጸደቀው ፕላን በከተማው ሥር የተካለሉ የገጠር ቀበሌዎች ካሉ የወረዳው አስተዳደር እሱ ጋር የሚገኙትን የገጠር ቀበሌዎች መረጃ በ30(ሠላሳ) የሥራ ቀናት ውስጥ ለከተማ አስተዳደር የማስረከብ ግዴታ አለበት፡፡

5) የወረዳ ምክር ቤት ተጠሪነታቸዉ ለወረዳዉ የሆኑ ከተሞችን እና ተዘጋጅቶ የቀረበ የገጠር ልማት ማእከል ፕላንን የሚያፀድቅ ይሆናል፡፡

6) ቀደም ሲል ሥራ ላይ የነበረው የከተማ ፕላን አዲሱ ፕላን በከተማው ወይም በወረዳዉ ምክር ቤት ከፀደቀበት ቀን ጀምሮ ሥራ ላይ ሊውል አይችልም፡፡

7) የጸደቀው ፕላን በዚህ አዋጅ ከተደነገገዉ መሠረታዊ መርሆ ጋር የማይጣጣም ከሆነ የሚመለከተው የመንግስት አካል እንደአስፈላጊነቱ ለማገድ ግዴታ አለበት፡፡

(a) The regional spatial development plan proposed by the regional administrative council shall be approved by the Caffee Oromia;

(b) Structure, strategic, Basic, Local development and sketch plan shall be approved by the Urban or Woreda Council.

3) Without prejudice to the provisions of Sub-Article 2(b) of this article, the Sketch plan of the rural development center after its approval by the Woreda Council, the Woreda land office and the body preparing the plan shall conduct handing over, and be implemented by Woreda Land Office.

4) Where there are rural villages returned under the Urban plan as per the plan approved in accordance with Sub-Article 2(b) of this Article, the Woreda administration shall be obliged to hand over the evidences of the villages under its possession to the Urban administration within 30 (thirty) working days.

5) The Woreda council shall approve the plans of the towns accountable to the Woreda and rural development centers plan prepared and submitted to it.

6) A previously valid urban plan shall not be applicable from the date on which the new plan is approved by the Urban or Woreda Council. .

7) The concerned government organ shall, as appropriate, be obliged to prohibit the approved plan if it does not conform to the basic principles provided under this proclamation.

31. Pilaanii Mirkanaa'e Beeksisuu

1) Bulchiinsi Magaalaa yookiin Aanaa tooftaalee sabqunnamtii odeeffannoo garagaraa fayyadamuun pilaanii mirkanaa'e ummataaf beeksisuu qaba.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma eegametti ta'ee, bulchiinsi magaalaa yookiin aanaa pilaanii mirkanaa'e qaamolee dhimmi ilaalu akka dhaqqabu taasisuu qaba.

32. Pilaanii Mirkanaa'e Maxxansuufi Kuusuu

1) Pilaaniin Misooma Ispaashaalaa Naannoo bu'uura Labsii kanaaan mirkanaa'e kooppii sadiin kan maxxanfamu ta'ee, kooppiin tokko Komishinii Karooraafi Misoomaa Oromiyaa, kooppiin tokko Waajjira Caffee Oromiyaa, kooppiin tokko Inistitiiyuutichatti kan kuufamu ta'a.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame akkuma jirutti ta'ee, akkaataa barbaachisummaa isaatti qaamolee ulaagaa seeraan ta'e guutanii gaafataniif kooppiin isaa kan kennamu ta'a.
3) Pilaanii Misoomaa Ispaashaalaa Magaalaa, Pilaaniin Caasaa, Tarsima'aa, Bu'uuraafi Misooma Qe'ee mirkanaa'e kamiyyuu koppii sadiin kan maxxanfamu ta'ee, kooppiin tokko bulchiinsa magaalaa, kooppiin tokko Mana Maree dhimmi ilaallatu, kooppiin tokko immoo Inistitiiyuuticha biratti galmaa'ee kan taa'u ta'a.
4) Pilaaniin Iskeechii akkaataa Labsii kanaan mirkanaa'e kooppii sadiin qophaa'ee kan maxxanfamu ta'ee, kooppiin tokko Waajjira Lafaa Aanaa kooppiin tokko Mana Maree, kooppiin tokko immoo Inisititiiyuuticha biratti galmaa'ee taa'uu qaba.

31. የጸደቀ ፕላን ማሳወቅ

1) የከተማ ወይም የወረዳ አስተዳደር የፀደቀውን ፕላን የተለያዩ የሚድያ አዉታሮችን በመጠቀም ለህዝብ ማስተዋወቅ አለበት፤
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተደነገገዉ እንደተጠበቀ ሆኖ፣ የከተማ ወይም የወረዳ አስተዳደር የፀደቀዉን ፕላን ለሚመለከታቸው አካላት እንዲደርስ ማድረግ አለበት፡፡

32. የፀደቀን ፕላን ማሳተም እና መያዝ

1) በዚህ አዋጅ መሠረት የፀደቀው የክልል ስፓሻል ልማት ፕላን በሶስት ቅጂ የሚታተም ሆኖ አንድ ቅጂ ለኦሮሚያ ፕላንና ልማት ኮሚሽን፣ አንድ ቅጂ ለጨፌ ኦሮሚያ ጽ/ቤት እና አንድ ቅጂ በኢንስቲትዩቱ የሚቀመጥ ይሆናል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተደነገገው እንደተጠበቀ ሆኖ፣ እንደ አስፈላጊነቱ በህግ የተቀመጠዉን መስፈርት አሟልተው ለጠየቁ አካላት ቅጂው የሚሰጥ ይሆናል፡፡
3) ማንኛዉም የፀደቀ የከተማ ልማት ስፓሻል ፕላን፣ መዋቅራዊ ፕላን፣ ስትራቴጂያዊ ፕላን፣ መሠረታዊፕላን እና የአካባቢ ልማት ፕላን በሶስት ኮፒ የሚታትሞ ሆኖ አንድ ቅጂ በከተማ አስተዳደር፣ አንድ ቅጂ ለሚመለከተው ምክር ቤት እና አንድ ቅጂ በኢንስቲትዩቱ ዘንድ ተመዝግቦ የሚቀመጥ ይሆናል፡፡
4) በዚህ አዋጅ መሰረት የፀደቀው የስኬች ፕላን በሦስት ቅጅ ተዘጋጅቶ የሚታተም ሆኖ፣ አንድ ቅጂ ለወረዳዉ መሬት ጽ/ቤት፣ አንድ ቅጂ ለምክር ቤት እና አንድ ቅጂ ኢንስቲትዩቱ ዘንድተመዝግቦ መቀመጥ አለበት፡፡

31. Publicizing Approved Plan

1) The Urban or Woreda administration shall publicize the approved plan to the public using various information communication mechanisms.
2) Without prejudice to the provisions of Sub-Article 1 of this Article, the Urban or Woreda administration shall make available the approved plan to the concerned bodies.

32. Publishing and Storing Approved Plan

1) The regional spatial development plan approved in accordance with this proclamation shall be published in three copies; one copy stored at Oromia Planning and Development Commission, one copy for the Office of the Caffee Oromia and one copy for the Institute.
2) Without prejudice to the provisions of Sub-article 1 of this article, as may be necessary, its copy shall be available to the eligible bodies who have requested in full filling the criteria set by law
3) Every approved Urban Spatial Development Plan, Structural plan, Strategic plan, basic plan and local Development Plan shall be published in three copies, each one of the three copies shall be registered and kept with the urban administration, the concerned Council and in the Institute.
4) The Sketch Plan approved in accordance with this proclamation shall be prepared and published in three copies; one copy shall be registered and kept with the Woreda Land Office, one copy with the Council and one copy with the Institute.

5) Keewwata kana Keewwata Xiqqaa 3 fi 4 jalatti kan tumame akkuma eegametti ta'ee, pilaanii magaalaa yookiin Iskeechii qaamolee adda addaa biratti galmaa'e qaamoleen ulaagaa seeraan taa'e guutanii gaafataniif kooppiin isaa kan kennamu ta'a.
6) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

33. Pilaanii Hojiirra Oolchuu

1) Bulchiinsi magaalaa yookiin aanaa misooma magaalicha keessatti gaggeeffamu kamiyyuu haala pilaanii mirkanaa'een raawwachuu yookiin akka raawwatamu hordofuuf dirqama qaba.
2) Bulchiinsi magaalaa yookiin aanaa hojiirra oolmaa pilaaniif karoora raawwii pilaanii, baajata, humna namaafi meeshaalee barbaachisaa ta'ee guuttachuu qaba.
3) Lafti magaalaa misoomaaf qoodamu kamiyyuu akkaataa pilaanii mirkanaa'een ta'uu qaba.
4) Ragaan qabiyyeefi hayyamni ijaarsaa kennamu kamiyyuu pilaanii mirkanaa'e falleessuu hin qabu.
5) Bulchiinsi magaalaa yookiin aanaa hojii (sochiiwwan) misoomaa pilaanii magaalaa yookiin Pilaanii Iskeechii falleessan kamiyyuu to'achuufi dhaabsiisuuf dirqama qaba.
6) Bulchiinsi magaalaa yookiin aanaa pilaanii hojiirra oolchuudhaaf namoota qabeenya isaanii irraa kaafamaniif bu'uura seera rogummaa qabuutiin beenyaa madaalawaa kanfaluun gadi lakkisiisuu qaba.
7) Yeroo raawwii pilaanitti Bulchiinsi Magaalaa iddoowwan dullooman deebisee yammuu misoomsu pilaanii misooma qe'eefi saxaxa magaalaa akka qophaa'u gochuuf dirqama qaba.

5) በዚህ አንቀፅ ንኡስ አንቀጽ 3 እና 4 የተደነገገው እንደተጠበቀ ሆኖ፣ በተለያዩ አካላት ጋር የተመዘገበ የከተማ ፕላን ወይም የስኬች ፕላን ህጋዊ መስፈርቶችን አሟልተው ለሚጠይቁ አካላት የሚሰጥ ይሆናል፡፡
6) የዚህ አንቀጽ አፈፀፃም በሚወጣዉ ደንብ የሚወሰን ይሆናል፡፡

33. ፕላንን ሥራ ላይ ማዋል

1) የከተማ ወይም የወረዳ አስተዳደር በከተማው የሚደረገውን ማንኛውንም ልማት በፀደቀው ፕላን መሰረት ለማካሄድ ወይም መፈፀሙን የመከታተል ግዴታ አለበት፡፡
2) የከተማ ወይም የወረዳ አስተዳደር ለፕላን መተግበሪያ አስፈላጊ የሆኑትን የፕላን አፈጻጸም ዕቅድ፣ በጀት፣ የሰው ኃይልና ቁሳቁስ ማሟላት አለበት፡፡
3) ለልማት የሚከፋፈል ማንኛውም የከተማ መሬት በፀደቀው ፕላን መሰረት መሆን አለበት፡፡
4) ማንኛውም የሚሰጥ የባለይዞታነት ማስረጃ እና የግንባታ ፈቃድ የጸደቀውን ፕላን መቃረን የለበትም፡፡
5) የከተማ ወይም የወረዳ አስተዳደር የከተማ ፕላን ወይም የስኬች ፕላን የሚቃረን ማንኛውንም የልማት ሥራ ወይም እንቅስቃሴዎች የመቆጣጠር እና የማስቆም ግዴታ አለበት፡፡
6) የከተማ ወይም የወረዳ አስተዳደር ፕላንን ሥራ ላይ ለማዋል ከንብረታቸው ለተፈናቀሉ ሰዎች አግባብነት ባለው ህግ መሰረት ተመጣጣኝ ካሳ በመክፈል ማስለቀቅ አለበት፡፡
7) በፕላን ትግበራ ወቅት የከተማ አስተዳደር ያረጁ ቦታዎችን መልሶ ሲያለማ የአካባቢ ልማት ፕላን እና የከተማ ዲዛይን እንዲዘጋጅ የማድረግ ግደታ አለበት፡፡

5) Without prejudice to the provisions of Sub-Articles 3 and 4 of this article, copy of Urban or sketch plan registered by various bodies shall be available to those who request fulfilling the requirements set by the law.
6) The implementation of this article shall be determined by the regulation to be issued.

33. Implementing the Plan

1) The Urban or Woreda administration shall be obliged to implement or cause the implementation of every urban development in accordance with approved plan.
2) The Urban or Woreda administration shall fulfill necessary implementation, budget, human resource and materials for the implementation of the plan.
3) Any urban land allocated for development shall be in accordance with the approved plan.
4) Any title deed certificate and construction permit issued shall not contradict the approved plan.
5) The Urban or Woreda administration shall have the duty to control and stop any development activities undertaken in contrary to the Urban or the Sketch Plan.
6) The Urban or Woreda administration, in order to implement the plan, shall pay reasonable compensation to the persons displaced from their property in accordance with applicable law.
7) During the implementation time of the plan, the Urban Administration shall be obliged to prepare local development plan and urban design in case where it undertakes urban old site redevelopment.

34. Jijjiirraa Ittifayyadama Lafaa

1) Pilaaniin erga mirkanaa'ee booda faayidaa ummataaf jecha gosti ittifayyadama lafaa pilaaniin taa'e jijjiiramee hojiirra ooluu kan danda'u Inistitiiyutichaan yoo hayyamameefi Mana Maree Magaalaatiif yookiin Aanaatiif dhiyaatee yoo mirkanaa'e ta'a.
2) Iddoo ittifayyadama lafaa tajaajila tokkoof pilaanii irratti qophaa'ee mirkanaa'e gara tajaajila fooyya'aa galii magaalaa guddisuufi ittifayyadama lafaa guddisuutti jijjiiruuf, kanneen armaan gadii guutamuu qaba:
(a) Gaaffiin tajaajilli ittifayyadama lafaa akka fooyya'u sababa gahaafi amansiisaa waliin Inistitiiyuutichaaf dhiyaatee yoo hayyamamee; fi
(b) Gaaffiin dhiyaate Mana Maree Bulchiinsaa Magaalaa yookiin Aanaatiin murtaa'ee Mana Maree Magaalaa yookiin Aanaatiin yoo mirkanaa'edha.
3) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatus, iddoowwan pilaanii magaalaa keessaatti iddoo magariisaa, iddoolee hambaa seenaa, iddoowwan arkiyooloojii, boosana, paarkiifi iddoolee tuttuqaa irraa bilisa akka ta'an daangeffaman haala kamiinuu jijjiiruun dhorkaa dha.
4) Pilaaniin akkaataa Keewwata kana Keewwata Xiqqaa 1tiin ittifayyadamni lafaa isaa jijjiirame pilaanii haadhoo keessatti haammatamee qaamoolee dhimmi ilaallatu Labsii kana Keewwata 32 jalatti ibsaman biratti kuufamuu qaba.
5) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

34. የመሬት አጠቃቀም ለውጥ

1) ፕላን ከፀደቀ በኋላ ለህዝብ ጥቅም ሲባል በፕላን የተቀመጠው የመሬት አጠቃቀም ዓይነት ተለዉጦ ሥራ ላይ ሊውል የሚችለዉ በኢንስትቲዩቱ ከተፈቀደ እና ለከተማ ወይም ለወረዳ ምክር ቤት ቀርቦ ከፀደቀ ነዉ።
2) ለአንድ አገልግሎት ተዘጋጅቶ በፕላን ላይ የጸደቀ ቦታን ወደተሻለ አገልግሎትና የከተማውን ገቢና የመሬት አጠቃቀምን ወደሚያሳድግ ለመለወጥ የሚከተሉት መሟላት አለባቸው፡-
(ሀ) የመሬት አጠቃቀም አገልግሎት እንዲሻሻል የቀረበ ጥያቄ ከበቂ እና አሳማኝ ምክንያት ጋር ለኢንስቲትዩቱ ቀርቦ ከተፈቀደ፣ እና፣
(ለ) የቀረበዉ ጥያቄ በከተማ ወይም በወረዳ መስተዳደር ምክር ቤት ተወስኖ በከተማው ወይም በወረዳዉ ምክር ቤት ከጸደቀ ነዉ።
3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተደነገገው ቢኖርም፣ በከተማ ፕላን ውስጥ የአረንጓዴ ቦታ፣ ታሪካዊ የቅርስ ቦታዎች፣ የአርኪዮሎጂ ቦታ፣ የደን፣ የፓርክ እና ከንክኪ ነፃ እንድሆኑ የተከለሉ ቦታዎች በማንኛውም ሁኔታ መለወጥ የተከለከለ ነው።
4) በዚህ አንቀጽ ንዑስ አንቀጽ 1 መሠረት የመሬት አጠቃቀሙ የተቀየረ ፕላን በማስተር ፕላኑ ውስጥ ተካትቶ በዚህ አዋጅ አንቀጽ 32 ሥር በተገለጹት በሚመለከታቸው አካላት ዘንደ መያዝ አለበት።
5) የዚህ አንቀፅ አፈጻጸም በሚወጣዉ ደንብ የሚወሰን ይሆናል።

34. Land Use Change

1) Once after the approval of the plan, the type of land use set out in the plan may be changed for the public interest where it is permitted by the Institute and submitted to and approved by the Urban or Woreda Council.
2) In order to change a planned and approved land use sites into a better service that increases Urban revenue and increases land utilization , the following shall be fulfilled:
(a) Where a request for amendment of land use services is submitted to the Institute with sufficient and convincing reasons and Permitted; and;
(b) Where the request is decided by the Urban or Woreda t administrative council and approved by the Urban or Woreda council.
3) Notwithstanding the provisions of Sub-Article 1 of this Article, it shall be prohibited to change in any case the sites demarcated in the urban plan for greenery, historical heritage sites, archaeological sites forests, parks and sites to be free from contact.
4) A plan that its land use has been changed in accordance with Sub-Article 1 of this Article shall be included in the basic plan, documented with the relevant bodies referred to under article 32 of this proclamation.
5) The implementation of this article shall be determined by the regulation to be issued.

35. Pilaanii Mirkanaa'e Haaromsuu

1) Pilaaniin mirkanaa'e barri tajaajila isaa yoo xumurame irradeebiin qophaa'uu qaba.
2) Keewwata kana Keewwata Xiqqaa 1 jalatti kan tumame jiraatus, pilaaniin mirkanaa'e sababni gahaafi amansiisaan yoo jiraate barri tajaajila isaa osoo hin xumuramin irradeebiin qophaa'uu ni danda'a.
3) Keewwata kana Keewwata Xiqqaa 1 fi 2 jalatti kan tumame jiraatus, pilaaniin mirkanaa'ee osoo yeroon tajaajilaa hin xumuramin gar-tokkeen haaromsuun ni danda'ama.
4) Akkaataa Keewwata kana Keewwata Xiqqaa 2 fi 3 tiin pilaanii haaromsuun kan danda'amu:
(a) Gaaffii Bulchiinsa Magaalaa yookiin Aanaa irraa barreeffamaan Inistitiiyuutichaaf dhiyaatee yoo hayyamameef;
(b) Gaaffiin dhiyaate Mana Maree Bulchiinsaa Magaalaa yookiin Aanaatiin murtaa'ee Mana Maree Magaalaa yookiin Aanaatiin yoo mirkanaa'edha.
5) Pilaaniin akkaataa Keewwata kana Keewwata Xiqqaa 2-4 tiin haaromfamuuf gaafatame qaama pilaanii duraa qopheesseen yookiin Inistitiiyuutichaan kan raawwatamu ta'a.

36. Pilaanii Sirreessuu

1) Tajaajila ittifayyadama lafaa pilaanii irratti qabame yeroo qophii pilaaniitti dogoggorri bu'uuraa kan uumameefi haala raawwii pilaaniitiif kan hin mijanne yoo ta'e, pilaanii mirkanaa'e sirreessuun hojiirra kan oolu ta'ee, ulaagaaleen armaan gadii dursanii guutamuu qabu:
(a) Bulchiinsi Magaalichaa yookiin Aanichaa dhimmicha mirkaneessuun Inistitiiyuutichaaf dhiyeessuun Inistitiiyuutichis qorannoo irratti hundaa'uun gaaffii dhiyaate yoo mirkaneesse; fi

35. የፀደቀን ፕላን ስለመከለስ

1) የፀደቀው ፕላን የአገልግሎት ዘመኑ ከተጠናቀቀ በድጋሚ መዘጋጀት አለበት።
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 የተደነገገው ቢኖርም፣ የፀደቀዉ ፕላን በቂና አሳማኝ ምክንያት ካለ የአገልግሎት ዘመኑ ሣይጠናቀቅ በድጋሚ ሊዘጋጅ ይችላል።
3) በዚህ አንቀጽ ንዑስ አንቀጽ 1 እና 2 የተደነገገው ቢኖርም፣ የፀደቀዉን ፕላን የአገልግሎት ጊዜው ከመጠናቀቁ በፊት በከፊል መከለስ ይቻላል።
4) በዚህ አንቀጽ ንዑስ አንቀጽ 2 እና 3 መሠረት ፕላንን መከለስ የሚቻለዉ:-
(ሀ) ከከተማ ወይም ከወረዳ አስተዳደር ለኢንስትቲትዩቱ ጥያቄ በጽሁፍ ቀርቦ ሲፈቀድለት፤
(ለ) የቀረበዉ ጥያቄ በከተማ ወይም ወረዳ አስተዳደር ምክር ቤት ተወስኖ በከተማ ወይም ወረዳ ምክር ቤት ከፀደቀ ነዉ።
5) በዚህ አንቀፅ ንዑስ አንቀፅ 2-4 መሰረት እንዲከለስ የተጠየቀው ፕላን የቀድሞውን ፕላን ባዘጋጀው አካል ወይም በኢንስቲትዩቱ የሚፈጸም ይሆናል።

36. ፕላንን ማስተካከል

1) በፕላን የተያዘዉ የመሬት አጠቃቀም አገልግሎት በፕላን ዝግጅት ወቅት መሰረታዊ ስህተት ከተፈጠረ እና ለፕላን አፈፃፀም የማይመች ከሆነ ፣ የፀደቀውን ፕላን በማስተካከል ሥራ ላይ የሚዉል ሆኖ፣ የሚከተሉት መስፈርቶች ቀድመው መሟላት አለባቸው:-
(ሀ) የከተማው ወይም የወረዳዉ አስተዳደር ጉዳዩን በማረጋገጥ ለኢንስቲትዩቱ በማቅረብ፤ኢንስቲትዩቱም ጥናት ላይ በመመሥረት የቀረበውን ጥያቄውን ያፀደቀ ከሆነ፤ እና

35. Revision of Approved Plan

1) The approved plan shall be revised in case where its service year is being expired.
2) Notwithstanding the provisions of Sub-article 1 of this article, an approved plan may be revised before the expiry of service year in case there are sufficient and convincing reasons.
3) Notwithstanding the provisions of Subsections 1 and 2 of this Article, the approved plan may be partially renewed before the end of the service period.
4) In accordance with Sub-article 2 and 3 of this article the plan may be renewed:
(a) Upon written request is submitted from the urban or Woreda Administration to the Institute and approval of the Institute;
(b) Where the request is decided by the urban or Woreda Administrative Council and approved by Urban or Woreda Council.
5) A plan requested to be revised in accordance with Sub-Articles 2-4 of this Article shall be carried out by the body that prepared the previous plan or by the Institute.

36. Plan Correction

1) Where a fundamental error occurs during the preparation of the plan and is not suitable for the implementation of the plan, the plan shall be implemented with the correction of the approved plan and the following requirements shall be fulfilled in advance:
(a) If the Urban or Woreda Administration verifies the matter and submits it to the Institute and the Institute approves the request based on the research; and

(b) Gaaffiin pilaanii sirreessuu Mana Maree Magaalaa yookiin Aanaatiif dhiyaatee yoo mirkanaa'edha.
2) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

37. Qoqqoodiinsa Ittifayyadama Lafaa

1) Tajaajila ittifayyadama lafaa pilaaniidhaan qabame lafa irra buusuuf jecha bulchiinsi magaalaa ogeessa magaalaatiin ittifayyadama lafaa pilaaniin mirkanaa'e erga lafa qoqqoodeen booda hojiirra oolchuun duratti Inistitiiyuutichaan mirkaneessisuu qaba.
2) Qoqqoodiinsi ittifayyadama lafaa pilaanii kamiyyuu mariifi hirmaannaa ummataatiin raawwatamuu qaba.
3) Qoqqoodiinsi ittifayyadama lafaa Mana Maree Magaalaa yookin Aanaatti dhiyaate yoo mirkanaa'e qofa hojiirra kan oolu ta'a.

38. Hayyama Hojii Kennuufi Mirkaneessuu

1) Inistitiiyuutichi hayyama hojii qophii pilaanii magaalaa, Giddugala Guddina Baadiyyaafi tooppoogiraafii ogeessota waldaalee Interpiraayizii Maayikiroofi Xixiqqaa, dhaabbilee dhuunfaafi dhaabbilee gorsitootaaf ni kenna; ni haaromsa; barbaachisaa ta'ee yoo argame ni haqa.
2) Qaamooleen Keewwata kana Keewwata Xiqqaa 1 jalatti tumaman kaffaltii hayyama argachuu, mirkaneessuufi haaromsuu kaffaluuf dirqama qabu.
3) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

(ለ) የፕላን ማስተካከያ ጥያቄ ለከተማው ወይም ለወረዳው ምክር ቤት ቀርቦ ከፀደቀ ነዉ፡፡
2) የዚህ አንቀጽ አፈፃፀም በሚወጣዉ ደንብ የሚወሰን ይሆናል፡፡

37. የመሬት አጠቃቀም ክፍፍል

1) በፕላን የተያዘውን የመሬት አጠቃቀም አገልግሎት ተግባራዊ ለማድረግ የከተማ አስተዳደሩ በከተማው ባለሙያ በፕላን የፀደቀዉን መሬት ካከፋፈለ በኋላ ሥራ ላይ ከማዋሉ በፊት በኢንስቲትዩቱ ማጸደቅ አለበት፡፡
2) የማንኛውም ፕላን የመሬት አጠቃቀም ክፍፍል በህዝብ ውይይት እና ተሳትፎ መፈጸም አለበት፡፡
3) የመሬት አጠቃቀም ክፍፍል ተፈፃሚ የሚሆነው ለከተማ ወይም ለወረዳ ምክር ቤት ቀርቦ ከፀደቀ ብቻ ነው፡፡

38. የሥራ ፈቃድ መስጠት እና ማፅደቅ

1) ኢንስቲትዩቱ ለከተማ ፕላን ዝግጅት፣ ለገጠር ልማት ማዕከልና ቶፖግራፊ ፕላን ዝግጅት ሥራ ፈቃድ ለጥቃቅንና አነስተኛ ኢንተርፕራይዝ ማህበራት፣ ለግል ተቋማት እና አማካሪ ድርጅቶች ባለሙያዎች ፈቃድ ይሰጣል፤ ያድሳል፤ አስፈላጊ ሆኖ ከተገኘ ይሰርዛል፤
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገጉት አካላት ፈቃድ ለማግኘት፣ ለማረጋገጥ እና ለማሳደስ ክፍያ ለመክፈል ግዴታ አለባቸው፡፡
3) የዚህ አንቀጽ አፈፃፀም በሚወጣዉ ደንብ የሚወሰን ይሆናል፡፡

(b) If the plan correction request is submitted to the urban city or Woreda council and approved.
2) The implementation of this Article shall be determined by a regulation to be issued.

37. Land Use Parcellation

1) In order to practically implement the land use services indicated by the plan, the urban administration shall submit land use categorization plan approved by an urban expert to the Institute for approval before its implementation.
2) Any land use parcellation plan shall be implemented upon public consultation and participation.
3) Land use parcellation shall only be implemented upon its submission to and approval by the Urban or Woreda council.

38. Issuance and Approval of Work Permit

1) The Institute shall issue; renew, licenses for the preparation of Urban Plan, rural development centers plan, topography and to professionals of micro and small enterprise associations, private organizations and consulting firms; cancel if deemed necessary.
2) The organ referred to in Sub-article 1 of this article shall be obliged to pay service fees to obtain, authenticate and renew a license.
3) The application of this article shall be determined by the issued regulation.

39. Haala Kaffaltii Tajaajilaa

1) Inistitiiyuutichi tajaajila qophiifi raawwii pilaanii, qorannoofi qo'annoo qophii pilaaniif barbaachisu yeroo hojjetutti kaffaltii tajaajilaa ni kafalchiisa.
2) Kaffaltiin tajaajilaa Keewwata kana Keewwata Xiqqaa 1 jalatti tumame haala gatii yerootiin yeroo yeroon fooyya'uu ni danda'a.
3) Raawwiin Keewwata kanaa Dambii bahuun kan murtaa'u ta'a.

40. Haala Addaa

Tumaan waliigalaa pilaanii qopheessuu, mirkaneessuu, sirreessuu, haaromsuu yookiin fooyyessuu, jijjiirraa ittifayyadama lafaa ilaalchisee Labsii kana keessatti tumame jiraatus Magaalota Meetiroopooliisiifi Riijiyoopoolis keessatti Manni Maree Bulchiinsaa Mootummaa Naannichaa qorannoo dhiyaatuuf irratti hundaa'ee haala addaatiin ilaaluun Manneen Maree Magaalotaa dhimmichi ilaallatuun akka ragga'u taasisuu ni danda'a.

Kutaa Shan
Aangoofi Gahee Hojii Qaamolee Adda Addaa

41. Qindoomina Hojii

Inistitiiyuutichi qophiifi hojiirra oolmaa pilaanii irratti manneen hojii mootummaa dhimmichi ilaallatu waliin qindoominaan ni hojjeta.

42. Aangoofi Hojii Caffee Oromiyaa

Kan seerota birootiin kennameef akkuma eegametti ta'ee, qophiifi hojiirra oolmaa pilaaniin walqabatee Caffeen Oromiyaa aangoofi hojii armaan gadii ni qabaata:

39. የአገልግሎት ክፍያ ሁኔታ

1) ኢንስቲትዩቱ ለፕላን ዝግጅትና ትግበራ አገልግሎት የሚያስፈልግ ጥናትና ምርምር በሚሠራበት ወቅት የአገልግሎት ክፍያ ያስከፍላል፡፡
2) በዚህ አንቀጽ ንዑስ አንቀጽ 1 ሥር የተደነገገዉ የአገልግሎት ክፍያ በወቅታዊ የገበያ ሁኔታ በየጊዜው ሊሻሻል ይችላል፡፡
3) የዚህ አንቀጽ አፈፃፀም በሚወጣዉ ደንብ የሚወሰን ይሆናል፡፡

40. ልዩ ሁኔታ

የፕላን ዝግጅትን፣ ማጽደቅን፣ ማስተካከያን፣መከለስን ወይም ማሻሻያን እና የመሬት አጠቃቀም ለዉጥን በተመለከተ በዚህ አዋጅ ዉስጥ የተደነገገው አጠቃላይ ድንጋጌ ቢኖርም በሜትሮፖሊ እና በርጂዮፖሊስ ከተሞች ዉስጥ የክልሉ መንግሥት መስተዳደር ምክር ቤት በሚቀርብለት ጥናት ላይ በመመሥረት በተለየ ሁኔታ በማየት ጉዳዩ በሚመለከታቸዉ ከተሞች ምክር ቤት እንዲፀድቅ ማድረግ ይችላል፡፡

ክፍል አምስት
የተለያዩ አካላት ሥልጣን እና ተግባር

41. የሥራ ቅንጅት

በፕላኑ ዝግጅት እና ትግበራ ላይ ኢንስቲትዩቱ ከሚመለከታቸው የመንግሥት መሥሪያ ቤቶች ጋር በቅንጅት ይሰራል፡፡

42. የጨፌ ኦሮሚያ ሥልጣን እና ተግባር

በሌሎች ሕጎች የተሰጠው እንደተጠበቀ ሆኖ ከፕላን ዝግጅትና ትግበራ ጋር በተያያዘ ጨፌ ኦሮሚያ የሚከተሉት ሥልጣንና ተግባራት ይኖሩታል፡፡

39. Manner of Service Fee Payment

1) The Institute shall cause service fee to be paid when performing plan preparation and implementation services, conducting research and studies required for plan preparation.
2) The service fee charges provided under Sub-article 1 of this article may be amended from time to time based on the current price condition.
3) The implementation of this article shall be determined by a regulation to be issued.

40. Exceptional Circumstances

Notwithstanding the general provisions of this proclamation relating to preparation, approval, correction, renewal or amendment of plan, and changes of land use in Metropolis and Regiopolis cities, based on the submitted research conducted, submitted to it and by considering in especial manner, the regional administrative council may cause its approved by the concerned Urban councils.

Part Five
Powers and Functions of Various Bodies

41. Cooperation of Operation

The Institute shall work in cooperation with the concerned government Institutions on the preparation and implementation of plan.

42. Powers and Functions of the "Caffee" Oromia

Without prejudice to the powers and functions entrusted to it by other laws, "Caffee" Oromia shall have the following powers and functions in connection with the preparation and implementation of plan:

1) Pilaanii Misoomaa Ispaashaalaa Naannoo Oromiyaa Mana Maree Bulchiinsaa Mootummaa Naannichaatiin ilaalamee dhiyaate ni mirkaneessa; hojiirra oolmaa isaa ni hordofa; bakka hanqinni jirutti tarkaanfii sirreeffamaa ni fudhata; akka fudhatamu ni taasisa;
2) Hojiirra oolmaa Pilaanii Misooma Ispaashaalaa Naannoon walqabatee qorannoon akka gaggeeffamu ni taasisa.

43. Aangoofi Hojii Biiroo Misooma Magaalaafi Manneenii

Aangoofi hojiin seerota birootiin kennameef akkuma eegametti ta'ee, Biirichi pilaanii ilaalchisee aangoofi hojii armaan gadii ni qabaata:

1) Lafti magaalaa pilaanii magaalaa eegee qusannoon faayidaa ol'aanaaf akka oolu ni hojjata; ni hordofa; ni to'ata; hojiirra oolmaa pilaanii magaalotaa ilaalchisee raawwii seeraan alaa taasifame irratti tarkaanfii sirreeffamaa ni fudhata; akka fudhatamu ni taasisaa;
2) Magaalonni haala hammayyummaa qabuun pilaanii guddina magaalaa eeganii misoomuu isaanii ni hordofa; ni to'ata;

44. Aangoofi Hojii Inistitiiyuutichaa

Aangoofi hojiin seerota birootiin kennameef akkuma eegametti ta'ee, Inistitiiyuutichi qophiifi hojiirra oolmaa pilaanii ilaalchisee aangoofi hojii armaan gadii ni qabaata:

1) Yaada qophii pilaanii ni maddisiisa; yaada gorsaa ni kenna;
2) Odeeffannoowwaan pilaanii magaalaa ilaallatan ni sassaaba; ni gurmeessa; qaamolee barbaadaniif dhaqqabamaa akka ta'u ni taasisa;
3) Manneen hojii mootummaafi qaamolee biroo waliin qindoominaan ni hojjeta;

1) በክልሉ መንግሥት መስተዳድር ምክር ቤት ታይቶ የቀረበውን የኦሮሚያ ክልል ስፓሻል ልማት ፕላን ያፀድቃል፤ አፈጻጸሙን ይከታተላል፤ ጉድለቶች ባሉበት የማስተካከያ እርምጃ ይወስዳል፤ እንዲወሰድ ያደርጋል፡፡
2) ከክልሉ የስፓሻል ልማት ፕላን አፈፃፀም ጋር የተያያዘ ጥናት እንዲደረግ ያደርጋል፡፡

43. የከተማና ቤቶች ልማት ቢሮ ሥልጣንና ተግባር

በሌሎች ሕጎች የተሰጡት ሥልጣንና ተግባራት እንደተጠበቁ ሆነው፤ ፕላንን አስመልክቶ ቢሮዉ የሚከተሉት ሥልጣንና ተግባራት ይኖሩታል፡፡

1) የከተማ መሬት የከተማን ፕላን ጠብቆ ለላቀ ጥቅም እንዲውል ይሠራል፤ ይከታተላል፤ ይቆጣጠራል፤ ከከተሞች ፕላን አፈጻጸም ጋር በተያያዘ በሚፈጸም ሕገወጥ ተግባር ላይ የእርምት እርምጃ ይወስዳል፤ እንዲወሰድ ያደረጋል፤
2) ከተሞች በዘመነ ሁኔታ የከተማን የእድገት ፕላን ጠብቀዉ መልማታቸዉን ይከታተላል፤ ይቆጣጠራል፡፡

44. የኢንስቲትዩቱ ሥልጣን እና ተግባር

በሌሎች ሕጎች የተሰጡት ሥልጣንና ተግባራት እንደተጠበቀ ሆነው፤ ኢንስቲትዩቱ የፕላን ዝግጅት እና ትግበራን አስመልክቶ የሚከተሉት ሥልጣንና ተግባራት ይኖሩታል፡፡

1) የፕላን ዝግጅት ሀሳብ ያመነጫል፤ የምክር ሀሳብ ይሰጣል፤
2) የከተማ ፕላንንን የሚመለከቱ መረጃዎችን ይሰበስባል፤ ያደራጃል፤ ለሚፈልጉት አካላት ተደራሽ እንዲሆን ያደርጋል፤
3) ከመንግስት መሥሪያ ቤቶች እና ሌሎች አካላት ጋር በቅንጅት ይሠራል፤

1) Approve the Spatial Regional Development Plan of the Oromia Region submitted to it upon verification by the Regional Administrative Council; follow up its implementation; take corrective measure in case of defects; cause to be taken;
2) Cause a research is to be conducted in connection with the implementation of the regional spatial development plan.

43. Powers and Duties of Urban and Housing Development Bureau

Without prejudiced to the powers and duties entrusted to it by other laws, the Bureau shall have the following powers and duties with respect to plan:

1) Work that urban land is being used for maximum benefit in line with the urban plan, follow up, control, take corrective measure against illegal implementation of town plans; cause to be taken;
2) Follow up, control whether the growth of the urban areas is in modernized manner in line with urban development plan;

44. Powers and Duties of the Institute

Without Prejudiced to the powers and duties conferred on it by other laws, the institute shall have the following powers and functions with regard to the preparation and implementation of plan:

1) Initiate plan ideas; provide advisory opinions;
2) Collect and organize information relating to urban planning; make accessible accessibility to organs who need it;
3) Work in collaboration with government offices and other bodies;

4) Daangaa magaalaa adda baasuu keessatti ni hirmaata; deeggarsa ogummaa ni kenna;
5) Qorannoo haal-duree qophii pilaanii ni gaggeessa; akka gaggeeffamu ni taasisa;
6) Kaartaa qophii pilaaniif ooluu ni qopheessa; qaama pilaanii qopheessuuf ni kenna;
7) Bu'uura Labsii kanaatiin pilaanii ni qopheessa; ni haaromsa; ni fooyyessa; ni sirreessa;
8) Jijjiirraa ittifayyadama lafaa pilaanii irra ture akkaataa seeraan tumameen ni raawwata;
9) Qoqqoodinsa ittifayyadama lafaa ni raawwata; qophaa'ee kan dhiyaateef ulaagaa seeraan tumame kan guutu yoo ta'e ni mirkaneessa;
10) Qophiifi hojiirra oolmaa pilaaniin walqabatee qo'annoofi qorannoo ni gaggeessa; akka gaggeeffamu ni taasisa;
11) Wixinee yookiin abuurraa pilaanii qophaa'e qaama dhimmi ilaallatu waliin walharkaa fuudhiinsa ni gaggeessa;
12) Pilaanii qaama beekamtii qabuun qophaa'u ni hordofa; ni deeggara; ni mirkaneessa;
13) Qaama dhimmi ilaallatu waliin ta'uun hojiirra oolmaa pilaanii ni hordofa; ni deeggara; odiitii pilaanii ni gaggeessa; bakka hanqinni jirutti tarkaanfii sirreeffamaa ni fudhata; akka fudhatamu ni taasisa;
14) Qaamolee dhimmi ilaalu waliin ta'uun wixinee yookiin abuura pilaanii akka mirkanaa'u ni taasisa;
15) Sababni gahaan yoo jiraate yeroo qophii pilanii yookiin haaromsa pilaanii yookiin fooyya'insa pilaanii irratti hojiin misoomaa akka dhaabbatu ni taasisa;
16) Pilaanii qophaa'eefi mirkana'e bifa ammayyaa'aa ta'een galmeessee ni qabata; qaamni ulaagaa seeraan taa'e guutee yoo dhiyaate kooppii isaa ni kenna;

4) የከተማ ወሰንን በመለየት ሥራ ውስጥ ይሳተፋል፣ ሙያዊ ድጋፍ ይሰጣል፤
5) የቅድመ ፕላን ዝግጅት ጥናት ያካሄዳል፤ እንዲካሄድ ያደርጋል፤
6) ለፕላን ዝግጅት የሚውል ካርታን ያዘጋጃል፤ ፕላኑን ለሚያዘጋጀው አካል ይሰጣል፤
7) በዚህ አዋጅ መሠረት ፕላን ያዘጋጃል፤ ይከልሳል ፤ ያሻሽላል፤ ያስተካክላል፤
8) በሕግ በተደነገገዉ መሠረት ፕላን ላይ የነበረዉን የመሬት አጠቃቀም ለውጥ ያደርጋል፤
9) የመሬት አጠቃቀም ክፍፍልን ያከናዉናል፤ ተዘጋጅቶ የቀረበለትን በሕጉ የተቀመጠዉን መስፈርት ማሟላቱን ያረጋግጣል፤
10) ከፕላን ዝግጅት እና ትግበራ ጋር የተያያዘ ጥናት እና ምርምር፤ ያካሄዳል፤ እንዲካሄድ ያደርጋል፤
11) የተዘጋጀ ረቂቅ ወይም ንድፍ ፕላንን ከሚመለከተዉ አካል ጋር ርክክብ ያደርጋል፤
12) እውቅና ባላዉ አካል የሚዘጋጅ ፕላንን ይከታተላል፤ ይደግፋል፤ ያጸድቃል፤
13) ከሚመለከተው አካል ጋር በመሆን የፕላን አፈፃፀምን ይቆጣጠራል፤ ይደግፋል፤ የፕላን ኦዲት ያካሂዳል፤ ጉድለት ባለበት ቦታ የማስተካከያ እርምጃ ይወስዳል፤ እንዲወሰድ ያደርጋል፤
14) ከሚመለከታቸው አካላት ጋር በመሆን የፕላን ረቂቅ ወይም ንድፍ እንዲፀድቅ ያደርጋል፤
15) በቂ ምክንያት ሲኖር በፕላን ዝግጅት ወይም ከለሳ ወይም ማሻሻያ ጊዜ ላይ የልማት ሥራ እንዲቆም ያደርጋል፤
16) የተዘጋጀዉን እና የፀደቀዉን ፕላን በዘመናዊ መንገድ መዝግቦ ይይዛል፤ በሕጉ የተቀመጠዉን መስፈርት ያሟላ አካል ከቀረበ ቅጂውን ይሰጣል፤

4) Participate in identification of urban boundaries; provide professional support;
5) Conduct preliminary study for plan preparation; cause it be conducted;
6) Prepare map for planning purposes; provide to an organ preparing the plan;
7) Prepare; renew; amend and correct plan in accordance with this proclamation;
8) Undertake land use changes on the plan in a manner provided under the law;
9) Carry out land use categorization; verify whether the prepared and submitted to it meets the legal requirement;
10) Conduct study and research related to the preparation and implementation of planning; cause to be conducted;
11) Conduct handing over of the prepared draft plan with the concerned body;
12) Follow up, support, and verify the plan prepared by recognized body;
13) Follow up, support, conduct plan audits in collaboration with concerned organ; take corrective measure in case of defect; cause to be taken;
14) In collaboration with concerned organs cause the draft plan to be approved;
15) In case where there is sufficient reason, cause the suspension of development works during the preparation or revision or amendment of the plan;
16) Register and keep the prepared and approved plan in a modern way; provide its copy for an organ who meets the legal requirement;

17) Qaamolee qophiifi hojiirra oolmaa pilaaniifi tooppoogiraafii irratti bobba'aniif ulaagaa hayyama argachuuf barbaachisu ni qopheessa; hayyama ogummaa yookiin hojii ni kenna; ni haaromsa; akka barbaachisummaa isaatti ni haqa; ni hordofa;
18) Qaamolee akkaataa pilaanii mirkanaa'een hojiirra hin oolchine tarkaanfiin seeraa akka irratti fudhatamu ni taasisa; qaamoleen dhimmi ilaallatus tarkaanfii seeraa akka fudhataniif qindoominaan ni hojjeta;
19) Kaffaltii tajaajilaa pilaaniin walqabatu ni kaffalchiisa; galii argamus akkaataa seera faayinaansii Naannichaatiin ni bulcha; yammuu hayyamamu itti ni fayyadama;
20) Hojiirra oolmaa Labsii kanaafi seerota biroo Labsii kana irratti hundaa'aanii tumaman ni hordofa; ni deeggara; qaamolee tumaa Labsiifi seerota Labsicha raawwachisuuf bahan irra darban tarkaanffiin seeraa yookiin bulchiinsaa akka fudhatamu ni taasisa;
21) Hojii pilaaniitiin walqabatee teeknooloojiiwwan haaraa ni madaqsa; ni kuusa; ni tamsaasa; akkaataa barbaachisummaa isaatti akka hojiirra oolu ni hordofa;
22) Qophii pilaanii keessatti saxaxa adda addaa ni qopheessa;
23) Humna raawwachiisummaa qophiifi raawwii pilaanii magaalotaa cimsuuf kan taajaajilu giddugala leenjii, qorannoof qo'annoofi tajaajila gorsaa dhimma pilaanii magaalotaa ta'ee kan taajaajilu wiirtuulee ni hundeessa;
24) Muuxannoowwan gaggaarii biyya keessaafi biyya alaa ni madaqsa; ni qindeessa; ni tamsaasa;

17) በፕላን ዝግጅት፣ ትግበራ እና ካርታ ዝግጅት ላይ ለተሰማሩ አካላት ፈቃድ ለማግኘት የሚስፈልገውን መስፈርት ያዘጋጃል፤ የሙያ ወይም የሥራ ፈቃድ ይሰጣል፤ ያድሳል፤ እንደአስፈላጊነቱ ይሰርዛል፤ ይከታተላል፤
18) በፀደቀዉ ፕላን መሠረት በማይተገብሩ አካላት ላይ ህጋዊ እርምጃ እንዲወሰድ ያደርጋል፤ የሚመለከታቸው አካላትም ህጋዊ እርምጃ እንዲወስዱ በቅንጅት ይሠራል፤
19) ከፕላን ጋር የተያያዘ የአገልግሎት ክፍያን ያስከፍላል፤ የሚገኘውን ገቢም በክልሉ ፋይናንስ ህግ መሠረት ያስተዳድራል፤ ሲፈቀድለት ይጠቀማል፤
20) የዚህን አዋጅ እና በዚህ አዋጅ ላይ ተመስርተው የሚደነገጉ ሌሎች ህጎችን አፈፃፀም ይከታተላል፤ ይደግፋል፤ የአዋጁን ድንጋጌዎች እና አዋጁን ለማስፈጸም የወጡ ሕጎችን በሚጥሱ ላይ ሕጋዊ ወይም አስተዳደራዊ እርምጃ እንዲወሰድ ያደርጋል፤
21) ከፕላን ሥራ ጋር በተያያዘ አዳዲስ ቴክኖሎጂዎችን ያላምዳል ፤ ይሰበስባል፤ ያሰራጫል፤ እንደ አስፈላጊነቱ ሥራ ላይ እንዲዉል ይከታተላል፤
22) በፕላን ዝግጅት ውስጥ የተለያየ ድዛይን ያዘጋጃል፤
23) የከተሞች ፕላን ዝግጅት እና ትግበራ የማስፈጸም አቅምን ለማጠናከር የሚያገለግሉ የሥልጠና፣ የጥናት እና ምርምር፤ የምክር አገልግሎት ማዕከል ሆነው የሚያገለግሉ ማዕከላትን ያቋቁማል፤
24) የሀገር ውስጥ እና የውጭ ሀገር ምርጥ ተሞክሮዎችን ያላምዳል፤ ያቀናጃል፤ ያሰራጫል፤

17) Prepare licensing criteria for those who need to engage on the preparation and implementation of plan and topography; issue and renew professional or occupational licenses; cancel as may be necessary, follow up ;
18) Cause legal measure to be taken against those who do not implement in accordance with the approved plan; work in collaboration in order to enforce the concerned bodies to take a legal measure;
19) Cause the payment of service charges related to the plan; administer the revenue received in accordance with the financial laws of the region; utilize it when it is permitted; ;
20) Follow up, support the implementation of this proclamation and other laws enacted based on this proclamation; Cause legal or administrative measure to be taken against those who violate the provisions of this proclamation and laws issued to implement it;
21) Adapt, collect , and disseminate new technologies in connection with planning activities ; follow up its implementation as per its necessity ;
22) Prepare various designs in the preparation of plan;
23) Establish center for training, research and study, advisory services on urban planning matters to strengthen the execution capacity of urban plan preparation and implementation;
24) Shall adapt, coordinate and disseminate domestic and foreign best practices;

25) Giddugala laabraatoorii magaalotaa ta'ee tajaajiluun magaalota hojii pilaaniitiin raawwii ol'aanaa qaban moodeela ni baasa;

26) Maanuwaaliifi istaandaardii hoj-maata qophiifi raawwii pilaanii magaalaa waliin walqabatu haala qabatama magaalota Naannichaa waliin wal simsiisuun ni qopheessa; ni tamsaasa;

27) Ragaalee qophiifi raawwii pilaanii magaalaaf gargaaru ni sassaaba; ni qindeessa; ni kuusa; ni tamsaasa; giddugala odeeffannoo pilaanii magaalotaafi ragaalee bu'uuraa dhimma pilaanii magaalaan walqabatan ta'uudhaan ni tajaajila;

28) Kaffaltii ogummaa hooggantootaafi ogeessota hojii qorannoo, qophiifi hojiirra oolmaa pilaanii magaalaa irratti bobba'aniifi deeggaraniif raawwatamu ilaalchisee qorannoo ni gaggeessa; qaama dhimmi ilaaluuf ni dhiyeessa; yammuu hayyamamu hojiirra ni oolcha;

29) Hojiilee Inistitiiyuutichaan raawwataman qoodee qaama biraa hojjechiisuu ni danda'a.

45. Aangoofi Hojii Mana Maree Magaalaa yookiin Aanaa

Kan seerota birootiin kennameef akkuma eegametti ta'ee, qophiifi hojiirra oolmaa pilaaniin walqabatee Manni Maree Magaalaa yookiin Aanaa aangoofi hojii armaan gadii ni qabaata:

1) Pilaanii qaamolee aangoon seeraan kennameefiin qophaa'anii dhiyaatan akkaataa Labsii kana keessatti tumameen ni mirkaneessa;

2) Pilaaniin mirkanaa'e akkaataa pilaanichaatiin hojiirra ooluu isaa ni hordofa; ni deeggara; bakka hanqinni jirutti tarkaanfii sirreeffamaa ni fudhata; akka fudhatamu ni taasisa.

25) የከተሞች ላቦራቶሪ ማዕከል ሆኖ በማገልግል በፕላን ሥራ የላቀ አፈፃፀም ያላቸዉ ሞዴል ከተሞችን ያወጣል፤

26) ከክልሉ ከተሞች ተጨባጭ ሁኔታ ጋር በሚጣጣም ሁኔታ ከከተማ ፕላን ዝግጅትና ትግበራ አሰራር ጋር የተያያዘ ማኑዋል እና ስታንዳርድ ያዘጋጃል፤ ያሰራጫል፤

27) ለከተማ ፕላን ዝግጅት እና ትግበራ የሚያግዙ መረጃዎችን ይሰበስባል፤ ይይዛል፤ ያሰራጫል; ከከተሞች ፕላን እና ከፕላን ጋር የተያያዙ መሠረታዊ መረጃዎች ማዕከል ሆኖ ያገለግላል፤

28) የከተማ ፕላን ጥናት፣ ዝግጅትና ትግበራ ላይ ለተሰማሩ እና ለሚደግፉ አመራሮች እና ባለሙያዎች የሚፈፀም የሙያ ክፍያን በሚመለከት ጥናት ያካሂዳል፤ ለሚመለከተው አካል ያቀርባል፤ ሲፈቀድ ሥራ ላይ ያዉላል፤

29) በኢንስቲትዩቱ የሚከናወኑ ተግባራትን አካፍሎ ሌላ አካል ሊያሠራ ይችላል፡፡

45. የከተማ ወይም የወረዳ ምክር ቤት ሥልጣን እና ተግባራት

በሌሎች ሕጎች የተሰጡት እንደተጠበቁ ሆነው፣ የከተማ ወይም የወረዳ ምክር ቤት ከፕላን ዝግጅትና ትግባራ ጋር በተያያዘ የሚከተሉት ሥልጣንና ተግባራት ይኖረዋል፡

1) በሕግ ሥልጣን በተሠጣቸው አካላት ተዘጋጅተው የሚቀርቡለትን ፕላን በዚህ አዋጅ ውስጥ በተደነገገው መሠረት ያፀድቃል፤

2) የጸደቀው ፕላን በፕላኑ መሰረት መተግበሩን ይከታተል፤ ይደግፋል፤ ጉድለት ባለበት የማስተካከያ እርምጃ ይወስዳል፤ እንዲወሰድ ያደርጋል፡፡

25) Serve as an urban laboratory center, produce model Urban center with high performance in planning activities;

26) Prepare, disseminate manuals and work standards relating to the preparation and implementation of urban plan in conformity with practical conditions of the cities of the region;

27) Collect, organize, document and disseminate evidence that support the preparation and implementation of urban plan; serve as a center of information for urban planning and basic data related to urban planning;

28) Conduct research on the professional fee of leaders and professionals engaged in and supporting the research, preparation and implementation of urban plan; submit it to the concerned body; implement up on approval;

29) It may give delegation for other organ on functions performed by the Institute.

45. Powers and Duties of Urban or Woreda Council

Notwithstanding to the power and duties entrusted to it by other laws, Urban or Woreda council shall have the following powers and duties in connection with the preparation and implementation of urban plan:

1) Approve the plan prepared and submitted by the legally authorized bodies in accordance with the provisions of this proclamation;

2) Follow up, support the implementation of the approved plan in accordance with the plan; take or cause to be taken corrective measures in case there is a defect.

46. Aangoofi Hojii Bulchiinsa Magaalaa

Kan seerota birootiin kennameef akkuma eegametti ta'ee, qophiifi hojiirra oolmaa pilaaniin walqabatee Bulchiinsi Magaalaa aangoofi hojii armaan gadii ni qabaata:

1) Labsii kana hojiirra ni oolcha; akka hojiirra oolu ni taasisa;
2) Qophii Pilaanii Caasaafi Misooma Qe'eetiif yaada ni maddisiisa; akkaataa seeraatiin akka qophaa'uu ni taasisa; hojiirra ni oolcha;
3) Pilaaniin magaalichaa yeroo isaa eeggatee akka qophaa'u yookiin haaroomsamu qaama dhimmi isaa ilaaluuf ni dhiyeessa;
4) Pilaanii qophaa'e yookiin haaroomsame akkaataa Labsii kanaatiin qaama ilaalutti dhiyeessee mirkaneessisee hojiirra ni oolcha; akka hojiirra oolu ni taasisa;
5) Pilaaniin Magaalaa sirnaan hojiirra ooluu isaa ni hordofa; ni gamaaggama; ni mirkaneessa;
6) Qaama misoomni pilaanii mirkanaa'eetiin ala akka gaggeeffamu ragaa kenne yookiin akka kennamu taasise seeratti ni dhiyeessa; seeran akka itti gafatamu ni taasisa;
7) Ragaawwan qophii yookiin haaromsa pilaanii waliin walqabatan hunda seeraan kuusee ni qabata;
8) Raawwii pilaaniitiif jecha nama qabeenya isaa irraa kaafamuuf beenyaa akkaataa seera rogummaa qabuutiin ni kaffala;
9) Qaamolee yeroo qophii yookiin haaroomsa pilaanii hojii misooma akka dhaaban taasifamaniif Inistitiiyuutichatti dhiyeessuun erga mirkaneessisee booda, hayyama misoomsuu irra deebiin ni kenna;

46. የከተማ አስተዳደር ሥልጣን እና ተግባራት

በሌሎች ሕጎች የተሰጡት ስልጣንና ተግባራት እንደተጠበቀ ሆኖ የከተማ አስተዳደር ከፕላን ዝግጅትና ትግበራ ጋር በተያያዘ የሚከተሉት ሥልጣንና ተግባራት ይኖረዋል፤

1) ይህንን አዋጅ ሥራ ላይ ያውላል፤ ሥራ ላይ እንዲውል ያደርጋል፡፡
2) ለመዋቅራዊ እና የአከባቢ ልማት ፕላን ዝግጅት ሀሳብ ያመነጫል፤ በህጉ መሰረት እንዲዘጋጅ ያደርጋል፤ ሥራ ላይ ያውላል፤
3) የከተማውን ፕላን ጊዜውን ጠብቆ እንዲዘጋጅ ወይም እንዲከለስ ለሚመለከተው አካል ያቀርባል፤
4) የተዘጋጀውን ወይም የተሻሻለውን ፕላን በዚህ አዋጅ መሠረት ለሚመለከተው አካል አቅርቦ በማጸደቅ ሥራ ላይ ያውላል፤ ሥራ ላይ እንዲውል ያደርጋል፤
5) የከተማ ፕላን በሥርዓቱ ሥራ ላይ መዋሉን ይከታተላል፤ ይገመግማል፤ ያረጋግጣል፤
6) ከጸደቀው ፕላን ውጭ ልማት እንዲካሄድ ማስረጃ የሰጠን ወይም እንዲሰጥ ያደረገን አካል ለህግ ያቀርባል፤ በህግ እንድጠየቅ ያደርጋል፤
7) ከፕላን ዝግጅት ወይም እድሳት ጋር የተያያዙ ሁሉንም መረጃዎች በሕጉ መሠረት ሰብስቦ ይይዛል፤
8) ለፕላን ትግበራ ሲባል ከይዞታው ለሚነሳ ሰው አግባብነት ባለው ህግ መሠረት ካሣ ይከፍላል፤
9) በፕላን ዝግጅት ወይም እድሳት ወቅት ልማት እንዲያቆሙ የተደረጉ አካላትን ለኢንስቲትዩቱ አቅርቦ ካፀደቀ በኋላ የማልማት ፈቃድ በድጋሚ ይሰጣል፤

46. Powers and Duties of Urban Administration

Notwithstanding to the power and duties entrusted to it by other laws, Urban Administration shall have the following powers and duties in connection with the preparation and implementation of urban plan:

1) Implement this proclamation; cause its implementation;
2) Initiate ideas for the preparation of structure plan and Local Development Plans; cause its preparation to conducted in accordance with the law; implements the same;
3) Submit the urban plan to the concerned organ to be prepared or revised timely;
4) Submit and cause the approval of the prepared or revised plan to the concerned organ in accordance with this proclamation; implement it; cause its implementation;
5) Follow up; evaluate and ensure the proper implementation of the urban plan;
6) Bring an organ to justice who issued or caused to be issued a certificate that development is to be carried out contrary to the approved plan; hold accountable to the law;
7) Collect and keep all evidences relating to the preparation or revised of plan in accordance with law;
8) Pay compensation to the person who is expropriated from his property for the purpose of implementing the plan in accordance with relevant law;
9) Re-issue development permit to the bodies that has been suspended to carry out development work during the preparation or revision of the plan after submitting to the Institute and approving the same;

10) Gaaffiin misoomaa dhiyaatu gosa ittifayyadama lafaa pilaanii mirkanaa'e waliin kan walhinsimne yoo ta'e yookiin misoomni gaafatame jiraattota magaalaafi naannoo irratti dhiibbaa kan geessisu yoo ta'e gaaffii dhiyaate kufaa ni taasisa;
11) Turtii hayyama misoomaa kennamee ni murteessa;
12) Barbaachisaa ta'ee yeroo argametti hayyama hojii ijaarsa kenname ni dhorka; ni dhaabsisa;
13) Hojii misoomaa faallaa pilaanii mirkanaa'een raawwatamu ni dhaabsisa;
14) Lafa qophii pilaaniif oolu dursee walharkaa fuudhiinsa raawwachuu qaba.

47. Aangoofi Hojii Bulchiinsa Aanaa

Kan seerota birootiin kennameef akkuma eegametti ta'ee, qophiifi hojiirra oolmaa pilaaniin walqabatee Bulchiinsi Aanaa aangoofi hojii armaan gadii ni qabaata:

1) Labsii kana hojiirra ni oolcha, akka hojiirra oolu ni taasisa;
2) Pilaaniin magaalichaa yookiin Giddugala Guddina Baadiyyaa yeroo isaa eeggatee akka qophaa'u yookiin haaroomsamu qaama dhimmi isaa ilaaluuf ni dhiyeessa;
3) Pilaanii qophaa'e yookiin haaroomsame akkaataa Labsii kanaatiin qaama ilaalutti dhiyeessee mirkaneessisee hojiirra akka oolu ni taasisa;
4) Pilaaniin Magaalaa yookiin Giddugala Guddina Baadiyyaa sirnaan hojiirra ooluu isaa ni hordofa; ni gamaaggama; ni mirkaneessa;
5) Qaama misoomni pilaanii mirkanaa'eetiin ala akka gaggeeffamu ragaa kenne yookiin akka kennamu taasise seeratti ni dhiyeessa; seeran akka itti gaafataman ni taasisa;

10) የሚቀርበዉ የልማት ጥያቄ ከጸደቀው ፕላን የመሬት አጠቃቀም ዓይነት ጋር የማይጣጣም ከሆነ ወይም የተጠየቀዉ ልማት በከተማዉ እና በአከባቢዉ ነዋሪዎች ላይ ተጽዕኖ የሚያደርስ ከሆነ የቀረበውን ጥያቄ ዉድቅ ያደርጋል፤
11) የተሰጠዉን የልማት ፈቃድ ቆይታ ይወስናል፤
12) አስፈላጊ ሆኖ በሚገኝበት ጊዜ የተሰጠዉን የግንባታ ሥራ ፈቃድን ያግዳል፤ያስቆማል፤
13) ከጸደቀዉ ፕላን በተቃራኒ የሚፈጸም የልማት ሥራን ያስቆማል፤
14) ለፕላን ዝግጅት የሚዉል መሬትን አስቀድሞ ርክክብ መፈጸም አለበት፡፡

47. የወረዳ አስተዳደር ሥልጣን እና ተግባራት

በሌሎች ሕጎች የተሰጡት ሥልጣንና ተግባራት እንደተጠበቁ ሆነው የወረዳ አስተዳደር ከፕላን ዝግጅትና ትግበራ ጋር ተያይዞ የሚከተሉት ሥልጣንና ተግባራት ይኖሩታል፡-

1) ይህንን አዋጅ ሥራ ላይ ያዉላል፤ ሥራ ላይ እንዲዉል ያደርጋል፤
2) የከተማው ወይም የገጠር ልማት ማእከል ፕላን ጊዜውን ጠብቆ እንዲዘጋጅ ወይም እንዲሻሻል ጉዳዩ ለሚመለከተው አካል ያቀርባል፤
3) የተዘጋጀውን ወይም የተሻሻለውን ፕላን በዚህ አዋጅ መሠረት ለሚመለከተው አካል አቅርቦ በማጸደቅ ሥራ ላይ እንዲዉል ያደርጋል፤
4) የከተማ ወይም የገጠር ልማት ማእከል ፕላን በሥርዓቱ ሥራ ላይ መዋሉን ይከታተላል፤ ይገመግማል፤ ያረጋግጣል፡፡
5) ከፀደቀው ፕላን ውጭ ልማት እንድካሄድ ማስረጃ የሰጠ ወይም እንዲሰጥ ያደረገውን አካል ለህግ ያቀርባል፤ በሕግ እንዲጠየቅ ያደርጋል፡፡

10) Dismiss a request for development where the request is inconsistent with the type of land use approved by the plan or the requested development has an impact on the Urban residents and the environment ;
11) Decide the duration of development permits issued;
12) Suspend construction work permit issued when necessary;
13) Suspend development activity carried out contrary to the approved plan;
14) Shall conduct handing over of the land used for the preparation of the plan in advance.

47. Powers and Duties of Woreda Administration

Notwithstanding with the power and duties entrusted it by other laws, the Woreda Administration shall have the following powers and duties in connection with the preparation and implementation of the plan:

1) Implement this proclamation; cause to be implemented;
2) Cause the timely preparation or revision of urban plan or rural development center plan; Submit to the concerned organ for approval;
3) Submit the prepared or revision plan to the concerned body in accordance with this proclamation; cause its approval; follow up its implementation;
4) Follow up; evaluate; ensure the proper implementation of the Urban or Rural Development Center Plan;
5) Bring to justice an organ who issued or caused to be issued a certificate development is to be carried out contrary to the approved plan; hold them accountable to the law;

6) Ragaawwaan qophii yookiin haaromsa pilaanii waliin walqabatan hunda seeraan kuusee ni qabata;
7) Raawwii pilaaniitiif jecha nama qabeenya isaa irraa kaafamuuf beenyaa akkaataa seera rogummaa qabuutiin ni kaffala;
8) Qaamolee yeroo qophii yookiin haaroomsa pilaanii hojii misooma akka dhaabaan taasifamaniif Inistitiiyuutichatti dhiyeessuun erga mirkaneessisee booda, hayyama misoomsuu irra deebiin ni kenna;
9) Turtii hayyama misoomaa kenname ni murteessa;
10) Barbaachisaa ta'ee yeroo argametti hayyama hojii ijaarsaa kenname ni dhorka; ni dhaabsisa;
11) Hojii misoomaa faallaa pilaanii mirkanaa'een raawwatamu ni dhaabsisa;
12) Lafa qophii pilaaniif oolu dursee walharkaa fuudhiinsa raawwachuu qaba.

Kutaa Jaha
Tumaalee Adda Addaa

48. Dirqama Deeggarsa Kennuu

Namni kamiyyuu hojiirra oolmaa Labsii kanaatiif deeggarsa barbaachisaa ta'e kennuuf dirqama qaba.

49. Adabbii Yakkaa

Seeroota birootiin caalmaan kan adabsiisu yoo ta'e malee:

1) Hooggansi yookiin ogeessi magaalaa yookiin Aanaa gaaffii haaromsa pilaanii dhiyeessuuf ittigaafatamummaa qabu kamiyyuu pilaanii barri turmaata isaa xumurame haaromsiisuu osoo qabuu gaaffii haaromsa pilaanii osoo hin dhiyeessiin yoo hafe adabbii hidhaa salphaa waggaa 2 (Lama) hin caalle yookiin adabbii maallaqaa qarshii 20,000.00 (Kuma Digdama) hin caalleen ni adabama.

6) ከፕላን ዝግጅት ወይም ክለሳ ጋር የተያያዙ ሁሉንም ማስረጃዎች በሕግ መሠረት አከማችቶ ይይዛል፤
7) ለፕላን ትግበራ ሲባል ከንብረቱ ለሚነሳ ሰው አግባብነት ባለው ህግ መሠረት ካሣ ይከፍላል
8) በፕላን ተ ዝግጅት ወይም እድሳት ወቅት ልማት እንዲያቆሙ የተደረጉ አካላትን ለኢንስቲትዩቱ አቅርቦ ካፀደቀ በኋላ እንደገና የልማት ፈቃድ ይሰጣል፡፡
9) የተሰጠዉን የልማት ፈቃድ የሚቆይበትን ጊዜ ይወስናል፤
10) አስፈላጊ ሆኖ ሲገኝ የተሰጠዉን የግንባታ ሥራ ፈቃድ ያግዳል፤ያስቆማል፤
11) ከጸደቀዉ ፕላን በተቃራኒ የሚፈጸም የልማት ሥራን ያስቆማል፡፡
12) ለፕላን ዝግጅት የሚዉል መሬት ርክክብን አስቀድሞ መፈጸም አለበት፡፡

ክፍል ስድስት
ልዩ ልዩ ድንጋጌዎች

48. የመተባበር ግዴታ

ማንኛዉም ሰው ይህን አዋጅ ሥራ ላይ ለማዋል አስፈላጊውን ድጋፍ የመስጠት ግዴታ አለበት፡፡

49. የወንጀል ቅጣት

በሌሎች ሕጎች የበለጠ የሚያስቀጣ ካልሆነ በስተቀር፡

1) የፕላን ክለሳ ጥያቄ የማቅረብ ኃላፊነት ያለው ማንኛዉም የከተማ ወይም የወረዳ አመራር ወይም ባለሙያ የቆይታ ጊዜዉ ያለቀን ፕላን ማሳደስ ሲገባዉ እድሳት ጥያቄ ሳያቀርብ የቀረ እንደሆነ ከ2(ሁለት) አመት በማይበልጥ ቀላል እሥራት ወይም ከብር 20,000.00 (ሃያ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

6) Duly collect and keep all evidences relating to the preparation or revision of plan;
7) Pay compensation in accordance the relevant law to a person who is displaced from his property for the purpose of implementing the plan;
8) After submitting to the Institute and approving the same, reissue development permit to the bodies that has been suspended to undertake development work during the preparation or renewal of the plan;
9) Decide the duration of development permit issued;
10) Suspend; prohibit construction work permits issued as may be necessary;
11) Suspend development activities carried out contrary to the approved plan;
12) Handover the land used for the preparation of the plan in advance.

Part Six
Miscellaneous Provisions

48. Duty to Cooperate

Every person shall have a duty to cooperate for the implementation of this proclamation.

49. Criminal Penalties

Unless otherwise more punishable by other laws:

1) Any Management or expert of the city or Woreda responsible to submit a request for revision of a plan fails to submit for the revision of the plan whose duration has been expired shall be punishable by simple imprisonment not exceeding 2 (Two) years or a fine of not exceeding 20,000.00 (Twenty Thousand) birr.

2) Bu'uura Labsii kanaatiin hoggansi yookiin ogeessi deeggarsa akka kennu Inistitiiyuutichaan yookiin ogeessota Inistitiiyuutichaan yookiin qaama Inistitiiyuutichaan bakka bu'een gaafatamee sababa gahaa malee deeggarsa kennuu kan dide yoo ta'e, hidhaa salphaa waggaa 2 (Lama) hin caalle yookiin adabbii maallaqaa qarshii 20,000.00 (Kuma Digdama) hin caalleen ni adabama.

3) Pilaanii mirkanaa'ee jiru irratti namni ijaarsa seeraan alaa akka dhaabsisuuf aangoon seeraan kennameef kamiyyuu ijaarsa seeraan alaa dhorkuu osoo qabuu ta'e jedhee yookiin dagannoon osoo hin dhorkiin hafe akkuma haala isaatti hidhaa cimaa waggaa 5 (shan) hin caalleefi adabbii maallaqaa qarshii 30,000.00 (Kuma Soddoma) hin caalleen ni adabama.

4) Namni pilaanii akka qopheessuuf aangoon seeraan kennameef kamiyyuu bu'uura Labsii kana keessatti tumameen ala akkaataa pilaanichi hojiirra ooluu hin dandeenyeen kan hojjete yoo ta'e, adabbii hidhaa cimaa waggaa 5 (shan) hin caalleefi adabbii maallaqaa qarshii 50,000.00 (Kuma Shantama) gadi hin taaneen ni adabama.

5) Namni kamiyyuu gosoota ittifayyadama lafaa pilaanii caasaatiin lafa irra bu'uu danda'aniin alatti osoo Pilaaniin Misooma Qe'ee hin qophaa'in ragaa qabiyyee lafaa (kaartaafi saayit pilaanii) kan qopheesse yookiin kan mirkaneesse yookiin akka kennamu kan hayyame yoo ta'e, hidhaa cimaa waggaa 7 (Torba) gadi hin taaneefi adabbii maallaqaa qarshii 100,000.00 (Kuma Dhibba Tokko) hin caalleen ni adabama.

2) በዚህ አዋጅ መሠረት ማንኛውም አመራር ወይም ባለሙያ ለኢንስቲትዩቱ ወይም ለኢንስቲትዩቱ ባለሙያ ወይም በኢንስቲትዩቱ ለተወከለ አካል ድጋፍ እንዲሰጥ ተጠይቆ ያለበቂ ምክንያት ድጋፍ ለመስጠት እምቢተኛ ከሆነ ከ2(ሁለት) ዓመት በማይበልጥ ቀላል እሥራት ወይም በብር 20,000.00 (ሃያ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

3) በፀደቀው ፕላን ላይ ህገወጥ ግንባታን ለማስቆም በህግ ሥልጣን የተሰጠው ማንኛዉም ሰው ህገወጥ ግንባታውን ማስቆም ሲገባው ሆን ብሎ ወይም በቸልተኝነት ሳያስቆም የቀረ እንደሆነ እንደ ጉዳዩ ሁኔታ ከ5(አምስት) አመት በማይበልጥ ጽኑ እስራት እና ብር 30,000.00 (ሰላሳ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

4) ፕላን እንዲያዘጋጅ በህግ ሥልጣን የተሰጠዉ ማንኛዉም ሰው በዚህ አዋጅ ውስጥ ከተደነገገው ውጭ ፕላኑ ሊተገበር በማይችልበት ሁኔታ ያዘጋጀ እንደሆነ ከ5(አምስት) አመት በማይበልጥ ጽኑ እስራት እና ከብር 50,000.00 (ሃምሳ ሺህ) በማያንስ የገንዘብ መቀጮ ይቀጣል፡፡

5) በመዋቅራዊ ፕላን መሠረት ተግባራዊ ሊደረጉ ከሚችሉት የመሬት አጠቃቀም ዓይነቶች ዉጪ የአካባቢ ልማት ፕላን ሳያዘጋጅ የመሬት ይዞታ ምስክር ውረቀት (ካርታ እና የቦታ ፕላን) ያዘገጋጀ ወይም ያጸደቀ ወይም እንዲሰጥ የፈቀደ ማንኛዉም ሰው ከ 7 (ሰባት) ዓመት በማያንስ ጽኑ እሥራት እና በብር 100,000.00 (አንድ መቶ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

2) Any management or expert who refuses to provide support, without sufficient reason, when requested by the Institute or experts of the Institute or a body represented by the Institute under this proclamation shall be punishable by a simple imprisonment not exceeding 2 (Two) years or a fine not exceeding 20,000.00 (Twenty Thousand) birr.

3) Any person who is empowered by law to suspend illegal construction on an approved plan intentionally or negligently fails to discharge his duty shall, depending on the circumstance of the case, be punishable with rigorous imprisonment not exceeding 5 (Five) years and a fine not exceeding 30,000.00 (Thirty Thousand) birr.

4) Any person who is legally authorized to prepare a plan acts contrary with the provision of this proclamation in such a manner that hindering the implementation of the plan shall be punishable with rigorous imprisonment not exceeding 5 (Five) years and a fine not less than 50,000.00 (Fifty Thousand) birr.

5) Any person who has prepare or approves or permit the issuance of land title deed certificate (maps and site plans) prior to the preparation of the local Development Plan other than the types of land uses that may be practically implemented by the structure plan shall be punishable by a rigorous imprisonment of not less than 7 (Seven) years and a fine not exceeding birr 100,000.00 (One Hundred Thousand) birr.

6) Namni lafa yeroof misoomni akka irratti hin gaggeeffamneef qaama aangoo qabuun dhorkame hojiirra akka oolu hayyama kennee argame yookiin akka irratti hojjetamu kan taasise yoo ta'e, adabbii hidhaa cimaa waggaa 10 (kudhan) hin caalleefi adabbii maallaqaa qarshii 75,000.00 (Kuma Torbatamii Shan) gadi hin taaneefi qarshii 150,000.00 (Kuma Dhibba Tokkoofi Kuma Shantama) hin caalleen ni adabama.

7) Namni kamiyyuu faayidaa hin malle ofii isaatiif yookiin nama biroof argamsiisuuf yookiin mirga nama biraa miidhuuf yaadee:

(a) Pilaanii magaalaa ittifayyadama lafa magaalotaa qopheeffame qaama dhimmi ilaaluuf dhiyaatee osoo hin mirkaanaa'in dura kan ittifayyadame yookiin hojiirra kan oolche;

(b) Qaama pilaanii mirkaneessuun sirreeffamni akka taasifamu ajajamee osoo sirreeffamni hin taasifamin hojiirra kan oolche yookiin akka oolu kan taasise;

(c) Pilaanii qaama aangoo qabuun dhorkame hojiirra kan oolche yookiin hojiirra akka oolu kan taasise; yookiin

(d) Pilaaniin haaroomfamee qaama dhimmi ilaaluun mirkanaa'e dhiisuun kan barri tajaajilaa isaa xumurame kan fayyadame yoo ta'e yookiin akka hojiirra oolu kan taasise yoo ta'e; akkaataa ulfaatina dhimmichaatiin adabbii hidhaa cimaa waggaa 5 (Shan) gadi hin taaneefi waggaa 12 (Kudha Lamaa) fi adabbii maallaqaa qarshii 100,000.00 (Kuma Dhibba Tokko) hanga 200,000.00 (Kuma Dhibba Lamaa) ni adabama.

6) ለጊዜው ልማት እንዳይካሄድበት ሥልጣን ባለው አካል የተከለከለውን መሬት ልማት እንዲካሄድበት ፈቃድ ሰጥቶ የተገኘ ወይም ልማት እንዲሰራበት ያደረገ ሰው ከ10(አስር) አመት በማይበልጥ ጽኑ እስራት እና በብር 75,000.00 (ሰባ አምስት ሺህ) በማያንስ እና ከ150,000.00 ብር (አንድ መቶ ሃምሳ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል።

7) ማንኛዉም ሰዉ የማይገባዉን ጥቅም ለራሱ ወይም ለሌላ ሰው ለማስገኘት ወይም የሌላውን ሰው መብት ለመጉዳት አስቦ፡-

(ሀ) የተዘጋጀውን የከተማ መሬት አጠቃቀም ፕላን ለሚመለከተው አካል ቀርቦ ሣይጸድቅ የተጠቀመበት ወይም ሥራ ላይ ያዋለ፤

(ለ) ፕላን በሚያፀድቀዉ አካል ማስተካከያ እንዲደረግ ታዞ ማስተካከያዉ ሳይደረግ ሥራ ላይ ያዋለ ወይም ሥራ ላይ እንዲዉል ያደረገ፤

(ሐ) ሥልጣን ባለው አካል የታገደውን ፕላን ሥራ ላይ ያዋለ ወይም ሥራ ላይ አዲዉል ያደረገ፣ወይም

(መ) የታደሰ እና በሚመለከተው አካል የፀደቀውን ፕላን በመተው የአገልግሎት ዘመኑ የተጠናቀቀውን ፕላን የተጠቀመ ወይም ሥራ ላይ እንዲዉል ያደረገ፣ እንደ ጉዳዩ ክብደት ከ5(አምስት) አመት በማያንስ እና 12 (አስራ ሁለት) አመት በማይበልጥ ፅኑ እሥራት እና ከብር 100,000.00 (መቶ ሺህ) እስከ 200,000.00 (ሁለት መቶ ሺህ) የገንዘብ መቀጮ ይቀጣል።

6) A person found to have given permission to use or caused to be used land temporarily prohibited from development by the competent authority shall be punishable with rigorous imprisonment not exceeding 10 (Ten) years and a fine of not less than 75,000.00 (Seventy Five Thousand); and not exceeding 150, 000.00 (One Hundred and Fifty Thousand) birr.

7) Any person who, with intent to obtain undue advantage for himself or for another person to injure the rights of another person:

(a) Use or implement the prepared urban land use plan prior to its submission to the concerned organ for approval;

(b) The body that Implement or cause its implementation of uncorrected plan while it is ordered to undertake the correction of such plan;

(c) Implemented or caused to be implemented a plan prohibited by the authorized body; or

(d) Use or caused to be implemented an expired plan instead of a revision plan approved by the concerned body; Shall, depending on the gravity of the case, be punishable by a rigorous imprisonment of not less than 5 (Five) years and not exceeding 12 (Twelve) years and a fine from 100,000.00(One Hundred Thousand) to 200,000.00(Two Hundred Thousand) birr.

8) Namni kamiyyuu pilaaniin magaalaa mirknaa'ee osoo jiruu daangaa pilaanii magaalaan ala bahee ragaa abbaa qabiyyee lafaa kan qopheesse yookiin kan mirkaneesse yookiin kan hayyame yoo ta'e, hidhaa cimaa waggaa 7 (torbaa) gadi hin taaneefi waggaa 15 (kudha shan) hin caalleefi adabbii maallaqaa qarshii 200,000.00 (Kuma Dhibba Lamaa) gadi hin taaneefi 350,000.00 (Kuma Dhibba Sadiifi Kuma Shantama) hin caalleen ni adabama.

9) Namni kamiyyuu gosa ramaddii ittifayyadama lafaa pilaanii magaalaa yookiin pilaanii iskeechii keessatti ibsame jijjiirraa ittifayyadama lafaa irratti raawwatameen alatti ragaa qabiyyee lafaa kan qopheesse, kan hayyame, kan mirkaneessee kenne yookiin akka kennamu kan taasise yoo ta'e, hidhaa cimaa waggaa 7 (Torbaa) gadi hin taaneefi waggaa 15 (Kudha Shan) hin caalleefi adabbii maallaqaa qarshii 200,000.00 (Kuma Dhibba Lamaa) gadi hin taaneefi 350,000.00 (Kuma Dhibba Sadiifi Kuma Shantama) hin caalleen ni adabama.

10) Namni Pilaanii Magaalaa gosa ramaddii ittifayyadama lafaa jijjiirraa ittifayyadama lafaatiif hin hayyamamne kanneen akka iddoo magariisaa, hambaa seenaafi arkiyooloojii irratti ragaa qabiyyee ittifayyadama lafaa kan qopheesse, kan hayyame, kan mirkaneessee kenne yookiin akka kennamu kan taasise yoo ta'e, hidhaa cimaa waggaa 7 (Torbaa) gadi hin taaneefi waggaa 15 (Kudha Shan) hin caalleefi adabbii maallaqaa qarshii 200,000.00 (kuma dhibba lamaa) gadi hin taaneefi 350,000.00 (Kuma Dhibba Sadiifi Kuma Shantama) hin caalleen ni adabama.

8) ማንኛዉም ሰዉ የጸደቀ የከተማ ፕላን እያለ ከከተማው ፕላን ወሰን ውጭ የመሬት ባለይዞታነት ማረጋገጫ የምስክር ወረቀት ያዘጋጀ ወይም ያፀደቀ ወይም የፈቀደ እንደ ሆነ ከ 7 (ሰባት) ዓመት በማያንስ ፅኑ እሥራት እና ከ15 (አስራ አምስት) ዓመት በማይበልጥ ፅኑ እሥራት እና ከ ብር 200,000.00 (ሁለት መቶ ሺህ) በማያንስ እና ከ 350,000.00 (ሶስት መቶ ሃምሳ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

9) ማንኛውም ሰው በከተማ ፕላን ወይም በከተማ ስከች ፕላን ዉስጥ ከተዘረዘረው የመሬት አጠቃቀም ምደባ ዓይነት ላይ ከተደረገው የመሬት አጠቃቀም ለውጥ ዉጪ የመሬት ባለይዞታነት ማስረጃ ያዘጋጀ፣ የፈቀደ፣ አፅድቆ የሰጠ ወይም እንዲሰጥ ያደረገ እንደሆነ ከ 7 (ሰባት) ዓመት በማያንስ ከ 15 (አስራ አምስት) ዓመት በማይበልጥ ጽኑ እስራት እና ከ 200,000.00 (ሁለት መቶ ሺህ) በማያንስ እና ከ 350,000.00 (ከሦስት መቶ ሃምሳ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

10) ማንኛዉም ሰዉ በከተማ ፕላን የመሬት አጠቃቀም ምደባ አይነት የመሬት አጠቃቀም ለውጥ በማይፈቀድባቸው እንደ አረንጓዴ ቦታ፣ ታሪካዊ እና የአርኪኦሎጂ ቅርስ ቦታ ላይ የመሬት ባለይዞታነት ማስረጃ ያዘጋጀ፣ የፈቀደ፣ አፅድቆ የሰጠ ወይም እንዲሰጥ ያደረገ ከ 7 (ሰባት) ዓመት በማያንስ ከ 15 (አስራ አምስት) ዓመት በማይበልጥ ጽኑ እስራት እና ከ 200,000.00 (ሁለት መቶ ሺህ) በማያንስ እና ከ 350,000.00 (ከሦስት መቶ ሃምሳ ሺህ) በማይበልጥ የገንዘብ መቀጮ ይቀጣል፡፡

8) Any person who prepares or approves or authorizes a certificate of title deed to land outside the boundary of the urban plan while the urban plan has been approved shall be punishable by rigorous imprisonment not less than 7 (Seven) years and not exceeding 15 (Fifteen) years and a fine not less than 200,000.00 (Two Hundred Thousand) and not more than 350,000.00 (Three Hundred and Fifty Thousand) birr.

9) Any person who prepares, authorizes, approves and issue or causes to be issued a title deed other than a change of land use of the type of land use classification specified in the urban plan or sketch plan shall be punished with rigorous imprisonment for not less than 7 (Seven) years; and not less than 15 (Fifteen) years and a fine for not less than 200,000.00 (Two Hundred Thousand) and not more than 350,000.00 (Three Hundred and Fifty Thousand) birr.

10) A person who prepares, authorizes, approves and issue or cause to be issued a land use title deed certificate on a type of land use allocation up on which land use change is not permitted such as greenery site, historical and archaeological heritage site shall be punished with rigorous imprisonment for not less than 7 (Seven) years; and 15 (Fifteen) years and a fine for not less than 200,000.00 (Two Hundred Thousand)
and not more than 350,000.00 (Three Hundred and Fifty Thousand) birr.

50. Aangoo Dambiifi Qajeelfama Baasuu

1) Labsii kana hojiirra oolchuuf Manni Maree Bulchiinsaa Naannichaa Dambii baasuu ni danda'a.
2) Labsii kanaafi Dambii bu'uura Labsii kanaan bahu hojiirra oolchuuf Inistitiiyuutichi Qajeelfama baasuu ni danda'a.

51. Seerota Raawwatiinsa Hin Qabaanne

Labsiin, Dambiin, Qajeelfamniifi barmaatileen hojii Labsii kanaan walfaallessan kamiyyuu dhimmoota Labsii kanaan haguugaman irratti raawwatiinsa hin qabaatan.

52. Yeroo Labsichi Hojiirra Itti Oolu

Labsiin kun guyyaa Magalata Oromiyaa irratti maxxanfamee bahe irraa eegalee hojiirra kan oolu ta'a.

Finfinnee,
Adoolessa 15 bara 2016

Shimallis Abdiisaa
Pirezidaantii Mootummaa Naannoo Oromiyaa

50. ደንብ እና መመሪያ የማውጣት ሥልጣን

1) የክልሉ መንግሥት መስተዳደር ምክር ቤት ይህንን አዋጅ ለማስፈጸም ደንብ ሊያወጣ ይችላል።
2) ኢንስቲትዩቱ ይህንን አዋጅ እና በዚህ አዋጅ መሠረት የሚወጣን ደንብ ለማስፈፀም መመሪያ ሊያወጣ ይችላል።

51. ተፈፃሚነት ስለማይኖራቸዉ ሕጎች

ከዚህ አዋጅ ጋር የሚቃረን ማንኛዉም አዋጅ፣ ደንብ፣ መመሪያ እና ልማዳዊ አሰራር በዚህ አዋጅ በተካተቱት ጉዳዮች ላይ ተፈፃሚነት የላቸውም።

52. አዋጁ የሚፀናበት ጊዜ

ይህ አዋጅ በመገለተ ኦሮሚያ ታትሞ ከወጣበት ቀን ጀምሮ ሥራ ላይ የሚዉል ይሆናል።

ፊንፊኔ
ሐምሌ 15 ቀን 2016 ዓ.ም

ሽመልስ አብዲሳ
የኦሮሚያ ክልላዊ መንግሥት ፕሬዝዳንት

50. Power to Issue Regulation and Directive

1) The Regional Administrative Council may issue regulation to implement this Proclamation.
2) The Institute may issue directive for the implementation of this Proclamation and the Regulation issued in accordance with this Proclamation.

51. Inapplicable Laws

A proclamation, regulation, directive and work practices inconsistent with this proclamation shall not be applicable on matters covered by this Proclamation.

52. Effective Date

This Proclamation shall come into force as of the date of its publication on the Megeleta Oromia.

Finfine
July 23, 2024

Shimelis Abdisa
President of Oromia National Regional State

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በጨፌ ኦሮሚያ ጽ/ቤት የታተመ
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